

1 INCORPORATED VILLAGE OF MINEOLA

2
3 HEARING OF THE
4 BOARD OF TRUSTEES5
6 March 11, 2015

7 6:30 o'clock p.m.

8
9 B e f o r e :

10 SCOTT P. STRAUSS, Mayor

11 PAUL A. PEREIRA, Deputy Mayor

12 PAUL S. CUSATO, Trustee

13 GEORGE R. DURHAM, Trustee

14 DENNIS J. WALSH, Trustee

15 * * *

16 JOHN M. SPELLMAN, ESQ.

17 Village Attorney

18 * * *

19 JOSEPH R. SCALERO

20 Village Clerk

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22
23 SHARON TAL

24 Court Reporter

25

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INCORPORATED VILLAGE OF MINEOLA

1 MR. SCALERO: Ladies and gentlemen, please
2 silence all pagers and cellphones. In the event of an
3 emergency, there are exits located in the rear of the
4 room.

5 MAYOR STRAUSS: Ladies and gentlemen, we're
6 going to have a hearing on Community Development Funding
7 first.

8 Mr. Scalero.

9 MR. SCALERO: Yes.

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

12 "PLEASE TAKE NOTICE, that the Board of Trustees
13 of the Incorporated Village of Mineola will hold a Public
14 Hearing on Wednesday, March 11, 2015 at 6:30 P.M. at the
15 Village Hall, 155 Washington Avenue, Mineola, New York
16 11501, or at some other location to be hereafter
17 designated by the Board of Trustees, in order to receive
18 public comment upon the following:

19 "1. COMMUNITY DEVELOPMENT FUNDING 41st YEAR
20 ALLOCATIONS:

21 "\$150,000.00 - RESIDENTIAL REHABILITATION
22 THROUGHOUT THE VILLAGE;

23 "\$200,000.00 - FACADE RENOVATIONS ON MINEOLA
24 BOULEVARD AND WILLIS AVENUE BETWEEN JERICHO TURNPIKE AND
25 OLD COUNTRY ROAD;

1 "\$100,000.00 - HANDICAP ACCESSIBILITY TO THE
2 FRONT LOBBY OF THE VILLAGE OF MINEOLA COMMUNITY CENTER;
3 and

4 "\$50,000.00 - CODE ENFORCEMENT TO IDENTIFY
5 UNSAFE RESIDENTIAL HOUSING CONDITIONS WITHIN THE VILLAGE
6 OF MINEOLA.

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

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

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

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

22 "Dated February 27, 2015."

23 MAYOR STRAUSS: Thank you. Former Mayor Hinck
24 runs this Community Development Program for us.

25 Mr. Hinck.

1 MR. HINCK: Good evening, Mayor, Members of the
2 Board and Mr. Spellman. The request for the funding for
3 the 41st year is \$150,000.00 for residential
4 rehabilitation throughout the Village of Mineola. The
5 grants for these home improvements go to low and moderate
6 income individuals.

7 Since 2004, 111 applications have been
8 approved, including rooms, windows, boilers, siding, all
9 installed.

10 Would you like me to continue?

11 MAYOR STRAUSS: Please do.

12 MR. HINCK: The second request is for facade
13 renovations on Mineola Boulevard and Willis Avenue
14 between Jericho Turnpike and Old Country Road.
15 \$200,000.00. The facade renovations on Mineola Boulevard
16 between Jericho Turnpike and Old Country Road will
17 include for retail stores, commercial and professional
18 locations, grants for improvements up to \$15,000.00 for
19 signs, facades, windows, door entrances and awnings.

20 It will encourage economic developmental
21 stimulus. If it is approved, our recently approval for
22 Jericho Turnpike between Mineola Boulevard and Willis
23 Avenue on both sides north and south will be put into
24 effect.

25 The third is \$100,000.00 handicap accessibility

1 to the front lobby of the Mineola Community Center. The
2 program will include automatic four-doors, safety bars,
3 and grading wear, if necessary.

4 Finally, the \$50,000.00 of code enforcement to
5 identify unsafe residential housing conditions within the
6 Village of Mineola. Funding will permit the Village to
7 maintain a sustainable code enforcement program. Thank
8 you.

9 MAYOR STRAUSS: Thank you very much. I
10 appreciate, as always, the incredible amount of work that
11 you do implementing this program, not only here for the
12 hearing tonight, but throughout the years working with
13 the residents and the contractors and things that need to
14 get done. It's not an easy task. All of your hard work
15 is greatly appreciated.

16 Any comments from the Board?

17 MR. PEREIRA: If you could just give us a
18 superficial explanation so the people understand where we
19 get this money from and how it's allocated?

20 MR. HINCK: This is HUD money from the United
21 States Government. It's run through Nassau County. We
22 apply for the annual request. If approved, we will get
23 it advised in late November through early December,
24 similar to what we have received in the past.

25 MR. PEREIRA: How do people go about applying

1 if they do fall into that category, especially, the
2 \$150,000.00 residential rehabilitation?

3 MR. HINCK: Okay. We have a procedure where
4 the Village resident, low income qualified, low to
5 moderate income qualified, sends a letter to me. We then
6 pass it through the Mayor for consideration. From there,
7 it goes to the Nassau County Community Development.

8 MR. PEREIRA: That's very impressive. 111
9 applications since 2004?

10 MR. HINCK: Yes.

11 MR. PEREIRA: Thank you. Great job.

12 MAYOR STRAUSS: Anything, Mr. Cusato?

13 MR. CUSATO: Thank you.

14 MAYOR STRAUSS: Mr. Durham?

15 MR. DURHAM: Thank you.

16 MAYOR STRAUSS: Mr. D. Walsh, anything?

17 MR. D. WALSH: Just so we understand, we don't
18 get all this money always that we request. About how
19 much do we get?

20 MR. HINCK: This total is \$500,000. Perhaps
21 we'll get an allocation for a residential rehab of, say,
22 \$100,000; the facade renovations maybe another hundred;
23 the handicap accessibility to the front lobby maybe
24 fifty; the code enforcement, we hope for \$25,000.

25 MAYOR STRAUSS: Thank you, Mr. Hinck.

1 Anyone wishing to comment on this topic and
2 then I will pass the resolution.

3 Anyone in the first row wishing to make a
4 comment?

5 Second row?

6 Third row?

7 Fourth row?

8 Fifth row?

9 Sixth row?

10 Seventh row?

11 Anyone along the wall wishing to comment?

12 Mr. Hinck, thank you very much.

13 Sustain a motion?

14 MR. PEREIRA: Motion.

15 MAYOR STRAUSS: Motion by Trustee Pereira.

16 Second?

17 MR. DURHAM: Second.

18 MAYOR STRAUSS: Second by Trustee Durham.

19 Mr. Scalero, please pole the Board.

20 MR. SCALERO: Trustee Durham?

21 MR. DURHAM: Yes.

22 MR. SCALERO: Trustee Pereira?

23 MR. PEREIRA: Yes.

24 MR. SCALERO: Trustee Cusato?

25 MR. CUSATO: Yes.

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MR. SCALERO: Trustee D. Walsh?

MR. D. WALSH: Yes.

MR. SCALERO: Mayor Strauss?

MAYOR STRAUSS: Yes.

Mr. Hinck, thank you very much.

I appreciate all of your hard work.

* * *

1 MAYOR STRAUSS: Ladies and gentleman, tonight,
2 this evening, we're continuing the hearing on the
3 application of Mineola Metro, LLC for a special permit
4 for the development of an eight-story mixed use project
5 which is proposed to have 266 residential rent units,
6 first floor commercial space and three levels of below
7 grade parking.

8 The hearing is continued from February 11,
9 2015. This Board has conditioned two studies with
10 reference to the application: First, our professional
11 planning consultants Phillips Preiss Grygiel, LLC was
12 asked to analyze and report on the capability of our
13 downtown to accommodate the development projects which
14 have already been completed, those are which are in
15 construction, and those of which are before the Board for
16 review, and those of which, to our knowledge, are on the
17 drawing boards of property owners in the Village.

18 That study was completed in February of this
19 year. It is entitled "Evaluation of Multifamily
20 Residential Development Capacity, Incorporated Village of
21 Mineola." The study has been placed on the Village
22 website and is available for all to read.

23 One of the recommendations in the study was the
24 setting of some development parameters, such as limits on
25 height and/or increased setbacks, particularly, on the

1 fringes of downtown adjacent to residential
2 neighborhoods. In this connection we have referred this
3 recommendation to our Master Plan Update Committee for
4 specific recommendations. Using the Long Island Railroad
5 Station as a center, it is expected that the farther from
6 the station a property is located, the more restrictions
7 on height will apply. We will await the recommendations
8 of our Master Plan Update Committee for future guidance.

9 The second study which this Board commissioned
10 is an independent traffic analysis concerning the Village
11 Green project. That study was undertaken by RMS
12 Engineering and has been completed this month. It is
13 entitled "Mineola Village Green Traffic Analysis Review."
14 This second study is also on the Village's website and is
15 available for all for review.

16 Both of these studies will be deemed part of
17 the record in this application.

18 During the last hearing session, a few items
19 were brought up which I would like to address: First, is
20 the issue of a referendum. It was asked whether the
21 community could vote on this application as opposed to
22 this Board making a decision. I have been advised by the
23 Village Attorney that New York State authorizes villages
24 to conduct a referendum, but only in certain limited
25 circumstances. Land use decisions are not allowed to be

1 made by a referendum. The jurisdiction to make land use
2 decisions rests with this Board, and in certain limited
3 situations, the Zoning Board and the Planning Board, but
4 a referendum is not permitted.

5 Next, is the issue as to whether this Board can
6 deny the application because of the IDA financing
7 component. The answer is no. The public policy of New
8 York State as expressed through its laws establishing and
9 governing industrial development agencies vests the
10 jurisdiction in the IDA's relative to the financing of
11 projects. The Village Board is not permitted to base its
12 decision on the fact that the IDA is involved. The
13 bottom line is that there are regulations which govern
14 this Board's ability to grant or deny a land use
15 application. The Board cannot just act arbitrarily.
16 Land owners, as many of us are, have certain rights which
17 must be respected. The community has rights. Our job as
18 the Elected Board is to balance those rights in the best
19 interests of all involved. So we cannot deny an
20 application based on the identity of the lender for a
21 project. We cannot base a denial on the IDA's
22 involvement. We cannot deny an application based upon
23 the not-for-profit status of the applicant. There are
24 limits to what we can do.

25 I now have a few questions for the applicant.

1 Mr. K. Walsh?

2 MR. K. WALSH: Good evening, Mayor.

3 MAYOR STRAUSS: Mr. K. Walsh, good evening.

4 How confident is the developer in the strength
5 of the rental market and what would happen if the intent
6 to rent is not successful?

7 MR. K. WALSH: First of all, I might want to
8 put my appearance on the record. Kevin M. Walsh from the
9 Firm of Walsh Markus McDougal & DeBellis, LLP, 229
10 Seventh Street, Garden City, New York, appearing for the
11 applicant, Mineola Metro, LLC. I'm here tonight with the
12 principals of Mineola Metro, LLC: Kevin Lalezarian and
13 Frank Lalezarian. And I'm going to immediately ask my
14 client Kevin Lalezarian to respond. I think it's his
15 knowledge and his knowledge of the area.

16 MAYOR STRAUSS: Fair enough.

17 MR. K. LALEZARIAN: Good evening, Mayor,
18 Trustees, Mr. Spellman.

19 We're very confident in the overall market, and
20 we're basing this on several different factors and
21 considerations:

22 First off, Long Island's vacancy rates for
23 luxury multifamily housing is near zero, especially, for
24 areas of transit-oriented that are of quality
25 construction.

1 Secondly, we feel that in order for the
2 downtown revitalization plan to be fully realized and to
3 have a more vibrant downtown in many ways, a certain
4 critical mass of luxury housing is required.

5 Next, we have a current opportunity to relocate
6 Citibank and make the site and the Village Green site
7 available. It takes years of planning and we don't
8 anticipate the start of construction for sometime, based
9 on Citibank's relocation schedule, pending approval of
10 this Board, as well as creating construction documents
11 and other prerequisites to the development.

12 Furthermore, as for the current project under
13 construction on Old Country Road at the One Third Avenue
14 project, we expect to start leasing of that project some
15 time this summer, which is significantly before we would
16 break ground on the proposed Village Green project.
17 While we're very confident in this, and based upon all
18 these reports and studies and market conditions, nothing
19 will be more accurate to see the actual lease up of our
20 current project. So once we have gone through this
21 process, and if this Board approves the project, then we
22 complete all of our prerequisite planning stage. We'll
23 also have the benefit of real market data of the leasing
24 of the One Third Avenue project.

25 MAYOR STRAUSS: If Citibank moves out will

1 there be a gated structure around that property?

2 MR. K. LALEZARIAN: We plan on filing for a
3 demolition permit for the existing building and an
4 excavation permit following that. We intend to fence the
5 property upon receiving the demolition permit and just
6 before we actually begin demolition. So similar to the
7 project that we did on Old Country Road, there would be a
8 chain linked fence with a lint screen on it for dust and
9 erosion control. But that wouldn't be installed in place
10 until we're ready to start demolition.

11 MAYOR STRAUSS: A question was raised at the
12 last hearing session as to what the estimated taxes would
13 have been on the Mill Creek/Modera properties and on the
14 One Third Avenue property if there were no IDA
15 involvements; can you speak to that please?

16 MR. K. LALEZARIAN: I can certainly speak to
17 the One Third Avenue Old Country Road Project, I cannot
18 speak to the Modera project because we're not involved in
19 that.

