

INCORPORATED VILLAGE OF MINEOLA



HEARING OF THE  
BOARD OF TRUSTEES

November 18, 2015  
6:30 o'clock p.m.

B e f o r e:

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

INC. VILLAGE OF MINEOLA

2015 DEC -9 P 1:15

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

\* \* \*

DANIEL WHALEN  
Superintendent of Buildings

JOSEPH R. SCALERO  
Village Clerk

\* \* \*

PATRICIA A. TAUBER, RPR  
Official Court Reporter

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

5 MAYOR STRAUSS: Evening, ladies and gentlemen.  
6 We have a few hearings this evening. We're going to take  
7 one a little bit out of order.

8 Mr. Scalero, can you start with 297 Mineola  
9 Boulevard, please?

10 MR. SCALERO: Yes.

11 "Legal Notice, Public Hearing, Incorporated  
12 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 18, 2015 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 Avelino DeSousa for a Special  
21 Use Permit pursuant to Chapter 550 of the Code of the  
22 Incorporated Village of Mineola, entitled 'Zoning',  
23 Section 550.28, entitled 'Metal Buildings and Sheds', for  
24 the purpose of installing a metal storage shed upon the  
25 property known as 297 Mineola Boulevard, Mineola, New

1 York, known and designated on the Nassau County Land and  
2 Tax Map as Section 9, block 313, lots 125-126.

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 6, 2015."

18 MAYOR STRAUSS: Thank you.

19 Mr. Whalen, report on mailings?

20 MR. WHALEN: Mayor, we have the signed and  
21 notarized Affidavit of Mailing. There were 95 mailed, 55  
22 returned and 22 went unclaimed.

23 MAYOR STRAUSS: Thank you, sir.

24 Mr. Gibbons, anything?

25 MR. GIBBONS: Yes. Nassau County Planning

1 Commission has recommended local determination and I  
2 would ask for a resolution declaring this a Type II  
3 action.

4 MAYOR STRAUSS: I'll entertain a motion.

5 MR. PEREIRA: Motion.

6 MAYOR STRAUSS: Motion by Trustee Pereira.

7 Seconded by --

8 MR. D. WALSH: Second.

9 MAYOR STRAUSS: -- Trustee Walsh.

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 Opposed?

17 Carried.

18 Ladies and gentlemen, this will be the format  
19 for this evening's hearing: The applicant will make  
20 their application to us and we will listen to that and  
21 ask any questions that the Board may have of the  
22 applicant, and then we'll open it up to the public.

23 I ask anybody that comes to the podium to  
24 please speak clearly and slowly for our stenographer.

25 Gentlemen, ladies?

1 MS. DeSOUSA: Good evening, Mayor Strauss,  
2 Board members, Mr. Gibbons. My name is Isabel DeSousa,  
3 55 Grist Mill Lane, Manhasset, New York 11030. I'm here  
4 representing, actually, my father-in-law, Avelino  
5 DeSousa.

6 Just to sort of showcase what the request is:  
7 It's for a metal shed located at the southwest portion of  
8 the lot that was described, 297 Mineola Boulevard. The  
9 shed is about 360 square feet and it's primarily just for  
10 storage needs. There's maintenance equipment. He owns  
11 several properties in the Village and he's very proud and  
12 tries to keep sort of the best, you know, presentation.

13 That's the proposal.

14 MAYOR STRAUSS: Great. Any questions?

15 MR. PEREIRA: No questions.

16 MAYOR STRAUSS: No questions.

17 MR. CUSATO: No questions.

18 MR. D. WALSH: No questions.

19 MR. DURHAM: No questions.

20 MAYOR STRAUSS: Ms. DeSousa, if you have a seat  
21 for one second --

22 MS. DeSOUSA: Absolutely.

23 MAYOR STRAUSS: -- I'll open up to public  
24 comment on this.

25 Anybody in the first row? Second row? Third

1 row? Fourth row? Fifth row? Sixth row? Seventh row?

2 Yes, sir?

3 MR. CAROL: Hi. Good evening, Board. John  
4 Carol, 154 Banbury Road.

5 Is that the same property that is going to be  
6 the parking lot for the moving in of the hospital,  
7 Winthrop Hospital?

8 MAYOR STRAUSS: I believe it's the property  
9 next to that building, 212 Jericho Turnpike.

10 MR. CAROL: OK. Aside from the space, do they  
11 need more space to take in and out whatever it is they're  
12 going to be storing or using there?

13 MAYOR STRAUSS: OK. We'll find out.

14 MR. CAROL: Finally, I just want to convey my  
15 concern. If it comes to, as I understand what may  
16 happen, it would be a very busy area at Jericho and  
17 Mineola, and also going north, and it would be also a  
18 constant flow of traffic in and out. So I have those  
19 concerns, and in the future.

20 And the question, I guess, is: Why wouldn't  
21 there be a hearing on that, or will there be a hearing on  
22 the impact of that hospital move up there?

23 MAYOR STRAUSS: They're moving into -- that's  
24 separate from this issue, but to answer your question:  
25 The hospital is looking to move into the building on the

1 corner. It's an existing office building. So they don't  
2 need a hearing to move into an existing building.

3 MR. PEREIRA: There was a hearing when the  
4 building went up.

5 MAYOR STRAUSS: Right. There was a hearing  
6 when the building went up. This hearing is for a metal  
7 shed on the property at 297 Mineola Boulevard and, from  
8 what I'm being told, the only reason why we are here  
9 having a hearing is that it's metal. If they built it as  
10 wood it would be an as of right build. It would be OK.  
11 So there's a little peculiarity in our code that requires  
12 them to come here for a metal shed. So that's the reason  
13 why we're here.

14 MR. CAROL: Right now it's on the northwest  
15 corner. I didn't hear it too clearly.

16 MAYOR STRAUSS: OK.

17 MR. CAROL: It may be that she wants to move it  
18 or whatever.

19 MAYOR STRAUSS: OK.

20 MR. CAROL: OK. Thank you.

21 MAYOR STRAUSS: Thank you, Mr. Carol.

22 Any other questions?

23 Ma'am? Yes, ma'am.

24 MS. FRANK: Hi, everybody. My name is Joann  
25 Frank and I live at 1 Birchwood Court, Apartment 2K,

1 Mineola, New York, home of John DaVanzo, a very dear  
2 friend.

3 I have a couple of questions about this shed.  
4 Are we also going to be talking about the tower going up  
5 by Sprint tonight?

6 MAYOR STRAUSS: Yes. Not at this particular  
7 moment. This is just for the 297 property.

8 MS. FRANK: This is the shed.

9 So do we know exactly what is going to be  
10 stored in there? Is there any sort of radioactive  
11 material or waste, or anything of that nature? Because  
12 I'd be opposed to that.

13 MAYOR STRAUSS: OK. We'll find out.

14 MS. FRANK: OK.

15 MAYOR STRAUSS: Anything else?

16 MS. FRANK: No.

17 MAYOR STRAUSS: OK. Great. Thank you.

18 Any other questions, comments?

19 Ma'am, the floor is back to you.

20 MS. DeSOUSA: In response to the question about  
21 storage, there will be no radioactive materials in there.  
22 Really, it's sort of, you know, salt for snow removal,  
23 tools, ladders. There is, you know, a pickup that would  
24 be housed with a plow in front of it. It's really just  
25 about groundskeeping. You know, like I mentioned, he's



1 very proud of the way he keeps his properties, you know,  
2 the plantings and stuff. So it's really just to give a  
3 localized central space for him to house those kind of  
4 things.

5 MAYOR STRAUSS: All right. Great.

6 And the other question from Mr. Carol was: Do  
7 you need more space?

8 I guess you do. That's why you're building the  
9 shed.

10 MS. DeSOUSA: Yes.

11 MAYOR STRAUSS: You can't store it anywhere  
12 else?

13 MS. DeSOUSA: No. The kinds of materials, it  
14 would be sort of difficult to get them into the cellar of  
15 the existing building. So, yes.

16 MAYOR STRAUSS: All right. Thank you.

17 Anything else you need to say?

18 MS. DeSOUSA: No.

19 MAYOR STRAUSS: Any comments from the Board?

20 MR. DURHAM: You just questioned the location  
21 on the property.

22 MR. PEREIRA: I think it's northwest.

23 MS. DeSOUSA: Northwest. So . . .

24 MAYOR STRAUSS: Northwest corner of the  
25 property?

1 MR. ANTHONY DeSOUSA: It's actually southwest.

2 MS. DeSOUSA: Sorry. Southwest. Closer to  
3 Friendly's parking lot.

4 MAYOR STRAUSS: All right.

5 Thank you, Trustee Durham.

6 OK. Thank you, ma'am.

7 MR. PEREIRA: If I could go off script a little  
8 bit, because some people got up when Ms. DeSousa  
9 mentioned -- you know, I will attest, because I live on  
10 Mineola Boulevard, that Mr. DeSousa keeps his property --  
11 not only this one but, you know, all his other properties  
12 in Mineola -- impeccably. And I've seen him literally on  
13 his hands and knees, with scissors, cutting the grass.  
14 It's incredible. So he's very proud, and this is -- and  
15 he's a very private person. So I don't want to embarrass  
16 him by saying this -- I know I'm going off script a  
17 little but -- and this is not popularly known, but  
18 through Mr. DeSousa's generosity the Mustang that finds  
19 itself on the corner of Mineola Boulevard and Jericho  
20 Turnpike is being donated by Mr. DeSousa to the school  
21 district at his own expense. And as you can imagine, a  
22 bronze statue of that size is quite expensive. And when  
23 he reached out to the Mayor and the Board and asked if he  
24 could donate it to the Village, we suggested that it be  
25 better placed with the school district since they are the

1 Mineola Mustangs. And he certainly is going to make that  
2 happen. So he's been a great neighbor. I see him out  
3 there and I know that he's always looking to improve the  
4 look of the Village. That building and his other  
5 buildings are beautiful. So I know that he wouldn't do  
6 anything to bring down the neighborhood.

7 So that's just my two cents.

8 MAYOR STRAUSS: I agree, Mr. Pereira. Thank  
9 you.

10 MR. CUSATO: Mayor, I attest to Mr. Pereira's  
11 statement. When I walk my dog he's always out there  
12 doing something to beautify his buildings.

13 So thank you so much.

14 MR. AVELINO DeSOUSA: Thank you.

15 MAYOR STRAUSS: Any other comments?

16 OK. I'll entertain a motion to approve.

17 MR. PEREIRA: Motion.

18 MAYOR STRAUSS: Motion by Trustee Pereira.

19 MR. CUSATO: I'll second.

20 MAYOR STRAUSS: Second by Trustee Cusato.

21 Mr. Scalero?

22 MR. SCALERO: Trustee Durham?

23 MR. DURHAM: Yes.

24 MR. SCALERO: Trustee Pereira?

25 MR. PEREIRA: Yes.

1 MR. SCALERO: Trustee Cusato?

2 MR. CUSATO: Yes.

3 MR. SCALERO: Trustee Walsh?

4 MR. D. WALSH: Yes.

5 MR. SCALERO: Mayor Strauss?

6 MAYOR STRAUSS: Yes.

7 Congratulations, folks.

8 MR. AVELINO DeSOUSA: Thank you.

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1 MAYOR STRAUSS: Mr. Scalero, would you read the  
2 next one, please?

3 MR. SCALERO: Yes, sir.

4 "Legal Notice, Public Hearing, Incorporated  
5 Village of Mineola.

6 "Please take Notice that the Board of Trustees  
7 of the Incorporated Village of Mineola will hold a Public  
8 Hearing on Wednesday, November 18, 2015 at 6:30 p.m. at  
9 the Village Hall, 155 Washington Avenue, Mineola, New  
10 York 11501, or at some other location to be hereafter  
11 designated by the Board of Trustees, in order to receive  
12 public comment upon the following:

13 "Application of Sprint Spectrum, LP for a  
14 Special Use Permit pursuant to Chapter 534 of the Code of  
15 the Incorporated Village of Mineola, entitled 'Wireless  
16 Telecommunications Towers and Facilities', Section 534.4,  
17 entitled 'Special Use Permits', for the installation of a  
18 communication facility upon the rooftop of the property  
19 known as 114 Old Country Road, Mineola, New York, known  
20 and designated on the Nassau County Land and Tax Map as  
21 Section 9, Block 350, lots 4 through 7, 13 through 17.

