

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE  
BOARD OF TRUSTEES

December 9, 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.

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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

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INC. VILLAGE OF MINEOLA

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

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

7 Mr. Scalero, the floor is yours.

8 MR. SCALERO: "Legal Notice, Public Hearing,  
9 Incorporated Village of Mineola.

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

17 "Application of Mineola Properties, LLC to  
18 amend a Special Permit for a mixed use  
19 (commercial/residential) of the building located at 250  
20 Old Country Road, Mineola, New York, known and designated  
21 on the Nassau County Land and Tax Map as Section 9, Block  
22 675, Lots 2A-2B to provide for the relocation of Citibank  
23 to the building.

24 "The Village of Mineola does not discriminate  
25 on the basis of handicapped status in administration or

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

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

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

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

13 "Dated November 5, 2015."

14 MAYOR STRAUSS: Thank you.

15 Ladies and gentlemen, the format for this  
16 evening's hearing: The applicant will make their  
17 presentation, we'll take any questions from the Board,  
18 and then we'll open it up to public comment.

19 I ask anybody coming up to the podium to speak  
20 this evening: Please state your name, address, speak  
21 slowly and clearly for the reporter so your comments can  
22 be appropriately documented.

23 Sir?

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

25 Can I submit to Mr. Whalen one more mailing

1 that came today?

2 MAYOR STRAUSS: Sure. I apologize.

3 Mr. Whalen, anything on the mailings.

4 MR. WHALEN: Yes, Mayor. We have the Affidavit  
5 of Mailing. There were 20 mailed, 13 returned and five  
6 went unclaimed.

7 MAYOR STRAUSS: Thank you.

8 Mr. Gibbons, anything?

9 MR. GIBBONS: No, Mayor.

10 MAYOR STRAUSS: Thank you.

11 Mr. Walsh? Sorry.

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

15 I'm here tonight with Kevin Lalezarian. Kevin  
16 is the principal of Mineola Properties, LLC. He has  
17 appeared before you on a number of occasions with respect  
18 to this project, as well as the Village Green.

19 At the outset I will give you status on this  
20 building. This is 250 Old Country Road. We refer to it  
21 as 1 Third Avenue. Because of integrating this back into  
22 the Village and centering this building more towards the  
23 Village, that will be it's new address. So even though I  
24 make reference to and some of our submissions make  
25 reference to 1 Third Avenue, that is really the same

1 address as this application.

2 I also note that you had established on your --  
3 or are establishing, possibly, a capital reserve for  
4 water tonight. I want the Board to know that as part of  
5 the successful development we made our community host  
6 payment today of \$268,864, which was our responsibility,  
7 and we are very willing and ready to make our 620,000  
8 phase C of O payment when we are able to get our C of O  
9 for the building. We're ready to do that, and we're  
10 moving as fast as we can towards that. Obviously this is  
11 an integral part of that in your review of this, and your  
12 approval of this will be a critical element in that.

13 The application tonight is for you to consider  
14 amending, or allowing us to amend, the Special Permit  
15 that you granted back in December of 2012, almost three  
16 years ago. That permit also gave us site plan review and  
17 some architectural review of the building that is now  
18 almost finished on Old Country Road, or Third Avenue, in  
19 the Village.

20 The specifics of this application: If you  
21 remember back when we made the application for the  
22 Village Green, it was always the intent, and discussed as  
23 such, to relocate the existing Citibank branch on Second  
24 Street, which will be removed or moved out when the  
25 Village Green gets built, relocate them to the building

1 at 1 Third Avenue. We like the concept of a mixed use  
2 there also.

3 We would seek to balance the commercial  
4 component of that with a small, 1,600 square foot,  
5 retail -- possibly a coffee shop or something -- that  
6 would enhance the use of the building for the residents  
7 and provide a little bit of commercial life, slight  
8 commercial life, in a residential building. It works  
9 very, very well.

10 So the plan here was to, as we discussed, was  
11 to seek an amendment of the permit to be able to do that.  
12 In so doing, in doing the drawings and everything, the  
13 specifics of this are, because in relocating a commercial  
14 building, we had to eliminate four residential  
15 apartments. So we are down to 311 residential  
16 apartments. Those were two one bedroom apartments, a two  
17 bedroom apartment and a three bedroom apartment. So  
18 seven bedrooms will be out of that building.

19 In addition to that, approximately 4,600 square  
20 feet of floor area will be gone as a result of the fact  
21 that the commercial retail spots don't have a second  
22 floor. They're elevated ceilings that cover and spanned  
23 two floors.

24 We also -- we know the look of the building.  
25 We technically need an approval for the change in the

1 aesthetics of the building. We selected -- Kevin -- the  
2 building was going so well and he was so happy with it,  
3 they selected a much more expensive solid cast stone, and  
4 we're hoping you like it. And if you have questions  
5 about that we can describe it, but they're slightly  
6 different than what was on the original plan.

7 And we have to modify the area around Old  
8 Country Road to give access to the parking lot on Old  
9 Country Road for the use of the bank.

10 The total work involved with this, in  
11 eliminating the apartments, bringing in the retail  
12 components, results in a net loss as it relates on the  
13 existing parking that was presented to you in the past of  
14 25 spaces as a result of the fact that the commercial  
15 units are going to be on grade and the parking was going  
16 to be on grade. So we lost some spaces as a result of  
17 that. So I'll discuss parking at the end of this.

18 But as it relates to the application, we did  
19 study and submit it to you a study from Cameron  
20 Engineering, that also went to Nassau County, the impact  
21 of traffic associated with the inclusion of the Citibank  
22 location there. And I think that the summary in the  
23 report basically says that there will be negligible, if  
24 any, effects as it relates to the traffic in the area.  
25 That's as a result, basically, of the fact that this type

1 of bank is not really heavily trafficked vehicle-wise. I  
2 think we all know that from the fact that I do my banking  
3 at Chase right on Old Country Road, a few feet away from  
4 this building. There's always tons of parking there. We  
5 go there. We do a lot of banking. We go there a couple  
6 of times a month. But whenever you go there the parking  
7 lot is virtually open and there are very few cars there  
8 because, as the report says, this is not the type of  
9 bank, without a drive-through, that there's a lot of  
10 vehicles. Nonetheless we have provided, in our analysis,  
11 parking for the commercial use.

