

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE
BOARD OF TRUSTEES

November 12, 2014
6:30 o'clock p.m.

B e f o r e:

SCOTT P. STRAUSS,

Mayor

PAUL A. PEREIRA,

Deputy Mayor

PAUL S. CUSATO,

GEORGE R. DURHAM,

DENNIS J. WALSH,

Trustees.

* * *

JOHN M. SPELLMAN, ESQ.
Village Attorney

* * *

JOSEPH R. SCALERO
Village Clerk

* * *

PATRICIA A. TAUBER, RPR
Official Court Reporter

2014 NOV 24 PM 12:50
VILLAGE OF MINEOLA

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

5 MAYOR STRAUSS: Good evening, ladies and
6 gentlemen.

7 Mr. Scalero.

8 MR. SCALERO: Yes.

9 Legal Notice, Public Hearing, Incorporated
10 Village of Mineola.

11 MR. SCALERO: "Legal Notice, Public Hearing,
12 Incorporated Village of Mineola.

13 "Please take Notice that the Board of Trustees
14 of the Incorporated Village of Mineola will hold a Public
15 Hearing on Wednesday, November 12, 2014 at 6:30 p.m. at
16 the Village Hall, 155 Washington Avenue, Mineola, New
17 York 11501, or at some other location to be hereafter
18 designated by the Board of Trustees, in order to receive
19 public comment upon the following:

20 "Application of Mineola Metro, LLC for a
21 Special Permit pursuant to Chapter 550 of the Code of the
22 Incorporated Village of Mineola entitled "Zoning",
23 Section 550-5.1 (Development Incentive Bonus Law), for
24 the construction of a mixed-use multi-story 296-unit
25 apartment building upon the property known as 199 Second

1 Street, Mineola, New York, at the southeast quadrant of
2 the intersection of Mineola Boulevard and Second Street.

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

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

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

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

17 "Dated October 23, 2014."

18 MAYOR STRAUSS: Thank you, Mr. Scalero.

19 Mr. Spellman, notifications, report on the
20 mailings?

21 MR. SPELLMAN: Yes, Mayor. The Village's
22 Superintendent of the Building Department has certified
23 he has received the Affidavit of Mailing and that the
24 Board has jurisdiction to proceed.

25 MAYOR STRAUSS: Thank you.

1 MR. SPELLMAN: With respect to the State
2 Environmental Quality Review Act, I have a proposed
3 resolution to the Board of Trustees, first of all,
4 declaring a SEQR lead agency, if the Board the will
5 entertain that motion.

6 MR. DURHAM: Motion.

7 MAYOR STRAUSS: Motion by Trustee Durham.

8 MR. CUSATO: I'll second.

9 MAYOR STRAUSS: Second by Trustee Cusato.

10 All in favor?

11 MR. DURHAM: Aye.

12 MR. PEREIRA: Aye.

13 MR. CUSATO: Aye.

14 MR. D. WALSH: Aye.

15 MAYOR STRAUSS: Aye.

16 Any opposed?

17 Carried.

18 MR. SPELLMAN: And then the second portion of
19 that would be the declaration of the proposed action as a
20 Type I action under the State Environmental Quality
21 Review Act.

22 MR. D. WALSH: Motion.

23 MAYOR STRAUSS: Motion by Trustee Walsh.

24 Do I have a second?

25 MR. DURHAM: Second.

1 MAYOR STRAUSS: Second by Trustee Durham.

2 All in favor?

3 MR. DURHAM: Aye.

4 MR. PEREIRA: Aye.

5 MR. CUSATO: Aye.

6 MR. D. WALSH: Aye.

7 MAYOR STRAUSS: Aye.

8 Any opposed?

9 Carried.

10 MR. SPELLMAN: Thank you, Mayor.

11 MAYOR STRAUSS: Thank you.

12 OK, ladies and gentlemen. This is going to be
13 the format for tonight's hearing, as it is for any
14 hearing. The applicant will make their presentation.
15 Once their presentation is complete, then there will be
16 interaction with the Board. And then, once that's
17 complete, we'll open up to public comment. I wish, and
18 ask, that anybody approaching the podium please speak
19 clearly. State your name and your address and why you're
20 here for the court record so it can be logged in.

21 Go ahead. You're up.

22 MR. K. WALSH: Thank you. Good evening.

23 Mayor, Members of the Board, counsel, and the public of
24 Mineola, I'm Kevin Walsh, of the firm of Walsh, Markus,
25 McDougal and DeBellis, LLP, 229 Seventh Street, Garden

1 City, New York. I appear here tonight on behalf of the
2 applicant, Mineola Metro, LLC. Here with me tonight are
3 Kevin Lalezarian and Frank Lalezarian, who are the
4 applicants, who are actually the owners, the principals,
5 of Mineola Metro, LLC. They are the applicants for this
6 proposed development of the Village Green. In addition
7 to that I have here tonight the plan architect, Stephen
8 Jacobs, and Gavri Slasky from his office. Steven Dubner
9 is the landscape architect. And I have representatives
10 from VHB Ginny Watral, Gail Pesner, and traffic engineer
11 Patrick Lenihan. Also present is Aaron Singer who is
12 general counsel to Mineola Metro, LLC. I was last here,
13 as were many of the folks on this application team,
14 including the owners of this property, a number of years
15 ago regarding the property at 250 Old Country Road which,
16 as this Board knows, is currently, as we speak, being
17 developed.

18 In looking at Mineola today it seems that you
19 are well on your way to fulfilling some of the objectives
20 of your Master Plan and the Mineola Revitalization Study,
21 with significant projects under way. And I might even
22 say, Mayor, looking from the outside into this Village,
23 it looks like these projects are under way and proceeding
24 without a hitch at all. As I looked over some of these
25 studies the last few days I noted your commitment to

1 smart growth, to transit-oriented development around the
2 Long Island Railroad, to pedestrian friendly access to
3 the downtown, with people actually living in and using
4 the downtown in a variety of ways well into the evening.

5 You can see that the Village, years from now
6 when the planners write about this Village, I believe
7 they'll be writing that this was a success story in
8 downtown planning and development. But each decision
9 must be made with a look back at your vision for the
10 downtown. So an applicant, as us, must be able to talk
11 about the same vision.

12 Your comprehensive plan envisions a Village
13 downtown with strong community support for local
14 businesses that, in turn, provide essential services to
15 the Village residents, and a strong tax base to share the
16 burden of the cost of governmental services.

17 Any small business will tell you that their
18 success is directly tied to a sufficient number of
19 residents within walking distance of the Village downtown
20 that will use the downtown, rather than getting into
21 their cars to leave the Village to spend their money
22 elsewhere.

23 Anyone who lives in a multiple dwelling will
24 tell that you their first inclination would be to use
25 their own downtown to shop and eat if they can find

1 businesses able to satisfy their needs.

2 The rationale for smart growth has not changed.
3 Given the scales of the economy, large box stores and
4 large malls have created ghost towns in many of our local
5 communities. There continues to be a relentless effort
6 on the part of these retail players to extract every
7 retail dollar from Village residents, leaving local
8 businesses whatever is left.

9 Determined not to concede the loss of its
10 downtown, years ago this Village took stock of itself.
11 It identified significant positive features of the
12 Village downtown and studied how to leverage these
13 features to effectively compete with those who would seek
14 to drag business from the Village.

15 Through your studies you identified the Mineola
16 train station as a transportation hub to embrace. You
17 saw Winthrop Hospital as an attraction with perpetual
18 economic energy. You recognized that there were people
19 across the tracks to the south that would walk north to
20 spend their money if places were easy to get to and they
21 were actually worthwhile.

22 Finally, former trustees of Mineola knew that
23 if they could create more quality housing in the downtown
24 you could keep residents' dollars within the Village.
25 You would create an environment so balanced and friendly

1 that people would not have to leave Mineola to shop.
2 More importantly, they would not want to leave.

3 If half the businesses in the area worked from
4 9:00 to 5:00 and the other half worked during the night,
5 there would be no problem. But businesses do not work
6 like that. Residential use provides a symmetry that is
7 needed to sustain downtown.

8 Proposed developments should complement
9 existing businesses and balance parking and traffic
10 impacts to make those aspects manageable. Proposed
11 residences will breathe life into the area during the
12 evening and weekends, motivating businesses to remain
13 open.

14 The result will be a safer downtown where
15 people feel free to walk and use the beautiful Village
16 which you are creating. Housing is natural for the
17 downtown and will continue to be less stress on existing
18 conditions.

19 People who choose to stay and support a new
20 variety of retail shops and restaurants, all benefitting
21 from people already in Mineola. These people in the
22 downtown will be joined by people south of the railroad
23 and north of the downtown who could walk into the
24 downtown because you are also creating pedestrian access
25 making walking viable in Mineola. But it's a delicate

1 balance, and balance is the key. So the downtown overly
2 crowded weekdays, and dead at night and on weekends, will
3 not sustain a vibrant downtown.

4 But while the trustees and the Board's of many
5 years ago were willing to invest in studies on how to
6 make the downtown viable, it is only in recent years
7 where the trustees have taken the studies and turned them
8 into implementation. As part of implementation you have
9 approved quality multiple residential housing with a
10 workforce component. You have taken property which has
11 been off the assessment rolls and began to realize tax
12 revenue from it. While some of the tax revenue will be
13 phased in over the years, you have set up annuities of
14 tax revenue for the Village and its residents from
15 properties where much less tax revenue would have been
16 expected.

17 You have added residents without negatively
18 impacting your schools because you have actually studied
19 data on school children coming from these developments.
20 You have created municipal parking lots on Willis Avenue,
21 behind Main Street, and by the train station. And you
22 have created significant financial reserves to help
23 complete the process. Since you also know that the
24 downtown can not be improved halfway, you have permitted
25 us, the Lalezarians, to come before you with a proposal

1 for the development of the Village Green.

2 We are pleased to show you tonight the
3 Lalezarians proposal to complete another component of the
4 Village's vision for its downtown, the Village Green. In
5 the Master Plan and the Mineola Revitalization Plan much
6 was said of the importance of a Village Green. This is
7 an area geographically in the center of the downtown,
8 which will also be the cultural and social center of the
9 downtown to be used by Village residents to meet, spend
10 time, hear comments of others, plan their evening, and
11 simply enjoy the downtown. The Village Green will also
12 help build-out of pedestrian access from the train
13 station to Main Street, which is so important to a
14 successful downtown. The Village Green development will
15 help link people from improved developments south of the
16 tracks to Main Street, and will help establish Main
17 Street as a retail core of the Village.

18 As you know, the Lalezarians are successful
19 builders who actually manage what they build. They are
20 well under construction at 250 Old Country Road and, as
21 you are aware, they are well-invested in Mineola now.
22 The Village's prosperity is their prosperity. As
23 experienced developers they are so certain of Mineola's
24 success that they wish to double their investment here
25 with an investment in a new building and the Village

1 Green.

2 The Lalezarians own the property at 199 Second
3 Street where the Citibank building currently sits. They
4 propose to relocate Citibank and build a six to nine
5 story tiered mixed-use rental building on the site around
6 an area of approximately 28,000 square feet of open space
7 to be the Village Green.

8 The first floor of the building would have some
9 retail uses, including a restaurant. The proposed
10 building would contain 296 residential units, with ten
11 percent set aside for workforce housing. The units would
12 be a mix of studio, one bedroom and two bedroom units.
13 Parking would be below grade. There would be some ground
14 level valet parking in a ten-space lot on the east of the
15 building. The building would be U-shaped, with the
16 Village Green in the center.

17 I can refer you as I describe it. You have the
18 rendering here and you also have drawings of the height
19 for the record. The building height would be 69 feet 9
20 inches on the wings at Second Street. This is the
21 perspective from Second Street. The height would step up
22 to 89 feet 3 inches on the next level. And the back of
23 the building, along the railroad, would be 99 feet high.
24 The heights I just mentioned would be all to the parapet.
25 There would be some additional items on the roof,

1 including elevator bulkheads, but these would not be
2 visible since they will be located in the center of the
3 building.

4 The Village Green would be stone with a
5 fountain, plantings and seeding. The green would be
6 28,000 square feet, which includes the arcade lining the
7 building. The arcade is a 15-foot arcade which basically
8 runs the interior of the building.

9 There would be an opening in the building --
10 which you can see on the site plan -- an opening in the
11 building to encourage pedestrian traffic through the
12 Village Green towards Main Street. The first floor would
13 be retail with a restaurant.

14 The relief requested here tonight includes
15 development incentive bonuses for residential and retail
16 mixed use, some setback requests, a height variance and
17 special permit for the restaurant. We would be providing
18 one-and-a-half parking spaces for each residential unit
19 and code compliant parking for the restaurant and retail.

20 To get a better idea of the building design I
21 would like to introduce to you tonight Stephen Jacobs,
22 the plan architect.

23 MR. JACOBS: Mr. Mayor, trustees, my name is
24 Stephen Jacobs. I'm an architect for the Village Green
25 project. My office is located at 381 Park Avenue South,

1 in the City of New York.

2 MAYOR STRAUSS: Excuse me, sir. Can you speak
3 a little louder?

4 MR. JACOBS: Certainly.

5 MAYOR STRAUSS: Thank you.

6 MR. JACOBS: Is it necessary for me to repeat?

7 MAYOR STRAUSS: No.

8 MR. JACOBS: OK. Thank you very much.

9 Mr. Walsh's presentation was so thorough that
10 he hasn't left me a lot to say. So let me talk, rather,
11 less about the specifics than the inspiration that led us
12 to this proposal that's before you.

13 The building that you're looking at, the
14 rendering that is behind me, is inspired by some of the
15 best traditions of industrial mill and loft buildings
16 that have been built throughout the northeast, as well as
17 in the City of New York. Characteristic of those
18 buildings were, first of all, the building material being
19 predominantly brick. We propose to use that material
20 throughout and add ornamentation and detail to the
21 building that just grows out of the nature of the brick
22 building and the way brick can be used to create a lot of
23 texture, depth and shadows to the building.

24 Another characteristic of these buildings are
25 very large windows. These buildings were predominantly

1 built in the early 20th Century, and the large windows
2 were intended to bring the maximum amount of daylight
3 into the interior. So we use those elements to create
4 the architectural fenestration and detailing of the
5 building, as you can see.

6 The second element of this design was to create
7 the Village Green itself.

8 (Cell phone is sounding with quacking ducks.)

9 MR. JACOBS: I have to tell you, just as an
10 aside, I'm a sailor, and a couple of years ago I was
11 sailing in Lake Champlain and my phone went -- it wasn't
12 shaking. I looked around. It was ducks.

13 Just to get back to the subject. So the
14 Village Green itself is the center and most important
15 component of this proposal. This is intended to become
16 the town center of Mineola. We see this as an active
17 space, and we've tried to activate this space with the
18 uses that we propose to put around it.

19 The arcade was inspired by some of the best
20 traditions, European traditions, of urban places. And
21 what it does is it expands the horizontal dimension of
22 the plaza and included shading areas so you can walk
23 around the building in inclement weather.

24 Around this arcade, on both sides of it, we
25 propose to put retail space that we envision to be, you

1 beverage place, that will become a destination. We see
2 this as the place where you're going to light a Christmas
3 tree. We see this as a place where people waiting for
4 the train can have a pleasant place to wait.

5 We've also created circulation through this
6 plaza so that one can get to the train station and
7 Mineola Avenue without having to walk around.

8 I think that Mr. Walsh's presentation again,
9 was thorough. I don't want to be repetitive. So that's
10 sort of what I have to say, and I'm looking forward to
11 the questions. And thank you very much for the
12 opportunity of speaking to you tonight.

13 MAYOR STRAUSS: Thank you, Mr. Jacobs.

14 MR. K. WALSH: Mayor, can I ask for you to hear
15 now from Mr. Steven Dubner, the landscape architect, who
16 can describe a little better about the green?

17 MAYOR STRAUSS: Of course.

18 MR. DUBNER: Good evening, Mayor, Members of
19 the Board of Trustees. My name is Steven Dubner, 140
20 Half Hollow Road, Dix Hills, New York.

21 Much of what I'm going to say is a little bit
22 repetitive as what you've heard, but I think we will get
23 into a little bit more detail when I present what I have
24 to say.

25 We decided on a format for the Village Green

1 that would create a landscaped environment that would
2 provide a tranquil functional space for local residents
3 to relax. The inspiration came from, obviously, the
4 architecture of the building and the whole idea of the
5 project. When you go to Europe you see piazzas where
6 people congregate, where people go to, where people have
7 a reason to meet other people and bring people outdoors.
8 And that was our main inspiration for this.

9 Upon entering the courtyard you will be
10 welcomed by a reflecting pool containing a series of
11 illuminated fountains. Surrounding the reflecting pool
12 will be a garden bed dedicated for seasonal plantings,
13 tulips and other bulbs in the spring, summer annuals,
14 fall mums and ornamental cabbage and evergreen branches
15 for the winter.

16 As was already stated, the fountain will be
17 converted into an area for a Christmas tree and seasonal
18 decorations, where hopefully the community would gather
19 for the lighting ceremony and gather on other evenings
20 for carolling, or whatever the community decides is a
21 proper function for this area.