20 But with regards to the One Third Avenue Old
21 Country Road project, prior to that project, that
22 property was paying zero taxes -- that property --
23 because it was owned by the MTA and it was an exempt
24 property. Without receiving IDA's involvement in the
25 project, we would not have built that project. So

1 already the project is paying payments in lieu of taxes,
2 taxes of some form, and overtime those payments will
3 increase. And upon expiration of the IDA, it will be a
4 substantial taxpayer. It will also be a substantial
5 taxpayer during the pilot, but without the IDA
6 involvement, the property would not have been built, and
7 perhaps would have remained off the tax roles completely
8 as it was prior.

9 MAYOR STRAUSS: Is there anything else that the
10 applicant needs to address to the Board?

11 MR. K. WALSH: I do. Thank you. Mayor, I'd
12 like to add into the record some documents for the
13 board's review:

14 First, I'd like to introduce -- if I could pass
15 out copies first and then comment. This is a set of four
16 drawings prepared by the architect for the project. His
17 four drawings should be considered by the Board to be
18 amendments to existing drawings. Each one of those
19 drawings -- there's already a drawing of that in the
20 file, but we're amending the drawings which are A-2, C-1,
21 C-2 and C-3. Submitting these drawings, these amended
22 drawings based upon a change in the application, slight
23 changes in the application, we think to make it a better
24 plan. So I'd like to take you through those changes
25 first, if I could.

1 The easiest one is the A-2 drawing which is the
2 ground drawing, the grade-level drawing. You may
3 remember, you may not, but on the last drawing submitted
4 with respect this, we had shown nine valet parking.
5 The original drawings had 10, we changed it to nine,
6 because the issue we had to deal with was the ingress and
7 egress of the Fox's parking lot to get to our road or our
8 right of way along our property. And we've been able to
9 work their right to access to 2nd Street from their
10 property parking lot by putting the 10 spaces in. So
11 they'll be 10 spaces of valet parking in that area
12 instead of the nine. The remainder of the drawings, the
13 three other drawings are basically the interior parking
14 garage to the building. The most significant change, and
15 I think the genesis of this was, and Trustee Pereira had
16 asked it last time, when we reduced the number of units
17 in the building from 296 to 266, your question was, "What
18 are you going to do about the parking associated with
19 those units that you're no longer building?"

20 Our initial reaction was that going down
21 30 units would be basically 40 -- based on the formula
22 that has been used by this Village will reduce the
23 requirement of the residential parking by 45 spaces. We
24 originally indicated that we would probably do in the
25 lower level take 45 spaces off. Based upon our further

1 review of this, and also much of the comment that was
2 made by the public at the last meeting, we've amended
3 that concept and the three floors would be as follows:

4 The first floor which is really significant
5 change, we planned on putting in 51 retail parking spaces
6 on that first floor, C-1, and 15 residential/visitor
7 parking. That's in addition to the 10 parking spaces,
8 the valet parking spaces in gray.

9 So that is a significant increase from when we
10 showed this prior. It makes sense, given the fact that
11 we expect some -- if we get the approval -- we expect
12 some good traffic associated with our retail and,
13 therefore, the spaces can help us. The remainder of the
14 two drawings, we've taken a couple of drawings off, a
15 couple of spaces off each of the drawings and balanced it
16 out. That will help in the construction, particularly,
17 along the bridge area. We moved it in a little -- taken
18 a row of spaces off in each.

19 So it would be easiest referenced here, we are
20 committed to the 51 spaces plus the 15. We had just
21 described them on the C-1 level. And then we have to
22 give the plans for 399 additional spaces, which is
23 basically one and a half times the 266 units. That would
24 be the total that we provide in here.

25 If you added up the parking on the drawings,

1 and I think its totalled up to 470 plus two, that's a bit
2 more than I just told you. We had 465. And that's
3 because we actually could fit those additional spaces
4 there, but we would like to commit to what I've just
5 described as the 465 and the 10 outside. And the reason
6 being that, we may need with the ingress and egress, the
7 turn lanes, we may lose a couple in the translation. So
8 we hope to be at 470, but we'll at least give it 465.

9 And as to the retail and the visitor, that's
10 significantly what we presented previously. That's the
11 sole changes on those drawings.

12 MAYOR STRAUSS: Thank you.

13 MR. K. WALSH: Mayor, I'd also like to submit a
14 report prepared by VHB, our traffic engineers. I'd like
15 to submit. This is the original.

16 This is a report dated March 6, 2015 prepared
17 by Pat Lenihan, P.E. of VHB Engineering. They are our
18 traffic engineers. Pat is going to comment on the
19 report, but let me give you a little background, if I
20 might.

21 It was mentioned by a number of folks at the
22 last meeting, the number of public -- and the Board made
23 reference to it. It was discussed how we should view
24 this proposed development in the context of what else
25 could be built.

1 Right now anybody who sees this property and
2 sees the Citibank Building, this is an underutilized
3 parcel. It has potential for greater development,
4 whatever that be. So some folks wanted to know, and they
5 actually asked -- What are we comparing this to? Are we
6 comparing this to just the status quo, just what it is
7 now? And it would not be correct to do that. It wouldn't
8 be correct on a couple of levels. First, the developer
9 is entitled to own a property in this Village and
10 everywhere else. And I don't think anyone would deny
11 them the right to develop their property as to the
12 maximum they are permitted to. So this property, I will
13 tell you is not being built to the maximum it could be
14 built to the way it sits right now. There's no plan in
15 place to do anything more than that other than this
16 proposed development. It should be studied in the
17 context of what potentially could be built there. It is
18 only at that point in time you could really know, you
19 really are comparing apples to apples. What are our
20 possibilities for developing here?

21 There's a second reason and it's a good enough
22 reason to do. There's a second reason and that's the
23 State Environmental Quality Review Act, SEQRA. People
24 hear it mentioned by the Board and mentioned by us. That
25 requires you to look -- I know you're on the study of

1 that now. I know that requires you to look at the
2 potential environmental impacts associated with this
3 project.

4 Now, much of the discussion of the last number
5 of meetings have been about traffic, height, all visuals,
6 all things that really impact somewhat on the
7 environment.

8 SEQRA, in order to be a fair analysis of study,
9 suggests strongly that you include in your analysis
10 alternate builds, alternate developments. The reason of
11 that is is because for the view and the study associated
12 with what the impacts are in a development should always
13 be viewed in a context of what else might be built there.
14 To view it against a no-build, which is sometimes many
15 people would like, would not be a true analysis of the
16 impact associated with it, because it would be comparing
17 a build against a no-build. That's rarely the case, and
18 it's rarely the case certainly on Long Island, and it
19 certainly shouldn't be looked at that way here.

20 So SEQRA says that you should analyze this in a
21 context of what might be built against what you're
22 proposing to see what those environmental impacts are
23 with both projects. This was suggested by some of the
24 people in the audience, some of the residents of Mineola.
25 They wanted to know this.

1 So we've actually prepared, we've studied what
2 can be built. We have calculated that. It was mentioned
3 in the last meeting. I think one of the former Trustee
4 said, I'd rather see an office building there. Well, we
5 studied what we can build with an office building there,
6 and we estimated that we could -- and we're certain on
7 this, as-of-right without any variances, we might need
8 some site planning review and things, but as of the
9 actual zoning, your zoning criteria, without any bonuses
10 or amenities, we can build 124,582 square foot office
11 building on this site, based upon your zoning criteria.

12 So we asked, what are the largest impacts here
13 and most developments in Long Island, certainly, Mineola
14 is the effect on traffic. We asked Pat Lenihan of VHB to
15 comment on that. So I'd like to introduce Pat to ask him
16 to just give some comments on that, on his study that I
17 just submitted.

18 MR. LENIHAN: Good evening. Pat Lenihan, VHB
19 Engineering, 100 Motor Parkway, Hauppauge, New York.
20 Good evening, Mayor Strauss, Members of the Board,
21 Counselor and Staff, glad to be back before you.

22 As Mr. Wash mentioned, subsequent to the last
23 hearing, we prepared a letter dated March 6, 2015 which
24 served, essentially, two purposes. I will summarize that
25 briefly tonight if I can:

1 The first is, and it's not a huge change, but
2 it's a change nonetheless, and it's a change which would
3 be considered deemed in the good directions, is that the
4 proposal now before you has been reduced in size
5 regarding the number of apartment units from 296 to 266,
6 essentially, a 10 percent reduction in the residential
7 units. So the first part, I'm not going to read the
8 whole letter, but the first part of the letter goes into
9 and is summarized in Table 1, in contrast, the trip
10 generation of the revised proposed developmental plan of
11 the original. And as you would expect, looking at Table
12 1, there is a deduction in trips this site is expected to
13 generate. In the AM peak period, from 80 to 73 trips of
14 that deduction of seven. In the PM peak commuter period
15 from 166 to 157 for a reduction of nine. And on
16 Saturday, from 256 down to 242, in reduction of 24.

17 So this is just another way that the
18 conclusions of the original traffic study are a little
19 bit more conservative today than they were a couple of
20 months back. So we wanted to supply that information.

21 The second thing, as Mr. Walsh mentioned, was a
22 discussion of the as of the right uses along the site and
23 the potential traffic ramifications of same. The
24 existing B2 allows for office development on the site as
25 was mentioned. And based on the various site development

1 parameters, the team has determined that we can build
2 about 124,500 square feet of office space.

3 Now, for the purpose of this particular
4 analysis in Table 2, we used general office space, not
5 medical office, just general office space, which as we
6 know generates much more traffic during the week than it
7 does on the weekend.

8 So in looking at Table 2 in the AM Peak hour,
9 the as-of-right development would generate 112 more trips
10 than what we are proposing currently. In the PM Peak
11 hour, it would generate about 19 more trips than what we
12 are proposing. However, on Saturday, when general office
13 space really doesn't do a lot, the proposal before you
14 does generate about 188 more trips than general office
15 space would. However, we should note that the traffic
16 conditions in the Village are such that the weekday and
17 the p.m. is when most of the congestion and traffic
18 problems tend to occur in the Village.

19 Now, again, subsequent to the last hearing, we
20 have had the opportunity to review the RMS report that
21 was done for the Village, and they too, among other
22 things, provided an as-of-right comparison of what was
23 proposed versus what could be built on the site. What
24 they did differently than what we did was they did assume
25 as it got to the medical facilities that were in the

1 area. But their calculations were a little different.
2 They came up with 120,000 square foot medical office
3 building.

4 So as opposed to what we found, if you look at
5 Table 3, the medical office generates quite a bit more
6 traffic than our proposal in the a.m. and p.m., and also
7 on Saturday generates potentially significantly more
8 traffic than what we proposed because a medical office
9 building you will have occupants in there and medical
10 appointments, et cetera, on Saturday as well.

11 So we just wanted to provide that information
12 for your consideration as you consider our proposal. If
13 you have any questions, I will try to answer them.

14 MAYOR STRAUSS: Mr. Pereira?

15 MR. PEREIRA: Not right now.

16 MAYOR STRAUSS: Mr. Cusato?

17 MR. CUSATO: Yes. I want to know why you
18 presented this plan and this report tonight and not like
19 a week ago so we can absorb it. Right now this means
20 nothing to me. You had five days to submit this letter.
21 March 6th. It's now March 11th. It means nothing to me.
22 I need time to look and absorb it like you guys do. So
23 shame on you guys for not advising --

24 MAYOR STRAUSS: We don't need to make a
25 decision tonight.

1 MR. CUSATO: I know that, but there's no excuse
2 for not giving us a time to absorb this.

3 MAYOR STRAUSS: You're correct.

4 Anything else, Mr. Cusato?

5 MR. CUSATO: No.

6 MAYOR STRAUSS: Mr. Durham?

7 MR. DURHAM: No.

8 MAYOR STRAUSS: Mr. D. Walsh?

9 MR. D. WALSH: No, no comment.

10 MR. LENIHAN: Thank you.

11 MAYOR STRAUSS: Thank you.

12 Mr. K. Walsh.

13 MR. K. WALSH: Just on that comment with Mr.
14 Cusato, we assume responsibility for that, but then
15 obviously, no one would expect on our side that you make
16 a decision until you had an opportunity to go through the
17 thing for however long that was, and that's fully
18 understood on our side. But I'll assume take
19 responsibility for that. I haven't gotten a chance to go
20 over it.

21 MR. CUSATO: This is an important decision
22 we're making here, you know, I need time here.

23 MR. K. WALSH: It certainly is the case.

24 Summing up the presentation, I'd just like to
25 present that it's clear from the data that was submitted

1 that the build of a commercial office building, either
2 medical or not, would not be the favored development
3 here. The first proof of that is the fact that for years
4 you've been studying creating housing in the downtown.
5 You didn't create incentives for people to build more
6 office buildings. We would be building as-of-right
7 without incentives, and that's indicative of the fact
8 that this Village understood years ago that in order to
9 create a downtown you don't need to necessarily put more
10 office buildings in there. The reason is very simple:
11 People that head into an office building, they're all
12 going to go home at night. They're not going to
13 necessarily -- there are occasions where they will shop
14 at lunch, they'll have lunch, and they may go out for it
15 and that's true. But by in large, most of the money that
16 they're going to spend is going to be in someone else's
17 community, mainly the community that they live in or in
18 other places other than Mineola. So to get their
19 dollars, you understand, they have to live here.