22 "The Village of Mineola does not discriminate  
23 on the basis of handicapped status in administration or  
24 access to or employment in its projects and activities.  
25 Joseph R. Scalero has been directed to coordinate

1 compliance with non-discrimination requirements of the  
2 Federal Revenue Sharing regulations.

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

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

8 "By Order of the Board of Trustees of the  
9 Incorporated Village of Mineola. Joseph R. Scalero,  
10 Village Clerk.

11 "Dated October, 6, 2015."

12 MAYOR STRAUSS: Thank you.

13 Mr. Whalen?

14 MR. WHALEN: Mayor, we have the signed and  
15 notarized Affidavit of Mailing, 47 were mailed, 22  
16 returned and none went unclaimed.

17 MAYOR STRAUSS: Thank you.

18 Mr. Gibbons?

19 MR. GIBBONS: Nassau County Planning Commission  
20 has recommended local determination, and I'd ask for a  
21 Type II SEQRA resolution.

22 MAYOR STRAUSS: Motion?

23 MR. PEREIRA: Motion.

24 MAYOR STRAUSS: Motion by Trustee Pereira.

25 Do I have a second?

1 MR. CUSATO: Second.

2 MAYOR STRAUSS: Second by Trustee Cusato.

3 All in favor?

4 MR. DURHAM: Aye.

5 MR. PEREIRA: Aye.

6 MR. CUSATO: Aye.

7 MR. D. WALSH: Aye.

8 MAYOR STRAUSS: Aye.

9 Opposed?

10 Carried.

11 Folks, again, the procedure for this evening  
12 will be that the applicant will make their presentation.  
13 I'll entertain questions or comments from the Board. At  
14 which time, after that, we'll open it up to public  
15 comment.

16 I ask that anybody approaching the podium  
17 please speak clearly and mention your name and your  
18 address for the stenographer.

19 Sir?

20 MR. ALVAREZ: Thank you, Mayor Strauss,  
21 Trustees. My name is Greg Alvarez from the law firm of  
22 Amato Law Group, 666 Old Country Road, Garden City, New  
23 York 11530. I'm here on behalf of the applicant Sprint  
24 Spectrum, LP.

25 Tonight we're here seeking a Special Use Permit

1 pursuant to Section 534-4 of the Village of Mineola's  
2 Code. Specifically, we are here seeking approval for a  
3 new wireless facility that would be located on the  
4 rooftop of the stated address, 114 Old Country Road. The  
5 application itself consists of a couple of components.

6 First of all, we're going to be reusing an  
7 existing concealment paneling that's already existing on  
8 the rooftop. What it serves right now primarily to do is  
9 to screen the existing equipment that's servicing the  
10 building, as well as the chimney that's on the top of the  
11 building there. But there is space inside that area to  
12 accommodate Sprint's proposed facility. Inside and  
13 completely screened from the outside would be Sprint's  
14 associated equipment that would be installed atop a  
15 support platform. So it consists of cabinets and other  
16 appurtenances that would serve the facility itself. It  
17 also consists of panel antennas that will be installed,  
18 actually affixed to that existing paneling that is up  
19 there today. What we'll do is paint those panel antennas  
20 to match the color of the screening that's up there today  
21 to create a masking affect so that the shed that's up  
22 there today will not be impacted.

23 In addition, the antennas will only be  
24 installed up to the top height of the existing paneling.  
25 So they will not extend above. They'll only extend and



1 be -- I'm sorry -- they'll only be attached to the  
2 existing paneling. So there won't be anything  
3 additional, again, up in the view shed.

4 The reason for this is that Sprint is  
5 experiencing a service deficiency within the vicinity.  
6 By way of background, and the reason for this new  
7 facility is that Sprint had a facility just down the  
8 street at 250 Old Country Road, the old KeySpan Energy  
9 building. As you probably know, the building was  
10 demolished and a new building was put up. Sprint had to  
11 vacate that premises and look for a new location.

12 So from that point Sprint sought out and looked  
13 for a new location and sought this one out in particular  
14 because of the suitability of it. So that the facility  
15 can be, again, completely masked and can be screened so  
16 that it won't be visible to the surrounding community.

17 Now the gap itself that we're seeking to cover  
18 consists of approximately .6 miles north and south, and  
19 approximately 1.2 miles east and west down Old Country  
20 Road. So we're looking to cover that area here. And as  
21 set forth in our RF report that we submitted as part of  
22 our initial submission on September 3, it sets forth in  
23 there, with the map that we submitted as well, it shows  
24 how the coverage from this site will, in fact, cover that  
25 gap. It will be approximately 1.2 miles down Old Country

1 Road. So it will fill the gap that's currently vacated  
2 by that former facility that was located down the road.

3 Just to talk a little bit about the particulars  
4 of the area. You're very familiar with it. So to the  
5 south you have the Nassau County Court buildings and the  
6 other county buildings across the street, Old Country  
7 Road. On either side you have the low-rise mixed retail  
8 buildings on either side, and then, to the north, you  
9 have some surface parking or I guess it's a parking  
10 structure on the other side. There's some surface  
11 parking that serves the building immediately to the  
12 north. Also, I guess it's the Modera Mineola apartment  
13 complex is on the other side of Willis Avenue.

14 So again, the purpose here was to replace that  
15 existing facility that was already located in the  
16 Village. And again, the purpose was to design something  
17 that would be completely, you know, essentially invisible  
18 to the surrounding area. Other alternatives were looked  
19 at in the area. I think in total, by my count, we  
20 contacted approximately seven other properties just to  
21 see if there was any interest. There was some interest  
22 in some of the other properties, but for the most part  
23 the landlords declined.

24 Obviously there is an existing office building,  
25 170 Old Country Road, just down the street where there

are a few facilities over there; however, there were discussions and the landlord declined to participate with Sprint. Similarly, we discovered that there is an existing facility across the street on the County Clerks building at 240 Old Country Road but, again, the purpose of our building and the suitability of the building focused us over here to this location because of the existing infrastructure of the concealment paneling and the ability to use that to, again, just blend in and create a facility that is seamless with what's already up there today.

So in summary, again, the goal here was to try to create a facility that would blend in, fit in with what's already out there, and supply the needed coverage to fill in that gap from that original facility that was located down the street.

We submitted some other reports to support our application, including an RF Emissions report, that showed that the RF exposure from this facility at its maximum level would be, in fact, something in the order of 280 times below the FCC levels. And we submitted that as part of our September 3rd package. We also submitted some other reports. And we actually have some experts tonight. If you have any questions regarding those submissions, we have our engineer, who submitted an

1 engineering report in support of the application as well.  
2 I believe it was a November 12th submission. So we have  
3 Saseen Abujawdeh, from The Cedars Group, on behalf of his  
4 firm to speak to any engineering questions. We also have  
5 Donna Marie Stipo, from DMS Consulting Services, who  
6 prepared our Focus Simulations package that was submitted  
7 with our September 3rd submission. She's here to answer  
8 any questions about that. We also have Robert Bertona,  
9 who is the radiofrequency engineer for Sprint covering  
10 New York City and the Long Island markets, and he  
11 prepared that RF report that I mentioned earlier. We  
12 also have David Collins, from Pinnacle Telecom Group, who  
13 prepared that FCC report that I mentioned earlier  
14 analyzing the emissions of the facility. And then  
15 finally, we have Mike Lynch, of Lynch Appraisal, who  
16 prepared the appraisal report which addressed one of the  
17 criteria under your Special Use Permit requirements. So  
18 we submitted that into the record on November 12th. So  
19 they're all here this evening if we have any additional  
20 questions, and they're here for that.

21 But at this point I'll open it up to that and  
22 see if there's anything else additional with this  
23 application. And we thank you for your consideration.

24 MAYOR STRAUSS: Sure.

25 Anybody else need to speak on your behalf, or

1           you want to hear questions and comments from us?

2                   MR. ALVAREZ:  Yes.  I think at this point we're  
3           perfectly satisfied with the submissions that we  
4           provided.

5                   MAYOR STRAUSS:  Mr. Alvarez, you said there was  
6           going to be no additional height to the building.  It's  
7           going to be added to the existing structures that are on  
8           the roof?

9                   MR. ALVAREZ:  That's correct.

10                  MAYOR STRAUSS:  It's going to be blended in  
11       with the structures that are already on that roof?

12                  MR. ALVAREZ:  Yes.

13                  MAYOR STRAUSS:  The area that you're looking to  
14       cover is .6 miles north and south?

15                  MR. ALVAREZ:  Yes.  It would be .6 north and  
16       south, and then 1.2 miles east and west.  That's really  
17       the primary goal, because we want to make sure that Old  
18       Country Road is -- along that corridor -- is covered, and  
19       as well as the businesses and other entities that are  
20       located along that strip.

21                  MAYOR STRAUSS:  Since the tower has been down,  
22       have you noticed a gap?  Is there a need for these towers  
23       to be up?

24                  MR. ALVAREZ:  Yes.  Absolutely.  And I know our  
25       RF engineer can certainly speak to that to describe some

1 of the deficiencies that have occurred when that other  
2 facility had to be taken down.

3 MAYOR STRAUSS: It's just, to me, it seems like  
4 a very small geographical area that you're looking to  
5 complete. It seems like a lot of expense for 1.2 miles  
6 and .6 miles.

7 MR. ALVAREZ: It seems like, yes. It does seem  
8 like a small area. But, you know, in the context of the  
9 systems management and systems construction, this is a  
10 very important area, you know, within that system to make  
11 sure that all of the activity that does happen here, to  
12 make sure that they do have sufficient coverage for the  
13 subscribers to function.

14 But honestly, I think if you would like some  
15 more information, maybe I'll ask Mr. Bertona to come up  
16 and describe a little bit of that to just provide a  
17 little bit more flavor.

18 MAYOR STRAUSS: I don't think it's necessary.

19 MR. ALVAREZ: Oh. OK.

20 MAYOR STRAUSS: Obviously you're not going to  
21 say you don't need it if you don't need it -- you're not  
22 going to say you need it, if you don't need it, to spend  
23 the expense to cover such a small area.

24 MR. ALVAREZ: That is absolutely the case.

25 MAYOR STRAUSS: Mr. Pereira?

1 MR. PEREIRA: Yes. Good evening. How are you?

2 MR. ALVAREZ: Hi.

3 MR. PEREIRA: Just a few questions.

4 MR. ALVAREZ: Sure.

5 MR. PEREIRA: So this will be -- essentially it  
6 will not be visible from the street, except from the  
7 north side of the building, because that structure that  
8 you're mentioning is kind of tucked towards the north  
9 portion of the roof of the building, correct?

10 So if you're standing on the sidewalk on Old  
11 Country Road and you look up you're not going to see this  
12 structure. This is essentially above the parapet of the  
13 building, correct?

14 MR. ALVAREZ: Right. Right. As you can see on  
15 the photo simulations that we've submitted. I think you  
16 have those. I do have a couple of additional copies.

17 MR. PEREIRA: Yes.

18 MR. ALVAREZ: You have to go back quite a bit  
19 to be able to even see that portion of the roof because  
20 it is so centrally located.

21 MR. PEREIRA: Right.

22 MR. ALVAREZ: And certainly on Old Country  
23 Road -- you're absolutely right -- you're not going to be  
24 able to see it, because if you look up you're just going  
25 to be able to see the edge of the roof. And even if you

1 did see a portion of, you know, what's already there,  
2 it's essentially going to remain the same.

3 Again, the concealment is already up there.  
4 It's positioned right in the middle of the roof. And it  
5 was up there for similar reasons. It's up there to  
6 screen what's already up there, and there just happened  
7 to be some additional space in there for us to slide  
8 into.