22 Flanking each side of the entrance -- and if
23 you don't mind I'm going to point, (Indicating).
24 Flanking each side of the entrance will be large sweet
25 gum trees, fruitless sweet gum trees. These trees will

1 frame the entrance and provide a colorful fall foliage
2 display. The garden itself, in the middle of the plaza,
3 has four distinct areas, the fountain and the seasonal
4 garden, the board game area, where chess can be played --
5 and people really use that. We've used that very
6 successfully on rooftop gardens in other facilities. And
7 it brings children to the area and elderly people. And
8 they really enjoy it and it's also sculptural in its
9 effect. So it also brings interest to the area and
10 captivates an audience. Adjoining it will be a sitting
11 area with crepe myrtle trees. So we have the fountain.
12 We have the game area.

13 Now as you move up and you're going up, the
14 slope -- and it has handicapped access on both sides,
15 also steps in the middle -- leads to this area where
16 there's crepe myrtles. The crepe myrtles will, as you
17 know, bloom in late August, September. So it's one of
18 the few trees that blooms late, and it has this terrific
19 seasonal interest and interesting bark and so on. I
20 won't go into too much detail about each plant, but it
21 will give you the sense of what it is. It's lower
22 branched and it doesn't give a big canopy, but it gives a
23 little sense of some shade.

24 Beneath these trees are a series of benches
25 where people could congregate. We envision both young

1 families, mothers with strollers, coming into this area,
2 meeting their friends. We envision senior citizens
3 coming too, often the children coming with the mothers
4 with the strollers, and a place for them to meet their
5 friends and have conversations, or just sit there and
6 enjoy the ambience of the garden.

7 Now once you keep continuing further on into
8 the garden you're going to be going up the slope to an
9 area where the fountain is in the center, just a small
10 fountain, and surrounded with benches there again, and
11 large shade trees here.

12 So the reason we have these shade trees here
13 and why the grade is being brought up is, number one, to
14 segregate this area from the main entrance, but also to
15 give us adequate soil depth for the trees that are over
16 the underground parking facility. So it creates a couple
17 of things. It works like a crescendo of different
18 levels, as what the building has. So it emulates that
19 same flow. And the garden steps up as the building steps
20 up, which emphasizes the sense of entry.

21 Now in these areas it's surrounded -- I'm
22 talking about where the honeycomb is and the other
23 garden -- it's surrounded with a boxwood hedge, and in
24 that area there will be different annuals and perennials.
25 So this is going to be a very colorful lively place to

1 sit and enjoy the changes of color, the changes of
2 foliage. So I think this would be a place where a lot of
3 people who want real tranquility will seek.

4 Now all these areas will have pavers. There's
5 going to be no concrete. There will be no asphalt. We
6 want this to have an old-world charm to it, and the only
7 way we're going to create it old-world charm is by use of
8 various different pavers. The pavers will be in the
9 drive area, which not only will beautify the area but
10 will slow any traffic that goes into that area.

11 Now, this is not going to be a highly
12 trafficked area at all because it is meant to drop off.
13 It is not meant for parking. There will be people who
14 will drop off people for dinner at the restaurant, and we
15 left ample room for them to traverse that area and people
16 will be able to get out. But we assume most of the
17 people who are going to be coming to the restaurant, to
18 the stores, and so on, are going to be walking. It's
19 going to be more pedestrian than traffic. However, the
20 drive-through gives a sense of a plaza. It creates that
21 feeling of plaza.

22 Now when you enter at the top of the plaza, the
23 pavement there is going to be raised just ever so
24 slightly so that coming out the main entrance there's
25 going to be no curb. There will be ballasts to protect

1 people; however, they will have easy access and no curb
2 to traverse, and it would give us a more
3 expansive-looking entrance area. It also is a safety
4 factor because, there again, when you have another
5 texture of paver in that area that texture will visually
6 make people slow down and they'll understand it as a
7 drop-off point.

8 Now underneath the arcade also is going to have
9 pavers, but those will be larger pavers. We envision
10 smaller pavers in the drive and large plank pavers of
11 stone underneath the arcade area.

12 Now under the arcade area you'll also have
13 outdoor eating. So you're going to have ample place for
14 people who come to this area to sit and enjoy themselves
15 and to create the sense of community, a sense of place to
16 go, a place where people will have to go in the evening
17 or even during the daytime. So I think that would be the
18 goal that we want to seek here in creating this Village
19 Green.

20 I guess we'll have questions afterwards, but
21 that pretty much summarizes what we have in mind as the
22 Master Plan. Thank you.

23 MAYOR STRAUSS: Thank you.

24 MR. K. WALSH: Thank you, Steven.

25 Ginny Watral will be followed by Patrick

1 Lenihan, the traffic consultant.

2 MS. WATRAL: Good evening Mr. Mayor, trustees.
3 For the record, my name is Ginny Watral. I'm a senior
4 technical adviser with VHB Engineering, Surveying and
5 Landscape Architects. Our offices are located at 100
6 Motor Parkway, in Hauppauge.

7 Our firm prepared the Part 1 Environmental
8 Assessment Form and the Expanded Environmental Assessment
9 Form, or EAF, which were submitted to assist you with
10 your due diligence and environmental review, in
11 accordance with SEQRA, for the project.

12 The expanded EAF evaluates a number of
13 different topics for their potential impact, including
14 demolition and construction, land use and zoning,
15 community services and utilities, and esthetic and visual
16 resources. I would like to briefly summarize. Because
17 it is a lengthy document, as you know, I would like to
18 briefly summarize key elements of that analysis for you.

19 During the demolition and construction phases
20 the applicant will comply with all prevailing regulations
21 regarding hours of construction, staging and noise.

22 With regard to land use and zoning, as
23 Mr. Walsh indicated in his thorough presentation, the
24 proposed Village Green is in keeping with the
25 Village-wide planning framework within the

1 Comprehensive Master Plan, which indicates that the
2 subject property is located in Mineola's downtown and the
3 principle goal for this area is to create a vibrant
4 walkable and accessible downtown that is a community and
5 visitor focal point.

6 Transit-oriented development, TOD. The
7 redevelopment of the subject property will assist in
8 achieving this goal by redeveloping the underutilized
9 site which currently has one building, multiple parking
10 areas and virtually no landscaping in an area that
11 contains uses typical of a downtown, including a mix of
12 commercial, residential, institutional and civic.

13 As detailed in the expanded EAF it is
14 respectfully submitted that the proposed mixed use
15 containing both residential and commercial is consistent
16 with the character of the uses in this area. Moreover,
17 the proposed redevelopment of the subject property would
18 build upon the existing development featuring retail with
19 apartments above that is currently found along Main and
20 Second streets, and along important entry roads to the
21 Village and proximate to the Long Island Railroad
22 station, all in keeping with the recommendations in your
23 Comprehensive Master Plan.

24 With regard to community services and
25 utilities, based upon calculations using Rutgers

1 University, Center for Policy Research data -- which, as
2 the Board is aware, we've done this analysis before for
3 other projects -- the multiplier utilized for this type
4 of development indicates that 37 public school children
5 would be expected to generate from the 296 units. I
6 would like to note, however, that what is not included in
7 the expanded EAF, and I believe it was provided to you
8 just prior to this hearing, was additional data that we
9 were able to obtain specific to TOD, or transit-oriented
10 development, and how that classification of development
11 has become unique of itself and doesn't fit with what has
12 typically been utilized. The empirical data looking at
13 specific TOD developments indicates the multiplier for
14 school children generation is significantly lower. So
15 using the data in those, the multiplier in those studies
16 which we submitted to you -- one is a study prepared by
17 the Regional Plan Association for Kearny, and the other
18 one is prepared by Urbanomics, entitled "What About Our
19 Schools", and again, we submitted excerpts of these
20 studies -- it is anticipated that the multiplier would be
21 .03 for children, the multiplier. In that case, for 296
22 units, rounding up, it would be approximately nine
23 children, as opposed to the 37 estimated in our original
24 study. And this is supported, again, by empirical data
25 for specific TOD developments, which is something that is

1 more unique and has not been included in prior
2 information.

3 With regard to solid waste, including
4 recyclables, they would be stored inside the building
5 until the time of pick up by a private carter, when it
6 will be brought to the street and taken to a licensed
7 facility.

8 The property is served by the Village of
9 Mineola Water Department and the Sewer Department, both
10 of which are evaluating the proposed development. I
11 believe that both Mr. Jacobs and Mr. Walsh, as well as
12 Mr. Dubner, gave a wonderful characterization of what's
13 proposed for this. And that the proposed building and
14 Village Green would be, clearly, an esthetic improvement
15 and bright spot to this part of the Village and area.
16 And that the building itself would be in character with
17 the mix of styles and heights and other buildings that
18 are in this area.

19 Based on the analysis provided in the expanded
20 EAF, it is respectfully submitted that the proposed
21 Mineola Village Green would be in character with the
22 existing development in the heart of the Village, would
23 be consistent with the recommendation of the Village's
24 Comprehensive Master Plan, and would not have any
25 significant adverse environmental impacts on the subject

1 property or the surrounding area.

2 MAYOR STRAUSS: Thank you, Ms. Watral.

3 MR. K. WALSH: Mayor, before Mr. Lenihan
4 speaks, can I introduce one copy of this into the record
5 so you have a copy?

6 MAYOR STRAUSS: Yes, please.

7 MR. K. WALSH: Thank you.

8 MAYOR STRAUSS: Give it to the Village Clerk.

9 MR. K. WALSH: We do have a couple other copies
10 of that. So if anybody from the public would want to see
11 it, we have a copy back here for them.

12 MAYOR STRAUSS: Thank you very much.

13 (Petitioner's exhibit 1, Kearny
14 Transit-Oriented Development Vision Plan, and
15 petitioner's exhibit 2, Urbanomics, "What About Our
16 Schools", were so marked.)

17 MR. LENIHAN: Good evening, Mr. Mayor, Members
18 of the Board of Trustees, counsel and staff. My name is
19 Patrick Lenihan. I'm the director of the transportation
20 division at VNB's Hauppauge offices.

21 VHB was brought in on this project -- in
22 addition to the environmental discussion that Ms. Watral
23 just had -- to look specifically at the traffic
24 implications of the proposed development that's before
25 you tonight. To that end we prepared a detailed traffic

1 impact study which is appended to the expanded EAF which
2 you have. I'm going to summarize briefly what that has.
3 And if you have any questions, or you want to ask
4 specific numbers, etcetera, I don't know if you want to
5 do that after my presentation or once we're all done
6 here.

7 But in summary, to evaluate the potential
8 impacts of the proposed development the first thing we do
9 is identify, quantify, and evaluate the existing
10 condition. And then we look at the condition that would
11 exist in the future, should the development be approved
12 and constructed as proposed.

13 We identified several key area intersections to
14 look at in the course of our study. They include Old
15 Country Road at Mineola Boulevard/Franklin Avenue,
16 Mineola Boulevard at Second Street, Second Street at Main
17 Street, and Main Street at Station Plaza North. OK?

18 So one of the key things, of course, is
19 determining how much traffic the site would generate if
20 developed as proposed. Everyone has mentioned that the
21 site is characterized as being transit-oriented
22 development, a TOD. One of the key characteristics of a
23 TOD is that it does not generate traffic to the levels
24 that would occur were the similar uses located someplace
25 else. In this case we're near the Long Island Railroad

1 station and the Mineola Intermodal Facility.

2 As far as trips, studies indicate that trips at
3 TOD developments are reduced as much as 50 percent
4 compared to similar developments at other locations.
5 However, for the purposes of providing conservative
6 analysis we've taken a maximum of 25 percent credit for
7 TOD and we've only applied it to the residential
8 component. So we expect that the volumes that will
9 ultimately materialize will be lower than what is
10 evaluated in our study.

11 Also, one other point is we did not take a
12 credit for the elimination of the existing bank and
13 office that's on the site now. So the study is more
14 conservative in that regard as well.

15 So study conclusions: The study concluded that
16 the traffic anticipated to occur, should the development
17 be approved, can be accommodated by the existing street
18 system given that two things are gone, two key things.
19 The first thing is on Second Street westbound, at the
20 approach to Mineola Boulevard, we recommend that a formal
21 separate westbound right turn lane be created and that
22 can be created within the existing pavement width. That
23 will make that approach work better.

24 MR. D. WALSH: Can you repeat that location
25 again?

1 MR. LENIHAN: Westbound Second Street as you
2 approach Mineola Boulevard. Currently there's one lane.
3 We recommend that we form a dedicated westbound right
4 turn lane and provide more capacity on that approach.

5 The second thing is the two site access points
6 off of Station Plaza North. There's an easterly and a
7 westerly site access point. The eastern most access
8 point will be the exit. Now, in order so as not to force
9 all of our exiting traffic to the west through the
10 railroad station area, we are recommending that that
11 section of roadway be converted to two-way operation for
12 that short length between the driveway and Main Street.

13 MR. CUSATO: Can you say that one more time?

14 MR. LENIHAN: At the rear of the site. Station
15 Plaza North. The easterly access drive from the proposed
16 development, that exit from the parking area, between
17 that point easterly to Main Street we're recommending
18 converting that section of roadway to two-way.

19 MR. CUSATO: Just that short section?

20 MR. LENIHAN: Just that short section.

21 MR. CUSATO: Not under the bridge.

22 MR. LENIHAN: No.

23 That's done so folks can get out of our
24 development and circulate to where they want to be
25 without being forced through the transit area.

1 MR. CUSATO: Right.

2 MR. LENIHAN: So we thought that was important.

3 So essentially the conclusion is, with those
4 two changes that we've talked about, the traffic due to
5 the proposed development is not expected to have a
6 significant negative impact on the traffic in the study
7 area.

8 And I don't know if we will wait for questions
9 until after we're all done . . .

10 MAYOR STRAUSS: Make your presentation. When
11 it's done in its entirety, we'll ask questions.

12 MR. LENIHAN: That concludes my presentation.

13 MAYOR STRAUSS: Thank you, Mr. Lenihan.

14 MR. K. WALSH: I think we're ready to respond
15 to questions. I think we're finished with the
16 presentation, Mayor.

17 MAYOR STRAUSS: First I would like to thank the
18 Lalezarians for coming before us again. It's nice that
19 you think so much of the Village that you're looking to
20 build here again.

21 In reference to the parking spaces that are
22 below grade, what are the sizes of those spots? Are they
23 the traditional 9 by 20s?

24 MR. K. WALSH: Yes. They're 9 by 20.

25 I'm just going to pull out a visual of that.

1 MAYOR STRAUSS: Thank you.

2 Sir, if you could state your name for the court
3 record.

4 MR. SLASKY: My name is Gavri Slasky. I'm an
5 architect at Stephen B. Jacobs Group, PC, in Manhattan.

6 MAYOR STRAUSS: Thank you.

7 If you gentlemen could move closer to the
8 microphone, that will be great, so everybody can hear
9 you.

10 MR. SLASKY: So this is the first cellar level.
11 The entry is down this ramp from the grade, continued
12 down again to get to the second cellar level. And then
13 to exit out you have this ramp over here. So you have
14 one way around.

15 MR. JACOBS: Describe the size.

16 MAYOR STRAUSS: The size. I just would like to
17 know the size of the parking spaces.

18 MR. SLASKY: The parking spaces are typically 9
19 by 18. The aisle width is 20 feet.

20 MAYOR STRAUSS: Is that typical of a parking
21 garage, spaces 9 by 18?

22 MR. JACOBS: It is.

23 MR. K. WALSH: The answer was yes.

24 MAYOR STRAUSS: Yes. Thank you.

25 The parking spaces that are going to be below

1 grade for use of the residents of this building, the
2 occupants of the building, is there going to be a fee for
3 those?

4 Typically what's happened in the past at some
5 of the buildings -- not any of the projects that are
6 currently ongoing, but older projects -- there's not
7 enough parking, or there is enough parking but the fees
8 for those parking spots are relatively high and the
9 residents of those buildings decide to park in the
10 streets and it causes a problem for us.

11 MR. K. WALSH: They're all included. Each
12 apartment resident will receive at least one parking
13 space, and some of them two.

14 MAYOR STRAUSS: Great. Thank you.

15 In your expanded environmental assessment --
16 which, believe it or not, I read, and which will be on
17 line for anybody that's interested in reviewing it,
18 hopefully by the end of this week -- it mentions that the
19 storm water runoff is yet to be determined and
20 engineered. Can you explain that?

21 MR. K. WALSH: Yes. I can tell you on that
22 that we have studied that with an engineering firm and
23 the result is going to be that we will be able to take
24 care of five inches. We'll work with the county with
25 getting the five inches. And we're just not certain yet.

1 We'll know by the next meeting how that plan will evolve.
2 There are a couple of choices that are under study, but
3 we will be able to accommodate, on site, five inches.

4 MAYOR STRAUSS: Great. Do you know offhand how
5 many proposed one bedroom, studios, and two bedroom
6 apartments there are going to be?

7 MR. K. WALSH: I'll get you that in one second,
8 Mayor.

9 132 one bedroom.

10 MS. WATRAL: 164 two bedrooms.

11 MR. K. WALSH: 164 two bedrooms.

12 MAYOR STRAUSS: So there are going to be no
13 studios.

14 MR. K. WALSH: Apologize for the misstatement.

15 MAYOR STRAUSS: That's OK. Thank you.

16 In regard to the traffic study, you did traffic
17 studies on certain intersections around that particular
18 building. However, because of where the building is
19 located, near the train station, there's a problem for us
20 as far as going along Station Plaza North west to Third
21 Avenue, which runs in front of the hospital, the
22 emergency room entrance.