12 By the way, the retail use is a permitted use  
13 in the B-3 district. So the use of the retail is the  
14 mix, and the amendment of the site plan, that is what  
15 calls us before you tonight.

16 So the overall parking, as I said, we lost 25  
17 of the existing spaces. In addition to that, we had to  
18 account for the new spaces that would be the result of  
19 your parking requirements for retail space at one per 200  
20 square feet. We have two fronts going in. One, the  
21 bank, would be about 3,700 square feet, and the other  
22 would be about 1,600 square feet. So we had additional  
23 one per 200 for those.

24 So what we did, and what I presented in the  
25 submission, was a calculation of the parking in the



1 building, which I'll summarize for you as follows: We  
2 are required -- your code or your agreement, your  
3 approvals, require for the residential units, which are  
4 now at 311, one-and-a-half spaces, for 467 spaces. The  
5 bank use is one per 200, which would be 19. The other  
6 retail space, another 8 spaces. So the total required  
7 parking for the building as it sits now would be 494  
8 spaces based on that calculation. We are providing -- if  
9 you add up the spaces that we're able to provide, we're  
10 providing 453. The net result is 41 less spaces, and 25  
11 of it are, as I described, the balance of that is because  
12 the parking counts for retail are greater than the  
13 parking count for the residential use.

14 So we studied this. This, by the way, was not  
15 a concern and is not a concern to the Lalezarians, who  
16 have discussed with you from the first stages of this  
17 application that we believe we're well over-parked for  
18 this building. Nevertheless, we studied it because we  
19 have to present you with an analysis of that. So we  
20 commissioned and had a report done by our traffic expert  
21 at VHB, Pat Lenihan, and he discussed this from a number  
22 of ways, a number of discussions.

23 So first, if we start, we have 426 parking  
24 spaces that we can devote to residential use. We have  
25 accounted for all the parking required for the retail

1 uses. That's per code, per your code. But we have left  
2 426 spaces to apply to 311 units. The first thing we're  
3 going to do is we're going to assign one parking space to  
4 each of the leases. So each of those units will be  
5 required to get one parking space. It comes with the  
6 lease. It's included in their rent. And that will never  
7 change. By the way, that goes for the Village Green  
8 also, whether we discussed that with you before, that's  
9 the way that the Lalezarians do business and they believe  
10 that that's essential here. So that leaves us with 115  
11 parking spaces to apply to whoever needs more than one  
12 space. So we don't necessarily believe that enough  
13 people are going to need 115 spaces, but we have 115  
14 spaces to apply in that way.

15 We also then asked VHB to look at other  
16 buildings, similar buildings, to decide, you know, what  
17 really is the parking that should be allocated to this  
18 type of development. And the report that you have that  
19 was dated November 30, 2015, to summarize it, indicates  
20 that VHB studied three types of issues. The first was,  
21 they said: Let's take a similar TOD, transit oriented  
22 development, down in Rockville Centre. And they studied  
23 an Avalon project down there which, by the way, is  
24 actually further away from the train station, but it's  
25 within the range that they call it a TOD. And in their

1 analysis there, in terms of parking demand, they  
2 determined that at maximum peak in the hours studied,  
3 which were peak hours, 1.2 parking spaces were needed for  
4 the apartments in that building. With the reduction of  
5 41 spaces, we're at 1.37. And I know you know this  
6 number well, you require 1.5. With the 41 spaces we're  
7 at 1.37. AvalonBay has a demand of 1.2.

8 They also looked at another analysis of Great  
9 Neck, which was not a TOD, which would generate probably  
10 a little more requirement for parking. And in that  
11 report they actually studied two other locations and they  
12 determined that the combination of those locations would  
13 require 1.31. And we would expect that to be a little  
14 higher demand in not being associated with a train  
15 station.

16 Then finally they used the ITE trip generation,  
17 which is the standard that you hear at many hearings  
18 about what the experts supposedly in the industry tell  
19 you you should expect in parking demand for this type of  
20 building, and they concluded that it would be 1.23.

21 So under any of those analyses, on the most  
22 conservative one we are 52 spaces over-parked still at a  
23 highest peak demand. But you have to remember, and we  
24 have to all remember, that parking here is important to  
25 you, but it is as important to the Lalezarians. They

1 know fully well how important it is. So they are  
2 comfortable with that analysis and they are comfortable  
3 with that.

4 But this building, the actual distribution of  
5 parking in this building is that it's heavily dominated  
6 by one bedroom apartments. Just taking you back to the  
7 time when we did the original application, we discussed  
8 it. I believe -- excuse me. I had the numbers. I'm  
9 sorry. It is -- I'm sorry. I had the numbers when I  
10 came in.

11 I'll tell you what. You can hold it when you  
12 find it, Kevin. Let me proceed to the next point.

13 Notwithstanding, you're going to hear that we  
14 are heavily dominated by one bedroom units, which would  
15 necessarily not generate as much parking demand. The  
16 Lalezarians -- in their commitment and in their love or  
17 the strong like to invest in this Village -- have  
18 actually an affiliated company and purchased a building  
19 right on Old Country Road, one of the office buildings,  
20 330 Old Country Road. And you can see in my report that  
21 building has 500 parking spaces. It's a 100,000 square  
22 foot office building, 500 parking spaces.