9 MR. PEREIRA: So that everybody understands,  
10 we're talking about the Lever building.

11 MR. ALVAREZ: Yes. That's right.

12 MR. PEREIRA: You're talking about the Lever  
13 building.

14 And now, you said you approached some other  
15 landlords in the area. 170, is that the Benchmark  
16 building?

17 MR. ALVAREZ: That's correct.

18 MR. PEREIRA: And they already have some  
19 towers.

20 MR. ALVAREZ: They do. They have similar  
21 facilities on their rooftop, and so there were some  
22 issues with that as well.

23 The other advantage to the Lever building is  
24 that there was that available space to allow us --

25 MR. PEREIRA: There are no towers there



1 currently.

2 MR. ALVAREZ: No current facilities up there.

3 MR. PEREIRA: How many antennas did you have at  
4 250 Old Country Road?

5 MR. ALVAREZ: How many?

6 VOICE: We had nine.

7 MR. ALVAREZ: OK. So we had nine at 250, and  
8 then we're proposing nine at this one as well.

9 MR. PEREIRA: OK. So it's essentially a swap.

10 MR. ALVAREZ: Correct. It's absolutely  
11 intended to replace what was already there.

12 MR. PEREIRA: OK. Now the other question is  
13 more of a theoretical question. As we see more and more  
14 of these coming in -- obviously when we first were  
15 dealing with telecommunications and antenna facilities  
16 being put up we were talking about voice. Now we're  
17 talking about data, voice, pictures, video, all of that,  
18 broadband, so on and so forth. Is this in response to the  
19 demand from the consumers to address those issues in  
20 demand, because to handle the volume, because it's no  
21 longer just making a phone call. Now it's text messages  
22 and video and Internet and all that.

23 MR. ALVAREZ: Well I would say both in this  
24 instance, just because we are in sort of an odd situation  
25 where we did have coverage in this area for a time, for

1 quite a while, and then it just happened to be that our  
2 site no longer was available. So it's really to be an  
3 all purpose site to provide full coverage in all  
4 aspects -- in voice and data and broadband -- the whole  
5 thing, within the area.

6 MR. PEREIRA: Are there any other Sprint  
7 facilities within the Village of Mineola?

8 MR. ALVAREZ: I believe there are. The two  
9 that I think are closest to our site, and probably are  
10 the ones that are actually located within the boundaries  
11 -- let me just find that. The first one is -- we are on  
12 the tower at 266 Maple Avenue. We're already located  
13 there. And then we're also located at 260 East Second  
14 Street. And based on our calculations that's about  
15 three-quarters of a mile away to both of those from our  
16 site. And that's about where we want to be in terms of  
17 optimally spaced to be able to provide sufficient  
18 service.

19 MR. PEREIRA: I don't want to split hairs, but  
20 if you're saying this is going to cover .6 miles north,  
21 and let's presume that the ones that are on the tower at  
22 Maple Place cover .6 miles south, then there's certainly  
23 an overlap of the coverage. I'll even argue that, as the  
24 crow flies, the antenna is probably less than .6 miles  
25 away from the proposed site.

1 MR. ALVAREZ: Yes. No. It's -- let me just  
2 get the --

3 MR. PEREIRA: And probably 1.2 -- less than 1.2  
4 miles from the site on Second Street.

5 MR. ALVAREZ: Right. Well, first of all, it  
6 depends on which direction you're going in. Let me just  
7 match these up here.

8 If we take a look at the maps that were  
9 provided with the RF report, you can kind of get an idea  
10 there. It's more clearly stated in terms of --

11 MR. PEREIRA: We may not have gotten everything  
12 that you're talking of. Because the package I have here,  
13 I don't see any maps. I see renderings.

14 MR. ALVAREZ: OK. Do you have -- it's  
15 called --

16 MR. PEREIRA: Is it from The Cedar Group?

17 MR. ALVAREZ: No. No. It's not The Cedar  
18 Group map. It's actually entitled --

19 MR. PEREIRA: I have Mr. Lynch's appraisal.

20 MR. ALVAREZ: Right.

21 It's entitled: "Radiofrequency Report  
22 Regarding the Proposed Wireless Communication Facility",  
23 by Robert Bertona, dated August 20, 2015.

24 MR. PEREIRA: Thank you. Got it.

25 MR. ALVAREZ: So if you scan through the pages,

1 the maps begin towards the end. Actually at the very  
2 end, in the exhibit section. It's the last three or four  
3 pages. And if you look there you can graphically see  
4 what I'm talking about.

5 So let me match up the -- let me make sure I  
6 match the numbers here.

7 OK. So the Maple Avenue tower that I  
8 referenced is number NY07XC705.

9 MR. PEREIRA: I see it.

10 MR. ALVAREZ: So that's directly to the north.  
11 So as you can see, it's up there.

12 And then the other one I mentioned was  
13 NY27XC503, and that's off to the northeast, I would say.

14 MR. PEREIRA: Yes.

15 MR. ALVAREZ: OK. So if you scan through, you  
16 can actually see just sort of the progression as to the  
17 gap that we're trying to cover. So because they're both  
18 oriented towards the north, you can see that white space  
19 on the second of the maps, series of maps -- I guess it  
20 would be the second of three -- and in that map you can  
21 see the gap is generated right there. And as you could  
22 see, Old Country Road is completely white. You know, you  
23 have those little blotches of green, but essentially  
24 completely white. So you'd have that. So you do have  
25 some coverage from those sites that reach almost to Old

1 Country Road, but not quite.

2 Also, in terms of that .6 that I was talking  
3 about, most of that .6 actually goes towards the south.  
4 As you can see, there's not much coverage in that general  
5 area when you cross over Old Country Road. So if you go  
6 to the third map, which shows that blue coverage, that's  
7 what would be expected from our new site. You can see  
8 there what the intention was. So in this instance you'll  
9 see that the coverage essentially covers that 1.2 miles  
10 of white along that stretch, and then it gives us that  
11 extra coverage to the south that we're looking for. And  
12 obviously we're not getting 100 percent in there yet to  
13 get all the way down to meet the other site to the  
14 southeast, but that's the primary coverage that we were  
15 looking for to make sure that we cover that corridor and  
16 that it replaced what was already existing on that other  
17 site. So that's the intention.

18 MR. PEREIRA: So the blue is what this proposed  
19 site will cover.

20 MR. ALVAREZ: That's correct.

21 MR. PEREIRA: And there is a significant  
22 overlap to the north with the proposed site and the  
23 existing site and the antenna. So you'll just have  
24 better service there. I mean, if you look at this, if  
25 you look at the map without the existing, you will see

1 that the coverage from the Maple Place antenna, radio  
2 antenna, almost comes all the way down south to Old  
3 Country Road. It literally comes down to just south of  
4 the railroad there and the red line. And now the  
5 proposed blue, certainly, it even encompasses -- if you  
6 look at it, the blue encompasses the existing antenna at  
7 Maple. I'm just --

8 MR. ALVAREZ: Yes. There certainly will be  
9 some overlap.

10 MR. PEREIRA: If you moved it to the southeast,  
11 into Garden City, into that neighborhood, you'd probably  
12 get full coverage. So that's my suggestion.

13 MAYOR STRAUSS: Anything else, Mr. Pereira?

14 MR. PEREIRA: No. That's it.

15 MAYOR STRAUSS: Mr. Cusato?

16 MR. CUSATO: Good evening, sir.

17 Did you bring a drawing with you of the antenna  
18 locations on the roof?

19 MR. ALVAREZ: Absolutely.

20 MR. CUSATO: I just have a question, an  
21 observation.

22 MR. ALVAREZ: Absolutely.

23 MR. CUSATO: And I could be totally wrong here.

24 MR. ABUJAWDEH: Can I borrow one of these  
25 easels?

1 MR. ALVAREZ: Sure.

2 MR. ABUJAWDEH: Can I put it right here?

3 MR. CUSATO: Yes. I want people to see it as  
4 well.

5 On the northwest corner of that building, in  
6 the upper -- no. Move over to the right.

7 MR. ABUJAWDEH: This is Third Street on the  
8 north side.

9 MR. CUSATO: No. No. The drawing. Move over.

10 MR. ABUJAWDEH: Here?

11 MR. CUSATO: Yes.

12 It looks like there's three antennas now  
13 mounted in the top left corner.

14 MR. ABUJAWDEH: That's correct. There's three  
15 antennas at the northwest corner --

16 MR. CUSATO: It looks like they're facing in a  
17 northwest location, not --

18 MR. ABUJAWDEH: Slightly inclined towards  
19 northwest. Slightly inclined.

20 MR. CUSATO: OK. See, my concern, back in the  
21 spring we approved a building on Second Street and  
22 Mineola Boulevard, which is like 100 feet --

23 THE COURT: 92.

24 MR. CUSATO: -- 92 feet tall. Your antennas  
25 are only 84. And I'm concerned that there may be some

1 kind of transmission blockage. I don't know if you're  
2 aware of the building that's going up on Second Street  
3 and Mineola Boulevard.

4 MR. ABUJAWDEH: I think you're talking the one  
5 at the corner, that was the block --

6 MR. CUSATO: The Village Green. I'm just  
7 thinking maybe those antennas are pointing right at that  
8 building. Maybe I'm wrong, but that's something I just  
9 happened to observe.

10 MR. ABUJAWDEH: Right across the street there's  
11 the low parking, the parking deck, and that's kind of --  
12 these are inclined towards it. They're not as steep  
13 towards the north. The building you're referring to is  
14 really more so almost true north.

15 MR. CUSATO: OK. I could be incorrect. It's  
16 just something I observed. I'm just making sure you're  
17 aware that there's a building going up on the corner.

18 MR. ABUJAWDEH: I think you're referring to the  
19 building right on approximately a block 249, 248 -- lot  
20 249, 248?

21 MR. CUSATO: I don't know what lot it is.

22 MR. ABUJAWDEH: Corner of Willis and Third.

23 MAYOR STRAUSS: No. Further west. Mineola  
24 Boulevard and --

25 MR. ALVAREZ: It's over here.



1 MR. ABUJAWDEH: Yes. That's not going to  
2 interfere because --

3 MR. CUSATO: OK.

4 MR. ABUJAWDEH: -- this is our site, kind of in  
5 the middle of the block between Willis Avenue and --

6 MR. CUSATO: OK. That's fine.

7 MR. ABUJAWDEH: -- and Roslyn.

8 MR. CUSATO: Just something I observed. I just  
9 wanted to bring that up.

10 MR. ALVAREZ: No. No. We appreciate it.

11 MR. ABUJAWDEH: My name is Saseen Abujawdeh.  
12 That's S-A-S-E-E-N, last name A-B-U-J-A-W-D-E-H. I'm a  
13 professional engineer in the State of New York, and my  
14 office prepared the plans for this application under my  
15 supervision.

16 MR. CUSATO: All right. Thank you so much.

17 And just one more. You know, when I see frozen  
18 water, what I call ice, apparently the antennas now we're  
19 talking about radio ice? What is radio ice in The Cedars  
20 Group report?

21 MR. ABUJAWDEH: The requirements for the  
22 analysis --

23 MR. CUSATO: Yes. What is radio ice?

24 MR. ABUJAWDEH: That process is, if you get  
25 severe cold temperatures, you're going to get buildup of

1 ice on the entire surface.

2 MR. CUSATO: OK.

3 MR. ABUJAWDEH: So you get a thickness. So  
4 let's say you have a pipe that's three inches in  
5 diameter, with half an inch of radio ice it becomes four  
6 inches. So assuming you got the full pipe is all frozen  
7 and you get that half-inch layer of ice throughout, now  
8 you're looking at a four-inch surface that's receiving  
9 wind, as opposed to no ice condition and only a  
10 three-inch surface.