23 Have you done a traffic study -- because I
24 didn't notice it in here -- on Second Street and Third
25 Avenue, and then Third Avenue and First Street, and then

1 maybe extending it out to Third Avenue and Harrison?
2 Which could possibly be affected by this building.

3 MR. LENIHAN: We did not look at anything west
4 of Mineola Boulevard, or the other intersections you
5 mentioned. The ones that we chose we thought were the
6 most likely to be impacted. If there was something else
7 that you would like to be evaluated --

8 THE COURT: If we could evaluate those, that
9 would be great, only because -- and I know some of them
10 are kind of remote and removed from the location.

11 MR. K. WALSH: I'm sorry, Mayor. I don't mean
12 to interrupt.

13 You want to get them down.

14 MAYOR STRAUSS: I'll repeat them. Second
15 Street and Third Avenue, Third Avenue and First Street
16 and, if you could, Third Avenue and Harrison Avenue.

17 MR. LENIHAN: OK.

18 MAYOR STRAUSS: Third Avenue runs north and
19 south. We want to see if you can hit Second Street,
20 First Street, and possibly Harrison, only because of the
21 demographics of the neighborhood. You have Station
22 Plaza, which is congested, extremely congested during
23 train times, and everything funnels past the hospital,
24 north on Third Avenue. I just would like to see the
25 traffic impact from a building this size in that area.

1 MR. LENIHAN: Would you be looking for a
2 rigorous capacity analysis of that, or if we developed
3 some trip assignments in that area and we do conclude
4 that it's de minimis would that be sufficient?

5 MAYOR STRAUSS: That would be fine.

6 MR. LENIHAN: OK.

7 MAYOR STRAUSS: Thank you.

8 MR. LENIHAN: Thank you.

9 MAYOR STRAUSS: Where are deliveries going to
10 take place? You're going to have restaurants. You're
11 going to have people moving in, moving out.

12 MR. K. WALSH: If I can direct you to the rear
13 of the building, which would be along Station Plaza
14 North. The eastern entranceway -- the entranceway on the
15 east of that would be -- that's not a good display for
16 that.

17 OK. So at Front Street -- we have two. As was
18 discussed, we have two ingress and egress on Station
19 Plaza North, which is demonstrated, and Front Street.
20 The one to the east would be where we would expect people
21 would load and move their stuff in and deliveries would
22 be made. Just past that intersection we would be looking
23 to take some land here, some area here, so parking could
24 be there. There's metered parking there, also a fire
25 hydrant. We would be looking to load and unload for the

1 truck there. You would come right in the building at
2 that point in time and come right up in an elevator for
3 that. So we would be looking to do the deliveries at
4 that location.

5 MAYOR STRAUSS: Does that include deliveries to
6 any of the commercial entities that would be closer to
7 Second Street?

8 MR. K. WALSH: I think many -- given the hours
9 that they would be, there is a drive-through through the
10 Village Green, and I think that many of those deliveries,
11 with the type of vehicles, can be made through there and
12 pulled over. There's an area pull over, and at the hours
13 they're going to be made they could be dropped off there.
14 A little better proximity to those.

15 MAYOR STRAUSS: So they will not be on Second
16 Street.

17 MR. K. WALSH: No. We think we can do it at
18 those two locations, and we would commit to not doing it
19 on Second Street.

20 MAYOR STRAUSS: Thank you.

21 Deputy Mayor Pereira?

22 MR. PEREIRA: Thank you, Mayor.

23 Good evening, Mr. Lalezarian. Thank you once
24 again for choosing Mineola again. We appreciate the time
25 and the effort you've put in, and certainly the

1 investment that you've put in.

2 A few questions for Mr. Lenihan.

3 Now, as we look at the rendering there, the
4 ground level, and we see obviously that the exit and the
5 entrance -- the main exit and entrance to the building
6 for parking purposes for the residents would be the south
7 of the building along Station Plaza North.

8 MR. LENIHAN: Correct.

9 MR. PEREIRA: And then we have ten spots for
10 valet. And we have the driveway there that is a two-way
11 driveway that let's out onto Second Street.

12 MR. LENIHAN: Correct.

13 MR. PEREIRA: And we also have a U-shaped
14 driveway essentially be used for dropping off groceries,
15 parents, whatever, is the main entrance to the building.
16 Now, you know, and it's an odd-shaped lot. Ideally --
17 well, I don't think Mr. Lalezarian would like that
18 abandoned warehouse to kind of square off the lot. But
19 those ten spots, they have to come out of Second Street.

20 MR. LENIHAN: Correct.

21 MR. PEREIRA: Anybody, any deliveries,
22 including any deliveries being made to the restaurant or
23 the retail spaces would have to come out onto Second
24 Street.

25 Now if I live in the building and I'm dropping

1 off groceries in front of the building, now I'm heading
2 east on Second Street and then south on Main to park my
3 car.

4 MR. LENIHAN: I thought we were talking about
5 all deliveries on Station Plaza.

6 MR. K. WALSH: We talked about other --

7 MR. PEREIRA: It would make sense if I own a
8 restaurant and I'm at the western edge of the building,
9 I'm not going to have my deliveries 300 feet away and
10 lugging lettuce through the lobby and things like that.
11 So I can understand why those cutouts are made there, so
12 you can have quick box trucks deliver things, and in and
13 out, beverages and things of that nature.

14 But more importantly the residents, 296
15 residents, often are going to use this driveway to drop
16 off just their groceries, families, if it's raining or
17 something like that, and then move around and go and park
18 their car. Has that been taken into account, that it's
19 going to increase the traffic load on the corner of Main
20 and Second Street, as well as Main and Station Plaza
21 North?

22 MR. LENIHAN: The traffic on Second Street has
23 been -- the traffic load on all three of those roads have
24 been looked at. We don't anticipate that there will be a
25 lot of traffic using that, let's call it, U-shaped turn

1 around. Currently, now, the site has three driveways on
2 Second as well, and my inclination would be --

3 MR. PEREIRA: But it doesn't have 296
4 residents.

5 MR. LENIHAN: No. No. But there will be no
6 parking in that horseshoe, and the -- I think Kevin wants
7 to say something. But these other ten stalls will be for
8 the valet.

9 MR. K. WALSH: Just to correct in case there
10 was something I wasn't clear about.

11 The valet parking would not be for the 296
12 residents. The valet parking would be for the
13 restaurant.

14 MR. PEREIRA: So they wouldn't be moving
15 continuously throughout the day.

16 MR. K. WALSH: No. If they drop off there,
17 they have to drop off someone, they come out, and if they
18 were also -- they could come back down and enter the
19 building in the appropriate way on Station Plaza North.

20 MR. PEREIRA: So now the valets would have to
21 run across the Village Green and get the cars, come down
22 to Second Street and then enter the U-shaped driveway?

23 MR. K. WALSH: They would have to follow the
24 traffic pattern around, or they could conceivably come
25 out here to the left and then pull right in back to the

1 front of the restaurant.

2 MR. PEREIRA: Mr. Lenihan, the proposal for
3 Second Street westbound, I think you kind of hit it on
4 the head. Even without this development that's a
5 problem, because if you're stuck behind a car that wants
6 to go south on Mineola Boulevard, you know, you're kind
7 of stuck.

8 How long does the turning lane have to be, or
9 what's recommended? In other words, how many spots would
10 we lose?

11 MR. LENIHAN: I recommend, and it's in the
12 report, two spaces. There is some distance -- I think it
13 approaches 30 feet -- now that is not parking. There's a
14 hydrant there.

15 MR. PEREIRA: Right.

16 MR. LENIHAN: So the recommendation is to
17 eliminate two stalls to get us up to somewhere in the
18 range of 75, 80 feet long which will make that right turn
19 lane. I'd rather make it 150, but I realize that
20 parking --

21 MR. PEREIRA: So we're talking about the
22 parking next to P.S. Burgers, the Chinese restaurant.

23 MR. LENIHAN: Right on the north side, closest
24 to Mineola.

25 MR. PEREIRA: Right. OK. Thank you.

1 MR. LENIHAN: Thank you.

2 MR. PEREIRA: Mr. Walsh, just some general
3 questions for you. It could be Mr. Lenihan.

4 MR. K. WALSH: OK.

5 MR. PEREIRA: Parking. How are we going to
6 differentiate between resident and restaurant and
7 shoppers. Only those ten spots are dedicated to the
8 restaurant?

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

10 MR. PEREIRA: OK. And --

11 MR. K. LALEZARIAN: One in the garage.

12 MR. K. WALSH: Kevin, can you?

13 MR. PEREIRA: Yes.

14 MR. K. LALEZARIAN: Good evening, Mayor,
15 Members of the Board. My name is Kevin Lalezarian.

16 To answer the question with regard to parking,
17 there will also be retail and restaurant parking in the
18 garage, that will be designated for such, on the highest
19 level of the garage. And there will also be resident
20 visitor parking in the garage as well, separately
21 designated, at the highest level of the garage as well.

22 MR. PEREIRA: That will be self-parking or
23 valet?

24 MR. K. LALEZARIAN: Self-parking.

25 MR. PEREIRA: Would you be able to -- and you

1 don't have to do it right now. Can you break those
2 numbers down? Total number of spots. How many dedicated
3 to residents. How many are dedicated to visitors. And
4 how many are dedicated to shoppers, or diners, if you
5 will.

6 MR. K. LALEZARIAN: Certainly. We'll have that
7 to you.

8 MR. PEREIRA: And you answered the question on
9 deliveries.

10 For Mr. Lenihan, making Front Street or Station
11 Plaza North -- I think this gives you a better point. So
12 we would want to make it two-way from the easterly most
13 exit to Main Street?

14 MR. LENIHAN: Correct.

15 MR. PEREIRA: OK. Currently it flows west.

16 MR. LENIHAN: Westbound only. Yes.

17 MR. PEREIRA: OK. Now, if you notice, on the
18 south side of that street there's no parking currently,
19 but on the north side -- no -- there is parking.

20 MR. LENIHAN: There is.

21 MR. PEREIRA: There's metered parking.

22 What impact would that have on the metered
23 parking on the south side?

24 MR. LENIHAN: The roadway width there is right
25 about 30 feet. So in order to make that two-way for that

1 stretch we have to do something to gain a little bit of
2 width. We looked at the sidewalk width on the north side
3 of the road to see if we could widen, I'm sorry, narrow
4 that sidewalk sufficiently to gain two lanes and maintain
5 the parking on both sides, and unfortunately that
6 sidewalk is such that I don't think we can get the width
7 out of that sidewalk. So what the report recommends is
8 the elimination of six parking stalls on the south side
9 of the street.

10 MR. PEREIRA: What about the conditions over
11 there? I believe there's no curb on the south part of
12 the --

13 MR. LENIHAN: I believe you're correct.

14 MR. PEREIRA: It just goes right to the grass,
15 right to the train. In order for it to be a two-way
16 roadway -- I don't know what the state requirements are
17 or county requirements -- would there have to be curbing
18 done on that side?

19 MR. LENIHAN: I think that is a Village road,
20 from my research. So if the Village wished to formalize
21 the south side of the street, we can do that.

22 MR. PEREIRA: Thank you.

23 That's it for now, Mayor. Thank you.

24 MAYOR STRAUSS: Thank you, Mr. Pereira.

25 Mr. Cusato?

1 MR. CUSATO: Thank you, Mayor.

2 Good evening, everybody. Thank you for showing
3 up.

4 You know, I've been on this Board for 11 years.
5 And I certainly support a downtown project. I certainly
6 support the Village Green. But not to the extent you're
7 proposing. You know, I look at page -- well, you're
8 booklet here, and you list 20 structures throughout our
9 community and the biggest is 250 Old Country Road, on the
10 south side of the track. But on the north side those
11 numbers don't match up. And yet you say that the request
12 for relaxation of height requirements is consistent with
13 the height of many buildings in the area.

14 I don't get the statement you're making. If
15 you want to be consistent with the area, then I'm
16 suggesting that you reduce your structure three floors so
17 at least the site line for the Winthrop research building
18 and 120 are all in conformity.

19 You know, I understand the economics here. The
20 building has to be a certain size to make money. But
21 you're all here for a purpose. And now you're all going
22 to walk away. And I don't want the landscape in my
23 community to be affected, because this building is going
24 to set the tone for the whole community. And I just want
25 to protect my community. So right now I'm really opposed

1 to the height of this building and would like to see it
2 reduced at least three stories.

3 I do have a question on that west lane on
4 Second Street. I guess that's a traffic issue. The west
5 turn lane on Second. How far do you propose to make
6 that? Two cars? Five cars?

7 MR. LENIHAN: The two spaces that we talked
8 about that would require elimination gives us about 45
9 feet, and there's 20-some-odd feet there. So it would be
10 about 70 feet long.

11 MR. CUSATO: OK.

12 MR. LENIHAN: In a perfect world I'd make it
13 150 feet long, but I don't want to -- I'm not going to
14 propose to eliminate all the parking.

15 MR. CUSATO: OK. The Front Street side of this
16 building, is there an entrance from the Front Street side
17 to this?

18 MR. LENIHAN: Yes. The western most entry into
19 the parking level is an entry.

20 MR. CUSATO: No. I mean pedestrian, into the
21 lobby.

22 MR. LENIHAN: There is a pedestrian -- I'm
23 sorry. Do you want to talk about the floor plan? I
24 think that's a floor plan question.

25 MR. JACOBS: The lobby --

1 MR. CUSATO: Those doors on the inside, they're
2 not on the outside.

3 MR. JACOBS: The lobby was designed to run
4 through the depth of the building. So --

5 MAYOR STRAUSS: Excuse me. Mr. Jacobs, if you
6 could move the microphone over.

7 MR. JACOBS: Sorry.

8 The lobby was designed to run through the depth
9 of the building. So it is feasible, and probably very
10 convenient, that there would be access from Front Street.
11 It's not an essential part of our proposal, but it
12 certainly would be very convenient for the residents,
13 particularly as you arrive --

14 MR. CUSATO: So you're saying right now there
15 is no --

16 MR. JACOBS: No. No. No. I'm saying we
17 designed it to make it possible.

18 MR. CUSATO: OK. And sir, while you're here,
19 what is the distance between the west side of the
20 building and the Mineola Boulevard bridge?

21 MR. JACOBS: I can't answer that.

22 MR. K. WALSH: I think there's 15 feet or so.
23 I think. There's a three-foot setback to the property
24 line, and I think there's another three-foot, then, path.

25 MR. CUSATO: Will the path be maintained?

1 MR. K. WALSH: Absolutely maintained. We're
2 three feet off the property line, which is off that path.

3 MR. CUSATO: OK. All right. Thank you.

4 I notice you have rubbish rooms in the two
5 corners of each floor. Is that like a dumbwaiter
6 situation, where it will go right to the garage, or is
7 each floor separate?

8 MR. JACOBS: They're rubbish shoots. The
9 rubbish will go to compactors at the lowest level. And
10 then the rubbish will be bagged by the compactor into
11 secure plastic bags and then picked up by the private
12 garbage collection at appropriate times.

13 MR. CUSATO: OK. Thank you.

14 I guess that's enough. I'm done.

15 Thank you, Mayor.

16 MAYOR STRAUSS: We'll come back to you. Thank
17 you, Mr. Cusato.

18 Mr. Durham?

19 MR. DURHAM: Mr. Lenihan, just want to go back
20 to the exiting of the building and North Station Plaza
21 and Front Street heading towards Main Street. In the
22 Long Island Railroad's long-range plans the Main Street
23 grade crossing is eliminated and Main Street is shut
24 down. Of course that would require the Village's input,
25 but the MTA's plan is eliminating that grade crossing and

1 making that a pedestrian crossing only, so there's some
2 sort of walk bridge or under pass walkway.

3 Is that taken into consideration in any of your
4 planning, if that's done by the MTA, how your people will
5 leave this building?

6 MR. LENIHAN: Not specifically, no. It is not.
7 I mean, there would obviously be a redistribution of some
8 of the folks that arrive from the south on Main. There
9 is a piece of Main that's one-way down near Old Country
10 Road, so the exiting folks won't use it to any great
11 degree. But there would be a redistribution versus
12 specifically what we would like.

13 MR. K. WALSH: Trustee Durham, we'll take a
14 look at that. We know we're coming back with some stuff.

15 MR. DURHAM: It goes back to the third rail.
16 But I know that's been pushed aside. But the MTA, in
17 their plans, long-range plans, had Main Street crossing
18 eliminated.

19 MR. K. WALSH: OK.

20 MR. DURHAM: The electricity to the building, I
21 don't know who would handle that.

22 MR. K. WALSH: Not me.

23 MR. DURHAM: I'm just wondering if the above
24 ground wires are eliminated. The electricity is coming
25 all under ground to the building?

1 MR. K. WALSH: All under ground.

2 MR. DURHAM: So the wires along Second Street,
3 or whatever other building, will be eliminated?

4 MR. K. LALEZARIAN: Yes, sir.

5 MR. DURHAM: The building of the building. If
6 approved, how would you go about building the three-story
7 underground parking lot without impacting the downtown
8 and closing the roads? And how is that going to be done,
9 with cranes or anything like that? If you could speak to
10 that.