20 The second thing is, the traffic, it shows that
21 obviously it's more significant than commercial, but as
22 important. When you're going to compare two
23 developments, both of which you're going to have traffic
24 in, and no one here is arguing that they're not. I don't
25 think anybody here is trying to convince anyone that

1 they're not. You would opt for the one that is spread
2 out -- traffic -- the one that's less traffic which
3 certain residential is. But also, in addition to that,
4 the one where the peak hours of the most traffic are not
5 consistent with the peak hours of most of the business
6 downtown. And that clearly is the housing, I think, of
7 both our report and your traffic consultant's report
8 suggests that.

9 Thirdly, and as importantly, you created
10 incentives or amenities or bonuses for this type of
11 housing because that's what you think we need, but you
12 don't give it away. You insist that certain things be
13 done; that there are certain amenities that the
14 applicants have to come up with. And these are the
15 things that some of the residents brought up at the last
16 meeting. They know they exist. The developers down here
17 provide very good amenities to the Village as a result of
18 the ability to exceed the zoning and the density. That's
19 what you don't get. You do not get that with a different
20 type of development, a commercial as-of-right
21 development, because you haven't set that in motion to
22 get that.

23 It is the combination of the developers
24 investing the money and putting good and luxurious
25 housing down here coupled with the Village's ability to

1 have enough money to be able to make the whole downtown
2 prosper, not just the islands. There would be islands
3 amongst themselves if you didn't create a fund or monies
4 to be able to improve the whole downtown. That's what
5 you're doing with this.

6 So that's why this development is much better
7 on virtually every level that I think anyone can
8 legitimately study than anything else.

9 The last point I would like to vent is I would
10 like to thank on behalf of the Lalezarians, I would like
11 to thank Tony Lubrano and the Chamber of Commerce of
12 Mineola. On Friday morning we were invited to speak
13 there. Kevin Lalezarian spoke, I think, as well as
14 anyone can about his commitment to Mineola, about his
15 commitment to this project. There was not a pole taken
16 about the sense of what people thought there, but we felt
17 that a lot of the people that attended that were very
18 receptive to this concept; that they understand that the
19 downtown needs this type of housing to prosper. And in
20 prospering the downtown prospering, the residential areas
21 will remain. And that's what the studies show. It shows
22 that the residential areas will stabilize. These
23 developments and downtowns that have housing in them
24 actually preserve and stabilize the residential
25 communities that surround them, Mineola's residential

1 community.

2 We are, obviously, to hear from the public, any
3 questions you have. That's the end of my comments.

4 MAYOR STRAUSS: Thank you, Mr. K. Walsh.

5 Mr. Pereira, any comments?

6 MR. PEREIRA: I just have one question, Mr. K.
7 Walsh, going back to the drawing that you gave us. I'm
8 sure this is the case, but in that C-1 there's a
9 separation between the retail and visitor spots and the
10 residential spots, correct?

11 MR. K. WALSH: Yes.

12 MR. PEREIRA: So they won't be able to --

13 MR. K. WALSH: That's correct. It's a gated
14 access point in the center where you can't get into our
15 residential parking without getting access.

16 MR. PEREIRA: So somebody whose at the
17 restaurant can't park in any residential spot, and a
18 resident would have no reason to park because they would
19 have their own parking spot?

20 MR. K. WALSH: That's correct.

21 MR. PEREIRA: You have 399 for the residents?

22 MR. K. WALSH: We're providing 266 units and
23 one and a half times, which I think is 399.

24 MR. PEREIRA: 399.

25 MR. K. WALSH: And the 51, plus 15, plus the 10

1 outside.

2 MR. PEREIRA: That's to address the visitors
3 and shoppers --

4 MR. K. WALSH: Yes.

5 MR. PEREIRA: -- and retail space, restaurants,
6 diners and things like that?

7 MR. K. WALSH: That's correct.

8 MR. PEREIRA: The valet parking will only be
9 for those 10 spots, not for the spots underneath?

10 MR. K. WALSH: Assuming those 10 spots are
11 occupied, it would naturally flow into the other space.

12 MR. PEREIRA: Now, the other question is more
13 of a personal interest: Considering the alternative
14 as-of-right development, I just need an education on
15 this. Could it be an IDA project as well -- IDA brand --
16 commercial -

17 MR. K. WALSH: I think it's a very good
18 question. I think it's less likely, although constantly
19 IDA's are, it's much less likely. So I would say
20 initially no. Office buildings simply are not --

21 MR. K. LALEZARIAN: I apologize. IDAs
22 absolutely do commercial projects. We have done
23 ourselves as a company on several of them in Nassau
24 County Commercial IDA projects, and are aware of many
25 many others that have been done in the county that are

1 commercial IDA projects.

2 MR. PEREIRA: So you could conceivably build an
3 as-of-right office building, go to the IDA independent of
4 this Board and still get IDA financing and we would have,
5 essentially, no say in that?

6 MR. K. LALEZARIAN: Yes, sir, with regards to
7 the IDA financing on the -- not -- IDA involvement if
8 there was a tax abatement on the other incentives on
9 commercial development; that's correct.

10 MR. PEREIRA: The pilots, what does the
11 Citibank currently pay in taxes about?

12 MR. K. LALEZARIAN: The current Citibank tax
13 payments are approximately \$200,000.00 per year.

14 MR. K. WALSH: 215.

15 MR. K. LALEZARIAN: \$215,000.00

16 MR. PEREIRA: Now, you gave me an example of
17 250 Old Country Road. Obviously, it started at zero
18 because it takes itself off the tax role, so it's going
19 to go up.

20 Does the same thing happen to this development?
21 Does it go back to zero?

22 MR. K. LALEZARIAN: No. So we have not
23 negotiated a pilot with the IDA yet, but we are certain
24 and it's our commitment that it would start at the same
25 taxes that are being currently paid by the Citibank

1 property. That would be the baseline, and then over time
2 it would increase from there.

3 MR. PEREIRA: Thank you.

4 MAYOR STRAUSS: Thank you.

5 Mr. Cusato?

6 MR. CUSATO: Yes. Mr. K. Walsh, so I guess
7 from what I'm gathering here, again, with no time to look
8 at the drawings, you're doing a lot of changes to the
9 traffic and the parking areas down below. You've done
10 nothing to reduce the height even more than you intend
11 on -- I'm still going to say for the fourth time, I want
12 this building the same height as the Winthrop Research
13 Center. I guess there's no chance of that happening?

14 MR. K. WALSH: Well, that's not the
15 application. I believe I can say this for the time and,
16 in general, we have talked about this. This building
17 can't be built at the height, I think, you would accept,
18 Trustee.

19 I would say this though so you're aware -- I
20 know we had this discussion at the end of the last
21 meeting. Most of this building will be at the height of
22 the Winthrop building. It's only the portion along the
23 tracks that would be higher. And I say that because we
24 are starting out 15 feet lower than the Winthrop
25 building. We then go up 20 feet, because we have two

1 additional stories in the first step up, so we go a
2 little above that. And that carries all the way to the
3 back building which is higher.

4 What we discussed last time is you were looking
5 at some of the bulk heading and things of that sort that
6 were on top of the roof, which are on every roof.
7 They're on the Winthrop building that are not discussed
8 when you looked at their plan on the height of the
9 building.

10 So every building has that elevator bulk
11 heading and alike which does take ours up like it's taken
12 other people up. But for the most part, and this is not
13 a box building, this is open, it's very open, as you know
14 because it's U-shaped. Most of this building will be
15 under the height as we measure height in buildings in
16 this Village.

17 MR. CUSATO: But that was my request. I wanted
18 the maximum height of your building, whether it's a
19 chimney, a tent, a chair to be the same as the maximum
20 height of the Winthrop right across -- along -- right
21 across.

22 MR. K. WALSH: It is not quite there, I hear
23 you, it's not quite there.

24 MR. CUSATO: I know that.

25 Now, secondly, you know, I'm somewhat mystified

1 that our second report RMS Engineering has agreed with
2 your traffic study. I guess you read that traffic study
3 from RMS?

4 MR. K. WALSH: I've got to look at it.

5 MR. CUSATO: Okay. On Page 6 it talks about
6 parking on Station Plaza North. It talks about the
7 elimination of six on-street spaces. And then it says
8 that this will have no bearing on the project.

9 How could you lose six spaces and make a
10 comment that it would have no bearing?

11 MR. K. WALSH: This is our report or your
12 report?

13 MR. CUSATO: No, RMS. It's Page 6. RMS
14 Engineering.

15 MAYOR STRAUSS: Mr. Cusato, RMS is the traffic
16 company, the traffic consultant company the Village Board
17 hired --

18 MR. CUSATO: Correct.

19 MAYOR STRAUSS: -- to do that. So I don't know
20 if Mr. Walsh can actually speak --

21 MR. K. WALSH: I don't think I could comment on
22 what they --

23 MR. CUSATO: I don't know how they could say
24 "we concur with your findings," and then say "you're
25 going to lose six spaces," and that's certainly okay with

1 them. I don't understand how they can make that
2 statement.

3 MR. K. WALSH: Is it in a parking study?

4 MR. CUSATO: It's on Station Plaza North.

5 MR. K. WALSH: Is it on their traffic
6 components.

7 MR. CUSATO: It's on Page 6, Paragraph 2.

8 MR. K. WALSH: I think in the context of the
9 traffic study, it might not have been something that has
10 any bearing at all. In a parking study it might have
11 some bearing. But again, I don't know if it will be
12 appropriate for me to comment or even if Pat to comment
13 on that.

14 MR. CUSATO: It makes no mention of the
15 handicap spots that are going to be moved -- that they're
16 moving handicap spots on Station Plaza.

17 MR. K. WALSH: Yes.

18 MR. CUSATO: You addressed that and they have
19 not addressed that, so I just can't understand how they
20 can concur with your findings. That's all I have. Thank
21 you.

22 MAYOR STRAUSS: Thank you, Mr. Cusato.

23 Mr. Durham?

24 MR. DURHAM: On the VHB paper that was handed
25 to us tonight, you have two commercial, office commercial

1 and possible medical buildings. One at 120,000 square
2 feet and one at 180,000 square feet. I was just curious
3 as to how they got the -- what the level is to get the
4 180,000 square feet.

5 MR. K. WALSH: I think the approach was in
6 studying and studying is, what if. I think that possibly
7 your traffic engineering, I think it was reasonable, said
8 what if someone got a variance that would allow for 180.
9 Me, I'm looking at this and saying I think you would
10 limit me to 124,000, so I'm not arguing the 180. Because
11 I don't know that it would be -- I would like to compare
12 as-of-right buildings, even though we can study the
13 others. What I have a right to is what I have a right
14 to. I shouldn't come in here and tell you -- compare you
15 to a building that I'm going to need a variance.

16 MR. DURHAM: So the 120,000 square foot is a
17 three-story building?

18 MR. K. WALSH: It is. I think that caps us
19 pretty good.

20 MR. DURHAM: With the parking plan that you
21 just handed us, the nine, 88 spaces were the same as what
22 you had in the previous? Handicap parking spots on the
23 first floor, was that the same layout that you had?

24 MR. K. WALSH: I don't believe that changed.
25 Before we leave, I will answer that question.

1 MR. DURHAM: Thank you, no other questions.

2 MAYOR STRAUSS: Mr. D. Walsh?

3 MR. D. WALSH: First question, when did the
4 Lalezarians buy this property? What year? Do you know?

5 MR. K. WALSH: I'm going to ask Kevin to
6 answer.

7 MR. K. LALEZARIAN: I believe it was,
8 approximately, 2011, possibly 2012, but I believe it was
9 2011.

10 MR. D. WALSH: At the last hearing you spoke
11 about removing 45 spaces. Just so I understand, how many
12 of those 45 -- how many of those spaces will actually be
13 removed, rather than those 45? Do you follow what I'm
14 saying?

15 MR. K. WALSH: I follow. I'm sure the
16 answer --

17 MR. K. LALEZARIAN: I believe we reduced,
18 approximately, 11 to 12 spaces as opposed to 45.

19 MR. D. WALSH: Okay.

20 MR. K. LALEZARIAN: And the bulk of those
21 spaces were added to the retail, restaurants, shopper,
22 visitor spaces that was allocated on the highest level of
23 the garage.

24 MR. D. WALSH: Just one more question of Mr.
25 Lalezarian: The current building that sits on that site,

1 that building will not be utilized at all? That building
2 is not something that's in any of your plans, that
3 building will come down as you are the owner of that
4 property; is that correct?

5 MR. K. LALEZARIAN: Correct. We did study to
6 see if it was possible to incorporate into a design and
7 we saw that that was not feasible, so that building will
8 be raised as part of the development.

9 MR. D. WALSH: As part of any development?

10 MR. K. LALEZARIAN: Yes, sir, as part of any
11 development.

12 MR. D. WALSH: Thank you.

13 MAYOR STRAUSS: Mr. Durham?

14 MR. DURHAM: I know you keep mentioning
15 Citibank as the main tenant, but Island Harvest is also
16 in that building. Was there any attention given to them
17 as to any -- on the relocation for them also?

18 MR. K. LALEZARIAN: Citibank currently net
19 leases the entire property. Island Harvest is a
20 subtenant of Citibank. We don't have any contractual
21 agreements with Island Harvest at all. And it's my
22 understanding that Citibank has taken it upon them to
23 work on their relocation. We don't have any lease or any
24 agreements with City Harvest of any kind.

25 MR. DURHAM: Thank you.

1 MAYOR STRAUSS: Yes, sir.

2 MR. SPELLMAN: I just want to refer to the RMS
3 Engineering report which is the independent report by the
4 Village's experts.