11 MR. CUSATO: OK. So just like a buildup.

12 MR. ABUJAWDEH: Right. A buildup.

13 MR. CUSATO: OK. No further questions. Thank  
14 you.

15 MAYOR STRAUSS: Trustee Durham?

16 MR. DURHAM: My one question is: I didn't see  
17 anything in the whole report on the structural weight  
18 added to the roof of that building. Is there anything,  
19 from the building point of view, for handling the excess  
20 weight on that roof for your systems?

21 Because your system, when I went through it  
22 with the things going for each antenna, they were saying  
23 there was almost four or five hundred pounds of  
24 equipment. You listed two at 75, three at 65, going  
25 through the whole thing. So you're going to be putting

1 nine up there. So you're going to be putting almost  
2 4,000 pounds of weight up on that roof.

3 Is there anything structurally saying that roof  
4 is going to be able to handle the 4,000 pounds weight  
5 that you're going to take and put on the roof?

6 MR. ABUJAWDEH: OK. Let me just clarify one  
7 thing. The antennas themselves each weigh about 60  
8 pounds. OK? The antennas themselves each weigh about 60  
9 pounds. Then you have the weight of the mast, which is  
10 about another 60 pounds. So the antennas themselves are  
11 not really causing 4,000 pounds of weight. You know. At  
12 each location for each antenna you're roughly looking  
13 about 100 pounds, 120 pounds, which is well within the  
14 carrying capacity of the steel frame of the existing  
15 screen that we're mounting, or the bulkhead wall in one  
16 instance, in one location on the west side.

17 If you look at the drawings, we have a list of  
18 the equipment cabinets. It's on drawing C2, entitled  
19 "Location Plan and Enlarged Plan on Roof and Elevations".  
20 The top of the page, top right side of the page, we have  
21 a list of the cabinets that we're placing. And those  
22 cabinets are not just sitting on the roof itself. We're  
23 going to be putting -- on the structural steel framing  
24 that's within that screen, the existing screen area, we  
25 are actually adding steel beams within that area. There

1 are currently existing steel beams above the roof, almost  
2 dunnage above the roof, that you would normally put up  
3 mechanical equipment. But that's available to us. So  
4 we're resting on those steel beams. We're adding steel  
5 beams. We're creating our own steel platform that's tied  
6 to the building columns, and that will be down to the  
7 foundation. So we're not sitting on the roof itself, per  
8 se.

9 As to the issue of weight, the equipment itself  
10 weighs about approximately 8,000, 9,000 pounds. The  
11 structural steel probably weighs about another 7,000  
12 pounds, which is spread out on these columns of the  
13 existing building. So altogether, where the equipment  
14 is, you got about 15,000 pounds on the existing steel  
15 dunnage at the antenna locations, and at each antenna we  
16 have about 100, 120 pounds. So it's not 4,000. I'm not  
17 sure where that number came from.

18 MR. DURHAM: I just saw because at each antenna  
19 there was a different thing --

20 MR. ABUJAWDEH: It's on the next page. On the  
21 next page.

22 MR. DURHAM: -- which said that the pieces that  
23 go with it, one was 65 pounds, two required for each  
24 sector.

25 MR. ABUJAWDEH: Right. Those are the radio

1 heads. These are the radio heads that are going to be on  
2 the back side of the screen. You're not going to see --  
3 these are not on the front side.

4 MR. DURHAM: No. No. No. I'm just saying  
5 these are all going on that flat structural platform, or  
6 are these going by each antenna?

7 MR. ABUJAWDEH: These are going near each  
8 antenna, on the back side of the screen. They're going  
9 to have their own support, or we might utilize the masts  
10 and put channels in between them, low. You're not going  
11 to see them. They're indicated. We're going to have  
12 four of these at each location. Each one of them is --  
13 there's one that's 65 and one that's 70. Again, they're  
14 not at one location. They're spread out.

15 If you look at the same plan, they're located  
16 on the back side of the screen, not visible, in two  
17 locations on what we call the alpha section, which is the  
18 northwest corner, on the southeast corner, and then we  
19 have four also on the west side. Those are going to be  
20 low on the screen, but you're not going to see them just  
21 because of the angle that you're looking at. They're  
22 much lower than that.

23 MR. DURHAM: But I'm saying now, so, with the  
24 roof structures, you're adding structural supports into  
25 the sections on the back side of the screening?

1 MR. ABUJAWDEH: Right. Well, we have to have  
2 pipe masts that are going to be fastened to the block  
3 wall in that particular instance, on that west side, that  
4 will be anchored to the block wall of the bulkhead, and  
5 we're going to mount them on channels to the masts low.  
6 Whereas the other two locations we're able to use the  
7 structural framing of the existing screening, again on  
8 the back side. Those will not be visible in these two  
9 locations.

10 MR. DURHAM: And the structural, where you have  
11 all the equipment in the middle.

12 MR. ABUJAWDEH: Right. The equipment is on the  
13 steel beams that run between the columns and existing  
14 framing of the screening.

15 MR. DURHAM: I have nothing else.

16 MAYOR STRAUSS: Trustee Walsh?

17 MR. D. WALSH: Yes. Thank you, Mayor.

18 Good evening. How are you?

19 Just a few questions.

20 If this was approved, when do you intend to  
21 start this project?

22 MR. ABUJAWDEH: I think we're going to be  
23 filing for a building permit within about three, four  
24 months. By the time we prepare the construction  
25 drawings, obtain our building permit, get the final

1 resolution, I would expect probably by March, April. It  
2 normally takes about six weeks to complete the  
3 construction in terms of, you know, putting the facility  
4 up --

5 MR. D. WALSH: What did you say, three to six  
6 weeks?

7 MR. ABUJAWDEH: About six weeks, on the safe  
8 side, just because we need to test the facility, make  
9 sure it's working and integrated within the system.  
10 Sometimes we get held back between utilities, incoming  
11 utilities.

12 MR. D. WALSH: OK. Are you going to do this  
13 work from the rear of the building?

14 MR. ABUJAWDEH: Right. From the parking lot.

15 MR. D. WALSH: So everything will be done from  
16 the parking lot within the property.

17 MR. ABUJAWDEH: Right. Any kind of crane --  
18 we're going to need some cranes to lift the steel beams  
19 up to the roof, right.

20 MR. D. WALSH: Which will go through the  
21 Building Department.

22 And have you spoken -- one of the places that  
23 you intended to put these, 250 Old Country Road, have you  
24 spoken to the developer from 250 Old Country Road where  
25 the previous antennas were? Is he interested in putting

1 something on his roof?

2 MR. ALVAREZ: Yes. Our understanding was that  
3 he was not interested in allowing us to relocate once the  
4 new building was constructed.

5 MR. D. WALSH: And just so I understand, how  
6 much higher than the bulkhead is this going to be?

7 MR. ABUJAWDEH: It's not.

8 MR. D. WALSH: It's going to be the bulkhead  
9 that exists.

10 MR. ALVAREZ: Oh. Higher than the bulkhead,  
11 no.

12 MR. ABUJAWDEH: The antenna is the top of the  
13 screen.

14 MR. D. WALSH: OK. This can also be seen from  
15 one building in Birchwood Court; is that correct?

16 The front building on the corner of Roslyn Road  
17 and Old Country Road. You had said it can only be seen  
18 from the Mineola Modera. It can also be seen from the  
19 building in Birchwood.

20 MR. ALVAREZ: You mean from the rooftop or  
21 from --

22 MR. D. WALSH: No. No. If I lived on the  
23 third or fourth floor of the Birchwood apartments, would  
24 I be able to see this?

25 Birchwood -- do you know where Birchwood is



1 located?

2 MR. ALVAREZ: Yes. It's across Roslyn Road  
3 there.

4 MR. PEREIRA: East.

5 MR. D. WALSH: It's on the corner of Roslyn  
6 Road.

7 MR. ALVAREZ: Roslyn Road and Old Country Road.

8 MR. D. WALSH: So a portion of both buildings  
9 will be able to see this; is that correct?

10 MR. ALVAREZ: Well, what you will be able to  
11 see, again, is what's already there. So it's the  
12 concealment screening that is already there, the  
13 screening and the chimney and the other equipment that's  
14 already in place.

15 MR. D. WALSH: He's coming to the rescue.

16 MR. ABUJAWDEH: If I may just suggest something  
17 here: If you're at that location you're looking west,  
18 and on the west side of that existing screen we don't  
19 have any antennas. So you're not going to be looking  
20 straight at them. Even from that far a distance, you're  
21 only going to see the profile of the side of them because  
22 you're looking at them in a westerly direction. They're  
23 here. We don't have anything mounted directly on that  
24 east side.

25 MR. D. WALSH: So if I lived in the Birchwood

1 Court apartments, on the top floor, I wouldn't see any  
2 difference than I see right now.

3 MR. ALVAREZ: Correct.

4 MR. ABUJAWDEH: Correct.

5 MR. D. WALSH: OK. That's all. Thank you.

6 MR. ALVAREZ: Thank you.

7 MAYOR STRAUSS: Anything else you'd like to say  
8 before I open it up to public comment?

9 MR. ALVAREZ: No. That's it for us.

10 MAYOR STRAUSS: I ask that you have a seat and  
11 then, if you could record any questions that may arise,  
12 and we'll address the questions, if there are any, at the  
13 end. And we'll handle it from there.

14 Anybody in the first row that would like to  
15 make a comment? Second row?

16 Yes, ma'am.

17 MS. FRANK: Hi. My name is Joann Frank. I  
18 live at 1 Birchwood Court, Apartment 2K.

19 I'm opposed to this antenna coming into my  
20 nearby vicinity. Mr. Walsh brought up a very good point.  
21 I know that they say that these antennas are going to be  
22 concealed and you're not going to see them in the  
23 bulkhead, and we have engineers who can attest to this,  
24 but I will tell you any cellular tower that I see,  
25 they're ugly. You know. They don't really -- I mean,

1 they're there to serve a purpose. It's for data and for  
2 phone systems.

3 I think that it looks like, from the reports  
4 that they are talking about, that they do have enough  
5 coverage, that they're trying to service another area  
6 through Mineola. And Mr. Pereira and I are in agreement,  
7 I think that their coverage area -- maybe they should put  
8 the tower over in Garden City and let's see what happens  
9 over there.

10 I personally don't want this close to my home.  
11 I'm a breast cancer survivor. I'm also a health care  
12 worker and an administrator in the hospitals. And I know  
13 that these towers -- you know, there's so much of an  
14 unknown. When I went to my surgeon and I said: This is  
15 not supposed to be me in front of you with breast cancer.  
16 And he said: You know what, Joann, it's in the  
17 environment. There's nothing we can do about it. Well,  
18 I'm here tonight to do something about it, because I live  
19 at Birchwood and I don't intend on moving. I love  
20 Mineola and I love where I live, but I don't want these  
21 towers on top of me.

22 That's it. Thank you.

23 MAYOR STRAUSS: Thank you.

24 Anybody else in the second row? Third row?

25 Fourth row?

1 MR. SUTHERLAND: Russell Sutherland, 3  
2 Birchwood Court.

3 My question is: Are there any plans in the  
4 future of increasing the height of this tower?

5 Second question: Once the Village approves  
6 this -- directed at Mr. Gibbons -- is there anything in  
7 that agreement or permit that will limit the height of  
8 this tower in the future?

9 MAYOR STRAUSS: We're going to vote tonight on  
10 the height that's presented. So they can't change  
11 anything unless they come before the Board.

12 MR. GIBBONS: You stole my thunder.

13 MAYOR STRAUSS: Sorry.

14 MR. SUTHERLAND: Thank you.

15 MAYOR STRAUSS: Does that mean I don't get paid  
16 tonight?

17 Anybody else in the fourth row? Fifth row?

18 MS. SAPOUNAKIS: Hi. I'm Kali Sapounakis. I  
19 also live at 1 Birchwood Court, and I mimic exactly what  
20 my other shareholders feel and I feel exactly the same  
21 way. So I do oppose having this antenna, you know,  
22 installed nearby.