23 We asked VHB to study that building as a  
24 possibility of available parking in the event we by some  
25 reason needed additional parking. And first they

1 determined that -- based on the possibility that we might  
2 need some type of parking -- even it's location a few  
3 blocks away would be sufficient for it. But Kevin has  
4 studied that building since they've been involved in  
5 ownership of it. And that building is high 90 percent  
6 leased, and it has available parking at all times.  
7 Approximately 100 parking spaces that are just never  
8 used. I think that is consistent with a stand-alone  
9 office building that you might find these days. But  
10 they, in studying it since they've owned it, have  
11 determined that there are always -- at night there's 500  
12 parking spaces, but at peak hours there's always at least  
13 100 spaces.

14 So if anybody came to this building and we  
15 didn't have enough parking spaces to give them a second  
16 spot, or whatever, a third, his effort would be to sign  
17 them to go down and park in his building, an affiliated  
18 building, on 330 Old Country Road. The goal, his goal,  
19 is his people are not going to be parking on the streets  
20 of Mineola. That doesn't do him any good and it  
21 certainly, I know, doesn't do anyone any good here.  
22 There will be parking on site somewhere for those that  
23 want to park and are willing to park. And most people  
24 are going to want to put their car in a secure place, and  
25 they're going to have that opportunity with his plan.

1           The numbers for this building are: Out of the  
2           311 units, 220 of them are one bedroom, 82 are two  
3           bedroom and nine are three. So with that analysis you're  
4           going to see very few people that need, that actually  
5           need, a second space, and those that do are going to have  
6           it. And many people will not even need a first, because  
7           one of the attractions of this building is you can  
8           literally live there and not need a car with what's going  
9           on in the downtown.

10                 MR. D. WALSH: I'm sorry. I missed it. How  
11           many one bedrooms?

12                 MR. K. WALSH: 220.

13                 MR. D. WALSH: Thank you.

14                 MR. K. WALSH: And 82 two.

15                 I would point out, in way of comparing --  
16           because the Lalezarians do study what they're doing --  
17           and the Village Green they have a different distribution  
18           of units. They have more two bedrooms. So the same  
19           argument they wouldn't be making there. They have extra  
20           parking there because, in their world, we want to make  
21           sure we have enough parking for those in our building.  
22           We want them to be able to park in our building on our  
23           site, not take your shot anywhere in a municipal lot, or  
24           in the street, or anywhere else.

25                 So I think, under the circumstances, a strong

1 case is made for asking the Board to approve the Amended  
2 Site Plan, Special Permit and Architectural Plan  
3 associated with this.

4 That's the presentation, Mr. Mayor.

5 MAYOR STRAUSS: Thank you.

6 So you're banking on the parking spots at 330  
7 Old Country Road to make up the difference should there  
8 be additional parking needs, other than what you're  
9 asking for now.

10 MR. K. WALSH: Strongly. We don't think they  
11 need it but, yes, they would be the backup. In the event  
12 that for some reason we needed more spaces, we have them  
13 available and that's where they would be.

14 MAYOR STRAUSS: Is there a plan should 330 Old  
15 Country Road be sold?

16 MR. K. WALSH: I can ask Kevin that, but what  
17 I'll start by saying is: As he presented to you the  
18 first application with this building, they are acquirers,  
19 not sellers. But I think it's a question he should  
20 answer.

21 Well, let me answer this, and then he can add  
22 to it. It is not the only place -- not to complicate  
23 this, but he is -- this family that's investing here  
24 knows full well the importance of parking in the  
25 downtown. So in the event that that building was for

1 some reason not available, there would be another parking  
2 space or another spot another place available to park the  
3 people in our building. And that is a commitment he  
4 would make.

5 MAYOR STRAUSS: Mr. Pereira?

6 MR. PEREIRA: Thank you.

7 Good evening, Mr. Walsh, Mr. Lalezarian.

8 Just a couple of questions. I just very  
9 quickly did this. The number that I like, by telling us  
10 that there's 82 two bedrooms and nine three bedrooms,  
11 that's 91 additional units, which is still covered by the  
12 115 extra spots. I mean, it's common sense. And I just  
13 did quick math. If we gave each of the three bedrooms  
14 and each of the two bedrooms two spots each, and gave the  
15 one bedrooms 1 spot each, that's still under the 426.

16 MR. K. WALSH: It is. You're absolutely right.  
17 If you did that analysis, yes.

18 MR. PEREIRA: So the numbers seem to work. For  
19 me the question that -- I have three concerns. If you  
20 could tell us a little bit about the modifications to Old  
21 Country Road, and go into greater detail about that and  
22 how that impacts that traffic light there, and what your  
23 plans are. Because although we have those plans, the  
24 public does not have access to those.

25 MR. K. WALSH: OK. So the easiest way I think



1 to look at it: If you were driving down West Street, as  
2 many people who are here have at times done, and you were  
3 facing this building, you would be facing the center  
4 square on the building pretty much where West Street --  
5 if you continue through West Street, that actually will  
6 be the ingress and egress for the bank. So that light --  
7 worked with the county -- will be synchronized to allow  
8 for ingress and egress and for people to safely get their  
9 cars in and out. They'll actually have a light. The  
10 report that was done by Cameron Engineering describes  
11 this. And it also says that, if one thing is going to  
12 improve as a result of this process, it is that the  
13 people on West Street will probably get a few more lights  
14 green because there will be sometimes people tripping  
15 that light coming from the other direction. So I would  
16 not read a significant improvement in that, but to the  
17 extent that there is any improvement, or any affect, it's  
18 going to be a little bit more times that West Street  
19 light will be green approaching Old Country Road. And  
20 that will be one entranceway with two lanes in it to  
21 ingress and to egress.

22 MR. PEREIRA: And that would be only for the  
23 bank's customers, not for the residents.

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

25 Our lease, as committed to Citibank, would be

1 that's their parking.