5 With respect to the elimination of six
6 on-street parking spaces on the south side of Station
7 Plaza Road, it's important to point out that RMS
8 Engineering says that the loss of these spaces is *de*
9 *minimis*. It's going to have an impact, but it's going to
10 be a minimal impact in the overall scheme of things. I'm
11 not used to impeaching our own expert, but I just want to
12 make sure that since he's not here, it's properly and
13 appropriately, quoted from the report.

14 So their conclusion is that there would be
15 minimal impact as a result of the loss of those spaces.

16 MAYOR STRAUSS: Thank you. Mr. K. Walsh, at
17 this time I'll open up to public comment.

18 MR. K. WALSH: Yes. One more comment to finish
19 up on a question Trustee Pereira had about this. Back to
20 the IDA question on an office building.

21 Whether an office building has an IDA or not,
22 here's what I believe from listening to the dialogue last
23 week or last month, from listening to the Mayor talk
24 about your relationship to the hospital.

25 The reason your traffic people study medical is

1 because that's a big office use component around here.
2 And whose the biggest component of medical use is the
3 hospital. And I did think one of the things we should
4 factor into the analysis is that if the hospital were to
5 purchase the building or develop the building, an office
6 building, other than your taxes, which you've apparently
7 been able to secure for the Village, they get a situation
8 where they may not have to pay any school taxes. So I
9 think there's a number of ways that you might have to
10 deal with their solution to what housing is. So I think
11 the thing you are striving to put down here. Thank you.

12 MAYOR STRAUSS: I'm going to open up to public
13 comments. I'm going to ask that anybody wishing to make
14 any comments approach the podium. State your name and
15 address for the record and speak clearly to us. And Mr.
16 Walsh, as in the past, you can write down any questions
17 that come up.

18 MR. K. WALSH: Yes.

19 MAYOR STRAUSS: Anyone in the first row?

20 MR. GANN: Good evening, Mr. Mayor and the
21 Board. My name is Marc Gann, G-A-N-N. I'm at 138
22 Mineola Boulevard. I'm a business owner there. I just
23 want to speak for this project. I think that the
24 downtown is in need of revitalization. I think this
25 project is perfect for it. I think it will increase

1 property values, not only mine but the residential owners
2 within the area. And I just wanted to express my full
3 support for that project.

4 MAYOR STRAUSS: Thank you, sir.

5 Anyone else in the first row?

6 Second row? Yes, sir.

7 MR. HARRIS: Mayor Strauss, Members of the
8 Board. Joel Harris. I'm a 46-year resident of Mineola.
9 I'm on Shortridge Drive.

10 I too would like to say I'm in total support of
11 this project. I think it will be just wonderful for our
12 Village. It is growing. And for the revitalization of
13 our downtown. I think it's the perfect way to go. Thank
14 you.

15 MAYOR STRAUSS: Thanks.

16 Anybody else?

17 Yes, sir.

18 MR. LUBRANO: Tony Lubrano, 159 Jericho
19 Turnpike, Piccola Bussola Restaurant and proud member of
20 the Chamber of Commerce.

21 I haven't been to all the meetings, but I have
22 watched a couple on TV. One thing that's been a big
23 discussion has been this tax abatement/IDA thing. One of
24 the things I think we need to all keep in mind is that
25 right now that building pays \$215,000.00 it generates in

1 taxes. If nothing happens in five years from now,
2 adjusting for normal increase, it will still pay around
3 \$215,000.00 in taxes, in 10 years from now the same
4 thing. Where is, in this project here, it's not going to
5 start any lower than that. It's not going to start at
6 zero and pay nothing. It is going to pay a minimum
7 payment and probably more than at least that base of
8 \$215,000.00, and from each and every year going forward
9 will increase somewhere, from what I understand, it will
10 cap out at somewhere over \$2,000,000.00 which means each
11 year it's going to pay \$100,000.00 more than the prior
12 year. So five years from now, it might be paying
13 \$700,000.00. In 10 years it might be paying over a
14 million dollars in taxes. Where leaving it as it is,
15 it's still the \$215,000.00. In a perfect world, would we
16 like the \$2,000,000.00 today? Yes. But he's not going
17 to build it if we ask him to pay the \$2,000,000.00 today.

18 So I think it's important to understand that
19 it's not a perfect situation in terms of the tax base,
20 but it's certainly better than any other alternative. I
21 really support this project on a number of reasons but
22 that was one of them.

23 MAYOR STRAUSS: Thank you.

24 Anyone else in the second row?

25 Yes, ma'am.

1 MS. PURDY: Patty Purdy, P-U-R-D-Y, Helen Road,
2 Mineola. I just wanted to ask who is on this IDA and how
3 do we contact them as residents?

4 MAYOR STRAUSS: It's a Nassau County Industrial
5 Developmental Agency. It's a program run by them.

6 Mr. Spellman, I don't know if you could --

7 The hearings would be publicized if you want to
8 go to the public hearing when they have one.

9 MS. PURDY: Are they during the day?

10 MAYOR STRAUSS: Yes. Usually they're in the
11 morning. We've held the other ones here.

12 Mr. Spellman?

13 MR. SPELLMAN: The IDA Headquarters are at the
14 County Executive Building on Franklin Avenue and Old
15 Country. There will be a notice published in the Mineola
16 Record when they are going to have a hearing on this
17 application. I'm sure the Village will make an
18 announcement on the television when they'll have it. The
19 newspapers usually cover it and the hearing is usually
20 held here. So they'll bring their folks here to conduct
21 a hearing and everyone will have an opportunity to be
22 heard.

23 MS. PURDY: Okay. But it's during the day?

24 MR. SPELLMAN: Yes.

25 MS. PURDY: I have a question about the report

1 that the Village did. On Page 10, at the very top,
2 they're talking about if they use the higher multiplier
3 and if all of the proposed projects go through. It says,
4 "the high end projection would be 299 public school
5 children." Am I reading that correctly?

6 MAYOR STRAUSS: Yes, ma'am.

7 MS. PURDY: And then when you wonder why we
8 have to open a building and close a building and open a
9 building and close a building. I mean, that's 300 more
10 kids.

11 MAYOR STRAUSS: Understandable. But that's on
12 the high end. On the upper end reads your projected
13 numbers. If you read further down, it says, 25 to 45
14 based on the multipliers.

15 MS. PURDY: Nobody else thinks that's weird
16 that there's a difference between 28 and 299?

17 MAYOR STRAUSS: And the difference -- in this
18 report, the difference is, whether it's just an apartment
19 building somewhere else in the community or a
20 transit-oriented development, which is closer to the
21 train stations. So in the eyes of the subject matter
22 experts, there is a difference. They give a couple of
23 different scenarios where it would be 28 school children.
24 25 to 45 is more of a realistic number is what they're
25 claiming, and that's supported by many of the other

1 reports. So apparently there is a difference.

2 MS. PURDY: Okay. Thank you.

3 MAYOR STRAUSS: Thank you.

4 Anybody else in the second row?

5 MR. HEYDUK: Mr. Heyduk, H-E-Y-D-U-K, 317 Emory
6 Road. What I want to know, Mayor, is this: How is that
7 affecting the quality of care in the Village? There's
8 nothing up there. When that building becomes vacant and
9 the Board denies the building, you're going to have an
10 empty building, an empty lot. We're not going to get
11 nothing. If the builder can't make money why should he
12 build it? If I was a builder and I couldn't make no
13 money there, I would say good-bye.

14 Now, you mentioned the office spaces. Now, am
15 I under the understanding that the hospital has taken
16 over that building at the corner of Mineola Boulevard and
17 Kamikaze Turnpike, the whole building?

18 MAYOR STRAUSS: I'm not sure if this deal has
19 been inked and solidified, but that's my impression, yes.

20 MR. PEREIRA: As tenants.

21 MAYOR STRAUSS: As tenants. So they'll be
22 paying taxes on the property.

23 MR. HEYDUK: Now, these office buildings that
24 they propose to take the place of the apartments, we'll
25 get more money from the apartments than we'll do from the

1 office buildings. And you know whose going to come over
2 and take over that office building. Will we get taxes if
3 the hospital comes over and takes those offices over
4 there? Are we going to get taxes from Winthrop?

5 MAYOR STRAUSS: If they buy the property, no.

6 MR. HEYDUK: Well, you know they're not going
7 to buy the property, so we won't get no taxes. So the
8 builder is going to lose out and Mineola is going to lose
9 out.

10 I hear so much about Queens that I'm fed up to
11 this. That building is empty. Citibank is pulling out
12 in March of next year. I already talked to the help.
13 And it remains empty with an empty lot. You won't have
14 to worry about Queens. It will be South Jamaica on 11th
15 Avenue -- 109th Avenue where no investor will invest any
16 money down there. And that's what's going to happen
17 there if it remains empty. We have to work with the
18 builder. I'm of the understanding that you gentleman are
19 going to be running for a three-year term. It's up to
20 you. A new Mineola, a new Mineola is coming, whether we
21 like it or not. You're going to be voting on this. The
22 future of Mineola is in your hands.

23 MAYOR STRAUSS: Don't we know it.

24 MR. HEYDUK: You think that seat is hot now,
25 just wait to the third realm, then -- the hub is down

1 there.

2 Did you ever try to take a train to Manhattan
3 at 9:00 in the morning and walk into that small building?
4 You've got a hundred people in there elbow to elbow using
5 one toilet. Things are going to have to change.

6 We either move forward, Mayor, because if we
7 stand still, we'll become a South Jamaica. It's up to
8 you, gentlemen. We need that building and we cannot
9 discourage the builder not to build there. And we have
10 to stop cutting, cut, cut, cut. Help, help, help. Thank
11 you.

12 MAYOR STRAUSS: Thank you.

13 Anybody else in the second row?

14 Third row?

15 Yes, sir.

16 MR. JOHNSON: Frank Johnson, 342 Herricks Road
17 and 90 Main Street. I've been living here for 45 years
18 with all the changes.

19 My concern is the business at Main Street.
20 I've been there since '83. My office is there. Fox's
21 began there. At the time in the 70s it was a dead
22 street. My concern is that it may turn back to a dead
23 street if construction interferes too much in that period
24 of time, whether it takes one year, a year and a half,
25 certainly it's not overnight. And so a lot of things

1 could happen in that short period of time, so traffic
2 becomes very important. Right now peak times right there
3 at the corner of 2nd and Main Street is terrible, and
4 it's not all traffic from the hospital at all. I know.
5 I'm there. So when you put in the building, which is a
6 fantastic building, I would move in, but the traffic
7 becomes a real concern. That's number one.

8 Number two, during the construction, what's
9 going to happen? My business is there, Fox's is there,
10 Buccelli Uoma is there, Rachael's is there. They're
11 going to hurt, maybe, unless provision is made for
12 continuing of good traffic flow. Thank you.

13 MAYOR STRAUSS: Thank you, Mr. Johnson.

14 Mr. Spellman.

15 MR. SPELLMAN: We've had a lot of construction
16 in this Village starting with the Herricks Road grade
17 crossing elimination, the temporary Mineola Boulevard
18 Bridge, the permanent bridge, the Roslyn Road crossing,
19 the Intermodal Center, the Winthrop Research Center.

20 In all of these projects our Village
21 Professional Team, Dan Whalen, Superintendent of the
22 Village, Tom Rini, Superintendent of Public Works. They
23 work with the developer and insist upon the creation of
24 the pedestrian maintenance plan, a traffic maintenance
25 plan, and a business maintenance plan. We did all of the

1 sidewalks up and down the main corridors of this Village.
2 We always paid very close attention to preserving those
3 businesses. When we did bridge projects, we didn't lose
4 a single business. We really, really -- in fact, the
5 reason we had a temporary bridge, they wanted to close
6 Mineola Boulevard and just build a permanent bridge. We
7 said, you cannot do that, you'll kill the businesses in
8 our downtown. So we're very vigilant about our
9 businesses, preserving pedestrian safety, preserving
10 traffic safety.

11 If this is approved or whatever project is
12 approved, before they get a permit, we have to work out
13 those three maintenance plans: Pedestrian safety,
14 traffic, a combination of safety and movement, and
15 business protection plan. And that's how we do it.

16 MAYOR STRAUSS: Going forward, if I could add
17 to that, we're looking to get another study, more of a
18 traffic flow study and a traffic pattern study. Here we
19 know that when there's projects being built that it's
20 going to impact -- increase traffic. It's just a matter
21 of how much. We know there's going to be more cars at
22 this intersection and that intersection at different
23 times of the day. But I think it's time for us to have a
24 subject matter expert talk to us about the possibility of
25 a traffic flow pattern, rather than just about how many

1 cars we're going to add onto our streets that are already
2 congested. So we'll get that also.

3 Anybody else in the third row?

4 Yes, ma'am.

5 MS. MONACHELLI: Good evening, Mayor, Members
6 of the Board. My name is Catherine Monachelli. I'm a
7 business owner in Mineola. I've owned a business for 21
8 years, 133 Mineola Boulevard.

9 We've also seen a lot of changes over the
10 years, a lot of construction come and go. We thought the
11 research center was going to take forever and now it's
12 open and it's beautiful and it's another nice change in
13 Mineola. I'm in support of these new projects. I think
14 it's great to bring new residents into the area to
15 revitalize the neighborhood even more. The worse thing
16 for me when I go through any neighborhood is to see
17 vacant buildings and vacant stores. And I love when
18 money is poured back into the neighborhood, because it
19 stays in the neighborhood and it helps businesses thrive.
20 So I am for it.