23 Thank you.

24 MAYOR STRAUSS: Anybody else in the fourth row?  
25 Fifth row? Sixth row? Seventh row?

1 Mr. Alvarez?

2 MR. ALVAREZ: Mayor, thank you for answering  
3 that one question there.

4 So I think the two main points that were raised  
5 by the members of the public have to do with the  
6 appearance and then also, I guess, the questions of  
7 emissions as well.

8 So just very briefly, with the submissions that  
9 we did provide, I would just like to point out the photo  
10 simulations package that we provided with our September  
11 3rd submission. And I just want to make clear -- I was  
12 trying to make it clear in our presentation as well --  
13 that certainly there are examples of wireless facilities  
14 that are quite noticeable and are of a tower form, you  
15 know, where they're stand-alone type facilities like that  
16 266 Maple Place, as an example.

17 What we're trying to propose here is very  
18 different. With our photo simulations we actually have a  
19 view from Old Country Road in the direction of -- I guess  
20 it's at the intersection of Ivy Court, actually. It's  
21 over towards Birchwood Court. And it gives, I think, a  
22 pretty good visual appearance of what that looks like.  
23 So I invite the members to take a look.

24 Again, we're really trying to make that effort  
25 to use what's there today and not really change at all

1        what's up there. Again, the only things that will be  
2        exposed are those antennas that we're going to paint.  
3        They're basically going to be slight extensions out from  
4        the, you know, a few inches out from the existing  
5        concealment panels. And based on the view that -- I  
6        guess view 1A, that shows the proposed view in our photo  
7        simulations, I think it gives a pretty good idea of what  
8        that's going to look like. Again, imperceptible in terms  
9        of what the difference is from today.

10                Again, as for the question of emissions, we  
11        addressed that as well with our FCC emissions submission.  
12        And as I mentioned in the initial presentation, our  
13        report concludes that the maximum emissions from this  
14        particular facility are .3 percent out of 100 percent of  
15        what the FCC designates as safe within these bandwidths.  
16        And so I guess that puts us about 280 times below what's  
17        set by the FCC. So they set that standard, and the FCC  
18        is constantly looking at it. So we obviously want to  
19        make sure that we're within those parameters as well.  
20        And as set forth in our report, we are well below those  
21        numbers. So we believe we've satisfied that requirement  
22        as well. But with that, again, you know, we're just  
23        trying to make every attempt to, well, number 1, replace  
24        what had already been up there down the street to make  
25        sure that Sprint has sufficient coverage and then,

1 secondly, to make it as seamless as possible within the  
2 existing community.

3 So we thank you for your time. And if there  
4 are any other questions. If not, you know, we  
5 respectfully request a favorable action on our  
6 application.

7 MAYOR STRAUSS: Mr. Alvarez, you're saying that  
8 the emissions that are coming out are only three percent  
9 of the threshold that the FCC says are safe?

10 MR. ALVAREZ: .3 percent.

11 MAYOR STRAUSS: .3 percent.

12 MR. ALVAREZ: Yes. Yes.

13 MAYOR STRAUSS: Is that because they're  
14 different cell towers than other ones that you have out  
15 there that produce more emissions? What's different  
16 about these cell towers that produce so less, as opposed  
17 to something that produces more? I guess they're high  
18 output, as opposed to low output?

19 MR. ALVAREZ: No. No. It's nothing like that.  
20 That's actually generally where the facilities fall. The  
21 variations really depend on where the antennas are  
22 positioned, and luckily we're considerably high up and  
23 we're at a great distance from the ground, and it allows  
24 us to, you know, for the calculations to result in a  
25 number like that. That's generally where they fall.

1 Perhaps it's a misperception that, you know, the  
2 facilities typically come close to those numbers, or come  
3 close to the FCC requirements, but generally they fall  
4 well, well below.

5 MAYOR STRAUSS: Thank you.

6 Any other comments from the Board?

7 MR. PEREIRA: No.

8 MAYOR STRAUSS: I'll entertain a motion to  
9 close and reserve decision.

10 MR. PEREIRA: Motion.

11 MAYOR STRAUSS: Motion by Trustee Pereira.

12 Seconded by --

13 MR. D. WALSH: Second.

14 MAYOR STRAUSS: -- Trustee Walsh.

15 All in favor?

16 MR. DURHAM: Aye.

17 MR. PEREIRA: Aye.

18 MR. CUSATO: Aye.

19 MR. D. WALSH: Aye.

20 MAYOR STRAUSS: Aye.

21 Any opposed?

22 Carried.

23 Thank you.

24 MR. ALVAREZ: Thank you.

25 \* \* \*



1 MAYOR STRAUSS: Mr. Scalero.

2 MR. SCALERO: Yes, sir.

3 "Legal Notice, Public Hearing, Incorporated  
4 Village of Mineola.

5 "Please take Notice that the Board of Trustees  
6 of the Incorporated Village of Mineola will hold a Public  
7 Hearing on Wednesday, November 18, 2015 at 6:30 p.m. at  
8 the Village Hall, 155 Washington Avenue, Mineola, New  
9 York 11501, or at some other location to be hereafter  
10 designated by the Board of Trustees, in order to receive  
11 public comment upon the following:

12 "Application of Henry M. Monteverde for a  
13 Special Use Permit pursuant to Chapter 550 of the Code of  
14 the Incorporated Village of Mineola, entitled 'Zoning',  
15 Section 550.13, entitled 'B-2 Districts', for the purpose  
16 of establishing a coffee shop with the sale of food and  
17 beverages upon the property known as 196 Second Street,  
18 Mineola, New York, known and designated on the Nassau  
19 County Land and Tax Map as Section 9, block 419, lot 140.

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

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

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

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

9 "Dated October 6, 2015."

10 MAYOR STRAUSS: Thank you.

11 Mr. Whalen?

12 MR. WHALEN: Yes, Mayor. We have the signed  
13 and notarized Affidavit of Mailing. 70 mailed, 48  
14 returned, zero unclaimed.

15 MAYOR STRAUSS: Thank you.

16 Mr. Gibbons?

17 MR. GIBBONS: Nassau County Planning Commission  
18 has recommended local determination. I would ask for a  
19 SEQRA designation as a Type II action.

20 MAYOR STRAUSS: Motion?

21 MR. PEREIRA: Motion.

22 MAYOR STRAUSS: Motion by Trustee Pereira.

23 Seconded by --

24 MR. D. WALSH: Second.

25 MAYOR STRAUSS: -- Trustee Walsh.

1 All in favor?

2 MR. DURHAM: Aye.

3 MR. PEREIRA: Aye.

4 MR. CUSATO: Aye.

5 MR. D. WALSH: Aye.

6 MAYOR STRAUSS: Aye.

7 Opposed?

8 Carried.

9 Format for this evening's hearing: We're going  
10 to have the applicant present their application, and then  
11 we'll have an interaction with the Board, and then we'll  
12 open it up to public comment.

13 Anybody approaching the podium, please speak  
14 clearly and slowly, state your name and your address for  
15 the stenographer.

16 Sir?

17 MR. MONTEVERDE: Good evening, Members of the  
18 Board. My name is Henry M. Monteverde. My address is  
19 230 Kingston Boulevard, Island Park, New York. I'm the  
20 architect of record on this project. I'm here on behalf  
21 of Mr. Carmelo Sappupo, the president of PS Restaurants,  
22 Incorporated, located at 196 Second Street, Mineola, New  
23 York.

24 We're here seeking permission for a Special Use  
25 Permit to open up a coffee shop. It's an existing retail

1 store that has been vacant for over a year, and it's  
2 approximately 700 square feet.

3 What we'd like to do is: We're installing 28  
4 seats. It's purely for coffee and desserts. There's no  
5 cooking on the premises. And we'll have five employees.  
6 We're installing a handicapped bathroom and the necessary  
7 facilities to accommodate the requirements of the New  
8 York State Building Code and Nassau County Health  
9 Department.

10 That's my case.

11 MR. D. WALSH: I'm sorry. I missed how many  
12 seats you said.

13 MR. MONTEVERDE: 28.

14 MR. D. WALSH: Thank you.

15 MAYOR STRAUSS: All right. Thank you, sir.

16 What are the hours of operation?

17 MR. SAPUPPO: 7:00 a.m. to 7:00 p.m.

18 MAYOR STRAUSS: Sir, if you could please come  
19 to the podium.

20 MR. SAPUPPO: Good evening. My name is Carmelo  
21 Sapuppo, C-A-R-M-E-L-O S-A-P-U-P-P-O. I'm the president  
22 of PS Restaurant Group.

23 And to respond to your question: The hours of  
24 operation will be 7:00 a.m. to 7:00 p.m., Monday through  
25 Saturday.

1 MAYOR STRAUSS: How many staff will you have  
2 there?

3 MR. SAPUPPO: We are planning to have at least  
4 five employees.

5 MAYOR STRAUSS: Five employees. That's right.  
6 You said that.

7 MR. SAPUPPO: Yes.

8 MAYOR STRAUSS: What about garbage pick up?  
9 And where are you going to store the garbage, inside your  
10 premises until collection?

11 MR. SAPUPPO: We can do that.

12 MAYOR STRAUSS: You're going to need to do  
13 that. It's bothersome that I see garbage out on Jericho  
14 Turnpike and Mineola Boulevard and Willis Avenue  
15 throughout the Village on Saturday evenings. We have our  
16 code enforcement people working on Sundays to combat  
17 that. So at the close of business on Saturday you'll  
18 need to store your garbage until Monday morning.

19 MR. SAPUPPO: Sure.

20 Mayor, we have the business next door to this  
21 property in discussion, which is P.S. Burgers. And we do  
22 have, in the back of the property, a storage for garbage.  
23 So we are very familiar with how the garbage area -- the  
24 garbage problem works in town. So we do comply to that.

25 MAYOR STRAUSS: So you also own P.S. Burgers?

1 MR. SAPUPPO: Yes. We do.

2 MAYOR STRAUSS: Excellent. Good food.

3 MR. SAPUPPO: Thank you.

4 MAYOR STRAUSS: Any changes to the structure,  
5 interior changes?

6 MR. SAPUPPO: Not at all.

7 MAYOR STRAUSS: OK. What about delivery times  
8 for supplies?

9 MR. SAPUPPO: Supplies are usually delivered in  
10 the morning, early in the morning. Usually those are the  
11 hours for delivery. I don't see --

12 THE COURT: Since you are familiar with P.S.  
13 Burgers' operation --

14 MR. SAPUPPO: Right.

15 MAYOR STRAUSS: -- and you're familiar with the  
16 tightness of Second Street.

17 MR. SAPUPPO: Very much so.

18 MAYOR STRAUSS: OK. All right. Thank you.  
19 Deputy Mayor?

20 MR. PEREIRA: Thank you.

21 Good evening.

22 MR. SAPUPPO: Good evening.

23 MR. PEREIRA: And thank you for again choosing  
24 Mineola to further invest in. I think, if you've been  
25 paying attention for the last couple of months and years,

1           that area seems to be getting revitalized.

2                   MR. SAPUPPO:  It's my entire pleasure.  I've  
3           been doing business in Mineola for 26 years now.

4                   MR. PEREIRA:  Right.

5                   MR. SAPUPPO:  Many businesses around.  I love  
6           the town and I intend to continue here.

7                   MR. PEREIRA:  Good.  We hope to have you here  
8           for 20 and then another 20 after that.

9                   MR. SAPUPPO:  I hope so.

10                   MR. PEREIRA:  Now, you have access to that  
11          driveway between the St. James; is that for deliveries?

12                   MR. SAPUPPO:  Well the access is for the entire  
13          property.  You know, the owner of the property goes  
14          around.  We have never used ourselves.  But we do have  
15          access.  And we use mostly for deliveries that, as the  
16          Mayor was mentioning before --

17                   MR. PEREIRA:  Off the street.

18                   MR. SAPUPPO:  Exactly.  So trucks that are  
19          coming for delivery, they access that parking space and  
20          then they leave ten minutes later, clearing the space.