11 MR. K. LALEZARIAN: During the time of the
12 building of the underground structures only we'd like to
13 close the sidewalks adjacent to the site so we can dig
14 down and do our supportive excavation.

15 Our foundation design and our three levels of
16 sub-cellars here are done in such a way, by not going
17 into the street, we can build from within the curb line.
18 Once we reach the grade level, then most of the
19 construction cranes and everything of the building could
20 be done from the middle of the plaza and the fences could
21 move back, if the Village would like, and open up the
22 sidewalks again.

23 MR. DURHAM: So now the Second Street
24 southbound sidewalk, Front Street north sidewalk, and
25 that would close also the walkway along the bridge?

1 MR. K. LALEZARIAN: The walkway next to the
2 bridge maybe not because of the type of structure that's
3 there. We have to look at that more closely. But the
4 sidewalks to the north and south of the property, yes.

5 MR. DURHAM: And during this -- I read that you
6 plan on requesting the elimination of parking along the
7 south side of Second Street and the north side of Front
8 Street during construction? That you were going to take
9 one lane of Second Street, which I assume is the parking.

10 MR. K. LALEZARIAN: Yes. That's mainly during
11 the same time that we're taking the fence to the curb
12 line. So this way it would be barricades outside the
13 fence, where the pedestrians are rerouted in a secure
14 barricaded area to that parking lane.

15 So that could open up again after the
16 development reaches grade level and the construction
17 happens from within.

18 MR. DURHAM: Do you have a ballpark? One
19 month? Two months? Three months? I'm just trying to
20 understand how many spaces are going to be eliminated for
21 businesses down there as we try to keep a low impact on
22 the businesses that are open so we don't lose any of the
23 downtown businesses.

24 MR. K. LALEZARIAN: Approximately, from the
25 time -- that's not necessary during the demolition. It's

1 really only necessary from the time that we dig more than
2 ten feet below grade, to completing the foundation, to
3 coming back up to grade. So I would estimate maybe
4 between four to six months.

5 MR. DURHAM: Four to six months. Wow.

6 And then you said that -- so the center, where
7 you're going to have the Village Green, after its built
8 up as the parking garage, that would support, the green,
9 for lifting anything that needs to --

10 MR. JACOBS: It would have to be shored.

11 MR. DURHAM: But it would support the crane.
12 So the crane would be on site. So it would not be on the
13 street, like the Winthrop --

14 MR. K. LALEZARIAN: Correct. The crane would
15 be from within the plaza. And because the building is --
16 from the plaza you have access, so not to have cranes on
17 Station Plaza North or on Second Street. So it could
18 operate from within. Even though the depth of that would
19 be designed in such a way to take vehicles, trucks, fire
20 apparatus, for the crane purpose it would be shored down
21 to make sure it could support the crane loads, which are
22 more significant.

23 MR. JACOBS: Actually, the plaza --

24 MAYOR STRAUSS: Sir, if you could approach the
25 podium.

1 MR. JACOBS: I'm sorry.

2 Actually, the plaza really facilitates the
3 construction process because that means that all staging
4 of materials, equipment, could be off the street, which
5 would not be in a typical apartment project that fronts
6 on the street. So this is really very, very useful, the
7 fact that the plaza is here, and I think it would totally
8 minimize the impact of the whole construction process on
9 the surrounding streets. If we didn't have this plaza,
10 it would become much more difficult.

11 MR. DURHAM: Have you obtained any other
12 property around this spot to take it as a staging area
13 for your construction vehicles? Your employees' vehicles
14 that are going to be working, the tradesmen or whoever is
15 going to be working on the building, for where they're
16 going to be parking their vehicles during the time
17 construction is going on?

18 MR. K. LALEZARIAN: At this time we have not.
19 We have to make temporary measures when we're closer to
20 construction.

21 MR. DURHAM: Based on your building that you're
22 building on Old Country Road, approximately how many
23 construction workers for that site were there with
24 vehicles that would have to be accommodated?

25 MR. K. LALEZARIAN: Yesterday's count we had

1 approximately 185 people working there. We haven't had
2 any problems of parking around that site. We estimate a
3 lot of the workers are coming by train, because the train
4 station is as close as it is. A lot of others are
5 getting dropped off, and a lot of them are carpooling and
6 taking vans and trucks. And already we're starting to
7 bring trucks into the site.

8 So we would do the same over here as soon as
9 the site is up to grade.

10 MR. DURHAM: OK. With the layout of the
11 apartments --

12 MR. K. LALEZARIAN: Also, with regard to
13 parking during construction, if necessary, and the
14 on-grade plaza area isn't sufficient area, which very
15 likely will be just based on our experience of how many
16 cars we had coming on the project under construction now,
17 the underground garage, once we're up to grade, could be
18 utilized for construction parking for the rest of the
19 duration of the project as well.

20 MR. DURHAM: OK.

21 I'll get to the apartments in a second.

22 The walkways that you designed in the building.
23 The walkway to the right would clear and go underneath
24 the bridge towards the train station? Does it match up,
25 or do they have to walk . . .

1 MR. K. LALEZARIAN: This walkway over here?

2 MR. DURHAM: Yes. Does that match up with the
3 underpass?

4 MR. K. WALSH: No. I'm sorry to interrupt. I
5 was there today. So this pedestrian path that would be
6 created to the green, you walk down here and the opening
7 would be here. There's another opening here which you
8 can cut through, but the proper walk would be this way
9 and up.

10 MR. DURHAM: And now, the walkway going out the
11 other side, is that looking to link to the -- straight to
12 Main Street, or is it just pushing out to Front Street?

13 MR. K. WALSH: At this point in time it can
14 only go out to Station Plaza North or, obviously, folks
15 could come through here and get out to Second Street.

16 MR. DURHAM: But Fox's, which is a prominent
17 downtown business, owns that property. Have you spoken
18 to them about trying to take and link part of their lot
19 so they can bring people down towards their stores and
20 the stores on Main Street?

21 MR. K. WALSH: We have not, but we can do so.

22 MR. K. LALEZARIAN: Mayor, and Members of the
23 Board, I want to correct one thing from before.

24 Mayor, you asked about the typical parking size
25 in the garage. It is 9 by 20, not 9 by 18 that we

1 previously mentioned.

2 MAYOR STRAUSS: Thank you.

3 MR. K. LALEZARIAN: We didn't have the
4 dimensions on the spot, so we had to look it up on the --

5 MR. PEREIRA: While we're on that topic, any
6 tandem spots?

7 MR. K. LALEZARIAN: There are some tandem
8 spots. Of the approximately 500 parking spaces,
9 approximately, nearly 400 of them are unique spots. So,
10 by meaning unique, nearly 400 of them can go in without
11 effecting a second car. So there's approximately 100
12 that are the second car into a tandem.

13 MR. PEREIRA: Those would be essentially
14 reserved for the two bedroom.

15 MR. K. LALEZARIAN: Right. Earlier we
16 mentioned every apartment, without additional charge,
17 would have at least one spot. So basically -- at least
18 with 296 units -- 296 of them, they can have direct
19 spots. Many of those will have the second tandem spot
20 also. And, of course, any of the visitor/retail spots
21 would be direct spots, not tandem spots.

22 MR. DURHAM: In your report you listed that you
23 ended up with 28 extra spots? I am assuming those 28
24 extra spots you came up with is what you're going to be
25 using for the stores and the visitors?

1 MR. K. LALEZARIAN: Yes.

2 MR. DURHAM: OK. As far as the apartments. I
3 see the design that you have laid out. Just ballpark,
4 approximately how many apartments on each floor? And the
5 design from the elevator, or how the building is . . .

6 MR. K. LALEZARIAN: The typical floor has 38
7 apartments. The higher floors that have setbacks have
8 far fewer. The building is set up, on the floors, as
9 having two cores. So you don't have one very long area.
10 The building has four elevators, two on the east core and
11 two on the west core.

12 MR. DURHAM: The elevators on the east core,
13 when they -- OK. I'm just saying, there are two sets of
14 elevators. Are they next to each other, or are they
15 farther down the building, or is it --

16 MR. K. LALEZARIAN: There are two cores. So
17 each core has two elevators. The two elevators --

18 MR. DURHAM: Will they be next to each other?

19 MR. K. LALEZARIAN: The two elevators of each
20 core are next to each other. The two cores are not next
21 to each other. The two cores are designed to be pretty
22 much in the middle of either wing to reduce the travel
23 distance from the elevators to each apartment.

24 MR. DURHAM: And those -- when the person
25 reaches the ground floor on those elevators, do they have

1 to go to the lobby to get out of the building, or is
2 there . . .

3 MR. K. LALEZARIAN: Can you repeat the
4 question, please?

5 MR. DURHAM: When the person comes to the
6 ground floor on that elevator does he have to go to the
7 lobby to exit the building?

8 MR. K. LALEZARIAN: Yes.

9 MR. DURHAM: There's no other doorways?

10 MR. K. LALEZARIAN: There will be some second
11 means of egress, but the building is designed for people
12 exiting the first floor to generally go through the
13 lobby, whether it's from north or south, you know,
14 through the plaza, or directly to Station Plaza North.

15 You could also take all four elevators to all
16 levels of the garage directly.

17 MR. DURHAM: So they can go straight down if
18 they have a car in the basement.

19 MR. K. LALEZARIAN: Yes.

20 MR. DURHAM: OK. Thank you.

21 MAYOR STRAUSS: Thank you, Mr. Durham.

22 Mr. Walsh?

23 MR. D. WALSH: Yes. Thank you, Mayor. And
24 I'll try to keep it brief. There are many people here in
25 the room that would love to ask questions. So I'll try

1 to move this along pretty fast.

2 Good evening, Mr. Lalezarian. How are you?

3 MR. K. LALEZARIAN: Good. How are you, sir?

4 MR. D. WALSH: I guess I should speak with -- I
5 want someone to speak about the subsidized housing part
6 of this. The ten percent set aside. Would you like to
7 speak to that, Mr. Walsh?

8 MR. K. WALSH: Sure.

9 MR. D. WALSH: If I could just ask you a
10 question.

11 MR. K. WALSH: Sure.

12 MR. D. WALSH: First of all, what you call
13 workforce housing is, in fact, moderate income housing;
14 is that correct? That is correct. 80 percent --

15 MR. K. WALSH: It's the 80 percent of the mean.

16 MR. D. WALSH: You know HUD, in two very brief
17 paragraphs, describes moderate income housing, low income
18 housing and very low income housing. What we're talking
19 about here is 80 percent of median salary, which is about
20 \$61,000 a year living in Nassau County.

21 MR. K. WALSH: That is correct.

22 MR. D. WALSH: That's correct. Just because I
23 don't want people to think that this could become a
24 subsidized housing in any way, or any kind of subsidized
25 housing included in here. It's what's required by the

1 state, and it is a good idea and a fair thing.

2 MR. K. WALSH: It is.

3 And for a question that might be asked, the
4 amenities for those units would be the same as the
5 others.

6 MR. D. WALSH: I was going to ask. You jumped
7 the gun. Thank you very much.

8 Let me talk a little bit about the outside of
9 the building, and I'm sure you can speak for this.

10 The outside of the building that points towards
11 Mineola Boulevard bridge, is there going to be access to
12 the stores from that side of the building?

13 MR. K. LALEZARIAN: No.

14 MR. K. WALSH: The restaurant will be on that
15 side, and there will be no access through that side.

16 MR. D. WALSH: Good, because it's better
17 everything come from the inside.

18 As far as the restaurant is concerned.
19 Mr. Lalezarian, I live on the main line of the Long
20 Island Railroad and I have a difficult time eating in my
21 backyard because of the number of trains that pass by.
22 So, you know, whether this restaurant is successful or
23 not -- there will be a lot of noise -- we'll have to see.
24 It's certainly not a main part of this building being
25 built, but it's just something that I thought of right

1 away living over there.

2 One of the things that bothers me the most
3 about this project is the rear on Station Plaza North.
4 Station Plaza North wasn't completely described by the
5 traffic study impact as to exactly what was down there.

6 First of all, Hofstra University has a bus
7 every hour on the hour that arrives at Station Plaza,
8 goes through Station Plaza North, and arrives at the
9 train station. It transports students back and forth.
10 That's not the only college. Also, Adelphi has a bus,
11 not as frequent.

12 But, having to do with another subject, I spoke
13 to the drivers of both of these buses and they're there
14 all the time. Every hour that the train is running
15 there's a Hofstra bus there. Also, all deliveries that
16 go to Winthrop Hospital -- and there are a tremendous
17 amount of deliveries -- go down through Station Plaza
18 North and deliver to the, I guess, south side of Winthrop
19 Hospital. So there's a tremendous amount of traffic
20 there.

21 So the mayor's request for a further study
22 going towards the hospital, and those streets that go in
23 front of the hospital, is something that is really going
24 to be helpful in determining what we can do.

25 MR. K. WALSH: Just to clarify, though -- and

1 that's why we conduct our studies -- but the only change
2 we're proposing for that road is, when you come out on
3 the east exit, to make it a two lane going east.

4 MR. D. WALSH: I understand that. But, you
5 know, I go past Davenport Press and make a left to bring
6 people to the train every day, almost every day of the
7 week, sometimes several times. And so, it's quite
8 well-traveled. And I see in your report that it's quite
9 well-traveled. And now it's one way. When you make that
10 two ways it's going to be narrow. It's a corridor that
11 is very active and there's a lot of parking on that
12 block. There's five handicapped spaces that are in the
13 area where you want to eliminate. So those handicapped
14 spaces -- is it four or five? Those handicapped spaces
15 -- five, correct?

16 MR. LENIHAN: Correct.

17 MR. D. WALSH: So they would have to go to the
18 west, towards the hospital. That would eliminate more
19 parking, and that's a very important parking area for
20 commuters. So that particular block is a tough block to
21 have all the cars exit from.

22 MR. K. WALSH: Yes. I think the goal was to
23 disburse traffic and to absorb it into as many
24 directions, all directions, which I think would actually
25 work here. So, in any one direction, I think we're going

1 to be putting the least amount of stress on that
2 direction as possible, considering there are a couple of
3 options on Station Plaza to go.

4 We will look more closely at the parking spaces
5 that we're going to take out, or propose to take out, and
6 see what can be done about that.

7 MR. D. WALSH: OK. Because, you know, I
8 understand.

9 One thing I would just like to comment on, it
10 was just mentioned here about the Mineola grade crossing
11 elimination, the grade crossing in Mineola at Main
12 Street, for Main Street, is going to be eliminated. I
13 really -- I don't agree with that. I don't believe that.

14 Along with the Clerk, Mr. Scalero, I attended a
15 hearing, a Long Island Railroad hearing, MTA hearing,
16 having to do with the next 20-year plan, and that's not
17 mentioned in the next 20-year plan. As part of the
18 original Master Plan it was part of John Shapiro's
19 concept, and that's not what the MTA necessarily has in
20 mind. You know, they're not necessarily going along with
21 John Shapiro's concept. And we are hiring a --
22 Mr. Shapiro is no longer with the firm, but we're hiring
23 an urban, you know, an urban planner to help us take a
24 better look at what's going on downtown in Mineola. So I
25 don't think that that grade crossing is going to --

1 MR. K. WALSH: We'll study it anyway.

2 MR. D. WALSH: -- be a problem at all.

3 MR. K. WALSH: We'll study it anyway.

4 MR. D. WALSH: The last thing I would like to
5 speak to, I guess, is Ms. Watral. And can you speak a
6 little bit more in depth about the number of students
7 that you believe will come from this building?

8 And if I can just add, I did a little research
9 myself. The Birchwood apartment buildings on the corner
10 of Roslyn Road and Old Country Road, there are 444 units
11 and they currently have nine students, or I was told by
12 the property manager. There's an apartment complex next
13 to the Garden City Hotel called the Hamilton. They're
14 350 units. And I spoke to a member of the board there
15 and they told me they have six students. There are two
16 apartment buildings being built on Post Avenue that, when
17 the Winston, which is another project, was being
18 discussed they used those two buildings as similar
19 density per acre to the Winston. So it's a similar site
20 and they have very few students. I couldn't get an exact
21 number, but a very low number of students.

22 So I wonder if you could speak a little more
23 about that.

24 MS. WATRAL: Certainly. The Rutgers University
25 data that we've typically been using -- and is a standard

1 in the industry to use to estimate the number of school
2 children per project -- looks at types of housing,
3 whether it be single-family, apartments. It's based on
4 bedrooms. There are a number of criteria to consider
5 when you're trying to make this assessment and evaluate.
6 What hasn't been considered -- and is now being
7 considered, and these studies are being updated, the
8 multipliers are being updated -- is the TOD, or transit
9 oriented development, and how this has effected the
10 demographic and the people that reside there.

11 And what these studies have found -- and the
12 information that we submitted this evening, and that I do
13 have extra copies of -- are new studies are being done
14 that categorize and specifically look at these TOD
15 developments which have found that the multiplier, the
16 number of children generated, or that can be expected
17 from this type of development is significantly lower than
18 what we've been estimating. The transit-oriented
19 development, you know, draws either young professionals
20 who are just starting, or people who are looking to
21 downsize, and it really isn't necessarily for family, you
22 know, units for growing families, typically.