2 MR. PEREIRA: Right.

3 So the residents would still enter the building  
4 from the rear -- well, not the rear, from the north side.

5 MR. K. WALSH: That is correct.

6 MR. PEREIRA: OK. Correct.

7 And if we go back to the original presentation,  
8 the building was actually facing Old Country Road and  
9 originally there was a circular driveway there. So  
10 essentially we're going back to that, except without two  
11 curb cuts. We're only going to have one curb cut --

12 MR. K. WALSH: That's right.

13 MR. PEREIRA: -- in the center of the building.

14 MR. K. WALSH: It's the same spot.

15 MR. PEREIRA: Is the traffic light going to --  
16 I know it's a county issue, but is the traffic light  
17 going to have to be moved?

18 MR. K. WALSH: No. It's the same traffic light  
19 and it will just be slightly synchronized to provide for  
20 the additional potential of a little bit of traffic  
21 coming out of the parking lot.

22 MR. PEREIRA: OK. Now in keeping with that,  
23 the parking for the bank and for the retail use, does  
24 that include the parking of the employees of the bank and  
25 the retail use? Will they park in those eight and

1 20-something spots, or whatever it is?

2 MR. K. WALSH: So the parking that's going to  
3 be available with that bank entrance is about 16 spaces.  
4 Under your calculations we have to provide 19. So three  
5 or four spaces are not going to be in that lot. They're  
6 going to be in the building. And we'll probably discuss  
7 with them employee parking in the lower level in the  
8 building.

9 But obviously what we think is going to happen  
10 is: It's not going to matter, because no one is going to  
11 be using those spaces. But yes, that can be certainly  
12 something that's discussed, because we have to give them  
13 enough parking per code, per your code, and we plan on  
14 doing it in that way.

15 MR. PEREIRA: Where will the eight spots for  
16 the retail space be?

17 MR. K. WALSH: Another area that -- we don't  
18 know that there's going to be many people parking in  
19 there, but they would be within the building, right? Do  
20 you have an area where you would know where they will be  
21 now? Would they be close, you know, the most  
22 advantageous location in there for them?

23 MR. LALEZARIAN: Good evening. My name is  
24 Kevin Lalezarian.

25 Those spots would be closest to that other

1 small retail at the corner of Third Avenue and Third  
2 Street.

3 And just one further point. The entrance  
4 driveway that we're speaking of on Old Country Road would  
5 be exclusive for the bank, and there would be a demising  
6 wall. So even if a car were to enter that  
7 driveway-garage-area for the bank, it would be impossible  
8 for them to get to the general residential garage area.  
9 So there wouldn't be an opportunity for someone to start  
10 out using the Old Country Road driveway to use it for the  
11 residential access. That driveway and that traffic  
12 light --

13 Which would be in the same location, instead of  
14 being a T traffic light would be a plus sign traffic  
15 light. So four-way, as opposed to three-way.

16 -- would only serve the garage area and that  
17 garage area has a cinder block demising wall. So there  
18 would be no opportunity for a car to go from the bank  
19 parking lot to the residential parking lot.

20 MR. PEREIRA: And the same would be true for  
21 the 8 spots with the --

22 MR. LALEZARIAN: No. We're not proposing a  
23 separate driveway entrance for the retail. For the 1,500  
24 square foot coffee retail --

25 MR. PEREIRA: Right.

1 MR. LALEZARIAN: -- those spots would be in the  
2 general building parking area.

3 MR. PEREIRA: I wouldn't anticipate that a lot  
4 of people would go out of their way to drive there to go  
5 to this coffee shop. This will probably be people from  
6 the building, or walk-ins.

7 MR. LALEZARIAN: That's our idea. Our idea is  
8 to make that more of a coffee lounge that doesn't have  
9 cooking. More a lounge where people are using the WiFi  
10 and kind of hanging out, and there's coffee and pastries  
11 and that kind of stuff. Not really a destination where  
12 people are going to be driving to it to buy a cup of  
13 coffee.

14 MR. PEREIRA: All right. Thank you.

15 And I think that's all my questions for now.  
16 Thank you.

17 MAYOR STRAUSS: Thank you.

18 Mr. Cusato?

19 MR. CUSATO: Thank you, Mayor.

20 Good evening, gentlemen.

21 Is that bank on its own? Can residents walk  
22 into -- according to this it seems that residents would  
23 have to walk around the block to get into the bank. Do  
24 they walk into the bank from inside the building?

25 MR. LALEZARIAN: No. That was discussed with

1 Citibank and they could not because of security reasons.  
2 There will be two entrances to the bank, one from the  
3 indoor garage area and another one, garage door, excuse  
4 me, store entry door at the corner of Old Country Road  
5 and Third Avenue. And from the main entrance on Old  
6 Country Road and Third Avenue there would actually be a  
7 vestibule that you walk in. There would be ATM machines  
8 there that the bank intends on leaving open for longer  
9 hours than the bank is open. And then from that  
10 vestibule at the corner of Old Country Road and Third  
11 Avenue another door into the main branch area. So the  
12 residents would have to go through the porte-cochère, the  
13 driveway area on Third Avenue, along the sidewalk of  
14 Third Avenue, into the main entrance.

15 MR. CUSATO: OK. Fine.

16 Now, Mr. Walsh, you're talking about the double  
17 height retail space.

18 MR. K. WALSH: Yes.

19 MR. CUSATO: So are you eliminating, like, the  
20 second floor and making those ceilings higher?

21 MR. K. WALSH: The ceilings will be higher.  
22 The ceilings will be higher.

23 MR. CUSATO: In those areas.

24 MR. LALEZARIAN: So the four apartments that  
25 have been eliminated, three of them are above the

1 Citibank retail space. One is above the coffee retail  
2 space. So there's no second floor in those two parts of  
3 the building.