21 MAYOR STRAUSS: Thank you.

22 Anyone else in the third row?

23 Fourth row?

24 Fifth row?

25 MS. WHITE: Hello, Mayor and Members of the

1 Board. I'm Arlene White, 189 Roselle Street, Mineola.
2 I'm a resident here for 40 years. I do have to comment,
3 first of all, that I am disappointed, particularly, to me
4 multilevel apartment buildings is really taking away from
5 our appearance of our community; that's my opinion. I am
6 glad to hear that some of the business owners are happy;
7 that is encouraging. But I would like to ask, if I
8 understand correctly, that there's a delay in when the
9 taxes start to be paid to the Village. I don't know what
10 the terminology for that is, but could that be explained
11 to me please?

12 MAYOR STRAUSS: As far as I know, there's no
13 delay. They're paying taxes on the property now, and
14 should this project be approved and should it get
15 approved from the IDA, they're going to continue to pay
16 taxes. It's just not going to be a full taxation, it
17 will be steps all the way out to --

18 MS. WHITE: It's a step level?

19 MAYOR STRAUSS: Correct.

20 MS. WHITE: Where Citibank is just a --

21 MAYOR STRAUSS: A flat.

22 MS. WHITE: A flat.

23 MAYOR STRAUSS: Whatever their assessment goes
24 up or whatever increases in taxes from the tax and
25 jurisdictions will impose on that, that will go up on its

1 own.

2 MS. WHITE: They will start at the Citibank
3 level?

4 MAYOR STRAUSS: I believe that's to be the
5 case, yes.

6 MS. WHITE: How long does it take before --

7 MAYOR STRAUSS: That's up to the IDA. There
8 are other IDA projects that are in the Village that
9 stopped at a 20-year period --

10 MS. WHITE: So that's over a 20-year period?

11 MAYOR STRAUSS: Before it becomes fully taxed.

12 MS. WHITE: Okay. Because I was wondering what
13 the benefit is. I know -- I've heard that, you know, it
14 will bring more residents in and hopefully that's going
15 to help the downtown businesses. Thank you.

16 MAYOR STRAUSS: Thank you, ma'am.

17 Anyone else in the fifth row?

18 Sixth row?

19 MS. NOVAK: Hello, my name is Kathy Novak,
20 Garfield Avenue.

21 By allowing all of these new high-rise
22 apartments to be built, we are opening the door to urban
23 blight. The term "Village Green" is really an oxymoron.
24 Placing an eight-story building and all the new
25 multi-house dwellings will have a negative impact in the

1 quality of life in Mineola. All of our resources will be
2 overtaxed and we need no more pollution in our areas.

3 2nd Street is a major artery for Winthrop's ER.
4 More congestion could cost peoples' lives. Our 20 year
5 olds in the volunteer fire department aren't equipped to
6 fight towering infernos.

7 MAYOR STRAUSS: Ma'am, excuse me. I don't like
8 to interrupt you, but the fire department is prepared.
9 They're not only 20 year olds, some are older, many of
10 them are older.

11 MS. NOVAK: Sure. It's really set up, Mayor
12 Strauss, for a suburban one-family dwelling.

13 MAYOR STRAUSS: We have six-family -- we have
14 six-story office buildings, we have six-story apartment
15 buildings. Probably close to a dozen.

16 MS. NOVAK: But you're talking about eight
17 stories now?

18 MAYOR STRAUSS: And I'm talking also about a
19 fully sprinklered building as compared to the other
20 buildings which are not. Our homes are probably not as
21 safe as these buildings that are currently under way.

22 MS. NOVACK: Look at the building in New Jersey
23 with the fire with sprinkler systems. Blocks went up
24 with that.

25 MAYOR STRAUSS: I studied that building and I

1 studied the building that you're talking about on Old
2 Country Road. Those are two different animals.

3 MS. NOVAK: I still don't think we're equipped.

4 MAYOR STRAUSS: As a firefighter?

5 MS. NOVAK: Yes.

6 MAYOR STRAUSS: As a -- we are.

7 A VOICE: Can you please let her continue, sir?

8 MAYOR STRAUSS: Yes, ma'am, I will.

9 A VOICE: Thank you.

10 MS. NOVAK: I ask you, Mayor Strauss, and the
11 Board of Trustees to stop this overbuilding. Minimize
12 the construction. Building codes regarding number of
13 floors allowed should be enforced. Condominiums should
14 be a consideration. Let's keep Mineola a Village. Yes,
15 I want to see Mineola grow, yes, I want to see it be
16 revitalized. Keep the buildings low and consider
17 condominiums, please. Thank you.

18 MAYOR STRAUSS: Anyone else in the fifth row?

19 Sixth row?

20 Seventh row?

21 Yes, sir.

22 MR. GRILLO: Good evening, Mayor, Members of
23 the Board, Mr. Spellman.

24 Just a couple of comments. Dr. Johnson had
25 mentioned the impact of the development --

1 My name is Joe Grillo, Wellington Road in the
2 beautiful Village Mineola. And I think everyone will
3 agree with me.

4 Dr. Johnson mentioned that there's going to be
5 some confusion with the development and he's right, but I
6 don't think it's going to be a confusion to the people of
7 Mineola, because I don't think the residents of Mineola
8 are really using the downtown area. I think it's the law
9 offices, the courts, Winthrop.

10 So that's why the downtown area is dying,
11 because there's interest between 9:00 in the morning and
12 5:00 in the evening. After 5:00, it's dead. On
13 weekends, as was mentioned one time on Old Country Road,
14 you can almost go bowling because there's no traffic.

15 As far as the condominiums, studies out there
16 and there's a lot of them, people are not spending money
17 on condominiums. They want to rent. They don't want to
18 commit that money to condominiums. Maybe, eventually,
19 they'd like to move into house.

20 The best thing to do, and I've experienced
21 this, is you rent, you put the money away, and then you
22 buy a house. Condominiums are not popular anymore. And
23 if you build condominiums, eventually it's going to go to
24 renting. People are not buying condominiums. It's not
25 happening.

1 I agree with this project. The downtown area
2 is slowly decaying and disappearing. This is going to
3 bring a new life to the downtown area. The downtown area
4 is not going to affect the residents, basically, north of
5 Harrison. That's an isolated area. I think because it's
6 an isolated area, that that's where you need this
7 project. I don't know about any other projects, but I
8 think this project we need. These businesses are dying,
9 they're drowning. Let's help them. They're helping our
10 Village by contributing their taxes, but they're not
11 getting a return by us using the stores and the services
12 itself.

13 We have to help the downtown area. This
14 building, this development will.

15 Gentleman, it's on your shoulders. I wouldn't
16 want to be sitting up there. Good luck, gentleman.
17 Thank you.

18 MAYOR STRAUSS: Anyone else?

19 Yes, sir.

20 MR. CARROLL: John Carroll, 154 Banbury Road,
21 Mineola. Over the last few hearings a few people
22 mentioned the population of Mineola, and so I looked into
23 it also, and in 2013 the census had us at 18,957. And in
24 1970 we had 21,845. I'm one of the people up here that
25 says we're stuck in traffic, and you agreed that we're

1 stuck in traffic. And everybody that's for it and
2 against it and undecided agrees traffic is just something
3 else that we don't -- so it lead me to think where is the
4 traffic going or what if it's just the hub and the
5 railroad, it can't be that. We do have Roosevelt Field
6 which is too far away to really call it a hub that would
7 affect us. We have the court system with judges and
8 workers and so on. We have the Nassau Police Department,
9 the head of the -- we have the Nassau County legislative
10 and all of the other appointments and assistants, and
11 then you have the railroad. After the railroad comes the
12 hospital. And the hospital --

13 So somewhere in this mix I don't think it's the
14 residential home or the apartment builders that are
15 building apartments that are adding to the traffic. It's
16 everybody going wherever they got to go, usually, like in
17 my case, to make medical appointments. Also, not only
18 just the hospital, but there are so many medical
19 buildings.

20 So it was said by a few people here in how
21 they're expressing it that the apartment building doesn't
22 add to it. Banbury, it's rare that I get caught in a jam
23 with people on Banbury. All I have to do is get to
24 Mineola Boulevard. So that impact, I think, just goes
25 away. It's not eventually something that would be

1 considered.

2 In the claim here, the reason for that parking
3 spaces on Station Plaza Road is the builder wants to
4 create two lanes for one third of Station Plaza Road, and
5 in turn the traffic guy says you're going to have to
6 eliminate those spots. To me, the Village has to find
7 where they're going to put those spots; that's the
8 question for you. And along with the Village saying it
9 needs a designated turn off of Mineola on 2nd Street.
10 That helps going north on Mineola Boulevard when you
11 still have -- how do you manage the traffic and who is
12 the one who is responsible for that by adding traffic
13 signals or arrows or whatever you have?

14 So, overall, I'm supportive. It sounds like
15 it's a good deal for Mineola. Thank you.

16 MAYOR STRAUSS: Thank you, sir.

17 Anyone else in the seventh row?

18 Anyone along the wall wishing to speak?

19 MS. HOPKINS: Mr. Mayor.

20 MAYOR STRAUSS: Yes.

21 MS. HOPKINS: I missed my turn. Can I go?

22 MAYOR STRAUSS: Of course. We'll let you cut
23 the line.

24 MS. HOPKINS: I'm sorry. Andrea Hopkins, 158
25 Linden Road.

1 I have been at the majority of the meetings and
2 I've heard a lot of different reasons for and against
3 this project. I've been really thinking, like, what's
4 bothering me so much about this project? And I think
5 what really bothers me the most is the magnitude of it.
6 You've answered a lot of the questions that I had around
7 -- regarding the housing and the 80/20, et cetera. But I
8 think what's really bothering me is the magnitude of this
9 project in regards to the environment, in Mineola in
10 changing what Mineola as a Village looks like, and also
11 the traffic conditions. And I have to say on that front
12 I don't think commercial is the answer for the project.
13 I do think that will create more traffic. But on the
14 same note, I think putting an eight, nine-story building
15 on 2nd Street is putting a round peg in a wooden hole. I
16 don't think it belongs here.

17 It's great that Trustee Cusato had said, "I
18 want to see this cut down at least three floors." I have
19 a real big --

20 The report that was added in regards to the
21 impact and how much Mineola can handle, and, Mr. Walsh,
22 you had said that these transit-oriented communities are
23 actually very good for the area, but it also cites that
24 there is no example of a transit-oriented community in
25 Long Island. And the ones that they give us are in

1 Westchester, the Bronx, Hastings on the Hudson. Traffic
2 is very --

3 MAYOR STRAUSS: Ms. Hopkins, you can address
4 us.

5 MS. HOPKINS: I'm sorry. Traffic is very
6 different there than it is here. And they just mentioned
7 that there are transit-oriented communities but it
8 doesn't talk about the magnitude of those, how many
9 apartments they're adding, and what impact do those have
10 in the area as well.

11 So we really don't even have a reference to go
12 on, but we keep building and building and building, and
13 now we have even more projections north of 2nd Street. I
14 would just like to see it scaled down tremendously, and
15 then let's see what happens with the vacancies and the
16 rentals in the area before we move forward any further.
17 Thank you.

18 MAYOR STRAUSS: Thank you.

19 MR. WERTHER: Larry Werther, 142 Andrews Road.
20 I'll agree with Mr. Grillo -- in the beautiful Village of
21 Mineola.

22 First of all, I'd like to correct a couple of
23 things that were brought up that I think were in error.
24 First of all, while it's true you cannot deny an
25 application based on the developers going to the IDA,

1 what you can do is negotiate it ahead of time.

2 I was fairly horrified when I was on the Board
3 and we sent -- you sent through the agreement that said
4 this is the deal I negotiated. Let me know if you have
5 any questions. In it you proposed a 20-year tax
6 abatement given to two developers on two separate
7 occasions. What you can do is negotiate in favor of the
8 Village residents ahead of time.

9 If you want to know who my hero is, it's Marvin
10 Mattis. What he did in his Village is he negotiated with
11 Rexam Corporation to have a tax abatement based on
12 residency. As the project filled up, the tax abatement
13 went down. And if Mr. Lalezarian is that confident in
14 the ability to rent these apartments, let him put
15 something like that. Quite frankly, we've survived for
16 over hundred years with out these big Queens-like, Lefrak
17 City-like apartments over here.

18 If there's going to be developments like this,
19 then let them at least benefit the people that are paying
20 taxes here. The two projects south of Old Country Road
21 were meant to throw off at least five percent of the tax
22 space of the school district which would have given us
23 some stability, which would have benefitted the seniors
24 in our Village, which would have benefitted the young
25 couples saving up for college.

1 Number two, I take umbrage at the fact that
2 there's a presentation that says -- Look take it or leave
3 it because we're going to jam something down your throat
4 in any case. Some -- one of you gentleman should have
5 defended the Village and said, look, that's not a way to
6 approach this thing. Let's negotiate something.

7 Number three, when Mr. Walsh -- not the
8 Trustee, the attorney -- brought up about the medical
9 buildings, where it could be a medical building. If Mr.
10 Lalezarian develops it and then rents it, you gentleman
11 happily pointed out when a resident came up but you
12 didn't do it for Mr. Walsh, and I wonder why. If it's
13 owned and rented out as a profit making property, there's
14 school taxes, there's Village taxes, there's police
15 district taxes, there's county taxes and everything else.

16 Finally, I wasn't going to bring this up but
17 this is probably the most facetious argument, that there
18 was no taxes being paid on the KeySpan building. KeySpan
19 sued -- actually, the MTA sued us because we believed
20 when we went in that they were going to pay taxes,
21 because again, it was a tax exempt entity, okay, using
22 the property for commercial reasons. They had no
23 presence in there. There were two things: Number one,
24 we spent tens of thousands of dollars defending a lawsuit
25 where the MTA sued us and we ultimately lost.