23 So that while, yes, you may expect to have some
24 children, what we found when looking at these new
25 multipliers is that instead of the estimated 37 children,

1 which is what we analyzed using the Rutgers information
2 in the expanded EAF -- using these new multipliers, which
3 are based on actual developed TOD housing projects, you
4 know, development projects where they have actual studies
5 and counted real children and real families, this project
6 would only be expected to generate nine children, which
7 is significantly less than what was estimated. But it is
8 based on things, like you said, with the existing
9 developments, the Birchwood, things like that, actual
10 projects that, once developed, it's differing and there's
11 now a new category that must be considered and entered
12 into the reference points that we use.

13 So we're just finding that TOD generally
14 generates much fewer children than we had been
15 estimating.

16 MR. D. WALSH: Thank you.

17 Could you get a copy of that to the Mineola
18 School Board, please?

19 MS. WATRAL: Absolutely.

20 MR. D. WALSH: That's all I have. Thank you.

21 MAYOR STRAUSS: Thank you, Mr. Walsh.

22 Yes, Mr. Durham?

23 MR. DURHAM: Ms. Watral, I just wanted to ask
24 whether that study took into account with the changes
25 where the school districts now offer full day pre-K and

1 young working couples starting out, or whatever, having
2 young kids that they might be in the building while they
3 have children in pre-K, but as their looking for houses,
4 stuff like that.

5 MS. WATRAL: The studies that we've looked at
6 really are only looking at the bedrooms, the size of the
7 units, the number of the units. I don't think it's taken
8 into consideration, you know -- it takes school age
9 children based on whether it's elementary school or high
10 school school age, but I don't think it takes into
11 consideration full day kindergartens or things like that.

12 MR. DURHAM: OK. Thank you.

13 MAYOR STRAUSS: Any other comments from the
14 Board?

15 I'd like to mention just a few things before we
16 open up to the general public. As Mr. Walsh had
17 mentioned, the Village has commissioned a professional
18 planner to evaluate the new multifamily residential
19 developments. We're concerned there's going to be a
20 significant increase in population. We're going to look
21 to see if it effects the Village in general and at any
22 level.

23 The other thing I just want to mention is: We
24 talked about restaurants here, possibly in the lower
25 level, well, the first floor of these buildings. They

1 have not come before the Board yet. Obviously the
2 building is not built. But they will have to come before
3 the Board for special use hearings; is that correct,
4 Mr. Spellman?

5 MR. SPELLMAN: Correct, Mayor.

6 MAYOR STRAUSS: So if anybody has those
7 questions, I want to let you know that we haven't gone
8 down that road yet.

9 No other comments from the Board?

10 I'm going to open it up to public comment and
11 we're going to go row by row. And I ask anybody wishing
12 to speak to please approach the podium, state your name
13 and your address. Speak clearly for the court reporter.

14 And then, we'll ask the applicant to record any
15 questions they may have and then, at the end of the
16 public session, we'll ask the applicant to come back up
17 to the podium and answer those questions.

18 Anybody in the second row?

19 Yes, sir?

20 MR. LODATO: Good evening, gentlemen, Board,
21 gentlemen.

22 Gus Lodato, 311 Garfield Avenue, Mineola.

23 Two questions. There was mention on storm
24 water runoff, the figure five inches. Those five inches,
25 are they accumulated over a certain period of time?

1 Twenty-four hours? Three hours? Six hours? Or is it a
2 total of an hour or so? How do you figure it out, and
3 what length of time, five inches of rain.

4 MAYOR STRAUSS: Mr. Lodato, ask your questions
5 and at the end of the public comment session we'll have
6 those answers for you.

7 MR. LODATO: So you want the questions to the
8 Board?

9 MAYOR STRAUSS: Yes. That's fine.

10 MR. LODATO: The five inches of rain, over what
11 period of time --

12 MAYOR STRAUSS: OK.

13 MR. LODATO: -- are those five inches measured?
14 And corollary to that, have studies been done of our
15 storm water drain-off system as to that increase in
16 population and water usage and of course, you know, the
17 sewer runoff in that particular area, which way that
18 sewer pattern goes as far as taking away to the next
19 level of drainage?

20 MAYOR STRAUSS: I believe -- and Mr. Spellman
21 can jump in here at any time. I believe all storm water
22 runoff will need to be collected on site; is that correct
23 Mr. Spellman?

24 MR. SPELLMAN: Yes, Mayor. The current
25 property has drainage that leaves the property and goes

1 into the storm water system that's in the streets.
2 What's happening under the new Phase II Storm Water
3 Regulations is that the property owner now develops the
4 property, they have to maintain on site five inches of
5 that water in retaining tanks so it doesn't run into the
6 street. So this actually reduces the amount of water
7 that goes into the storm water system in Mineola because
8 they now have to keep it on property.

9 MR. LODATO: Does that also include studies of
10 the overage? If it goes over the five inches, will that
11 affect the way the water would drain off, say, to a park
12 area? If you know what I mean.

13 MR. SPELLMAN: We'll have to take a look at
14 that, or have them take a look at it, what happens if you
15 have rain where it's more than five inches, what happens
16 to it. So we'll ask their engineers to tell us.

17 MR. LODATO: OK. Thank you.

18 The second one has to do with fire protection.
19 As you know, we have a volunteer fire department, and
20 probably one of the best on Long Island, highly trained,
21 with some great equipment, but we now have a lot of new
22 high-rise residential properties being erected all at
23 once. Will these apartments be sprinklered?

24 MAYOR STRAUSS: Yes. They will they have to
25 meet New York State Building Code so yes.

1 MR. LODATO: Thank you. I have no more
2 questions.

3 MAYOR STRAUSS: Thank you, Mr. Lodato.

4 Anybody else in the second row?

5 Nobody else in the second row. Third row?

6 MR. FOX: Good evening Mayor, Village trustees.
7 My name is Robert Fox. I'm from Fox's, on Main Street.
8 That would be 79 and 80 Main Street, both buildings.

9 I appreciate the chance to meet Mr. Lalezarian
10 and Kevin Walsh's presentation and all the committee
11 here. But as I see it, I see this project is going to
12 have significant economic impact on our business. We
13 have a destination customer, which means that our
14 customer's come from the Five Towns. They come from
15 Merrick/Bellmore. They come from Roslyn. They come from
16 as far as Bayside, Queens. They drive into the Village.
17 And already, on a given day, it's tight and parking is
18 tight. The access is tight. We're fighting this all the
19 time. The parking lot behind us did open up some parking
20 for a while, but the commuters have caught on and that's
21 basically full by the time 9:00 o'clock rolls around.

22 I guess I have to speak to Mr. Lalezarian a
23 little bit further, but we have access to our lots behind
24 the buildings. Hopefully we can work something out.
25 Because that would just be the kiss of death for us to

1 lose those lots and access to those lots.

2 The construction phase is going to be tough for
3 us. I'm listening to eliminating parking, eliminating
4 sidewalks. This is not going to be easy for us. But,
5 you know, I am willing to work with the project and I
6 would appreciate the chance to talk with you and to try
7 to work things out as best we can. Like I said, we've
8 been on Main Street for 30 years, and it's been a great
9 home for us. I agree with Mr. Lenihan's observations of
10 eliminating -- making that a right turn lane going west
11 on Second Street. Coming out of there at 5:00 o'clock at
12 night, it's not easy getting on Second Street at all. If
13 the St. James is having a delivery it ties up that
14 street, if they have one of the big beer trucks or
15 whatever. That's a very bottlenecked little road, that
16 Second Street. I don't see how it's going to be able to
17 service a project this size.

18 The project looks great, but it may slightly
19 overwhelm the area. As Mr. Cusato said, it's a big
20 project for that little area. It will change the
21 character of the area. I'm not so sure the area can
22 handle the size of the project.

23 The parking, I guess people bring friends into
24 the area. The restaurants. I hope the underground
25 parking can handle all of this, because the street

1 parking is also capacitated. And if we can't park we
2 don't have customers. They're not walking to our store.
3 So we have to have parking. And friends and neighbors
4 that come into the area to visit, or to use the
5 restaurants, they're just going to fill up what is
6 already capacitated for us.

7 I think I covered a lot of my concerns. I
8 appreciate the fact that I could voice these concerns,
9 and I look forward to maybe speaking with Mr. Lalezarian
10 privately soon, because we will definitely be impacted by
11 this project.

12 MAYOR STRAUSS: Mr. Fox, before you go, as
13 Mr. Durham mentioned, your stores are some of the anchors
14 in that area, and we certainly understand the concerns
15 that you have. And with the outside people coming into
16 Mineola, that's what we're trying to do here, also, is
17 not only get residents in the area but also thriving
18 businesses and make them attractive enough to people that
19 are outside the Village. And your stores certainly do
20 that. If this project is approved at some level, you
21 might have hundreds more within walking distance.

22 MR. FOX: It may work like that. But typically
23 our customers are very specific to our stores. We'll
24 certainly pick up a little collateral traffic from the
25 project. But you have to remember, Winthrop University

1 Diabetes Center is going to open too. And that's going
2 to bring another wave of congestion to the area. And we
3 haven't even seen how that's going to impact the parking
4 and access to our area. Our customers coming there are
5 very specific customers. But it will help and energize a
6 bit. And we're looking forward to that.

7 I understand the project is going to go
8 forward, and that's why I'm looking to try to work and so
9 they have the impact on us as little as possible so that
10 we can continue to thrive on Main Street. It's been a
11 great home for us for a long time. And I think what we
12 have on Main Street in Mineola is that central location
13 in Nassau County so we can draw from, you know, the whole
14 county.

15 MAYOR STRAUSS: And we don't want to lose you.

16 MR. FOX: Thank you.

17 MAYOR STRAUSS: And I appreciate your coming
18 here and certainly reaching out to the developers here.
19 And if this project is approved, we can work something
20 out.

21 MR. FOX: Great. Thank you, Mayor.

22 MR. PEREIRA: Mr. Fox, I have a question for
23 you. Just so I'm clear, you own that building, the --

24 MR. FOX: Yes.

25 MR. PEREIRA: -- that's right next to the

1 property, correct? It's kind of like a warehouse. It's
2 boarded out and it's a little bit dilapidated. That
3 building is also yours?

4 MR. FOX: Yes.

5 MAYOR STRAUSS: Thank you, Mr. Fox.

6 MR. PEREIRA: Thank you.

7 MAYOR STRAUSS: Anybody else in the third row?

8 MR. HEYDUK: Mr. Heyduk, 317 Emory.

9 You talk about those sprinkler systems. Are
10 they powerful enough to put out a fire?

11 THE COURT: They're not powerful enough to put
12 out a fire, depending on the size of the fire.

13 MR. HEYDUK: All right. But our Fire
14 Department will still have to go there?

15 MAYOR STRAUSS: Absolutely.

16 MR. HEYDUK: And climb those buildings?

17 MAYOR STRAUSS: Absolutely.

18 MR. HEYDUK: That's what I figured.

19 MAYOR STRAUSS: And there's a couple of us on
20 the Board, and there's a couple in the audience.

21 MR. HEYDUK: I've seen you in the newspaper
22 with that fireman coming down the building. Now, once he
23 gets up there, is he able to come down?

24 MAYOR STRAUSS: Yes. New York State has
25 implemented a regulation -- another unfunded mandate,

1 which is a topic for another day -- where firefighters
2 have to have these bailout systems and, ironically, it
3 came from a situation that started in New York City, but
4 they don't have to abide by it. Everybody else does.

5 MR. HEYDUK: I don't want no black Sunday in
6 Mineola.

7 MAYOR STRAUSS: Mr. Heyduk, as a firefighter
8 myself -- and every firefighter is my friend, and I have
9 two family members, my two boys, are in the Fire
10 Department -- I don't want a black Sunday, Monday,
11 Tuesday. Pick a day. I don't want any of that. So
12 these buildings need to adhere to the New York State
13 Building Code. And if they're built to the levels that
14 are proposed -- and we're not approving that yet -- they
15 will need to be steel and cement. So that certainly
16 helps with the fire resistance.

17 Now the sprinkler systems in the buildings will
18 activate when there's a fire and the temperature reaches
19 a certain level, and then those sprinklers by code need
20 to be certain feet from each other and certain distance
21 from the walls.

22 What I believe the Fire Department, barring a
23 catastrophic occurrence like a gas explosion, like we've
24 seen in newspapers of peoples' homes, barring a
25 catastrophic occurrence, we'll probably get just what we

1 call a room and contents fire, which means that if
2 somebody is sleeping on a couch and they fall asleep
3 while they're smoking, or they leave a pot on the stove
4 and it sets the cabinets on fire, those will be held in
5 check till the Fire Department gets there, if not
6 extinguished, depending on the volume of fire.

7 MR. HEYDUK: Would our fire trucks -- how high
8 does that ladder go?

9 MAYOR STRAUSS: The one ladder that we have now
10 goes 110 feet.

11 MR. HEYDUK: Would it be able to go up that
12 building?

13 THE COURT: Yes. Depending on where it's
14 parked, yes. As proposed, the back of the building is 99
15 feet. So now you have to move the building -- the fire
16 truck would be a distance away from the building. And
17 you can't climb a ladder straight up in the air. It
18 would have to be on an angle, a climbing angle. I don't
19 know what the actual 110 feet distance is when you put it
20 down on an angle. But if it doesn't reach the
21 building -- and it doesn't have to. Because New York
22 City certainly has buildings higher than the proposed 99
23 feet and they don't. And those buildings have to adhere
24 to the same building codes that this building has to
25 adhere to.

1 MR. HEYDUK: As long as the firemen are safe,
2 I'm happy.

3 MAYOR STRAUSS: I'm happy too, Mr. Heyduk.
4 Thank you very, very much for your concern.

5 And just so you know, Mr. Heyduk, Mr. Durham
6 mentioned, at the last meeting of the Village Board we
7 set aside some of the development incentive bonus funds
8 to purchase some of those bailout systems for the
9 firefighters. As I mentioned, New York State came up
10 with this great idea, but they're not giving us the money
11 to do it. So we set aside some funds to do that for the
12 firefighters. But thank you for your concern.

13 MR. HEYDUK: Thank you. As long as they're
14 safe.

15 MAYOR STRAUSS: Thank you very much.

16 Anybody else in the third row? Fourth row?

17 MR. SANTOSUS: Good evening, Mayor, Members of
18 the Board, Mr. Spellman. It's nice to be back.

19 You know, if tonight's event was a football
20 game I think you'd see yellow flags flying like crazy on
21 the turf and they'd call it unsportsmanlike conduct for
22 piling on.

23 You can't just take this project by itself.
24 You have to look at this as piling on the other two
25 projects. The other two projects are huge. You're

1 looking at another 700 cars, 800 cars in the Village.
2 This one you're going to probably have another three or
3 four hundred cars in the Village. The traffic is
4 atrocious as it is. You can't move in Station Plaza
5 right now. I'm down there every day. You can not move
6 down in that area. Main Street, the gates are down 40
7 minutes out of the hour right now. It may even go down
8 50 or more minutes per hour in the future. I know first
9 hand. I drive engine 162 out of the firehouse most times
10 and I go to Mineola Boulevard, make a left. We get to
11 Jackson Avenue, we have to go on the left side all the
12 way, against opposing traffic, all the way to the bridge.
13 You can not move. And you're going to add 500 cars and
14 tell me that it's not going to be a problem? I can't
15 believe that.

16 All I'm asking is, and I implore you, stop.
17 Take a deep breath. Step back. Whatever you want to do.
18 Take a time out. We have to see what those other
19 projects do. How they impact water. Nobody has talked
20 about that. Sewer, if everybody flushed at 7:00 a.m. on
21 Old Country Road I think the sewer covers are going to
22 raise off the street. We haven't talked about these
23 things. And I don't know if our water system can handle
24 it. I don't know if our sewer system can handle it. It
25 went in, I believe, in 1928. So . . .

1 And the school children, they tell us, you
2 know, eight, nine, ten kids. But Birchwood has nine
3 kids, but they're all condos. These are going to be
4 rentals. You have more kids out of apartments than you
5 do out of condos. No doubt about that.

6 So I implore you, just take a time out. Let's
7 step back. Let's not kill all building. I mean, it's a
8 nice building. But I don't think it's the right time for
9 it. I just implore you to step back and take a time out.

10 MAYOR STRAUSS: Thank you, Mr. Santosus.

11 As we mentioned earlier, and I'm not saying
12 right or wrong, but just so you know that we have
13 retained professional services of somebody to do just
14 that, evaluate the other buildings in conjunction with
15 this project and give us an assessment and what's the
16 impact.

17 The other thing that we did a couple of weeks
18 ago at our Village Board meeting was approved a study to
19 be done on our water system to make sure that it can
20 handle it and all that.

21 So when these studies come back we'll have a
22 better assessment and better idea as to where we can go
23 and what we can do and shouldn't do.

24 MR. SANTOSUS: Even at that, when you look at
25 the traffic, the additional children that are going to be

1 involved in the school system, it's a heavy impact on the
2 community.