4 MR. CUSATO: Just a higher ceiling, right?

5 MR. LALEZARIAN: Correct.

6 MR. CUSATO: OK.

7 MR. K. WALSH: The first floor was parking,  
8 which is why we're losing some parking.

9 MR. CUSATO: OK. That's my questions.

10 Thank you.

11 MAYOR STRAUSS: Thank you, Mr. Cusato.

12 Mr. Durham?

13 MR. DURHAM: You said -- so would the parking  
14 spots that are for retail, is that going to inhibit in  
15 any way the -- because I know you had stated when you  
16 were doing visitor parking that you were going to set up  
17 spots on the main floor for visitors of the apartment  
18 building. So are the visitor parking spots being  
19 impacted anyhow?

20 MR. LALEZARIAN: No. We still intend on having  
21 visitor spots on the first floor of the building that you  
22 access through the residential garage entrance, and  
23 they'd be closest to the residential entrance from the  
24 garage. So there's no reduction of the visitor spots.

25 MR. DURHAM: OK. So the visitor spots remain

1 the same. And it will be just the possibility of the  
2 long -- the residential spots, whatever, the  
3 multi-residential, more than one spot, or whatever,  
4 possibly being down the road.

5 MR. LALEZARIAN: Correct. And also, in our  
6 calculations we didn't do any reduction for the retail  
7 spaces being used by residents when the retail is not  
8 using them. We treated them as two exclusive  
9 calculations. So we didn't double-dip, so-to-speak, to  
10 say that that same spot would be used during the day for  
11 commercial use and during the night for residential. We  
12 kept it separate and distinct.

13 MR. DURHAM: OK. If approved, approximate time  
14 frame for the moving of the bank and . . .

15 MR. LALEZARIAN: It's my understanding that  
16 they'd like to start their fit-out just after the new  
17 year, and it would probably take them three to four  
18 months to do their interior fit-out and at that point  
19 relocate the branch. So probably start their  
20 construction -- pending approvals and permits -- at the  
21 beginning of the year, and do their relocation about  
22 three to four months after that time.

23 MR. DURHAM: OK. No further questions.

24 MAYOR STRAUSS: Thank you.

25 Mr. Walsh?



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

2 Hello. Good evening. Just a few questions.

3 The total number of spaces that are going to be  
4 down in 330 Old Country Road, what is that number?

5 MR. K. WALSH: The total number in the building  
6 is 500 parking --

7 MR. D. WALSH: No. No. The total number of  
8 spaces that you will have to replace there.

9 MR. K. WALSH: Conceivably we would have to  
10 replace the 41 spaces.

11 MR. D. WALSH: 41 spaces. That's the numbers I  
12 have. 494 to 453. So in theory the only people that  
13 will be affected by this at all are the people that have  
14 to walk from 250 Old Country Road about three blocks west  
15 to retrieve their car.

16 MR. K. WALSH: Yes. Those people that want a  
17 second vehicle, a second car, and want to keep it -- more  
18 likely they would be keeping it for a week and picking it  
19 up on a weekend, or something like that.

20 MR. D. WALSH: Well whether they would or not,  
21 the only people -- if this affects anyone, it will affect  
22 41 people at the most.

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

24 MR. D. WALSH: And that would be foot traffic.

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

1 MR. D. WALSH: OK. And as far as the entrance  
2 and exit to the bank, I see where that's going to be.  
3 And I'm glad that it's right across from West Street, so  
4 the light doesn't have to be changed.

5 You're going to have in one side and out the  
6 other, and people exiting will be able to go right or  
7 left; is that correct?

8 MR. K. WALSH: Because it's lighted I don't  
9 think there's a prohibition of making a left out there.

10 MR. D. WALSH: In other words, when you exit  
11 the bank I can make a left or a right.

12 MR. LALEZARIAN: That's correct. It will be a  
13 signalized intersection. That same light that you're  
14 referring to --

15 MR. D. WALSH: Yes.

16 MR. LALEZARIAN: -- will have a fourth side,  
17 now, to it facing our building.

18 MR. D. WALSH: OK. Right. Which it doesn't  
19 have now.

20 Just one question about something you spoke  
21 about before. You spoke about a building in Rockville  
22 Centre, an Avalon building, and you were making a parking  
23 comparison to this building.

24 How many units are in that building in  
25 Rockville Centre? You didn't say that.

1 MR. K. WALSH: I didn't say it because it's not  
2 in his report. All he has -- oh. I'm sorry.

3 MR. D. WALSH: I mean, is it an apples to  
4 apples?

5 MR. K. WALSH: No. That's not right. That's  
6 the comparison. No. I do not know how many units are in  
7 that. I'm sorry.

8 Hang on a second.

9 I'm sorry. It is 349 apartments.

10 MR. D. WALSH: 349. So it's an even  
11 comparison.

12 MR. K. WALSH: It is an even comparison.

13 MR. D. WALSH: If it was 100 units it would be,  
14 you know, something that we wouldn't count.

15 MR. K. WALSH: Thank you.

16 MR. D. WALSH: And the 1,600 square foot second  
17 store: People, if they want to park there, will go  
18 through the normal parking area where the tenants go in  
19 and then they'll pull up to that area, or there will be a  
20 designated area for them inside? Where will that be?

21 MR. LALEZARIAN: We have not yet leased that  
22 1,600 foot space. So that space hasn't been as  
23 developed. But the idea is that they would come in and  
24 park, if -- we expect most of the patrons to be by foot.  
25 But if they are by car and they need a spot to park, they

1 can come into the general residential parking area. We  
2 would have some spots dedicated closest to the back of  
3 that store, because the rear of this same store is  
4 parking area, and have a rear entrance into the store  
5 from the garage area for them to enter into.

6 MR. D. WALSH: So you intend to have two  
7 entrances into this coffee shop, one from the parking  
8 lot, just like the bank, and one from the street.

9 MR. LALEZARIAN: Correct. Again, that space  
10 hasn't been designed, as the Citibank has been. But  
11 that's -- the concept is for them to come off that  
12 parking area and go directly into the store. They  
13 wouldn't have to come park in and then walk all the way  
14 around to the corner again.