1 Number two, somebody really made a bad decision
2 when this Board made a vote on the Intermodal Center,
3 because it should have been negotiated ahead of time that
4 the property was going to pay taxes but they didn't. So
5 we were sued if you didn't look at it -- if you didn't
6 know that, take a look at it. We did lose.

7 The other thing, the reason I said Lefrak City
8 is because to me that's an analogy. It's a very very
9 good word. It's when you compare two things. To me,
10 these large, large, multifamily buildings remind me of
11 Queens. I moved out of Queens to come to a quaint little
12 Village.

13 And also, you called me disingenuous for using
14 that. I think that's the wrong word there because it's
15 lacking sincerity. And in all sincerity, these buildings
16 remind me of Queens.

17 What I think is not sincere is the past several
18 meetings the only people who came up here and spoken fair
19 of these projects were members of the New Line Party.
20 Okay. And you don't really need to stack the deck and
21 have people come up here. The residents of this Village
22 are very clear that they don't want a project of this
23 magnitude. And while developers have a right to do
24 certain things here, I don't think jamming a multifamily
25 -- a nine-story 300 unit project down our throats is

1 one-way to do it.

2 Additionally, there's a report on the Village
3 website, I think, citing something like 700 more units
4 that we're looking to bring in here. More and more like
5 Lefrak City everyday, gentleman. Please reject this.

6 MS. VENTRA: Susan Ventra, V-E-N-T-R-A, 54
7 Kenilworth Road. I've been to three or four meetings
8 here, it's been very enlightening. But as a resident I
9 do agree with the woman that was up here just before me.
10 I'm concerned again about -- I know we keep bringing the
11 same things up, but I think that there's still a problem
12 with pollution, with traffic. I commute to the railroad
13 five days a week. And no matter what time I come home, I
14 come home early, I come home late, I'm still sitting in
15 traffic on Old Country Road. I'm still coming through on
16 the side streets trying to avoid it. It's out of
17 control.

18 What I guess I want to say is, is the notion of
19 halting, with all due respect to the building and the
20 project that's going up now, we have the two buildings
21 that are not completed yet. Have we dismissed that
22 notion or that thought of why don't we hold on to this
23 one until we figure it out and did the pros and the cons
24 we're having now with traffic, with the hospital
25 situation, with the railroad situation. With all the

1 concerns that have come up, are we still going to
2 entertain the thought of let's see how those two
3 buildings fair when they're completed and then we can
4 relook at this situation if this works out?

5 I have a big, big question regarding all of
6 this. It's a very simple one; it's the 'what if'. What
7 if all of these reports and all of these experts are
8 wrong? What if they're wrong? What if they're right,
9 but what if they're wrong? What is the accountability to
10 that? Who is held accountable if they're wrong? That's
11 all I wanted to say, so thank you very much.

12 MAYOR STRAUSS: Thank you.

13 MR. WARD: Hello. My name is Andrew Ward. I'm
14 from 42 Wisteria Avenue in Mineola. I just wanted to
15 talk a little bit about the studies that were done, the
16 RMS studies. I noticed that they did the report for the
17 Village, and they said that the building that was drawn
18 at that time was short 167 spots, plus or minus a couple.
19 And then I read the report that the Village hired the
20 company from Jersey to do residential development in
21 downtown. One of the summary points they mentioned was
22 the fact that in order for these buildings to be
23 successful for the Village, you have to make sure that
24 the parking requirements for the building are equal to
25 what is supposed to be in it. So I feel that the

1 building should have the right amount of parking spaces
2 for the amount of parking. It's for simple reasons.
3 There's metered parking downtown that is for the rest of
4 the Village that it relies on to get to the city. And if
5 there's an overflow of cars in any one of these three
6 larger buildings -- two are being built and this one
7 being proposed. Their overflow will wind up utilizing
8 the Village dedicated residential parking spots for the
9 commuters. I brought this up during the first big
10 project. It was called The Winston, originally. They
11 said they were going to do something about prioritizing
12 and making a new ruling or regulation for the parking
13 spaces, and that hasn't happened yet. So once these
14 buildings open up, all of a sudden you're going to be
15 short with commuter parking; that was one of my issues.

16 The other issue is when I look at the plans on
17 the website it seems that the building goes right to the
18 edge of the property line on three of the sides. The
19 back on Station Plaza North, and the two sides, it goes
20 right to the end of the property. There is a walkway on
21 the side of the bridge, and if they build their building
22 right up to the walkway, you're creating an alley. I
23 don't think we should be creating alleys. That's where
24 many of the commuters go everyday to catch the trains
25 into the city. My son is one of them. I drop him off

1 right on 2nd. That's what my concern is. I think that
2 was it. Thank you.

3 MAYOR STRAUSS: Thank you.

4 MR. ALIA: Sebastian Alia, 326 First Street.

5 Mr. Mayor, many in the crowd say they don't
6 envy your position having to make this decision. I'm one
7 of the ones who does envy your position. I think the
8 last time I was here I proposed a referendum on this. I
9 would love it if the people were given a voice and a
10 vote. I think you've done a good job giving us a voice.
11 I believe this is at least your fourth town hall on the
12 subject. I salute you for that, I hope that they'll be
13 more. But what I would like to see, and I think what
14 many of my neighbors would like to see, is the
15 opportunity to chime in and actually vote on the project.
16 I mean, I think this is a tremendous decision that needs
17 to be made that is going to have a lasting impact on all
18 of us in Mineola. And I think we should all have a say.
19 I know that you're invested with the authority to do
20 that, but you're also invested with the authority to give
21 us the vote and I hope you will consider that. I know we
22 have done that in the past, and I think we can do it
23 again, and I think this is right for that.

24 With respect to the IDA credits, I know that
25 there have been a number of comments on that. Quite

1 honestly, I didn't come here prepared to speak. I came
2 straight from the train. I'm one of those commuters that
3 moved here from Commack because of the commute. The
4 difference is I have a family and my kids are in school.
5 And when there's an estimate in one of the studies that
6 talks about a low of 24, 28 or whatever the number was,
7 and then a high number, I would caution you to lean
8 towards that high number. Because I think many families
9 who can't afford houses or who are drawn to the train
10 station, like myself -- I mean, I do live in a house, but
11 I was drawn here because of the train -- or have
12 children. And the difference between the commercial
13 proposal that was mentioned and a residential proposal,
14 is a commercial proposal does not put any children into
15 the schools, where is a residential proposal clearly
16 will. What that number is can be debated and I suppose
17 it remains to be seen. But there will be a number and
18 that will have a direct impact and that will cause the
19 school district money that they're not going to receive
20 for some time to come.

21 On that note, I would join the others, and I
22 believe I mentioned this the last time I was here and I
23 spoke, I would make the negotiations contingent upon some
24 type of waiver above the tax credit if it's going to be
25 residential. I believe that's within your authority and

1 you have a good lawyer on the panel who could help you to
2 renegotiate this. If the developer walks away, so be it.
3 As one of the other residents said, we can slow this down
4 and see what happens with the other projects that are
5 currently under construction. They're not far from there
6 completion date, and at some point we'll see whether or
7 not the projections of revitalization and the projections
8 of vacancy and tenancy will be borne out. But those
9 projections won't be projections anymore, they'll be
10 facts. And armed with those facts, I think we can make a
11 more informed and intelligent decision like this.

12 With respect to revitalizing the downtown, I
13 think another resident had mentioned that the problem
14 with the downtown is that the residents aren't going
15 there. I tend to agree with that, but I can tell you
16 from my own personal anecdotal experience the reason why
17 I don't go to downtown is because it's not pedestrian
18 friendly. There's a tremendous amount of traffic as
19 people have mentioned and there have been traffic
20 studies. How about a pedestrian study? Nobody wants to
21 cross these streets because there are very few
22 crosswalks, there are very few stop signs, and there's
23 very little enforcement. We need all of those things in
24 place before we proceed with a project like this. And I
25 guarantee you the downtown may not be revitalized to the

1 extent you want, but it will be revitalized some because
2 I for one will vote.

3 The reasons I've stated that, you know, I live
4 on 1st Street, it's a busy street. It's gotten markedly
5 busier over the past several years. I've written a
6 number of letters requesting crosswalks and stop signs.
7 I received some support but no action. We're still
8 waiting. If I can't get that on 1st Street which is
9 three blocks from three schools apart from the library
10 and the train station, how are we going to get it in the
11 downtown? Quite frankly, I think we need it more in the
12 residential neighborhoods than we do in the downtown,
13 because there are bus stops there and children crossing
14 to go to school.

15 I think, you know, even with regards to the
16 project itself, I mean, I think if you decide to go
17 forward, if you are able to negotiate a deal or if it
18 goes to referendum and the majority of the people support
19 it, I think the green area, at least to me, it seems like
20 a courtyard because it's surrounded by wings. What I
21 would like to see is not only the building scaled back,
22 but to have that green area be more inviting. And the
23 way to do that is to have the property further recessed
24 from the road. Thanks for your consideration.

25 MAYOR STRAUSS: Thank you. On the topic of the

1 referendum that was mentioned earlier, we were stuck in
2 traffic or the trains, that we're not allowed to put it
3 out to referendum. That would certainly be the easy way
4 out for us, but unfortunately it's not.

5 Anybody else wishing to speak?

6 MR. WERTHER: Larry Werther, 142 Andrews Road.
7 Just one other thing on the referendum: You're not
8 allowed to put a binding referendum out there, however,
9 you are allowed to put the opinion of the Village a
10 non-binding referendum. I suggest you do that and then
11 see how the Village really thinks. So with a non-binding
12 referendum you won't be violating any laws or any
13 statutes, but you will get to know how the majority of
14 the Village feels.

15 MAYOR STRAUSS: Thank you.

16 MR. COLBERT: John Colbert, Emory Road,
17 Mineola. Good evening, Mayor, Members of the Board, Mr.
18 Spellman, Mr. Walsh.

19 I've been to three out of the four meetings
20 here. The two out of the four I heard one member of the
21 Board said that he was not in favor of the height,
22 another member of the Board said that he wanted it no
23 higher than six. And then I heard earlier that we should
24 compromise with the builder. I don't understand why the
25 builder can't compromise with us.

1 I'm not here, as I said before, Mayor, I'm not
2 here in an adversarial role. I hope I'm here to help
3 you. As a former Mayor of the Village I remember we had
4 a parcel of land on the corner of Herricks and Jericho.
5 We'll leave the owner's name out of it, however, he did
6 own Rockbottom there, and I think everybody whose been a
7 resident here for more than 25 years is going to know
8 Rockbottom. The owner came to me wanting to put in a
9 supermarket, and I told him that he couldn't put in a
10 supermarket, it would be over my dead body, and I was
11 quoted with that in the Mineola American. The builder
12 asked me though, "What can I do to improve the building
13 there," and I said, "red brick it." And today there's a
14 red brick building there. Later on he put in -- he said
15 he wanted a high commercial bank, but later, after my
16 administration, he did put in a TD Bank. That is a good
17 corner. A lot of people go there. It's hard to find a
18 place to park.

19 The superintendent of schools came to me when
20 they were building the Willis Avenue School --

21 MR. PEREIRA: I'm sorry. That's the parcel
22 that's right by Clarissa Road?

23 MR. COLBERT: Yes, Herricks and Jericho. TD
24 Bank.

25 The superintendent of schools came to me, and

1 by right, the schools can do anything they want. And he
2 said to me, "I want to put in a new school there. How
3 would you like it to look?" And I said, "I'd like it to
4 have some red brick there." And the building on the side
5 is red brick. And he said, "How high do you want the
6 building? And I said, "It's you, because you're going to
7 have school kids going up and down the stairs." So he
8 said, "Is two stories okay with you," and I said, "yes,
9 two stories is fine."

10 But I just -- that was only two, but Builders
11 came to me who wanted to do something in this Village,
12 and I think we did quite a lot in nine years, asking me
13 we could do to help this Village. You have two great
14 counsels here, Mr. Spellman and Mr. Walsh, and I don't
15 understand why four meetings have come by and not one
16 floor has gone off this building.

17 MAYOR STRAUSS: One floor has.

18 MR. COLBERT: Okay. I'm sorry. But it has not
19 gone to the code level, nor has it gone to the six-story
20 level that Mr. Cusato had spoken of.

21 I have no idea how the rest of the Board feels
22 about this, Mayor. I think the people would like to have
23 some idea. I know you can't make a decision because of
24 the hearing, but I would like to see something. And it's
25 amazing that they come in today with a commercial right

1 in the B-2 zoning of 120 square commercial building, and
2 the adversarial role with the amount of traffic that it
3 would produce.

4 I'm all in favor of Main Street, Mineola. My
5 first mention to the Chamber of Commerce was in favor of
6 the businesses in the Village of Mineola. I want them to
7 prosper. I would like to see a plan down there that
8 would make them prosper, that would not create a deficit
9 as Dr. Johnson had said regarding the traffic flow. And
10 I don't understand how that's not going to impact Main
11 Street if it's going to impact 2nd Street with the
12 traffic on building this building. And Dr. Johnson had
13 said, it just won't be one year, it will be more than one
14 year. And I don't want to see what happened on 2nd
15 Street is that all the parking spaces on the north side
16 of 2nd Street where the research center is are no longer
17 there. And there's no more bus stop, which was at the
18 corner of 1st Street and Harrison --

19 MAYOR STRAUSS: No, 2nd Street.

20 MR. COLBERT: 2nd Street. Okay. No longer
21 there. So you have to go from Garfield over to the
22 Municipal Center. There's no way getting out of the bus
23 to go to our merchants: To go to the bagel store, to go
24 to the Chinese restaurant or across the street to the
25 spaghetti store.