3 Thank you very much.

4 MAYOR STRAUSS: Thank you, Mr. Santosus.

5 Anybody else in the fourth row?

6 Yes, sir?

7 MR. COSTIGAN: Mayor, trustees. Tim Costigan,
8 of Fox's, 79 Main Street.

9 The only thing -- I think Robert Fox covered a
10 lot of our concerns already -- but this is just to put on
11 the record too: What about the infrastructure down
12 there? You just brought up the sewers. The sewers did
13 backup into our building this past year. So, we call it
14 Lake Mineola down there when it does rain. Those are all
15 our concerns.

16 Not only that, Main Street is a county road.
17 We've had some issues over the years with snow removal.
18 So it really blocks things up, can't even get it cleared
19 in the winter. So those are the things I want to put on
20 the record.

21 MAYOR STRAUSS: Right. Understood. I'm glad
22 you pointed out that's a county road. The Village
23 doesn't plow that road.

24 MR. COSTIGAN: We know it well, because we
25 clear.

1 THE COURT: Anybody else in the fourth row?
2 Fifth row? Sixth row?

3 Yes, ma'am?

4 MS. CARBONE: Maria Carbone, 12 Geranium
5 Avenue.

6 Are they also the ones that are building the
7 250?

8 MAYOR STRAUSS: Yes. 250 Old Country Road.

9 MS. CARBONE: And you said everything was
10 supposed to be steel and concrete?

11 MAYOR STRAUSS: Right.

12 MS. CARBONE: Is 250 steel and concrete?

13 MAYOR STRAUSS: Yes.

14 MS. CARBONE: Really. Because it looks like
15 it's all wood.

16 MAYOR STRAUSS: That's the one at Willis
17 Avenue.

18 MS. CARBONE: They're building on the other
19 side?

20 MAYOR STRAUSS: Correct.

21 MS. CARBONE: OK. So are these buildings all
22 committed? Do you have people -- do we have rental that
23 are people that are going to occupy?

24 MAYOR STRAUSS: I would think no at this point,
25 but -- I would think no, but we'll let the developers

1 answer that.

2 MS. CARBONE: OK. And even the senior building
3 that we have, there's five windows that are lit. There's
4 five units. The rest of the building is empty. So we're
5 anticipating all these people coming in.

6 And then the rental. What is the cost of a one
7 bedroom, two bedroom? Because I've talked to a lot of
8 young people in the community and if the rents are what
9 they are in the Hempstead, the Hempstead, people can't
10 afford.

11 MAYOR STRAUSS: Mill Creek?

12 MS. CARBONE: Yes.

13 MAYOR STRAUSS: That building is not open yet.
14 I don't know if it's advertising.

15 MS. CARBONE: They're advertising. Not the one
16 on Old Country Road, the one in Hempstead.

17 MAYOR STRAUSS: The one in Hempstead. I can't
18 speak to that one.

19 MR. D. WALSH: You know what? I spoke to a
20 trustee from Hempstead last night at an affair I was at
21 and he told me for the most part they're mostly full.

22 MS. CARBONE: Because rents are starting at
23 \$2,000.

24 MR. D. WALSH: Absolutely.

25 MS. CARBONE: And then the kids. I know there

1 was a study done when they were trying to build the
2 Winston, I think it was 50 kids they said. I don't
3 remember. But nine kids? I know there's more than nine
4 kids at the Birchwood because my son is at that bus stop.
5 There are more than nine kids there. And a few of them
6 drive to school.

7 And the traffic studies. We've had -- every
8 traffic study we have, there's no impact. But it took me
9 25 minutes tonight to drive my son to the high school so
10 he can catch the bus to go to the football field to
11 practice, and that's -- I'm a mile, mile-and-a-half.

12 And then valet. We all know about valet. Not
13 everybody uses valet. Where are those people going to
14 park?

15 I think that's it. I just wanted -- I mean,
16 you're going to have 700 units in this Village. And you
17 don't know if they're committed. And I moved out from
18 the city to live in a village, but it looks like the
19 Village is building a city within the Village.

20 MAYOR STRAUSS: Correct. With regards to the
21 -- I'll let the developers answer the question regards to
22 where the people are going to park that come to the
23 restaurants. I think they're going to park on the higher
24 level, the third level, underground on site.

25 MS. CARBONE: If they don't use valet.

1 MAYOR STRAUSS: There's going to be ten valet
2 spots, so they're going to be encouraged to use the lower
3 levels. And if there's no parking, at least it will be
4 there.

5 MS. CARBONE: Does the Village have a minimum
6 of -- I know the City of Glen Cove has occupancy per
7 unit, and it's based on the square footage of the
8 bedrooms. So if you have a small bedroom it only can
9 accommodate one child, and so you can't put three kids in
10 a bedroom.

11 MAYOR STRAUSS: I don't think so.

12 Mr. Spellman, is that our building code?

13 MR. SPELLMAN: With respect to multiple
14 dwellings, we do have certain regulations concerning the
15 amount of space you need per person. I'd have to go back
16 and look at it. These particular units certainly, as
17 planned, exceed our minimum requirements for unit size --

18 MS. CARBONE: OK.

19 MR. SPELLMAN: -- with respect to size of
20 rooms.

21 MS. CARBONE: I know the City of Glen Cove does
22 do biannual inspections.

23 MR. SPELLMAN: They also have a landlord
24 regulation law in this Village in which every two years
25 we inspect every rental unit and we observe the

1 occupancy, standard of maintenance, safety features,
2 fire, egress safety. So every unit gets visited every
3 two years.

4 MS. CARBONE: That was it.

5 MAYOR STRAUSS: I can answer a couple of
6 questions that probably the developer won't be able to.

7 Regarding the senior housing complex that you
8 said there's only a few lights left, 11 of those units
9 are currently occupied. Three of the 11 happen to be
10 Mineola residents who decided to move in there. It also
11 appears they have five other Mineola resident's
12 applications were denied. Thirty-five applications, just
13 over 25 percent have come from the Village. They are
14 currently working through that. They have 11 that are
15 occupied. So, it just opened up in September, I think it
16 was. Two months ago. So they're going full steam ahead.

17 MR. PEREIRA: There's a process where they have
18 to qualify.

19 MS. CARBONE: I heard some people did not
20 qualify.

21 MR. PEREIRA: Right. If you make too much
22 money, too little money. So it's not like you just walk
23 in, you rent, and move in next week. So there may be
24 people in the pipeline. But, as the Mayor said, since
25 September -- and I'm not going to answer for the dweller

1 either -- but for me one of the benefits of having a
2 developer here who is, let's say, three-quarters of the
3 way through another development is that he's obviously
4 not going to spend money building this if he hasn't
5 filled that one. You would think that logic would
6 dictate that he's not going to put up another building if
7 this first building is empty.

8 MS. CARBONE: How long is the commitment of the
9 builder? Is he going to come in, build and, if it's not
10 working, let's get out of here?

11 MR. PEREIRA: He can answer that, but I
12 think --

13 MS. CARBONE: If you're going to make a
14 commitment, are you going to say, We're here for the next
15 99 years and commit to the community?

16 MR. PEREIRA: I'm not going to answer that.
17 He'll answer that later.

18 MS. CARBONE: And then, if there is more
19 children, would they be helping the school district?
20 What do we do when we have all these little kids, mothers
21 with strollers in the piazza?

22 MAYOR STRAUSS: Helping the school district,
23 you mean, financially?

24 MS. CARBONE: Yes. What is --

25 MAYOR STRAUSS: We'll let the developers handle

1 that one.

2 MR. D. WALSH: Mrs. Carbone, if I could say
3 something about that. Senior housing projects, you know,
4 there's a much smaller group of people that can apply for
5 that than would be in a big building. You have to be 55
6 years or older. You have to earn no more than 80 percent
7 of the average salary in Nassau County, and you have to
8 verify it every year. And it takes quite some time.
9 There's an organization, I can't --

10 MR. PEREIRA: Long Island Housing Partnership.

11 MR. D. WALSH: Yes. They're very slow in their
12 process, but that building is not going to have a
13 problem.

14 MS. CARBONE: I was thinking of all these big
15 buildings and apartments and they're not occupied.

16 MAYOR STRAUSS: They're not built yet. But to
17 your point and Mr. Santosus' point, there may be
18 oversaturation. So what we've done, as I mentioned, is
19 we hired a professional planner to see if we're doing the
20 right thing.

21 MS. CARBONE: Thank you.

22 MAYOR STRAUSS: Thank you, Mrs. Carbone.

23 MR. D. WALSH: This is the first of several
24 hearings on this building.

25 MAYOR STRAUSS: Anybody else in the fourth row?

1 Yes, ma'am.

2 MS. PURDY: Patti Purdy, Helen Road.

3 I notice with the traffic study it was Old
4 Country Road and Mineola Boulevard, Mineola Boulevard and
5 Second Street, Second Street and Main Street, and Main
6 Street and Station Plaza North, but not Mineola Boulevard
7 to First Street. And I have a question about the traffic
8 studies in general. How are they done? Like, do they
9 check over a 12-hour period and then divide it by 12, or
10 do they look at it at 5:30 in the afternoon when you're
11 trying to get through there?

12 MAYOR STRAUSS: OK. We'll ask the traffic
13 engineer.

14 MS. PURDY: And the building that the bank is
15 currently in will be torn down, correct?

16 MAYOR STRAUSS: That's correct.

17 MS. PURDY: Is that a historical building?

18 MAYOR STRAUSS: No, ma'am. It is not.

19 MS. PURDY: OK. And also, what that last woman
20 just brought up about the number of school children. I
21 wonder if it's different for rentals than it is for
22 condos and co-ops.

23 That's it. Thank you.

24 MAYOR STRAUSS: Thank you.

25 Anybody else in the fourth row? Fifth row?

1 Sixth row?

2 Yes, sir?

3 MR. BARNETT: Good evening. Artie Barnett,
4 president of the Mineola School Board.

5 I want to make a couple of comments and ask a
6 couple of questions as relates to the financials here and
7 how they impact the school district.

8 We've had some back and forth, obviously, in
9 articles, letters, and it has been said that we are
10 receiving roughly \$25 million over 20 years from these
11 projects in PILOT payments. What it fails to do is
12 explain how PILOT payments are calculated in our tax cap.
13 And when we calculate our tax cap the first thing we do
14 is we multiply by what's called the tax base growth
15 factor. That number is a multiplier of growth in the
16 district. PILOT building does not count towards that.
17 So the norm, you would have several buildings being
18 built. You are increasing your tax base and your
19 services need to grow to meet that growth, whether it be
20 sewers, water, school districts or otherwise.

21 We have expressed a concern about students.
22 We've heard your studies. We'll accept the 52 students
23 you said, and we'll accept the nine students that their
24 study shows. That's approximately 60 students. We spend
25 approximately \$30,000 per student, of state aid we would

1 conservatively say 20,000. That's \$1.2 million in new
2 spending for the school district with zero revenue
3 increase.

4 The reason that it is that zero is PILOT
5 payments have to come off of our tax base. It's a
6 combination of both. It's called a P top (sic), that's
7 property tax and PILOT payments. So with these
8 buildings, the two that are going up now and the one
9 being proposed -- which I understand will be seeking
10 PILOTs from the Nassau IDA -- we have zero revenue growth
11 but we will have an impact on students, small or large.

12 MAYOR STRAUSS: And you will also receive
13 finances from those projects. Mr. Barnett, we're not
14 here to debate those other projects, or even discuss.
15 This is about this project. So if you have a concern
16 about how much finances the school district might receive
17 from this project, we'll certainly ask the developers
18 that.

19 MR. BARNETT: My understanding is that they
20 will be seeking PILOTs and, as I said, PILOTs come off of
21 our calculation.

22 MAYOR STRAUSS: OK.

23 MR. BARNETT: So it's zero growth. No matter
24 what finance we get from this proposed building, it does
25 not increase our revenue at all.

1 MAYOR STRAUSS: But you still get the money,
2 right? You still get the money.

3 MR. BARNETT: We do not have any growth factor.

4 MAYOR STRAUSS: Do you get the money?

5 MR. BARNETT: We have the money now. We
6 receive students with no increase in revenue.

7 MAYOR STRAUSS: OK. But you do get finances
8 from those other projects.

9 MR. BARNETT: I'm increasing my student
10 population and using the same finances I have today for
11 additional students.

12 MAYOR STRAUSS: OK. Do you have a question,
13 Mr. Barnett?

14 MR. BARNETT: The question was raised by
15 Saratoga IDA and they commissioned Camoin Associates to
16 do a study of this. Camoin Associates, by the way, does
17 studies for the Nassau IDA. Camoin Associates did
18 studies on the two projects currently under way on Old
19 Country Road. And I will give these to Mr. Scalero so he
20 can review them. They were asked this exact question and
21 their conclusion was, We believe that this constitutes a
22 serious threat to economic development in New York State.
23 PILOTs are one of the few effective tools communities in
24 New York State have to promote economic development. In
25 effect, the way the legislation is currently formulated,

1 school districts and municipalities are materially
2 adversely effected by PILOT arrangements. As such, it is
3 natural to assume that school districts and
4 municipalities may withhold their required support for
5 PILOT agreements. They do a follow-up. New York State
6 Economic Development Counsel read this and used it in
7 their annual meeting for IDAs to explain this.

8 We were not brought on board on this. We only
9 ask that we be brought on board. We are obviously now
10 following the Village web site to find out when a hearing
11 is going to take place, because I see that we're still
12 not being brought on board.

13 MAYOR STRAUSS: Mr. Barnett, when you say
14 you're not being brought on board, about what?

15 MR. BARNETT: Well, the hearings, actually, on
16 the two PILOT arrangements for the Old Country Road
17 buildings we were not notified of.

18 MAYOR STRAUSS: Yes, sir. You were.

19 MR. BARNETT: We were?

20 MAYOR STRAUSS: You received a letter just like
21 I received a letter.

22 MR. BARNETT: From?

23 THE COURT: From the IDA.

24 MR. BARNETT: We did not.

25 MAYOR STRAUSS: You have to take that up with

1 the IDA.

2 MR. BARNETT: We will.

3 MAYOR STRAUSS: That's a topic for another day.
4 Do you have anything specific to this?

5 MR. BARNETT: I am going to be specific.

6 We are vehemently opposed to any PILOT
7 arrangements, and certainly any for residential
8 development.

9 MAYOR STRAUSS: Thank you. And you can voice
10 those oppositions when those hearings come up at the IDA.

11 MR. BARNETT: Would you like these?

12 MAYOR STRAUSS: Give them to Mr. Scalero.
13 He'll take a look at them. Thank you.

14 Anybody else in the sixth row? Grey.

15 MR. MAHER: Richard Maher, 143 Walker Road,
16 Mineola.

17 Good evening. It's been several years that we
18 started with the Master Plan in terms of developing the
19 Village of Mineola, turning around the downtown from
20 decay to bringing it into this century. We've had our
21 hurdles to make things better in this community, and
22 through the work of the Board and the previous
23 administrations it's been a long time planning. We had
24 our hurdles with the properties on Old Country Road that
25 didn't work out exactly the way we wanted, but we're

1 doing the best we can. Unfortunately, it was down-sized,
2 again, by people who don't live in Mineola. The
3 out-of-towners, OK, who come in and tell us what to do.
4 OK?

5 This downtown project is needed. The tax base
6 revenue is needed. It will help to continue to clean up.
7 I'm still seeing some homeless in the downtown
8 neighborhoods. We saw vacant stores in the downtown
9 community. Those things should be leased up.

10 We have the number one train station here in
11 Mineola. It's going to attract a lot of -- most people
12 know me. I'm a real estate appraiser. I'm a banker.
13 There's always talk about the brain drain here on Long
14 Island. We need affordable apartments with a great
15 commute to New York City. OK? We have to retain people.
16 We're going to have a lot of empty-nesters. They don't
17 have any alternative where to go. This would serve a
18 great purpose. OK? There are apartment buildings here
19 on -- cooperative buildings on Jackson and one block
20 going north of that. I appraised them some time ago. I
21 saw at the time, that was back in '03, the school taxes
22 on that property were \$250,000 that was being generated.
23 It's a lot of money being generated to the school
24 district. School districts will benefit. The Village
25 will benefit. The county will benefit. Our downtown

1 will benefit. OK? We still have some eyesores in
2 downtown Mineola. We got to clean it up. There's no
3 reason why Mineola -- within the central community in the
4 central section of Nassau County, number one county in
5 New York State -- doesn't have a project like this.

6 They're building projects like this on Franklin
7 Avenue, further down, in Garden City. Community wasn't
8 opposed to developing it. It's generating taxes.

9 Why is Mineola always operating with one arm
10 behind its back? People coming in and trying to tell us
11 what we need. We live here. We know what we need.
12 We've been working on this -- how long, Mr. Spellman,
13 have we worked on the Master Plan to turn around the
14 Village of Mineola? You were involved.

15 MR. SPELLMAN: Goes back prior to 1990.

16 MR. MAHER: Prior to 1990.

17 We're on the cutting edge. Let's go. Let's
18 get this project done. OK? We're going to address
19 everything. The Village has always addressed everything
20 that it worked out so it conforms to what we need in
21 terms of our zoning issues and parking areas. We will
22 get it done.