15 MR. D. WALSH: OK.

16 MR. LALEZARIAN: Correct.

17 MR. D. WALSH: OK. I think I agree with you.  
18 I think there's ample amount of parking inside that  
19 building. And I think that if anyone has to walk a few  
20 blocks to park their car for a second space, it won't be  
21 affecting the neighborhood in any way. It will be  
22 people, a small number of people, walking down Old  
23 Country Road about three blocks. That's how I see it.

24 OK. Thank you, Mayor.

25 MAYOR STRAUSS: Thank you.

1 Anything else?

2 MR. K. WALSH: No, sir.

3 MR. DURHAM: Just one more. If we approve, is  
4 it also approved, the store, the coffee shop?

5 MAYOR STRAUSS: This is just for parking.

6 MR. DURHAM: But I'm saying: For the coffee  
7 shop, they would have to come back for special use?

8 MAYOR STRAUSS: Yes.

9 MR. PEREIRA: Mayor, I don't have a question,  
10 but I do have a comment, and this is independent of the  
11 hearing tonight and whether or not it gets approved.

12 But, you know, we've had other applicants here  
13 who contend that the business model only works if you  
14 charge people for the additional spot. And I want to  
15 commend Mr. Lalezarian because it's this Board's wishes  
16 that we want the people who live in those buildings  
17 parking in those buildings. And I'm glad to hear that  
18 the business model obviously works where you can lease a  
19 an apartment to someone and include this spot and not  
20 have an additional cost, which would then give them the  
21 option of taking it, or not taking it and parking in our  
22 commuter lots for, say, \$55 a year.

23 So I want to commend Mr. Lalezarian for  
24 realizing that, you know, parking is at a premium down  
25 there. And everybody wins if people have a place to park

1 because the shops have more customers. If the shops have  
2 more customers, that just attracts more people down  
3 there. So I think that that is something that we are  
4 comfortable with, and we appreciate that it is included  
5 in the lease, and that everyone has a designated spot and  
6 that they don't have the option of purchasing or not  
7 purchasing.

8 Now the additional spot, obviously, they would  
9 have to pay, which is understandable.

10 That's all, Mayor.

11 MAYOR STRAUSS: Thank you.

12 Any other comments from the Board?

13 Mr. Walsh, Mr. Lalezarian, I ask you to have a  
14 seat. We'll open up to public comment. If there are any  
15 questions that are made, please record them and then we  
16 will bring you up at the end to answer the questions.

17 Anybody in the third row? Fourth row?

18 Yes, ma'am?

19 You need to approach the podium, please.

20 And again, I ask anybody speaking this evening  
21 to please state their name, their address, and state  
22 whatever they need to state.

23 MS. DONNELLY: My name is Patricia Donnelly. I  
24 live at 121 15th Street, Garden City, which is Cherry  
25 Valley co-ops.

1 Now as it stands today, without that building  
2 across the street at 250 Old Country Road being occupied,  
3 it is total chaos. Garden City has the jurisdiction on  
4 the west side of the street. They park in an angular  
5 fashion. So myself and several of the people here --  
6 there are two entrances or exits onto West Street. It's  
7 almost impossible now to go out there. You have to inch  
8 out because the cars from Mr. Mangano's office across the  
9 street are parked on a diagonal, so that you can't even  
10 see going out. You have to inch your way out.

11 I have gone to Mr. Mangano's office. I happen  
12 to personally like the man. I've gone to see his  
13 secretary. And I have written about seven letters to him  
14 saying: Please do not have your employees park here so  
15 that they can just walk across the street to their  
16 building. It is not right. There's a huge parking lot  
17 one block away. They continue to park there. Garden  
18 City, Commissioner Jackson, does not ticket them. The  
19 sign says "three hour parking". They park there all day  
20 long.

21 So as you can see, we already have a big  
22 problem. How no one has been injured -- because it's  
23 mostly an older population, Cherry Valley co-ops. I  
24 would say at least 60 percent are over the age of 65,  
25 from myself on through. So we already have a big issue

1 on West Street. If any of you gentlemen went and saw how  
2 narrow West Street is, with the diagonal parking, with  
3 all the employees in Mr. Mangano's office across the  
4 street. And they're allowed to park there. Besides,  
5 that street belongs -- I don't really know. Our side  
6 belongs to Garden City.

7 So already it is a danger, is what I'm saying.  
8 Already it is a danger. How are we ever going to manage  
9 it when we have now that building across the street and  
10 Citibank. I happen to be -- I happen to like Citibank.  
11 I've been using them for 25 years. I mean, it would be  
12 great for me, right across the street. But all of these  
13 buildings? We have about 43 people who park off West  
14 Street. About 43. And so it is now difficult for us to  
15 get out. How are we ever going to manage without a  
16 catastrophe occurring. How is it going to be with that  
17 huge building and Citibank directly across the street  
18 from us. And as it is now, there's a -- you can turn  
19 right on red. You don't need a signal. So they go from  
20 Old Country Road, from the west they make that turn so  
21 quickly as we're trying to get out, if you can understand  
22 what I'm trying to say. So already it's a danger.

23 I'm in Mr. Mangano's office, I'd say, at least  
24 three times a year. I keep all my letters, though. I  
25 keep all my letters because if and when that catastrophe



1 occurs there, and some of these older people from Cherry  
2 Valley co-ops are injured, believe me, I have all my  
3 evidence because I have all the letters of all the times  
4 I've seen him.

5 So what I'm saying to you gentlemen is: This  
6 is lovely. I don't mind. My son said to me: Mom,  
7 people have to have a place to live. It is true. But  
8 how are you going to manage that? How are you going to  
9 manage people coming out of that building directly across  
10 onto West Street? And it is narrow. If you all went --  
11 before you make a decision, if you all went any morning  
12 after 8:30 and looked at West Street, I think you'd have  
13 a different opinion as to how to handle it.