1 Again, I would like to see this prosper, but I
2 think there's got to be some compromise, because of what
3 the residents says. And the residents have spoken at
4 four meetings not in favor of this. I haven't heard them
5 say that we're totally against an apartment house, but
6 I've heard they have said that they don't want the
7 massive building sitting there on the corner of 2nd
8 Street and Mineola. Thank you.

9 MAYOR STRAUSS: Thank you. Anyone else wishing
10 to speak?

11 Yes, sir.

12 MR: HEYDUK: That building will provide jobs,
13 jobs, jobs.

14 MAYOR STRAUSS: Folks. He's entitled to speak.

15 MR. HEYDUK: When that building is built, it's
16 going to provide jobs, jobs, jobs. A banking staff is
17 going to come out of that building with a paycheck.
18 They're going to spend that paycheck here in the Village
19 part of it.

20 Wait and see, what if, what if. What if the
21 builder pulls out? Whose going to take it's place? You
22 want an empty building? You want a South Jamaica? Be my
23 guest. You want a South Jamaica, Queens, deny this
24 project, and I'm afraid the residents is going to have
25 one.

1 We need that building. I'm for that building.
2 It's going to be taxes, taxes, taxes. It's going to help
3 us. Thank you.

4 MR. GIBSON: Good evening, Mayor, Trustees. My
5 name is Art Gibson, business agent, Plumbers Local Union
6 200.

7 What was just spoken right now about jobs,
8 jobs, jobs, unfortunately, there won't be jobs for local
9 people. Everything and anything that could be taken
10 advantage of will be taken advance of and I will give you
11 an example. There's at least five stories of plumbing
12 involved in this building right now; wasted vents,
13 copper. The health and safety of the nation is what the
14 plumber does. They protect us all from our drinking
15 water, to the run off, to the waste, everything. There's
16 no plumber on record. I have checked with your Building
17 Department, there's not a plumbing department --

18 MAYOR STRAUSS: This building is not even
19 approved.

20 MR. GIBSON: I'm speaking of 250 Old Country
21 Road, and I'm saying to the fact that every advantage
22 that will possibly be available will be taken advantage.
23 250 Old Country. Mr. Mayor, I have tried to speak about
24 this and I've not been able to. So I would like an
25 answer tonight.

1 How is there five stories plus of waste vents
2 and water at 250 Old Country Road and there's no plumbing
3 permit? There's no plumber on record. The plumber that
4 I know was on record doing the job -- not on record,
5 excuse me -- is out in the city. He's not licensed out
6 here.

7 MAYOR STRAUSS: Mr. Gibson, this is a hearing
8 on 199 2nd Street, not on 250 --

9 MR. GIBSON: Yes, I realize that, but I'm
10 trying to get across my message that whatever advantage
11 that can be taken advantage of will be as is what's
12 happening at 250 Old Country Road.

13 MAYOR STRAUSS: The building has its permits.

14 MR. GIBSON: I'm speaking of 250 Old Country
15 Road right now. According to the Building Department,
16 there is no plumber on record. There are no plumbing
17 permits, Mr. Mayor. I have been down there three
18 different times, I have called it three different times,
19 and I've been told by the Building Department there
20 aren't any.

21 MAYOR STRAUSS: I can investigate that. That's
22 a separate issue.

23 MR. GIBSON: I tried to go that route myself.

24 MR. SPELLMAN: May I speak to this, Mayor?

25 MAYOR STRAUSS: Yes, sir.

1 MR. SPELLMAN: I've been in contact with the
2 attorney for the Plumbers' union. We've had a full
3 conversation. We've advised him, he said he submitted a
4 foil to this Village to examine the file to look at
5 plumbing permits and so forth. We've advised the Village
6 that those are fully available to come down and take a
7 look. I've advised him that there is a plumbing permit,
8 I've advised him that the permits is to a licensed
9 plumber. And we haven't heard anything back from him to
10 suggest that there is a problem.

11 MR. GIBSON: For the record, Counsel, could you
12 mention who that permit is and who the plumber is that's
13 on file?

14 MR. SPELLMAN: I don't have it before me.

15 MR. GIBSON: You don't have it. Neither does
16 the Building Department, apparently.

17 All right. I'm getting a little off track.
18 Excuse me for that. If it's not local jobs for local
19 people, we don't want to see the project built. End of
20 story. Nobody does. Not the community, not anybody in
21 the trade, not the local labor that's here on Long
22 Island. We'd rather see it not built. Thank you.

23 MAYOR STRAUSS: Anyone else wishing to speak?

24 Yes, sir.

25 MR. GRILLO: Joe Grillo, Wellington Road,

1 Mineola. I spoke my peace about the feeling of the
2 project, but I'm up here to say that I'm here discussing
3 the project, giving out my views because I am a concerned
4 resident of Mineola as all of these people are. I'm not
5 here because I happen to vote on a certain political
6 line, the New Line Party, and I resent being told and
7 accused of having been a plant here. I am here because I
8 am a 67-year resident of Mineola. I love Mineola, I'm
9 concerned about Mineola, that's why I'm here, not because
10 of some political party. I resent that accusation.
11 Thank you.

12 MAYOR STRAUSS: Thank you.

13 MR. BRUMMEL: Hi, my name is Richard Brummel.
14 I live in East Hills. I'm sorry that I am not from
15 Mineola, but I will tell you that Mineola is a county
16 seat of Nassau County.

17 MAYOR STRAUSS: Please speak to the Board.

18 MR. BRUMMEL: Mineola is a county seat of
19 Nassau County. I spend more time in Mineola than I spend
20 in East Hills when I'm out of my home; and that's going
21 to the gym here, it's going to the Supreme Court here,
22 going to the clerk's office here, doing various shopping,
23 et cetera, going to the train station in Mineola.

24 Mineola is a central location. As a county
25 seat, it's of interest to all people in Nassau County,

1 that's why it's so busy. That's why you can't travel
2 down Jericho Turnpike at 2:00 or 3:00 in the afternoon.
3 And that's, I think, one of the big problems.

4 I've spoken to many boards in Long Island and
5 Nassau County about development. Basically, I'm opposed
6 to development and there's a simple reason for that. And
7 I think it's similar to the reason that people here are
8 concerned. There's a concern -- they're concerned about
9 the height, they're concerned about the density, they're
10 concerned about the traffic, they're concerned about many
11 things. But there's a huge problem in Long Island that
12 we're not managing our growth in an intelligent way.
13 This building, you have the community spirit and the
14 community attention that this building is a symbol for
15 that. And maybe it's where people want to draw the line
16 in Mineola. That we don't want to go -- I'm suggesting
17 a theory here. People don't want to go further without
18 having a better sense of where you're going and how
19 you're going about it. Just looking around Mineola, just
20 traveling through Mineola, the streets are in terrible
21 condition. The crosswalks are in terrible condition.
22 The traffic is horrendous. People don't want to even --
23 I don't want to travel on half the roads of Mineola, that
24 includes Willis Avenue, Roslyn Road, whatever, because
25 there's just too much traffic, because development has

1 not been managed in an intelligent way.

2 Mineola may not be the only responsible party
3 for that. Maybe the county, maybe other municipalities,
4 maybe the state. But Mineola certainly has a role to
5 play in that, and whatever role it's playing, it's not
6 playing it very well.

7 MAYOR STRAUSS: I beg to differ with you that
8 we are. We're doing the best we possibly can and as a
9 resident of Mineola --

10 MR. BRUMMEL: I'm sorry. Can I finish my
11 statement? I'd like to make my statement.

12 MAYOR STRAUSS: You can. We're doing a damn
13 good job.

14 MR. BRUMMEL: You're not doing a good job. If
15 you were doing a good job you would be able to travel
16 down Jericho Turnpike without taking half an hour to get
17 from Herricks Road to Glen Cove Road.

18 MAYOR STRAUSS: So that's this Board's fault?

19 MR. BRUMMEL: Yes, it is.

20 Can you tell me what this Board is doing
21 besides packing more and more building, and more and more
22 development, and more and more activity here, what are
23 you doing to lobby the other agencies of the -- the point
24 is that the development here should not go forward unless
25 and until you can manage the development that you

1 currently have.

2 I read through the transcripts of previous
3 meetings here and there were some issues there. This was
4 apparently supposed to be a Village Green, an open space.
5 And the Mayor said, Where are we going to come up with
6 that kind of money? Well, I would suggest that if you
7 have a vision for the future and you have a huge amount
8 of development coming in, you have a tremendous amount of
9 tax space coming in here. Why not let the residents
10 decide if they want a bond for that, if they want to use
11 that? Why don't you let them decide through referendum?

12 Someone brought up, Why not have this building
13 subject for referendum? Well, why not have this whole
14 growth idea subject to referendum? Maybe you can afford
15 to buy that property for the public use from now until a
16 hundred years from now.

17 Mineola was all farmland. I went to the
18 Mineola Historical Center, it was all farmland here. Bit
19 by bit, the farmland disappeared, the trees disappeared,
20 the open space disappeared, and no one said, wait a
21 second, let's keep 20 acres. Okay. What is it \$10 an
22 acre. Let's keep 20 acres -- that way when there are
23 houses all around here, whether there are buildings all
24 around here with apartments, people still have someplace
25 to go to, not two or three acres behind the library or

1 this sort of thing.

2 So the point is, this building is a line in the
3 sand. Some of these people are quite old. They have
4 lived here a long time. This is the last hoorah for some
5 people who don't want to see Mineola turn any worse than
6 it is in terms of older development.

7 So I would suggest that this could be a line in
8 the sand for you, and this should be something where you
9 say, let's stop developing until we actually get a handle
10 and we can actually have good traffic flow on Jericho
11 Turnpike and the other side streets. People can cross
12 the streets in safety because we have enough money to
13 have good lines across the streets. And the timing of
14 the lights is enough so you're not stopped for 10 minutes
15 at some street coming up. What is that street near the
16 bowling center there, the light was like a minute or two
17 minutes. Where there are no guards crossing. You have
18 to stop on Jericho Turnpike. I mean, there are a lot of
19 things that are not working well in Mineola when you come
20 through here. You realize that the growth here is not
21 being managed. That building across from the courthouse,
22 it's bazaar. Is that the best that the architects could
23 come up with? A wall that goes from one side to the
24 other, blocks out the sunlight, disturbs the Village. I
25 was in one of the offices next door. The man had a

1 corner office in this very nice office building, I forgot
2 what it's called. He had a beautiful corner office and
3 now he has a building right in his face, because you
4 couldn't manage some kind of a setback to allow the other
5 buildings to coexist.

6 And all those little old houses that have been
7 offices across from that building, around the corner of
8 the pizza store there, the pizza parlor, they're all
9 abandoning ship because now they can't survive in the
10 shadow of this huge building. I mean, these things
11 happen. People who come to Mineola go to the County
12 Seat. We don't want to see this huge monstrosity. We
13 want to still feel that we live in a suburb where growth
14 is managed, we have moderate-sized apartment houses of a
15 reasonable height that are tasteful, that you can coexist
16 with, that you don't feel like it's a monster that's
17 blocking out the sunshine --

18 I think the real issue here is growth and
19 development. And this same conversation can be happening
20 in many villages and in the county as well about how
21 growth is being managed on Long Island. But the fact is
22 now you have a crowd, this is your responsibility, these
23 people really care. I'm sure for every one person here,
24 this is just the tip of the iceberg. When you have
25 public meetings like this for every one person, there's

1 10 people who couldn't be here tonight, who are fed up
2 with, who are ready to leave, who are going to leave, or
3 on the way out, or just arrived here and don't have a lay
4 of the land but don't want this stuff to be happening.

5 This is really -- in some ways this is a nice
6 building, but it has become a litmus test of where you're
7 going in the future. And I really suggest strongly that
8 you put a moratorium on the development. Don't allow
9 this building to go forward, don't allow any other
10 buildings to go forward unless you have a complete sense
11 of what your community wants and what the future requires
12 in terms of how to manage the growth in Mineola and the
13 rest of Long Island. And if that requires that you as a
14 Board work with Nassau County, work with the State and
15 say look, we just don't have the infrastructure now. We
16 need better buses, we need better management of the flow
17 of traffic, we need better mass transit, we need all
18 these things and we don't have enough and so we can't
19 really grow and so we need your cooperation. And that's
20 the kind of thing that you as a Board ought to be doing,
21 not saying, it's one-story high, this is a bus stop.
22 This is all, like, small board thinking. You're the
23 county seat. You're in one of the most densely populated
24 areas in Nassau County and it's well-designed for the
25 most part, but it's not well-designed going forward. You

1 have a lot of challenges here, and I think that maybe the
2 other communities in Long Island could look toward you to
3 see how you manage this. If you turn your backs on the
4 citizens, if you turn your backs on the needs of
5 infrastructure, of the needs of how to manage
6 development. Or you can actually say, well, it looks
7 like this ball got slapped in our lap and so we're going
8 to do something constructive and responsible with it. I
9 think that's what the community is saying here and that's
10 what other communities would say if they had a form like
11 this as well.

12 MAYOR STRAUSS: Thank you.

13 Anyone?

14 Yes, sir.

15 MR. DISKIN: P.J. Diskin, D-I-S-K-I-N.

16 Marcellus Road, Mineola.

17 I think this issue is an issue for only the
18 Village Board and the residents. We have enough
19 disagreement amongst ourselves without outsiders coming
20 in to tell us what they think about our issues.