23 Thank you. I'm all for this project.

24 MAYOR STRAUSS: Thank you, Mr. Maher.

25 Anybody else in the sixth row? Seventh row?

1 Yes, ma'am?

2 DR. BALLANTYNE: Good evening. I'm Dr.
3 Margaret Ballantyne, 456 Lewis Place.

4 I've lived here for 42 years. I'm very glad to
5 be here tonight. I enjoyed hearing the presentation, but
6 I have a few questions and maybe an observation or two.

7 I understand it's a mixed use building, but
8 I've had some mixed messages tonight. So my first
9 question is: Everyone talks about how this project is
10 going to make Mineola a destination but, other than
11 apartments and a vague reference to a restaurant, I
12 haven't heard what's going to make this a destination.
13 So if somebody could give us an idea of what kind of
14 retail spaces, are we talking Applebee's or are we
15 getting Bobby Flay to open up a restaurant? What kind of
16 restaurants are we bringing to make this a destination?

17 More mixed messages in the architecture. We
18 have industrial revolution mill buildings, loft
19 buildings, for the building. We have a European style
20 piazza around it, and then we have a Village Green which
21 is made of stone. That's not what I think of when I hear
22 a Village Green. There's some mixed villages here along
23 with mixed use.

24 I'm not sure how we figured out how this is
25 making us a destination. I would love for Mineola to be

1 a destination, but I'm not seeing it in this project.

2 Then we're hearing about the nine school
3 children, but we're hearing that the plaza is going to be
4 filled with grandparents and children and mothers with
5 strollers. They're not going to park on the streets to
6 get there, but they're not going to live in the buildings
7 either. So I'm not sure where that bucolic sort of scene
8 is coming from either.

9 So if somebody can talk about why people will
10 come to this park to bring their children to play on the
11 stone, and what kind of retail and restaurant spaces will
12 make Mineola a destination, I'll be the first one sitting
13 down there. But I have to know why.

14 MAYOR STRAUSS: Thank you.

15 Anybody else in the seventh row?

16 Yes, sir?

17 MR. NAGLER: Good evening. Michael Nagler,
18 N-A-G-L-E-R, Superintendent of Schools, Mineola.

19 Good evening. I just had a few comments. One,
20 we all work very hard to make Mineola a great place to
21 live and to raise children, and that is at the forefront
22 of all of our decisions and we should continue to work
23 collaboratively to do that. A fact for the Board, then,
24 that's not well-known is that roughly 65 percent of our
25 seniors are with us from kindergarten. We have a highly

1 unusual mobility rate for a small suburban district. It
2 varies year to year, but roughly 30 to 35 percent of our
3 children do not stay with us. A lot of that is
4 attributed to rentals. Whether it's a resident physician
5 at Winthrop who stays for three or four years and then
6 takes their children out, we have a high turn over in
7 certain rentals, not apartment buildings, certain small
8 rentals, middle of Mineola. Or the least likely is home
9 sales. You don't have a lot of turn over in home sales.
10 But they're traditionally generational, as families move
11 in with their parents and grandparents. That causes
12 problems for the school district, which we internalize,
13 accept, and we work with. But it makes it very difficult
14 to maintain an achievement level that attracts home
15 buyers, condo buyers, people to move into the school
16 district. So there's a little bit of a Catch-22 how we
17 work on developments like this and still maintain an
18 attractiveness for home buyers as well. That was one
19 point.

20 The second point was, I'm a little less
21 concerned about the number of children. I like children.
22 I want children in the school district. That's a good
23 thing. But the school district has reconfigured over the
24 last four years because our student population has
25 flatlined. It's flatlined for 20 years. We really

1 haven't spiked at all.

2 We had seven buildings. We now have five
3 buildings. And we're very much in a sweet spot where we
4 service all of our children very well while maintaining a
5 tax levy that has been below two-and-a-half percent for
6 seven consecutive years. But there are unintended
7 consequences from decisions by the Village Board that may
8 or may not affect the School Board and homeowners.
9 Obviously, you're greatest tax bill is from us. I'm
10 sorry about that. But roughly 70 percent of the taxes
11 you pay is to the school district. And we would hate to
12 see well-intentioned projects have a negative impact on
13 the big hefty chunk that people pay in taxes. And that's
14 kind of the message I'm trying to send.

15 Artie spoke to it a little bit, about the tax
16 calculation. Yes, the PILOT gives us money. In most
17 cases it's given us more money than the tax role would
18 have. But it also effects our ability to raise the
19 percentage of the levy, which you're all aware of. You
20 have the same calculation that we have. It's a little
21 easier for you to override it than for us, because three
22 of your requests do it, but 60 percent of the community
23 has to do it for the school.

24 So it's, you know, that's the way it is, and
25 we'll deal with that. But I would like the boards to

1 consider that when they deal with projects of this
2 magnitude. It's more than just a PILOT payment that has
3 an affect on us. The number of kids could have affect on
4 us. Then we have to do a building issue. You know, then
5 we have to generate the revenue to do that, because we
6 don't have -- what's the community -- what do you call
7 that, from the other projects, the community --

8 MAYOR STRAUSS: Development incentive bonus.

9 MR. NAGLER: Yes. So maybe a suggestion,
10 perhaps they put money in an escrow account that, if we
11 get more children than they predict, they build the
12 addition. The taxpayer shouldn't have to foot that. And
13 I believe they're well-intentioned, that nine children,
14 OK? But what if it's 50? What if it's 60? And then
15 we're forced to react and raise taxes for people and we
16 didn't do anything to incur that.

17 But I don't want it to be about we don't want
18 more kids. No. We'll take them. We'll take them all.
19 But if we're flatlined for 20 years and all of a sudden
20 we get a bump because three giant apartment buildings
21 went up, there's a good belief to say that caused it.

22 I also would like to think that we have such an
23 innovative and great school district, as state and
24 national recognize, we're going to attract more people
25 into the community. That's our goal. But at the same

1 time we don't want something that's out of our control to
2 end up hurting us.

3 I appreciate the time.

4 MAYOR STRAUSS: Mr. Nagler, you mentioned about
5 the attractiveness to home buyers, and I'm not sure. I
6 guess because of the quality of the school district that
7 you'll attract people to come in these buildings and
8 occupy these buildings and attend the school. Which I
9 certainly appreciate, because it brings them into the
10 Village. But when you say 65 percent of the seniors
11 stick with you from kindergarten all the way through 12th
12 grade, does that other 35 percent also include people who
13 go on to Catholic schools, or private schools, or
14 whatever it is?

15 MR. NAGLER: No. We account for those because
16 they typically leave in the same -- they typically leave
17 in ninth grade to go to high school, or some less from
18 middle school than years past. But I've been with the
19 district for 15 years, ten years in central office. I
20 track these things very carefully. We have to do our own
21 predictions on how we're going to reconfigure our school
22 district. We look grade by grade, month by month. Who
23 enters the district. Who leaves the district. Where
24 they're coming from. Where they're going.

25 So when I say with pretty good certainty that a

1 large majority of them are rentals, I can name the blocks
2 that they're on. I'm sure the Board all know the blocks
3 they're on. So it's unimportant where they are, but it
4 has an affect on the school system. And again, I'm not
5 anti-apartments. I don't want to come across as that.
6 It's a consideration, though, with an already difficult
7 challenge. It may exasperate it.

8 The numbers they're talking about we can handle
9 without a problem. If they're not right, then what
10 happens? And I think it's incumbent upon all of us to
11 speak about it and to plan for it. I know --

12 MAYOR STRAUSS: Agreed. Absolutely agreed.
13 These projects, well, the two projects that have been
14 already on the way, not this one obviously, they've been
15 in the pipe for seven, eight years, maybe more. Way
16 before -- since 2006. When you decided to look at
17 reconfiguring the schools and closing a school, opening a
18 school, your planners, your committee, did they take
19 those into consideration, those projects that were
20 already in the pipeline that many years ago?

21 MR. NAGLER: Sure they did. And at the time we
22 needed to get revenue and gains in our own budgets, four
23 years ago. These projects won't be done for another two
24 years. So within the six years that we may get children,
25 we couldn't wait for that. We had six years to

1 reconfigure, save money, and put it back into program.
2 And I believe the community was grateful for a flat line
3 of a levy. Only went to 2.5 once. The difference
4 between the timing of these other projects was they were
5 before the tax cap. The tax cap -- again, as you know,
6 you have the same calculation -- changed the way we
7 manage finances. So the PILOT, yes. I'm not denying
8 we're getting money. But it does come off our levy
9 before we can raise it.

10 So, you know these things. One year, we can
11 manage. Compounded over time? And other factors for us,
12 we know we have \$1 million debt coming off in 2019. We
13 will have to ask the community to pass a 60 percent levy
14 in 2019. We know it. It's going to be -- we're going to
15 be negative. And I'm talking about it now. So don't be
16 surprised in 2019.

17 But my point is -- trying to be simple -- is
18 there's unintended consequences of every reaction. We're
19 seeing them now. What's done is done. I'm not
20 complaining about it. I'm not asking for anything other
21 than when you consider this project with the PILOTs
22 associated with it there's a consequence.

23 MAYOR STRAUSS: We don't set PILOTs here.
24 That's IDA, as we mentioned with Mr. Barnett.

25 MR. NAGLER: I understand that.

1 MAYOR STRAUSS: You said that when you
2 reconfigured the schools you said we have six years. Now
3 the six years is here. You know, I kind of find it hard
4 to believe that you're going to say, Hey, guys, what did
5 you do? What did you do to us?

6 We didn't do it. We've been planning for six
7 years. You guys made a savings in reconfiguring and cost
8 saving to the taxpayers, which we all certainly agree
9 with and understand, but now it comes time to pay out a
10 little bit. And it's not my doing that you might have to
11 add on to a school because of the projects that were in
12 the pipeline for eight years.

13 MR. NAGLER: I didn't say that.

14 MAYOR STRAUSS: That's the way I took it. I
15 apologize.

16 MR. NAGLER: I thought I was clear, but let me
17 repeat it. I said what's done is done, and I'm not
18 complaining about the past projects or the PILOTs. This
19 evening is about this project.

20 MAYOR STRAUSS: Absolutely.

21 MR. NAGLER: And the PILOT that may or may not
22 be associated with it. I think it's convenient for you
23 to say the PILOT is Nassau IDA. It's not on us. It has
24 an affect on the people that live in this community
25 through school tax. Now --

1 through school tax. Now --

2 THE COURT: And Village tax.

3 MR. NAGLER: Yes. But the Village tax is
4 offset by the community arrangement that was made on part
5 of the Village. The school district never had an
6 opportunity to make it's own arrangement with the
7 builder. If you're telling me that I can do that, I'd be
8 more than happy.

9 MAYOR STRAUSS: Mr. Nagler, you can do whatever
10 you need to do. Reach out to Mr. Lalezarian.

11 MR. NAGLER: Yes. Evidently that's what we'll
12 need to do, because we're going to continue to say that
13 if it generates more students than they predict there's a
14 negative affect to everybody that pays school taxes.

15 MAYOR STRAUSS: Agreed.

16 MR. NAGLER: I'm not here to argue. I don't
17 believe I'm argumentative. I'm raising several issues
18 that the Board should be aware of in their
19 decision-making process. Whether you agree with them or
20 not, it's your decision. I feel it incumbent upon me, as
21 the leader of the school district, to give you that
22 information. That's all.

23 I thank you.

24 MR. D. WALSH: Dr. --

25 MAYOR STRAUSS: Hold on, Mr. Nagler. You

1 mentioned a lot of kids coming into the school district.
2 And as I think everybody on the Board is a graduate of
3 Mineola High School, and as well as many of our children
4 are currently in it, the school district is a great
5 school district. And to that point, there's a
6 possibility that you have people who do not live within
7 the school district attending the schools. Other schools
8 districts have hired private investigators to try to
9 track that down. Is that something you would look to
10 entertain?

11 MR. NAGLER: We do it all the time.

12 MAYOR STRAUSS: Do you?

13 MR. NAGLER: I'm currently surveilling two
14 students that I don't believe live here. Of course.
15 That's part of the job.

16 MAYOR STRAUSS: Something I didn't know. Thank
17 you.

18 MR. D. WALSH: Dr. Nagler, if I could just ask
19 you something. You had just said that 35 percent of the
20 children don't stay with us from -- I guess from
21 kindergarten or from first grade to 12th grade. And you
22 said that you know the addresses and that they mostly
23 come from apartments.

24 Are you referring to apartments like that on
25 Lincoln Avenue, at the end of Lincoln Avenue, just east

1 of Mineola Boulevard, or are you referring to apartments
2 that are above stores in Mineola, Williston Park, Garden
3 City Park and Albertson? Are those the type of
4 apartments that you're referring to?

5 MR. NAGLER: Those are the type of apartments,
6 the vast majority that are in Mineola.

7 MR. D. WALSH: So that's not the same as this
8 project.

9 MR. NAGLER: I lost you.

10 No. No. I'm sorry. Yes. The type of
11 apartment is not the same as this project. Yes.
12 Correct. I thought I stated that also.

13 MAYOR STRAUSS: Thanks, Mr. Nagler. Appreciate
14 it.

15 Anybody else in the seventh row?

16 Yes, sir?

17 MR. SUTHERLAND: Russell Sutherland, Birchwood
18 Court. I'm president of the Birchwood Court Co-Op Board.

19 I checked with our property manager about two
20 weeks ago, when this controversy was going on between the
21 Village Board and the school district in the local news
22 media. Our property manager said we had nine students in
23 the school district schools.

24 Also, we contribute, according to our property
25 manager, \$1.3 million in the past year to the school

1 multiple dwelling housing. We have a co-op. In my
2 eleven years on the Board I never recall more than about
3 six students in the school district, nine this past year
4 according to our property manager. There's no
5 school-aged students in my building -- we have six
6 buildings -- to my knowledge.

7 Our residents feel that we're a cash cow for
8 the school district. Multiple dwelling buildings should
9 be welcomed.

10 Now, I don't speak for the board, but my
11 personal opinion on this project, after evaluating
12 everything, is that I like it.

13 MAYOR STRAUSS: Thank you Mr. Sutherland.

14 Anybody else?

15 Yes, sir?

16 MR. FESTA: Carmine Festa, 456 Macatee Place,
17 near Ms. Ballantyne.

18 You know, I'm kind of a strong supporter of the
19 School Board. I'm a strong supporter of the Village I
20 live in. I note that with the incentive zone funds that
21 have currently been received the Village is renovating
22 Memorial Park. It's bought new fire equipment and other
23 capital equipment that we need. If we didn't have the
24 incentive zone funds we'd have to raise our taxes. We'd
25 have to put out bonds to buy this equipment.

1 So I also note that Mineola has been in the
2 forefront of revitalizing its downtown, but this is no
3 mystery. This is being done all over Long Island,
4 Patchogue, Glen Cove, other areas. It's being done all
5 over the country because in the 1950s -- and I think the
6 attorney brought this up before -- with the creation of
7 malls and other things, businesses in the local downtowns
8 died. Our downtown was not desirable. It was starting
9 to decline in popularity, in use. And now, with these
10 new structures being built, it's going to be revitalized.

11 And well, the other thing I wanted to point out
12 is, I don't remember reading anywhere after World War II
13 when lots of people came out to Mineola -- areas that
14 were built up, Albertson and everything -- school boards
15 saying, Don't move here because we're going to have more
16 school children. That's ridiculous.

17 I think we need to revitalize our downtown. I
18 will continue to vote and support the School Board. I
19 may hold my nose once in a while when I vote, yes, but I
20 will vote yes because I believe in the school and I
21 believe in the school education. But I also believe the
22 Village has to prosper, has to buy equipment, has to
23 repair things. So I'm in support of this project.

24 Oh, I have one other quick question, though, to
25 the developer. I'm just curious why you didn't consider

1 condos. I know there was a problem on Old Country Road
2 with Garden City, but I thought maybe condos might have
3 been better than apartments. But I'll leave that up to
4 you when you reply.

5 Thank you.

6 MAYOR STRAUSS: Thank you, Mr. Festa.

7 Anybody else in the seventh row?

8 Folks, we're going to take a brief recess and
9 give the court reporter a chance to soften her fingers
10 there and give them a break. So we'll take about a ten
11 minutes recess and we'll come back and hopefully hear all
12 the answers.

13 (Recess taken, after which the following
14 ensued.)

15 MAYOR STRAUSS: OK, folks. We're going to
16 reconvene. If you could take seats.

17 All right, ladies and gentlemen, before
18 Mr. Walsh and the developers answer the questions that
19 came up this evening I just want everybody to know that
20 we're going to have an additional hearing in January. It
21 will be on January 14. So it gives us time to digest the
22 information, you guys to digest the information, the
23 developers to digest the information. Also, we have some
24 questions that are going to certainly take more than
25 tonight to get answered. So we'll see you, hopefully,

1 back in January.

2 OK, Mr. Walsh.

3 MR. K. WALSH: Thank you, Mayor.

4 I've asked Kevin Lalezarian to assist me to
5 respond to any questions, and I hope we get to
6 everyone's, pretty briefly, to anyone's question. Many
7 were comment, and obviously we're not going to engage in
8 comment. We'll be glad to talk about it if there are
9 further questions, and we look forward to the next
10 hearing.