14 First of all, it's like a highway now. They  
15 call it Old Country Road. It really is like a highway.  
16 They go along there 60 miles an hour. And now we're  
17 going to have the building across the street. And now  
18 Mr. Walsh, I think he said, or that other gentleman, that  
19 they're going to be able to go down West Street? Well,  
20 you know, there will be an accident weekly, if not daily.

21 So before you make a decision on especially --  
22 especially on how the traffic is going to flow, I wish  
23 all of you would just show up there at 8:30 any morning,  
24 Monday to Friday, and see how congested that street is.  
25 And then, of course, we have county vehicles. So they

1 double park on the other -- the street is narrow. They  
2 have that diagonal parking. I can never convince them to  
3 do away with the diagonal parking because people don't  
4 want to walk one block to that huge parking lot. So they  
5 have diagonal parking. They double-park on Mangano's  
6 side of the street. So it's so narrow as it is. And now  
7 we're saying that you're going to have an egress from  
8 Citibank and all and go down that street? Well you're  
9 going to have a catastrophe.

10 MAYOR STRAUSS: Ma'am, we're not saying they're  
11 going to go down West Street. They're going to exit,  
12 whoever goes to that bank will come out onto Old Country  
13 Road and go east, west. We can't control where they go  
14 or not go.

15 MS. DONNELLY: Yes. Of course not. But they  
16 can go down, if they want to just go into Garden City.

17 MAYOR STRAUSS: I guess they can.

18 MS. DONNELLY: Yes. So what I'm saying: The  
19 road is so narrow. It is so difficult as it is now.

20 MAYOR STRAUSS: Right. Well, do you have any  
21 questions about the parking, the number of spots or the  
22 parking issue that we're addressing this evening?

23 It sounds like you have parking issues with the  
24 county and --

25 MS. DONNELLY: On West Street.

1                   MAYOR STRAUSS: -- where the county employees  
2                   and the staff --

3                   MS. DONNELLY: On West Street.

4                   MAYOR STRAUSS: Right. Do you have anything  
5                   that has to do with this building, the parking with this  
6                   building?

7                   MS. DONNELLY: Oh, yes. Because we have that  
8                   new building going up, there's going to be many more cars  
9                   going down West Street. If they want to go into Garden  
10                  City to shop, of course the best way would be to go down  
11                  West Street. So I think it's a danger. That's a very  
12                  big issue.

13                  Again, I have to bring it up. I'll follow this  
14                  up with a letter so I have this in my files.

15                  And then second issue is: Mr. Walsh is a  
16                  lovely gentleman, but for many years his law firm handles  
17                  all of our concerns in Cherry Valley. So is it not a  
18                  conflict of interest that he's handling the apartment  
19                  building across the street when many of us are very  
20                  unhappy with that apartment building because of  
21                  congestion? Is that not a conflict of interest?

22                  MAYOR STRAUSS: It's not for me to decide that.

23                  MS. DONNELLY: Well who would decide it?  
24                  Mr. Mangano? Do you see him about that?

25                  MAYOR STRAUSS: Ma'am, I don't want to get into

1 who you should see about that. That has nothing to do  
2 with this evening.

3 MS. DONNELLY: That has nothing to do, whether  
4 it's a conflict of interest.

5 MAYOR STRAUSS: No, nothing to do with it.

6 MS. DONNELLY: All right. There will have to  
7 be another source for that.

8 But anyway, I would like you all to go and look  
9 at West Street and see how it is that we can be able to  
10 move in and out, which we can't now, which we have to  
11 inch out. And a lot of the people who park, Mangano's  
12 people across the street, they have these huge, like,  
13 pickup trucks. They're, like, parked on a diagonal so  
14 you can't see. It's not like a little Volkswagen parked  
15 there.

16 MAYOR STRAUSS: It sounds like you have parking  
17 issues with the County Executive and offices. It has  
18 nothing to do with what we're doing here tonight.

19 MS. DONNELLY: Well, it does have to do.

20 MAYOR STRAUSS: People in the building won't be  
21 parking in those spots. Those spots --

22 MS. DONNELLY: Not parking, but they have  
23 access. They can go directly across and go down that  
24 street.

25 MR. PEREIRA: You understand that's not the

1 residents. It's only the clients of the bank who will  
2 have that access. The residents will exit the building  
3 on the north side of the building on Third Street. The  
4 residents don't have access to that curb cut.

5 MS. DONNELLY: They won't be able to just --

6 MR. PEREIRA: Only the people who go into the  
7 bank. Only the 16 spots. And the chances are that  
8 you're not going to have 16 spots occupied.

9 So the residents who live in the building, when  
10 they leave the building they don't have access to that  
11 light on West Street.

12 MS. DONNELLY: To West Street.

13 MR. PEREIRA: They're either going to be at the  
14 entrance where the bar is, OK, or the other one where the  
15 Winthrop --

16 MS. DONNELLY: Where Murphy's bar is.

17 MR. PEREIRA: Where Murphy's bar is, or where  
18 the Winthrop cancer/oncology center is. They will not  
19 have access to that.

20 As Mr. Lalezarian said, there will be a  
21 demising wall. So you can't go those -- those 400 spots  
22 that are underground, you will not be able to access that  
23 curb cut.

24 MS. DONNELLY: They'll be going --

25 MR. PEREIRA: Only the people that go to the

1 bank. And you would be the unluckiest person if all the  
2 people who go to the bank have to head south into Garden  
3 City. I know there's a lot of money in Garden City, but  
4 I'm sure some of them will head east and some of them  
5 will head east. So it's going to be limited.

6 What it sounds to me -- and by the way, West  
7 Street is not a Village of Mineola street. It's either a  
8 county road or it's a Village of Garden City road.

9 But I think you're unclear that the 311  
10 apartments that are in this building, not a single  
11 parking spot will have access to that curb cut on West  
12 Street. They have to exit --

13 MS. DONNELLY: So they won't be able to go down  
14 West Street.

15 MR. PEREIRA: They'll have to exit by the  
16 Intermodal Center. You know the Intermodal  
17 Center --

18 MS. DONNELLY: Yes.

19 MR. PEREIRA: -- where a lot of residents from  
20 Garden City come up West Street and then park in the  
21 Intermodal Center in Mineola, that's where they will  
22 exit.