21 MS. CARNEY: Marnie Carney, 192 Brown Street.

22 Good evening, Mayor and Trustees.

23 It's interesting what this gentleman just said,
24 because I was going to come up and say I echo what
25 Mr. Brummel said, totally. And even though he doesn't

1 live in the Village, I think all his points are very very
2 worthy of your consideration. And my big fear is that
3 you're setting a precedent if you approve these
4 buildings. And we know there's a big settlement going on
5 with Corpus Christy property. And you set a precedence
6 here and we're going to have a very hard time having a
7 decent looking building over there. It could very easily
8 be another large structure. We have to think that this
9 is a Village, we are not a city, and we don't want to be
10 a city. We have enough large buildings on Old Country
11 Road that nobody is in yet, and how can we possibly put
12 up more new buildings before we know that they are being
13 filled up and what's going to go in there, whose going to
14 go in there.

15 And I know I have a daughter who lives in
16 Queens, in Sunnyside. This is where the young people
17 want to live. They want to be closer to the city.
18 They're not going to spend \$3,000 a month to live out
19 here, they can't afford it. They can't afford to pay the
20 extra transportation into the city.

21 So I think you're really not looking at this as
22 a whole picture. The benefits are not going to outweigh
23 the disadvantages. And if you could put up a decent
24 looking apartment house that's in keeping with the rest
25 of Mineola and the code, let's have it. But let's not go

1 and set a precedent that we're not going to be able to --
2 it's going to hinder, obviously, it's going to set a
3 precedent for other things in the Village that we don't
4 want. Thank you.

5 MAYOR STRAUSS: Thank you.

6 We'll give a chance to the developers, the
7 applicants, a chance to respond to public comment.

8 MR. K. WALSH: Thank you, Mayor. If I might,
9 much of the comment was not in form of question. I will
10 try to respond mainly to questions.

11 But first, Mr. Lalezarian wanted me to respond
12 to Mr. Gibson. Every time we present something we get
13 Mr. Gibson around talking about two things: One is -- I
14 will say for the record that there is a plumbing permit,
15 and then a person who is a principal in the company that
16 the plumbing license is issued to grew up around here.
17 He actually lives very close, within a mile of that
18 development, and that is the 250 Old Country Road
19 development.

20 Secondly, and Mr. Lalezarian explained this at
21 the Chamber meeting on Friday, the vast majority of the
22 workers at this site are local workers, they are Nassau
23 and Suffolk County. There are some in the boroughs, but
24 they are not, as someone indicated a couple of meetings
25 ago, all coming from out of state. That's not the nature

1 of the project and we wanted to make sure the record is
2 clear on that.

3 As to the construction and development and the
4 height and the safety and things like that, there is some
5 questions about the construction in the New Jersey
6 development that went on fire. I think it's important to
7 point out, as in 250 Old Country Road, this is reenforced
8 concrete all the way. There is no wood construction.
9 The Lalezarians would not build anything like that. The
10 New Jersey fires is a result of a building that was not
11 built to the same capacity or the same strength as this
12 building. So I think the Mayor was correct, the
13 sprinkler building is probably safer than any building
14 that you're going to put on line at the time, at this
15 time.

16 There are questions about school age children
17 again. Mr. Carroll indicated that the data showed that
18 in 1970 it was 21,845 residents in this Village and now
19 in 2013 it's down to 18,957. I think we all -- most of
20 us sense that that's right. It's not only Mineola, it's
21 a lot of places like Mineola and it's because a lot of
22 the young people are leaving. And one of the reasons is,
23 they're not ready, they want to live, they want to stay,
24 they want to work in New York and they can't find housing
25 to do so. So you're down 3,000 people.

1 There's a concern for school children. I think
2 that there should be a concern for them. But the data is
3 so overwhelmingly in support of the idea that TODs,
4 transit-oriented developments like this will not put
5 students in your schools. You saw numbers of 296,
6 potentially, with all the -- all the potential on the
7 drawing board. Potentially, people have suggested they
8 may be building. That's a high number and then it was
9 dropped down significantly, because these are
10 transit-oriented developments and the studies show that
11 these do not put people in schools. But you don't have
12 to believe the studies. A lot of us, including myself at
13 times, have trouble with studies. But I'd ask after this
14 many meetings here, I always have an opportunity to go
15 find a building and say, I see a lot of school-aged
16 children in that building and I'm going to present that
17 data to the Board. And the reality of it is it doesn't
18 happen, it doesn't happen anywhere I go because it's
19 simply not true.

20 So as the president of Birchwood indicated 444
21 units, six children, maybe it's seven, maybe it's eight.
22 And that's not even in as close to the train station as
23 this. I think it's very clear that this will not put
24 students in the school.

25 There was a discussion about why don't we wait,

1 why don't we just sit and wait on this, how do we know
2 what's going to happen? Just like with the studies with
3 the transit-oriented development and how many students to
4 put in. It's very hard to prove something after or
5 before you experience it. You can do studies and that's
6 what most times in this world we go on, we do thorough
7 studies. We find no studies opposing it. We don't find
8 any contrary information. The studies usually are a
9 pretty good indication of what's going to happen.

10 Some people say, why don't we just wait? We'll
11 put one building on at a time and see how it goes.
12 That's not how the downtown will develop. Because if I'm
13 a commercial user that I'm going to want to come in here,
14 I'm not going to wait and see. You're not going to get
15 the momentum where you're going to get a growth spurt of
16 development of all kinds, new money coming in, because
17 everybody says that this municipality is going to wait.
18 They're going to do it one step at a time. And it is one
19 step at a time when you put this on. There's a critical
20 mass -- that's why you do a study. There's a critical
21 mass you have to achieve. And whether it's this building
22 or another building, you should look at your planners and
23 look at the way they study. They're the ones who helped
24 with your earlier committees bringing you here to the
25 point where you are on the cusp of a true developed

1 downtown.

2 A woman spoke of the fact we don't have a ton
3 of TODs here. I beg a little bit to differ, but we don't
4 have them and that's one of Long Island's problems. If
5 you read -- most people that study Long Island say it's
6 probably slow to move in these directions because it
7 likes the sprawling suburbia and it can't get out of
8 that. Somewhere it's got out of that. And until it
9 does, until somebody does, you're going to have that same
10 mentality -- we'll, I've got to see it. And then when
11 you see it in other places, like in Arlington, Virginia,
12 which is outside of Washington D.C. you see it prosper,
13 develop. You read it and write about it. They write
14 about it. And then people say, well, that's too far
15 away. I want to see it. I want to see it work here
16 around the corner before I'm willing to take the leap. I
17 understand it but this developer is in strong belief that
18 there should be a move to get this Village developed in
19 this way and that's why he's invested his money here. He
20 did, because he's a smart business man, he did leave open
21 the possibility that, well, I'm going to lease up one
22 building, I'm not going to necessarily put shovels in the
23 ground here, unless and until I know that it's going to
24 be good in that sense. Meaning, I could tell from market
25 conditions that I'm getting a strong indication that

1 we're going to be able to lease these up. You can't
2 start that process, all of a sudden wait, and then start
3 this whole, what could be a two or three year project to
4 do that. He has to get the planning done, but,
5 obviously, he has no intention -- this Village is worried
6 about his investment in the downtown, this developer is
7 worried about his financial investment which is enormous,
8 enormous. And he's going to make sure that he's not
9 going to do anything more unless and until he knows that
10 it's going to be worth while.

11 Working my way to Mr. Johnson, and it is
12 certainly a valid concern of how we're going to build
13 this out and not affect the businesses downtown. Every
14 property has certain constraints and certain advantages.
15 The constraint on this property, the difficulty of
16 developing this property is you are right in the heart of
17 the downtown, which is one of the reasons, if it's built,
18 it would be a fabulous building.

19 Unlike the 250 Old Country Road which is a
20 little bit away, it didn't affect as much. But there's
21 an advantage to this development too. The U-shaped
22 nature of it allows the developer -- and Mr. Lalezarian
23 explained this last time and he explained it to the
24 Chamber. The U-shaped nature of this development is such
25 that once the three-month period they will need to close

1 the parking lot on 2nd Street. But after that, they will
2 be able to pull back, when the foundations are in and the
3 deck is in, and all the heavy machinery will be supported
4 on the deck like this building unlike the others in the
5 Village can be constructed totally from the inside.

6 So it is a valid concern in addition to what
7 Attorney Spellman said and Mayor Strauss said; that you
8 have to study this, make sure we have in place the
9 appropriate remedies to lessen the impact. We already
10 thought of that. This building gives us the advantage to
11 build in that way. So we think that if we do it, you are
12 inclined to grant this; that you will not be dissatisfied
13 with the construction phase of it considering all the
14 circumstances.

15 That's all the questions that I actually heard
16 in there. I'll answer any others that I might have
17 missed.

18 MR. PEREIRA: I think it was Mr. Ward that
19 asked about the setback on the west side.

20 MR. K. WALSH: Thank you. Let's just talk for
21 a second about the setbacks on all sides.

22 In the front which is on 2nd Street, you asked
23 about the setback there. I think this came at the last
24 meeting. We have a setback there, I think it's 10 feet.
25 But we also have an additional 15 feet to the building

1 proper for the two wings. So there's a significant, over
2 20 feet, before there's a building proper along there.
3 There are pillars, but there is a pedestrian walkway
4 underneath, so the building itself is setback.

5 In addition to that, the roughly 200 feet in
6 the middle is setback roughly 200 feet. I'm sorry.
7 About 200 feet in the middle. But the major part of the
8 opening to allow the promenade is setback 200 feet. So
9 the highest part of this building, the floor that is now
10 -- that we're asking for will be 200 feet from 2nd Street
11 bordering on the train tracks.

12 The gentleman asked about the Mineola Boulevard
13 setback. The pathway will be far removed from the
14 pathway. They'll be plenty of room for that pathway.
15 But I'd ask you to note also that on that side of the
16 building, we have created a pedestrian walkway through
17 the building. So if you were coming off the train
18 station at Front Street and you wanted to walk, you do
19 not need to take a path necessarily on Mineola Boulevard.
20 You can and it will be safe and there's plenty of room
21 for it, but you could actually opt to cut through the
22 promenade through the old path, which is what we would
23 like to see. So if you're going towards 2nd Street and
24 Main, that's the route you're going to take. You're
25 going to walk actually on an angle, come through the

1 promenade, see what's going on there, and then make your
2 way to your vehicle -- to your car or your home.

3 So we feel that we have accommodated as much as
4 we possibly can for those setbacks, improving them.

5 MAYOR STRAUSS: Mr. Cusato?

6 Mr. Pereira?

7 Mr. Durham?

8 Mr. Walsh?

9 Okay.

10 MR. GIBSON: Mr. Mayor, may I address the
11 Board, please, just because my name was brought up.

12 MAYOR STRAUSS: Sir, if it's about this
13 project, yes. If you're here to debate the 250 Old
14 Country Road project --

15 MR. GIBSON: I heard my name, Mr. Mayor,
16 brought up and I'd like to respond to that, please. My
17 name is Art Gibson, Plumbers Local Union, 200 business
18 agent.

19 As for the future of the upcoming building
20 that's being discussed right now, if the payroll from all
21 the subcontractors from 250 was subpoenaed by this
22 office, all the Boards there -- hear me out, Mr. Mayor,
23 please.

24 MAYOR STRAUSS: I asked you to talk about this
25 project. I'm not here to debate your labor issues with

1 another project.

2 MR. GIBSON: He brought my name up. I'm
3 responding to him bringing my name up.

4 Subpoenaed the payroll records. They won't
5 lie. We're going to do, we'll present it to this Board.

6 MAYOR STRAUSS: Thank you, Mr. Gibson.

7 MR. GIBSON: On the other issue here, Counsel
8 over there spoke about that there is a plumber's license
9 here. Checky Corronetta (phonetic), an 86 year old guy
10 lending his number out, his plumber's license to somebody
11 else doesn't necessarily mean an unlicensed person in
12 Mineola should be allowed to go forward doing work.

13 MAYOR STRAUSS: Thank you, sir.

14 Ladies and gentleman, we've heard a tremendous,
15 a tremendous amount of testimony, and I appreciate
16 everyone's comments. I appreciate the comments here, the
17 comments at the other three hearings, the comments to --
18 from residents to us in the form of phone calls, stopping
19 us in the street, pros and cons on this project. Yes,
20 this is a tough spot we're in and it's okay. We'll
21 figure out something to do here, obviously. But at this
22 time where all the information -- most of the information
23 has been in. I think we're waiting on a couple of other
24 things here, but we're going to close the hearing, leave
25 the record open -- if anyone wants to submit anything to

1 the record you can certainly write it in up until 4:00
2 p.m. on March 25th.

3 So I'm going to entertain a motion to do that.

4 MR. D. WALSH: Motion.

5 MAYOR STRAUSS: Motion by Trustee Walsh. Do I
6 have a second?

7 MR. PEREIRA: Second.

8 MAYOR STRAUSS: Second by Trustee Pereira.

9 All in favor?

10 MR. DURHAM: Aye.

11 MR. CUSATO: Aye.

12 MR. PEREIRA: Aye.

13 MR. D. WALSH: Aye.

14 MAYOR STRAUSS: Any opposed?

15 Ladies and gentleman, I can't speak enough when
16 I say thank you for your actions, thank you for your
17 insight, thank you for your input, thank you for your
18 voice, thank you for your thoughts. I ask for your
19 prayers.

20 We're going to take a brief recess, and then
21 we're going to come out for a brief work session.

22 Everybody is welcome to stay if you would like.

23 Ladies and gentleman, have a great evening.

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

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10 SHARON TAL

11 COURT REPORTER
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PAGE

Hearing on Community Development Funding

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Hearing on Mineola Metro, LLC

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