21                   MR. PEREIRA:  So no cooking on the property  
22          whatsoever.

23                   MR. SAPUPPO:  There's no cooking.  We have no  
24          hoods, or we have no intention.  No.

25                   MR. PEREIRA:  So no ham and eggs in the

1 morning.

2 MR. SAPUPPO: No.

3 MR. PEREIRA: Will you have a toaster to toast  
4 bagels, bread --

5 MR. SAPUPPO: Yes. Probably.

6 MR. PEREIRA: -- those kinds of things.

7 MR. SAPUPPO: Yes.

8 MAYOR STRAUSS: I assume that the pastries and  
9 desserts that we're talking about will be brought in from  
10 the outside.

11 MR. SAPUPPO: Brought in from outside.

12 MR. PEREIRA: So you'll be strictly a coffee  
13 shop.

14 MR. SAPUPPO: It's a coffee shop.

15 MR. PEREIRA: Do you currently serve coffee in  
16 P.S. Burgers?

17 MR. SAPUPPO: We do, but it's absolutely --  
18 unfortunately, absolutely no business. We do have a  
19 coffee espresso machine, which is just for myself.

20 MR. PEREIRA: You're going to be needing more  
21 espresso now, with two businesses.

22 MR. SAPUPPO: Right.

23 MR. PEREIRA: I'm sure you're within  
24 compliance -- I'm sure your architect -- but 28 seats for  
25 700 square feet seems like a lot of seats. Are you going



1 to have window seating, you know, like bench seating?

2 MR. SAPUPPO: Right. Right. It's seating that  
3 is -- it's a bench. So, things that go one next to each  
4 other. But also, because there will be no --

5 MR. PEREIRA: Back.

6 MR. SAPUPPO: -- back. So it's absolutely --  
7 so it's all the store, a counter in the back.

8 MR. PEREIRA: How does this compare in size to  
9 P.S. Burgers?

10 MR. SAPUPPO: The size of the store is the  
11 same, but P.S. Burgers has less seating because we do  
12 have a kitchen, a functioning kitchen.

13 MR. PEREIRA: Any plans to have any kind of  
14 access between both places?

15 MR. SAPUPPO: Interaction?

16 MR. PEREIRA: Interior, without having to go  
17 outside.

18 MR. SAPUPPO: Not at all. Not at all. No.

19 MR. PEREIRA: So each one has it's own separate  
20 facilities.

21 MR. SAPUPPO: Completely separate.

22 MR. PEREIRA: So if somebody wants to go from  
23 one to the other they have to walk outside.

24 MR. SAPUPPO: Outside from the front door, yes.

25 MR. PEREIRA: OK. And obviously you're going

1 to comply with the signage and all that. You'll apply  
2 for the proper permits.

3 MR. SAPUPPO: Definitely. Absolutely. Yes.

4 MR. PEREIRA: Good luck to you, sir.

5 MR. SAPUPPO: Thank you so much.

6 MAYOR STRAUSS: Mr. Cusato?

7 MR. CUSATO: I have no questions.

8 Good luck.

9 MR. SAPUPPO: Thank you.

10 MAYOR STRAUSS: Mr. Durham?

11 MR. DURHAM: I have nothing further.

12 MAYOR STRAUSS: Mr. Walsh?

13 MR. D. WALSH: Good evening. How are you?

14 MR. SAPUPPO: Good evening.

15 MR. D. WALSH: Very simply, just curious, who  
16 is Fabricio?

17 MR. SAPUPPO: This is my partner.

18 MR. D. WALSH: He's not here tonight, your  
19 partner.

20 MR. SAPUPPO: He's not here. No.

21 MR. D. WALSH: Your deliveries are going to  
22 come through the front and not through the back?

23 MR. SAPUPPO: We do have deliveries to the --  
24 how?

25 Yes. We have a back door, access from the

1 back.

2 MR. D. WALSH: Yes.

3 MR. SAPUPPO: So when they park in that parking  
4 lot, which is in the back, they do have access to our  
5 back door. So deliveries will be done that way.

6 MR. D. WALSH: Is that how you take deliveries  
7 at the P.S. Burgers?

8 MR. SAPUPPO: Mostly. Yes.

9 MR. D. WALSH: You mentioned you had other  
10 businesses in the Village. Did you open a restaurant,  
11 Mr. Otto's --

12 MR. SAPUPPO: Yes.

13 MR. D. WALSH: -- over at Herricks Road? That  
14 was your business, right? I remember it many years ago.

15 MR. SAPUPPO: That's correct.

16 MR. D. WALSH: OK. Thank you.

17 MR. SAPUPPO: Maxells.

18 MR. PEREIRA: He doesn't forget anything.  
19 He'll remember everything.

20 MR. SAPUPPO: I hope you had a good experience  
21 over there.

22 MR. D. WALSH: It was very nice.

23 MR. SAPUPPO: Thank you.

24 MAYOR STRAUSS: Thank you, Mr. Walsh.

25 Any other comments from the Board before we

1 open up to public comment?

2 Gentlemen, please have a seat and record any  
3 questions that may come up, and we'll bring you back  
4 after public comment.

5 Anybody in the first row? Second row? Third  
6 row? Fourth row? Fifth row? Sixth --

7 Yes, ma'am?

8 MS. FRANK: Joann Frank, 1 Birchwood Court,  
9 Mineola.

10 I welcome this gentleman with his coffee shop.  
11 I love to see commerce coming into the town. With the  
12 expansion of Winthrop Hospital and what's going on there,  
13 I think it will service all their patients that need to  
14 get away, you know, with a caregiver and just go  
15 somewhere nice and have a cup of coffee. I think it's a  
16 great idea. I haven't had the delight to have your P.S.  
17 Burgers yet, but I do come from a long line of culinary  
18 arts people in my family, five generations, and I welcome  
19 your coffee shop and I wish you well.

20 MR. SAPUPPO: Thank you.

21 MAYOR STRAUSS: Thank you very much.

22 Fifth row? Sixth row? Seventh row?

23 Gentlemen, come back up.

24 I also want to thank you for again staying in  
25 Mineola.

1 MR. SAPUPPO: Thank you.

2 MAYOR STRAUSS: Being no other comments from  
3 the public, are there any other comments from the Board?

4 I'll entertain a motion to approve.

5 MR. D. WALSH: Motion.

6 MR. CUSATO: Second.

7 MAYOR STRAUSS: Motion by Trustee Walsh.

8 Seconded by Trustee Cusato.

9 Mr. Scalero?

10 MR. SCALERO: Yes, sir.

11 Trustee Durham?

12 MR. DURHAM: Yes.

13 MR. SCALERO: Trustee Pereira?

14 MR. PEREIRA: Yes.

15 MR. SCALERO: Trustee Cusato?

16 MR. CUSATO: Yes.

17 MR. SCALERO: Trustee Walsh?

18 MR. D. WALSH: Yes.

19 MR. SCALERO: Mayor Strauss?

20 MAYOR STRAUSS: Yes.

21 Gentlemen, again, welcome to Mineola. Thank  
22 you for staying here. I hope you get involved in the  
23 Chamber of Commerce.

24 MR. SAPUPPO: I would love to.

25 MAYOR STRAUSS: They're a fantastic group.

1 They are very, very busy, do a lot of great things for  
2 the Village, and great things for the Village turn into  
3 great things for businesses and our residents. So it's  
4 important that we work together.

5 Congratulations. Welcome to Mineola --

6 MR. SAPUPPO: Thank you.

7 MAYOR STRAUSS: -- again.

8 MR. MONTEVERDE: Thank you, Members of the  
9 Board.

10 MAYOR STRAUSS: Thank you.

11 \* \* \*

1 MAYOR STRAUSS: Mr. Scalero?

2 MR. SCALERO: Yes.

3 "Legal Notice, Public Hearing, Incorporated  
4 Village of Mineola.

5 "Please take Notice that the Board of Trustees  
6 of the Incorporated Village of Mineola will hold a Public  
7 Hearing on Wednesday, November 18, 2015 at 6:30 p.m. at  
8 the Village Hall, 155 Washington Avenue, Mineola, New  
9 York 11501, or at some other location to be hereafter  
10 designated by the Board of Trustees, in order to receive  
11 public comment upon the following:

12 "Application of Chaminade High School for final  
13 site plan approval pursuant to Chapter 198 of the Code of  
14 the Incorporated Village of Mineola, entitled  
15 'Architectural and Site Plan Review', Section 198-6,  
16 entitled 'Final Site Review and Approval', to expand a  
17 preexisting educational/religious institution by the  
18 addition of a new science building, without an increase  
19 in student or staff population, upon the property known  
20 as 340 Jackson Avenue, Mineola, New York, known and  
21 designated on the Nassau County Land and Tax Map as  
22 Section 9, Block 382, Lots 1 and 2.

23 "The Village of Mineola does not discriminate  
24 on the basis of handicapped status in administration or  
25 access to or employment in its projects and activities.

1 Joseph R. Scalero has been directed to coordinate  
2 compliance with non-discrimination requirements of the  
3 Federal Revenue Sharing regulations.

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

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

9 "By Order of the Board of Trustees of the  
10 Incorporated Village of Mineola. Joseph R. Scalero,  
11 Village Clerk.

12 "Dated October 6, 2015."

13 MAYOR STRAUSS: Thank you.

14 Mr. Whalen, report on mailings?

15 MR. WHALEN: OK. Chaminade. I'm in possession  
16 of the Affidavit of Mailing, properly notarized. 92 were  
17 mailed, 71 returned, none went unclaimed.

18 MAYOR STRAUSS: Thank you, sir.

19 Mr. Gibbons, anything?

20 MR. GIBBONS: Yes. Nassau County Planning  
21 Commission has recommended local determination.

22 This applicant has already appeared before our  
23 Zoning Board and gotten approval. The Zoning Board took  
24 care of the SEQRA item. So there's no SEQRA for us to  
25 do.



1                   MAYOR STRAUSS: And I guess this application  
2 was approved by both of those?

3                   MR. GIBBONS: It was approved by the Zoning  
4 Board, by the Architectural Review Board, and the  
5 Planning Board has recommended to this Board approval of  
6 the site plan.

7                   MAYOR STRAUSS: Thank you.

8                   MR. GIBBONS: They are here tonight for final  
9 site plan approval.

10                  MAYOR STRAUSS: Thank you.

11                  Sir?

12                  MR. K. WALSH: Good evening, Mayor, Members of  
13 the Board. Kevin Walsh, 229 Seventh Street, Garden City,  
14 New York, for the applicant, Chaminade High School.

15                  I'm here tonight with Bro. Thomas Cleary, who  
16 is the president of Chaminade. Also from Chaminade is  
17 Thomas Terrill. Also Layla Safiani, from Mancini Duffy,  
18 who is the plan architect for the project. And Matthew  
19 White, who I work with, from my office.

20                  We just submitted to you some drawings. Those  
21 drawings were submitted so that when I refer to the floor  
22 plans, when I take you through them, you'll have a local  
23 copy with you. There's nothing new in there in terms of  
24 the site plan. There's nothing changed from what we've  
25 previously submitted. There's also some information in

1       there regarding what we used for the Zoning Board to  
2       discuss heights and the heights on the campus property.  
3       But other than that, I just wanted to let you see the  
4       floor plan layout of the building, the way the building  
5       will function.

6               By way of brief history here: In June of 2015  
7       Bro. Cleary presented to the neighbors over in the area  
8       of Chaminade -- Emory Road and some of the other  
9       streets -- a letter inviting them to come down to take a  
10      look at the science and technology building that  
11      Chaminade had planned for the northwest corner of the  
12      campus property. They set up a meeting with anyone who  
13      would come by. I think one or two people may have  
14      expressed an issue, which Bro. Cleary talked to them  
15      about, but it was not well-attended in terms of anyone  
16      having any concerns about what was being built.

17             In September of 2015 we appeared before the  
18      Zoning Board. In October the Zoning Board granted the  
19      one variance that this application required, and that is  
20      a height variance.