11 The first question concerned the five-inch
12 storage. We will have to maintain five inches on our
13 site. That is to protect against a storm that will be
14 five inches. It used to be two inches. Everybody was
15 really satisfied with two inches and, in fact, everybody
16 thought going five-inch was ridiculous.

17 I think we all know now that there are storms
18 that probably will exceed that. If it goes to six
19 inches, we would begin to run out and overflow and run
20 out into the street. But long before that most of the
21 other buildings will be rolling out into the street
22 because only the new buildings have five-inch retainage.

23 Mr. Fox then spoke, and I'll combine him with
24 Mr. Costigan, the owners of Fox's. We're going to
25 discuss with them, between now and the next meeting,

1 their concerns about a variety of items. It would not be
2 -- I know of the store. I know how important the store
3 is. And if you read the past history of this Village,
4 through it's reports and studies, you can't read without
5 seeing Fox's in there. So we hope to come to some
6 understanding about them, about how we can better work
7 with each other as we go along. And I think it's better
8 we deal with this as we get to the next hearing.

9 Mr. Santosus was not really a question. But
10 former Trustee Santosus was a general: I think you got
11 to wait and look a little closer at these things because
12 we're piling on. The comment there I would make is, we
13 support the Village's studies as it relates to planning,
14 which I think you should look at independent of us, as
15 well as water capacity and things. So we look forward to
16 those results. I'm sure copies will be available, and
17 you'll have an opportunity to comment.

18 Dr. Carbone spoke of -- had many comments and a
19 bunch of questions. So I would like to deal with those.

20 The rents here would be anywhere between 2,000
21 and 3,000. Two thousand would be for the one bedrooms.
22 And 3,000 -- closer to 3,000, 2,900, would be for two
23 bedrooms. And that is not totally inconsistent with what
24 you would find in the buildings in Hempstead. I know
25 their rents are up.

1 The benefit here, and that goes hand in hand
2 with the whole idea behind these developments, or this
3 development, the people who are going to rent here are
4 not necessarily the ones that are going to come in, rent,
5 and put school children in your schools, the Village
6 schools, because for similar pricing they can buy and
7 have homes and do the same thing and have more room and a
8 backyard. I think that's why the TOD data that you now
9 have truly supports the concept that we will not impact
10 the schools in any negative way. Notwithstanding the
11 fact that we should note that we do pay currently on this
12 site \$100,000 in real estate taxes, excuse me, \$100,000
13 in school taxes to the school district. And that even if
14 a PILOT is negotiated -- which we are going to be talking
15 to the IDA -- that \$100,000, the PILOT would begin at
16 that point. So that would be a base that would be
17 guaranteed and the PILOT would be above that. The PILOT
18 does pay increased school taxes each year.

19 And I do a lot of work in New York reviewing
20 title reports, which have in them tax reports from New
21 York City condos and co-ops, and a lot of those
22 buildings, years ago, got J-51 abatements on new
23 construction. But I notice, because I've been doing this
24 a long time, that a lot of those abatements, every year
25 it abates to a lesser extent, and some of them are coming

1 off abatements now. So getting in the pipeline, I think
2 we talked about it, these annuities of significant school
3 taxes is what you will be getting as a result of some of
4 these plans. You still have to make them work on day
5 one, but I think by the mere fact that they put very few
6 school students in, like Mr. Sutherland spoke of, means
7 they are home runs ultimately for schools. And I think
8 that's what the data shows. And I think that's what the
9 answer is on that.

10 She also questioned why and what if in two
11 years -- if this plan gets approved and we're ready to
12 build -- what if there are not people ready to come in.
13 First, start with this is their business, the
14 Lalezarians. They are not condo dwellers. They rent
15 because they want to stay invested in the community and
16 they truly like Mineola. They are not doing condo
17 because that is not their product, that is not what they
18 produce. They know what their forecasters show. They
19 are very high on Mineola. They err high on the potential
20 for further rentals in Mineola, upscale rentals, and part
21 of it is they do their homework about the train station,
22 the hospital, and all these things that give rise to a
23 good market.

24 That having been said, if in two years' time
25 the Lalezarians don't get terrific forecasts from their

1 250, they're not going to go further with this. They
2 will go further with something else. There will be a
3 development there, and we'll study with this Board the
4 impact of that. But they truly believe this is what
5 they'll build, if they get the opportunity, and they
6 believe it will work very, very well. So that concern
7 about, what happens if, would be taken care of at that
8 point in time.

9 Dr. Carbone, I think she also was concerned
10 with the destination, or someone was concerned with this
11 not being a destination. Well, this is TOD housing. The
12 destination is where you live. The idea with this
13 housing is not to put an attraction out that you have
14 millions of cars coming in every day and night to see it,
15 parking and things like that. The attraction of this
16 housing is that the people will already be here. So, for
17 them to actually spend money and support the other
18 businesses around, they need to do nothing else than get
19 out of their apartment, walk across the street. They'll
20 get a cup of coffee, use a restaurant, go to the retail
21 shops. They will move in here so they don't have to get
22 in the car all the time to drive around what we all
23 understand is a relatively congested downtown area. All
24 of them are congested. The ones that do well recognize
25 they need to get people down there so there's not a bunch

1 of people driving around to find other uses.

2 If I were to move in here -- ask yourself this
3 question -- my whole goal would be not to take my car
4 out, or to take it out as little as possible during the
5 entire time. So I would be looking to see other
6 businesses spring up around it that I can use, instead of
7 getting in my car and going out of the Village to get to
8 that.

9 We did have a couple of favorables, Mr. Maher,
10 Mr. Sutherland.

11 As to the Village Green, I think the
12 Lalezarians have their vision of what that green should
13 be. But this is your Village and your input into that
14 green, what it actually should be composed of, they would
15 want to hear that. They're not married to any component
16 of it, but they start with this vision and they see what
17 somebody else might suggest.

18 And I think I answered, Well, why not condos.
19 There is no issue with Garden City with respect to that,
20 but this is the product that these guys build well. They
21 are not looking to leave the Village.

22 It was asked before -- I think Trustee
23 Cusato -- we're going to be left here with whatever it
24 is, they too because they stay. Obviously, you live
25 here. It's a little different. But they don't plan on

1 leaving. They plan on working and making these buildings
2 improve the downtown, with them running efficiently, with
3 people that are going to spend money down there.

4 I think I got most of the questions. If I did
5 not, we'll hear.

6 MAYOR STRAUSS: I got a couple that you might
7 have missed.

8 When will you start to build?

9 MR. K. LALEZARIAN: The idea is to complete the
10 250 Old Country Road project. Have Citibank relocate
11 into a new retail space at the corner of Third Avenue and
12 Old Country Road over there. Give them approximately six
13 months to have an overlap between the two locations so
14 they can build out the interiors, transition their
15 customers. And at that point, then we would start to
16 build. To further elaborate on what happens if it
17 doesn't, if there's too many apartments. And that itself
18 will give us some timing.

19 So we're very bullish and confident on this,
20 but we're not going to do something stupid. Before we
21 complete the 250 Old Country Road building we will start
22 pre-leasing apartments at that building. That's what we
23 do at many of our large-scale multifamily developments.
24 Between the pre-leasing time and the time that Citibank
25 has position and occupancy of both locations, if we see

1 that we were wrong -- it's not renting, there's a
2 problem -- we're not going to start another project.

3 So we're going to fully plan for it with, of
4 course, the approval of the Board, if we have all of our
5 approvals, we have all of our planning, permits,
6 construction documents, everything ready to go. But the
7 soonest that we would do it is after we completed the
8 other project, Citibank has transitioned over, and we've
9 had some not just forecasts and studies but real live
10 market data telling us that there's a demand. This is
11 what, you know, the market is taking, and the 250 Old
12 Country Road project is being successful. We're not
13 going to start this project based on a study.

14 MAYOR STRAUSS: All right. Where will the
15 patrons of the restaurant or the stores park?

16 MR. K. WALSH: That was asked. Correct. They
17 will be -- first, there will be valet parking for the
18 restaurant with ten spaces in the lot we have. In
19 addition to that, the highest floor of the indoor parking
20 would be dedicated to the retail, as well as the
21 restaurant use.

22 MAYOR STRAUSS: And one of the other residents
23 asked: How are traffic studies done?

24 MR. K. WALSH: Good point, and I'm sorry.

25 All of the studies that we did, the studies

1 that relate to traffic, the studies that related to
2 school data, all of those studies contemplated the
3 developments that are already on line. So, you know, I
4 recognize that obviously the Winthrop building is coming
5 on line, and some of the other buildings may be coming on
6 line. That study that you have, and the conclusions
7 associated with it, have contemplated full operation for
8 those buildings.

9 MAYOR STRAUSS: All right. I think the
10 question was more about operationally how are they done.

11 MR. K. WALSH: Oh. OK. Thank you. It was.

12 The studies were done doing counts, and the
13 counts are attached to the report. The counts are
14 attached to the report.

15 So on peak hour, when we said there were X
16 number of cars approaching that intersection at that
17 particular time, there were X number of cars approaching
18 that intersection. It was not an average over the course
19 of a day. It was a count associated with a particular
20 point in time, and it deals with peak hours; is that
21 correct?

22 MR. LENIHAN: Correct.

23 MR. K. WALSH: Did you study Mineola Boulevard?

24 MAYOR STRAUSS: Mineola Boulevard and First
25 Street?

1 MR. LENIHAN: Would you like me to explain?

2 MR. K. WALSH: Yes.

3 MR. LENIHAN: It will just take me a second.

4 I went through the list of the intersections we
5 did study and, as a result of some feedback from the
6 Board, we'll look at a few more.

7 When we sit down and decide which ones we're
8 going to study, we look at points where we think we're
9 most likely to have an impact. So when we look at
10 Mineola and Second, first of all, because of proximity of
11 the site, it's going to see more site traffic than First,
12 further to the north. And when you get -- and plus at
13 Second there's a lot of turning movements, which are the
14 most difficult things, when you look at traffic, to
15 accommodate. So we felt that if we were going to find an
16 impact that's where it would be.

17 Were we to look up at First Street, we would
18 have less traffic. And the vast majority of what we
19 would have site traffic-wise would be through traffic and
20 would be much more easily accommodated.

21 MAYOR STRAUSS: I know Mineola Boulevard and
22 First Street is traditionally just a bad designed
23 intersection. I think, anyway. I think it could be
24 managed better. First Street and Mineola Boulevard are
25 not Village roads. They're county roads. And I hope

1 they'll take a look at that and maybe reconfigure there.
2 I'm not even sure if they can.

3 MR. LENIHAN: I'm sure we could find
4 intersections in the area that have bad conditions but,
5 really, what we're trying to do here is find potential
6 impact.

7 MAYOR STRAUSS: OK. Thank you.

8 One of the other questions is school-aged
9 children, how they calculate it. Different for condos
10 versus rentals?

11 MR. K. WALSH: No. No. Not at all. The
12 studies do break down the number of school children
13 coming from rentals and condos, and I think the ratio is
14 the same.

15 MS. WATRAL: In the updated.

16 MR. K. WALSH: In the updated version the
17 ratios were the same.

18 We think, we believe, and we discussed this
19 during the break, that rentals actually will yield less
20 students because, as I said before, at a point in time
21 when you have children and you have school age, you
22 generally need more space. In the rentals you're not
23 going to guaranty yourself you're going to be in that
24 place. You're going to be looking to move someplace more
25 permanent, and that would be a home, hopefully in Mineola

1 and still attending the same school you start with. So
2 the rentals I don't believe would generate more students.
3 So we believe they would generate less, but clearly the
4 data shows that the rate is no different.

5 MAYOR STRAUSS: One of the other residents
6 asked a question about what types of restaurant,
7 Applebee's versus --

8 MR. K. WALSH: It will not be an Applebee's.
9 And it will -- I'm going to let Kevin answer that.

10 MR. K. LALEZARIAN: Our vision for the
11 restaurant isn't that the restaurant should necessarily
12 be the highest fare, but for someone that really adds to
13 the community. So to give an example by way of a name of
14 a restaurant, like, for example, we like Cipollini at
15 Americana. It's a family-style restaurant. It does have
16 a bar, but you could also get a burger, pasta, kind of
17 place that has outdoor seating. It's family-style and
18 it's -- we're not looking for a chain. We're looking for
19 something that's more unique. But not super fancy to
20 make it unaffordable and, you know, only reservations,
21 that it's not really a community place. That you could
22 just decide, Hey, let's go there in half an hour.

23 MAYOR STRAUSS: OK. One of the other questions
24 I believe the same resident had was why will people come
25 to the park? What's the attraction for non-residents of

1 the building to come there? We talked about the lack of
2 school children that will come out, or the amount of
3 school children that will come out of that building. But
4 yet grandparents will be there with their kids.

5 Can you cast any light on that.

6 MR. K. WALSH: I think one part of it is I
7 don't think -- as was the other part of that question --
8 we're not looking -- we don't believe out-of-towners are
9 going to come to visit that park. The people that are
10 going to live there and in the Village -- hopefully south
11 of this building, north of this building -- who want to
12 spend some time in the downtown have a place that they
13 can meet, they can congregate, they can get-together with
14 family members and be outside in a good place with
15 seating. And so it's not a destination park or green
16 piece that people outside are going to say, Let's go down
17 for no other reason than to drive down to Mineola and see
18 what that's like.

19 MAYOR STRAUSS: And I think that is all of the
20 questions.

21 We're going to adjourn the hearing.

22 Yes, sir? Come on up.

23 MR. SAVARESE: I'm sorry. I wasn't here when
24 you started row one, two and three. Ed Savarese, 162
25 Rudolf Road.

1 I'd like to open up saying that I know many of
2 the School Board members for quite some time. I've
3 attended many, many meetings. I've attended all of the
4 reconfiguration meetings. Personally, some of them I
5 consider my friends. Some I've had disagreements with.
6 But I can honestly say that they all have my respect and
7 they always will. Sometimes you disagree on things, and
8 that's what this forum is all about.

9 That being said, I have attended many, many
10 meetings. For the first two projects I actually attended
11 every single meeting. And past or present, not one
12 School Board member has attended any of those meetings.
13 I've attended every single reconfiguration meeting until
14 my head hurt. Because it changed so many times I
15 literally would be getting headaches. But I wanted to
16 stick it out. I attended every single one of those
17 meetings. I like to simplify things. I think if you
18 over think you get caught up in this big long process.
19 So I like to very simply look at things. And this is my
20 take on things.

21 Where were you for the last two buildings that
22 were going up? Where were you? Were you all sleeping?
23 And I think that you close two schools and now you're in
24 panic mode because you didn't see, you didn't foresee
25 growth in the future? I understand that you were on a

1 flat line, and I think we're in a good place financially.
2 The school, I think, is in a great place financially. I
3 think they're doing a wonderful job. I think our Village
4 is in a great place financially, and that's why we have
5 these projects coming to us.

6 But I noticed during the break that none of the
7 School Board members came up and even looked at this.
8 There was a woman, Mrs. Carbone, who seems against it,
9 and that's fine. That's her opinion. I respect her for
10 it. But she didn't come up and look at it and have a few
11 questions. School Board kind of huddles in the back,
12 because they don't care about the height or the width.
13 All they're here is to put the kibosh on this.

14 MAYOR STRAUSS: Mr. Savarese, if you could --

15 MR. SAVARESE: I have two questions. They're
16 here for one reason, and one reason only, to put the
17 kibosh on this. Or I heard some comments about, Where's
18 my piece of the pie? And, Maybe we can talk about my
19 piece of the pie being a little bigger. And I think
20 that's a very low point.

21 And I'd like to address Mr. Barnett's letter
22 writing campaign recently.

23 MAYOR STRAUSS: Mr. Savarese, if we could just
24 stick to the hearing.

25 MR. SAVARESE: I would address Mr. Barnett in

1 his forum, but no one would hear or see it because their
2 past 15 or 20 meetings haven't been on the loop, and I
3 would like to know why.

4 MAYOR STRAUSS: Mr. Savarese, we appreciate
5 your comments. The next School Board meeting, I guess,
6 would be that venue.

7 MR. SAVARESE: Thank you.

8 MAYOR STRAUSS: OK. Anybody else wishing to
9 make comment on the hearing tonight?

10 Folks, we're going to take a brief adjournment
11 to January 14 of next year, which I can't believe is only
12 just a couple of months away.

13 I'll entertain a motion to adjourn.

14 MR. PEREIRA: Motion.

15 MAYOR STRAUSS: Motion by Trustee Pereira.

16 MR. D. WALSH: Second.

17 MAYOR STRAUSS: Seconded by Trustee Walsh.

18 All in favor?

19 MR. DURHAM: Aye.

20 MR. PEREIRA: Aye.

21 MR. CUSATO: Aye.

22 MR. D. WALSH: Aye.


23 MAYOR STRAUSS: Aye.

24 Any opposed?

25 Carried.

1 Ladies and gentlemen, thank you very, very much
2 for coming out this evening. Hopefully we'll see you
3 back in January.

4 * * *
5 This is to certify that the within and foregoing is a
6 true and accurate transcript of the stenographic notes as
7 recorded by the undersigned Official Court Reporter.
8 * * *

9 
10 PATRICIA A. TAUBER, RPR
11 OFFICIAL COURT REPORTER
12
13
14
15
16
17
18
19
20
21
22
23
24
25