21             In the meantime, on the 5th of October we  
22      appeared before the Architectural Review Board, which  
23      also is the Planning Board, and they recommended or  
24      granted approval on architectural design and they  
25      recommended site plan approval to this Board.

1                   Throughout that process there was no one at any  
2                   of the hearings who opposed the application. Some  
3                   questions were raised about it, but no one opposed the  
4                   application, and nor have we heard of anyone in the  
5                   neighborhood that has concern with this application. So  
6                   it is here tonight that we seek final site plan approval  
7                   from this Board.

8                   I make a couple of points at the outset, which  
9                   I think were alluded to in the description of the  
10                  application. There are no additional or new students  
11                  anticipated -- there will be new students, but no  
12                  additional students anticipated with respect to this  
13                  application.

14                 The plan would be to take the existing science  
15                 and technology function in the main campus building and  
16                 move it over to a brand new state of the art building on  
17                 the northwest corner of the campus property. The  
18                 classrooms that are currently used for labs and  
19                 classrooms in the main building would just be reused or  
20                 reacclimated to additional administrative offices or  
21                 small meeting rooms that were more conducive to the types  
22                 of use for the size of those classrooms. All the science  
23                 technology would be moved over to the new building.

24                 There is no expected enrollment increase as a  
25                 result of this. It's not the plan as a result of this

1 application. Students will walk, when you have class,  
2 internally on the campus from your existing classes to  
3 your science classes. And they won't be leaving the  
4 campus or going around on the sidewalks around. It's all  
5 self-contained in the campus. Thus, all impacts  
6 associated with this use will be felt on the campus only.

7           Importantly, there's a desperate need -- I  
8 think we all know -- in this country for an improvement  
9 in science and technology. The whole concept of -- I can  
10 site some statistics which I have, but the reality is I  
11 think we're all aware our academics today, particularly  
12 in the high school and earlier levels, are struggling  
13 with science and technology, improving scores of the  
14 children that go to our schools. This is being done, in  
15 fact, in public schools and private schools alike. So  
16 there is a focus, a heavy focus, on science and  
17 technology.

18           And while Chaminade has always been, and  
19 continues to be, a superlative academic institution,  
20 Chaminade has never been the type of group that sits on  
21 complacency and becomes complacent with their success.  
22 So they undertook a campaign or a mission. The mission  
23 was to upgrade the facility at Chaminade, all the  
24 services associated with Chaminade, and it was being  
25 played out in the athletic, in the spiritual, and in the

1 academic areas.

2 As to the athletics, this Board was part of the  
3 project and saw the new building of the construction of  
4 the Gold Star Stadium. Spiritually this meant the  
5 construction of the Saragossa Day Retreat Center. And  
6 the academic component of the improvement in Chaminade  
7 was spearheaded by Bro. Tom, and it contains a number of  
8 things. They rebuilt the WiFi infrastructure throughout  
9 the campus. iPads, for the first time this fall, were  
10 given to every freshman student, and that will become all  
11 students as they go along. And the main focus of this  
12 improvement that Bro. Tom has pushed is the construction  
13 of the science and technology building.

14 So the building is located in the northwest, if  
15 you look at your site plan, the northwest corner just  
16 past the football stadium. There is another building  
17 that was built in the last few years on the other side,  
18 the east side. There's a 39-foot setback from Jericho  
19 Turnpike and a nice landscaped plaza out to the building.  
20 It is a 30,000-and-change square foot building. You have  
21 the architectural renderings. I'll show you. Let me  
22 just get one of them up.

23 There's a three-story 30,000-square-foot-plus  
24 building with a full basement and it will have -- there's  
25 terraces on the third floor, which are not -- so the

1 building is not built and massed out as a rectangle  
2 building. And then there will be a usable roof deck for  
3 astronomy, telescopes, for science club and the like at  
4 certain times.

5 In terms of the height of the building, it's a  
6 three-story building. The height that looks like it  
7 could seem to be a fourth story really relates to the two  
8 towers. There's a tower in the front of the building on  
9 Jericho Turnpike. These are really to get the stairwells  
10 up. The roof deck is intended to be used. So in order  
11 to use the roof deck you need two ingresses and egresses  
12 to the roof. So in the rear there's a smaller tower,  
13 glass tower, going up. And in the front, for  
14 architectural features and esthetically, it's been made  
15 larger, but it really is just the atrium going up to the  
16 roof.

17 And if you look at the way the building will  
18 function, the way the building will be used, there are  
19 floor plans in your packet of information there. The  
20 ground floor will have two sciences. It will have earth  
21 science and physics, and there will also be the science  
22 olympiad lab. So two sciences will be located on the  
23 ground floor. The second floor will be the chemistry lab  
24 and the biology lab, and then there's a research lab  
25 also. The third floor is going to be a multi-purpose

1 area, which they'll from time to time have classes or  
2 lectures, where they'll be able to combine classes  
3 without breaking down any of the other classes to  
4 combine. It will be a natural setting where they can get  
5 different classes together if there's an interesting  
6 subject that's being taught or needs to be dealt with.  
7 The rest of that area will be an exhibit area where there  
8 might be science exhibits from time to time, but won't  
9 have to be broken down merely because other aspects of  
10 things are being used in the building.

11 This floor is not as large as the other ones.  
12 There's a north terrace and a south terrace  
13 architecturally, because they don't need the additional  
14 space there. And there is a basement for storage only.

15 So there are no curb cuts -- back to the site  
16 plan. There are no curb cuts. So it will be a walk-in  
17 building, a walk-in campus to this site.

18 Construction-wise, as the Board is aware, on  
19 Emory Road there is parking on this side, on the  
20 Chaminade side. During the construction period they'll  
21 probably take two spaces to be able to get trucks in and  
22 out and to drop off materials in and out for  
23 construction. They do not plan on ever interrupting the  
24 balance of the parking on Emory Road, and that the  
25 entrance and exit can be closed as needed during the

1 construction phase. In addition to that, trucks will  
2 come out and they'll come out onto Jericho Turnpike and  
3 they will not be routed down Emory Road, down the  
4 residential areas and streets.

5 So we're hoping that the Board views the  
6 application and the prior approvals that went along with  
7 it and grants us site plan approval so that they can  
8 begin this project.

9 MAYOR STRAUSS: Mr. Walsh, what about the  
10 fencing that's around the property now? Obviously you  
11 need to remove a lot of it.

12 MR. K. WALSH: Well the fencing is going to  
13 remain during construction, obviously, to the extent it  
14 will protect it.

15 Do you want to explain it.

16 MS. SAFIANI: My name is --

17 MAYOR STRAUSS: If you could approach the  
18 podium.

19 MS. SAFIANI: My name is Layla Safiani. I'm  
20 the designer and architect of the project.

21 Basically, the fencing currently goes along a  
22 curb that goes all the way around the property. Because  
23 there will be more public entrances and a plaza on the  
24 north and west side of the building, the fencing will  
25 continue to remain along the football field. It will end



1 here, on the south corner of the building, and then it  
2 will pick up along the practice field up here and it will  
3 come down to this northeast corner of the building. So  
4 this northwest corner of the building will be a plaza for  
5 public access, but the rest of the site will remain  
6 secured by the fence.

7 MAYOR STRAUSS: OK. Thank you.

8 MR. DURHAM: People at home are not going to be  
9 able to hear you. So if you can spin the mike towards  
10 yourself.

11 MS. SAFIANI: Yes. Sorry.

12 Do you want me to repeat?

13 MAYOR STRAUSS: If you could.

14 MS. SAFIANI: Sorry about that.

15 OK. So what I was going to say was the  
16 existing fence that goes all the way around the perimeter  
17 of the property, that will remain along where the  
18 football field is, along the curb there. It will stop at  
19 the southwest corner of the property, where the new  
20 building is going to allow more public access to the  
21 building, and then it will pick up on the northeast  
22 corner, where the practice field will remain, and go down  
23 to the northeast corner of where the building is.

24 MAYOR STRAUSS: Thank you for your acrobatics.  
25 I apologize.

1 MS. SAFIANI: It's OK.

2 MAYOR STRAUSS: Thank you.

3 Trustee Pereira?

4 MR. PEREIRA: Thank you.

5 Good evening, Mr. Walsh.

6 MR. K. WALSH: Good evening.

7 MR. PEREIRA: Obviously we never expected any  
8 less from Chaminade. They always put out a great  
9 product, beautiful buildings, and it's really looking  
10 nice.

11 Just two things. Since this is a science  
12 building -- and I do remember because, obviously, I live  
13 and work in the vicinity. So I see it a lot. For a  
14 short time there there was some kind of windmill  
15 contraption on the garage of the property, just behind  
16 the main building.

17 There are no plans to put any kind of  
18 windmills, power generating equipment on the roof, or the  
19 plaza, or the terraces of this building?

20 MR. K. WALSH: I just got the nod from Bro.  
21 Cleary. Absolutely not.

22 MR. PEREIRA: You know what I'm talking about,  
23 right, Bro. Cleary?

24 BRO. CLEARY: Yes.

25 MR. PEREIRA: You had that -- was I right? Was

1 it some kind of windmill?

2 MR. WHALEN: Turbine.

3 MR. PEREIRA: Turbine. There you go. Turbine.  
4 That's what I was looking for.

5 BRO. CLEARY: You were right. The turbine was  
6 removed.

7 MAYOR STRAUSS: Brother, if you could state  
8 your name.

9 BRO. CLEARY: Yes. Bro. Thomas Cleary, 240  
10 Emory Road.

11 And the turbine has been removed. It was not  
12 doing what it was supposed to do, and it was actually  
13 generating more conversation than electricity. And  
14 there's no plans to put any turbine on top of this roof.

15 MR. PEREIRA: OK. Great. Thank you.

16 And, you know, it's interesting. Just as an  
17 aside. Mr. Walsh, you know, you mentioned STEM -- you  
18 know, science, technology, math -- and how that's -- and  
19 you're right. Certainly, being an educator, you hear  
20 that over and over again. But it's interesting, because  
21 the Doshi STEM school, which is the BOCES school, is  
22 closing because of lack of enrollment. So just putting  
23 it out there that social studies and history and the  
24 humanities may be making a comeback, and it's not all  
25 about science and technology, and maybe some day this

1 will have to be converted to humanities.

2 MR. K. WALSH: On the debate the other night  
3 somebody mentioned that we need to produce more engineers  
4 than we do philosophers because it pays more. Well they  
5 commented yesterday that was one of the untrue  
6 statements, that it doesn't pay more. So it's pretty  
7 interesting.

8 MR. PEREIRA: There you go. That's my two  
9 cents.

10 MAYOR STRAUSS: Thank you.

11 Mr. Cusato?

12 MR. CUSATO: Thank you.

13 Brother, I wish this school was there when my  
14 son went there. Absolutely beautiful. Again, what Mr.  
15 Pereira said, Chaminade always steps forward and is a  
16 credit to our community.

17 MAYOR STRAUSS: Thank you.

18 Mr. Durham?

19 MR. DURHAM: I think it's an absolutely  
20 beautiful facility.

21 Just, the students, are they going to have to  
22 walk on Emory Road to get down to the building, or is  
23 there some sort of place to take a path to walk through  
24 the property from the back of the school?

25 MR. K. WALSH: I think they're going to walk

1 through the football field, correct?

2 BRO. CLEARY: Correct. They're going to walk  
3 out of the back of the building, across the field, right  
4 to this entrance. So they're not leaving the secure  
5 perimeter of the property.

6 MR. DURHAM: There's no plan to put up anything  
7 for rainy days or anything like that?

8 BRO. CLEARY: Actually, they'll have to buy  
9 umbrellas and keep them in their lockers.

10 MR. PEREIRA: And that classifies as gym, phys  
11 ed, the walk.

12 BRO. CLEARY: That too.

13 MAYOR STRAUSS: Thank you.

14 Anything else?

15 MR. DURHAM: I have no further questions.

16 MAYOR STRAUSS: Mr. Walsh?

17 MR. D. WALSH: Yes. Thank you.

18 Good evening, Mr. Walsh. Good evening,

19 Brother.

20 You know, first of all, I'm going to say that  
21 Chaminade is probably in Mineola for about 100 years; is  
22 that right?

23 BRO. CLEARY: 85.

24 MR. D. WALSH: 85 years. OK. Well, I'm not  
25 quite 85. So I remember since --

1                   My question is: How long is this going to take  
2                   to construct?

3                   MR. K. WALSH: We are anxious. If the Board  
4                   were to grant approval, we are on a fast track. We have  
5                   to work with the Building Department, but we would be  
6                   building it, I think -- prayers being said -- for  
7                   September classes. But that may be too aggressive. But  
8                   that's how quickly they wanted to move on this.

9                   MR. PEREIRA: I do have one more question.

10                  I don't see any signage on the rendering. Not  
11                  that it matters. Are there going to be, I'm sure  
12                  something tasteful and --

13                  BRO. CLEARY: Yes. There will be some signage.  
14                  We just haven't gotten to that part yet, but obviously  
15                  we'll work through the Village on that.

16                  MR. PEREIRA: OK. Great.

17                  MAYOR STRAUSS: Mr. Walsh.

18                  MR. D. WALSH: Can I go?

19                  MAYOR STRAUSS: Yes. You can.

20                  MR. D. WALSH: OK. So this is going to take  
21                  about six months to construct this?

22                  MR. K. WALSH: No. It's going to take longer.  
23                  When we started the application we were hoping that soon,  
24                  but it's going to take longer.

25                  How long will it take from breaking ground to

1 finish?

2 MS. SAFIANI: It will be around about a year.  
3 We're hoping for, now, probably spring or late winter of  
4 July 2016-17, in that area. That's what we're aiming  
5 for.

6 MR. D. WALSH: So it will take about a year to  
7 construct this, you're saying?

8 MR. K. WALSH: Yes. A year, or a little more,  
9 from breaking ground.

10 MR. D. WALSH: OK. And the only access that  
11 you're going to use to get on and off this site are those  
12 two parking spaces that you spoke about --

13 MR. K. WALSH: The opening --

14 MR. D. WALSH: -- that you're going to remove  
15 the opening?

16 MR. K. WALSH: The opening that will be created  
17 along those two parking spaces along Emory Road.

18 MR. D. WALSH: So you will enter through  
19 Jericho or something, not through --

20 MR. K. WALSH: We'll enter Emory through  
21 Jericho, and then the site. We can't get a permit on  
22 Jericho directly, but we will put it at a location where  
23 it will be minimal impact to Emory.

24 MR. D. WALSH: OK. And that is currently used  
25 as a field that people train in sports; is that correct?

1 MR. K. WALSH: Yes.

2 MR. D. WALSH: So you're going to lose some  
3 area that you use for training, and will Chaminade let us  
4 know tonight that they don't intend to buy any other  
5 properties to increase the size of their training?

6 Do you have any indication about something like  
7 that, Brother?

8 BRO. CLEARY: Nothing in the works at this  
9 point. It's actually not taking up that much part of the  
10 field. It's actually taking up a good part of a rose  
11 garden and a pedestrian walkway internally and some part  
12 of the field. So . . .

13 MR. D. WALSH: So the people that train where I  
14 see them training every day now will continue to use that  
15 area?

16 BRO. CLEARY: Yes. They'll still be using the  
17 back field.

18 MR. D. WALSH: So there will be no use to go  
19 anywhere else. No need to go anywhere else.

20 BRO. CLEARY: Right. They'll still be using  
21 the same field.

22 MR. D. WALSH: OK. Thank you.

23 BRO. CLEARY: Thank you.

24 MR. D. WALSH: That's all, Mayor. Thank you.

25 MAYOR STRAUSS: Mr. Walsh, are you looking for



1 any adjustments on the parking on Emory Road?

2 MR. K. WALSH: Only a temporary for the two  
3 spaces that we would need to access the site. That's  
4 all.

5 MAYOR STRAUSS: Mr. Durham?

6 MR. DURHAM: Time frame for a crane on the  
7 property?

8 MR. K. WALSH: Time frame for what?

9 MR. DURHAM: For a crane on the property.

10 MR. K. WALSH: Crane? For when or how -- for  
11 how long, I assume.

12 MR. DURHAM: Yes, and basically where it's  
13 going to be located, because I know you can't go over to  
14 the turf fields because that would destroy the turf  
15 fields. So it's got to be on the residents' side of the  
16 property of this building.

17 MS. SAFIANI: It will most likely be on the  
18 north side of the site.

19 MR. DURHAM: So in the area where it's going to  
20 end up being the courtyard?

21 MS. SAFIANI: Yes. Where the plaza is. That's  
22 the most open area for the site during construction.

23 MAYOR STRAUSS: Any other comments?

24 MR. DURHAM: No.

25 MAYOR STRAUSS: Mr. Walsh, anything else?

1 MR. K. WALSH: Nothing, Mayor.

2 MAYOR STRAUSS: We're going to open up to  
3 public comment. I ask anybody wishing to come up and say  
4 anything that they speak clearly and they state their  
5 name and their address for the record.

6 OK. First row? Second row? Third row?  
7 Fourth row? Fifth row?

8 Sir?

9 MR. LAO: Good evening, Mayor and Members of  
10 the Board. I'm Joseph Lao, 231 Emory Road.

11 I live right across the street from Chaminade.  
12 They're great neighbors, keep the landscaping beautiful.  
13 Can't complain about that.

14 MAYOR STRAUSS: However?

15 MR. LAO: They do bring a lot of people to the  
16 Village and my block. Not much parking. The parking  
17 they do have is very inconvenient to many events. And I  
18 unfortunately get the -- what do you -- sorry -- yes. I  
19 feel it. There's some times where it's hard to drive  
20 down the block because the cars are parked on both sides  
21 on the weekends. But, you know, I'm just kind of  
22 disappointed they're not considering a parking garage or  
23 something like that, or even underground parking. And,  
24 you know, I'm for science. I'm fully for that. It's  
25 great. But, you know, as far as being good neighbors,

1 totally good neighbors, and I just wish they were  
2 considering that instead.

3 Thank you.

4 MAYOR STRAUSS: Thank you.

5 Any other comments, public?

6 Mr. Walsh?

7 MR. K. WALSH: Yes. Just on the one comment we  
8 just heard.

9 Obviously this whole application -- this  
10 application is not designed to increase any impact. So  
11 the issue that's been mentioned is an ongoing thing  
12 whenever a school meets residents. But I think the  
13 gentleman actually confirmed that Chaminade does do the  
14 best it can. I don't think we plan or we planned this  
15 new parking because we don't think it's that type of  
16 thing.

17 But for the record, Chaminade -- and we've  
18 talked about this -- will continue to respond as well as  
19 it can to any issue that neighbors have. They've opened  
20 themselves up continuously, and they will be as good a  
21 neighbor as you can possibly be. And maybe there's some  
22 opportunity in the future to create some more avenues for  
23 easing the parking or the congestion over there, but this  
24 application is strictly on the building, which will not  
25 increase those things.

1 MAYOR STRAUSS: All right. Thank you.

2 I know that we have an open dialogue with Bro.  
3 Tom regarding the parking and the buses and at certain  
4 times of the day it's always a challenge. But I  
5 appreciate the dialogue that we've had, and we'll  
6 continue to have, in trying to combat that. Thank you.

7 Any other comments from the Board?

8 MR. PEREIRA: If I may to that end -- because  
9 of Mr. Lao and I was thinking about this earlier -- as  
10 much as we can, I know that with a facility like this  
11 you're probably going to hold -- I see you have science  
12 olympiads. You may hold competitions. You may hold  
13 presentations. And to the extent that you can, just be  
14 cognizant if you're going to host it and you're going to  
15 be playing St. Anthony's on the same day, maybe that's  
16 not a good plan. And again, I know that there's only so  
17 much you can do. You know, you certainly -- and as we've  
18 heard in the past, it's usually the visiting team or it's  
19 usually people from out of the community who are the  
20 offenders, if you will. But to whatever degree we can  
21 control that in terms of planning and scheduling. If  
22 you're going to have a big science fair, you know, maybe,  
23 you know, juggle things around so that it's not happening  
24 when you have another big event on a Saturday and things  
25 like that.

1 MR. K. WALSH: Fully understood. Fully  
2 understood.

3 MR. PEREIRA: Thank you.

4 MAYOR STRAUSS: Mr. Durham?

5 MR. DURHAM: I would just recommend that the  
6 school do some sort of thing that there's no dropoffs and  
7 pickups at that corner so that people and the students  
8 that have first period there are not being dropped off  
9 there to impact the neighborhood. That they go to where  
10 they're normally being dropped off on Jackson Avenue.  
11 That there's no drop off or pickups after school. That  
12 they're on Saville Road, or whatever.

13 BRO. CLEARY: Right. We would intend to  
14 maintain what we have now, where the drop off is on  
15 Saville Road, in front of the school, at 8:00. So,  
16 everyone starts in the main building. No one is going to  
17 start in that building.

18 MR. DURHAM: So there's nobody that's going to  
19 start in that building.

20 BRO. CLEARY: No one is starting in that  
21 building. You start in the main building. Homeroom,  
22 etcetera, morning prayer. Then you go to your classes.

23 MR. DURHAM: And when they get out at the end  
24 of the day?

25 BRO. CLEARY: When they get out at the end of

1 the day they have to go back to the main building, check  
2 in, get their lockers done and then leave.

3 MR. DURHAM: OK.

4 BRO. CLEARY: Or stay for sports, whatever.

5 MR. D. WALSH: And, Brother, I want to ask you  
6 a question, please.

7 The buses, are you going to have to re-route  
8 the buses during this project? And if so, how are you  
9 going to do that?

10 BRO. CLEARY: We don't anticipate having to do  
11 that because most of our buses park on Saville Road and  
12 on Jackson and we don't -- there's cars parking on Emory.  
13 That's why we don't have buses on that side.

14 MR. D. WALSH: Yes. But there will be no need  
15 to change the buses, where they're located.

16 BRO. CLEARY: Not that I'm anticipating.

17 MAYOR STRAUSS: Any comments or questions from  
18 the Board?

19 I'll entertain a motion to approve.

20 MR. CUSATO: I'll make the motion.

21 MAYOR STRAUSS: Motion by Trustee Cusato.

22 Seconded by?

23 MR. PEREIRA: Second.

24 MAYOR STRAUSS: Trustee Pereira.

25 Mr. Scalero.

1 MR. SCALERO: Yes, sir.

2 Trustee Durham?

3 MR. DURHAM: Yes.

4 MR. SCALERO: Trustee Pereira?

5 MR. PEREIRA: Yes.

6 MR. SCALERO: Trustee Cusato?

7 TRUSTEE CUSATO: Absolutely.

8 MR. SCALERO: Trustee Walsh?

9 MR. D. WALSH: Yes.

10 MR. SCALERO: Mayor Strauss?

11 MAYOR STRAUSS: Yes.

12 Gentlemen, congratulations. Thank you very  
13 much. We wish you great success. Thank you for helping  
14 us make Mineola world-renowned.

15 BRO. CLEARY: Thank you. Thank you everybody.

16 MAYOR STRAUSS: Thank you, gentlemen. Thank  
17 you, ma'am.

18 I will entertain a motion to close the  
19 hearings.

20 MR. D. WALSH: Motion.

21 MR. PEREIRA: Second.

22 MAYOR STRAUSS: Motion by Trustee Walsh.

23 Second by Trustee Pereira.

24 All in favor?

25 MR. DURHAM: Aye.

1 MR. PEREIRA: Aye.

2 MR. CUSATO: Aye.

3 MR. D. WALSH: Aye.

4 MAYOR STRAUSS: Aye.

5 Any opposed?

6 Carried.


7 \* \* \*

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

11 \* \* \*

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PATRICIA A. TAUBER, RPR  
OFFICIAL COURT REPORTER

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