23 MS. DONNELLY: So you're just saying that it  
24 will be the clients of Citibank.

25 MR. PEREIRA: Exactly. Which at 8:00 in the

1 morning probably won't be open, OK?

2 MS. DONNELLY: Yes.

3 MR. PEREIRA: And on Saturdays maybe it won't  
4 be open in the afternoon. I mean, I don't know their  
5 hours of operation.

6 MS. DONNELLY: Well Saturdays is not a problem  
7 for us. It's Monday through Friday.

8 MR. PEREIRA: So I think the issue is: I think  
9 you were misunderstanding that this is going to be the  
10 entire building is going to be exiting that exit, and  
11 that's not true.

12 MS. DONNELLY: Yes. But just the 16 spots from  
13 Citibank.

14 MR. PEREIRA: The only ones who will have  
15 access to that traffic light.

16 MS. DONNELLY: Well even that. You know, if  
17 you saw how congested it is now, you would never be  
18 approving it.

19 MR. PEREIRA: As Mr. Lalezarian indicated, or  
20 Mr. Walsh indicated --

21 And it's not for us to decide. It's for the  
22 county to decide.

23 -- that actually change the timing of the light  
24 so the people that are going north on West Street may  
25 actually get more frequent lights for longer periods of

1 time than they do now, therefore being able to make lefts  
2 and rights onto Old Country Road more easily and probably  
3 more safely than they do now. As you said, they can make  
4 a right on red. So --

5 MS. DONNELLY: Yes. OK.

6 MR. PEREIRA: But I just want to make sure that  
7 you're clear that that's not access to the entire  
8 building.

9 MS. DONNELLY: It's just going to be the 16  
10 parking spots --

11 MR. PEREIRA: For the bank.

12 MS. DONNELLY: -- that Citibank has.

13 MR. PEREIRA: Correct.

14 MS. DONNELLY: And they're open, like, 9:00 to  
15 4:00 usually. Citibank is open 9:00 to 4:00.

16 But again I have to say, before I say good-bye  
17 to you gentlemen: It's still going to increase an  
18 already problematic narrow street. You say it's only 16.  
19 It's true. But it's going to increase or exacerbate the  
20 problem that we now have.

21 MR. PEREIRA: Understood.

22 MS. DONNELLY: So I don't know if anybody  
23 cares, but they will when there's a big accident.

24 Thank you.

25 MAYOR STRAUSS: Anybody in the fourth row?



1 Fifth row?

2 MS. GRODOTZKE: Good evening. Maureen  
3 Grodotzke, 123 15th Street, Garden City. I, too, am from  
4 Cherry Valley apartments.

5 My concern is that that light that we are  
6 talking about is very congested to go in either direction  
7 at most times of the day because of all the traffic  
8 coming from the railroad and the bus terminal there. If  
9 you make a left or a right at any given point, you are  
10 stopped at another light. And so there's always a backup  
11 of traffic as you are moving in and out of that light.  
12 If you're coming out of that parking lot of 250, and you  
13 want to make a left onto Old Country Road, I can almost  
14 guaranty that you're going to pull out and stop dead.  
15 You're not going to be making that left. You're going to  
16 stop dead because the traffic stopped at either the light  
17 on the block by Murphy's or at Franklin Avenue/Mineola  
18 Boulevard is backed up to that point.

19 Same thing happens when you come from where  
20 the -- it's the cancer center or that other center, when  
21 you make the left going, again, going east on Old Country  
22 Road, you turn. You're stopped dead. There's always --  
23 traffic can not go west anymore on there because a bus or  
24 any other traffic that's coming out that way gets stuck.  
25 So if you're going west, if you're going to make that

1 west, you're stopped dead until lights change and  
2 everything else.

3 So we're not just talking about changing one  
4 light here. We're talking about changing all the lights  
5 in that area to synchronize them. How? I'm not sure.

6 The other thing is is that we're talking about  
7 a second, or the other retail place which might have  
8 parking in the other area? OK. Again, they're going to  
9 be coming out of those other sides, not out that center  
10 250 point. And that center 250 point, I know they're  
11 saying it's directly across from West Street. It kind of  
12 isn't. So are they going to put an extra streetlight  
13 there? You know, are they going to change that light?  
14 That's one of the questions that I have.

15 And also, as of now -- I live in that first  
16 building right there -- almost weekly there is a car  
17 accident there because of the way the traffic flows and  
18 doesn't flow. And if you're going west on Old Country  
19 Road, that's where most of the accidents happen, is  
20 because they're not paying attention to the one, two,  
21 three lights that come up right away. They only see that  
22 last light which is green, and the other lights are red  
23 and they blow through it.

24 So my concern is the traffic right there in  
25 that spot, because it is going to even congest that area

1 more at almost any time of day. Not just rush hour. Not  
2 just morning or afternoon. Lunchtime. 3:00 o'clock in  
3 the afternoon. Any time of day.

4 Thank you.

5 MAYOR STRAUSS: Thank you.

6 Anybody else in the fifth row? Sixth row?

7 MS. POWER: Good evening. My name is Joan  
8 Power, and I am also a resident of 121 15th Street.

9 I have a question. Is anybody here from  
10 Citibank?

11 MAYOR STRAUSS: No.

12 MS. POWER: No? OK.

13 I am a big fan of Citibank. I've been banking  
14 with them forever. I mean, like 40, 50 years. I am also  
15 somebody who works for Island Harvest. I'm a volunteer.  
16 I've been a volunteer for almost three years now.

17 I am in the Citibank building on Second Street.  
18 OK? I'm glad Citibank is moving across the street from  
19 me. I don't think that 16 -- no matter what this  
20 gentleman says -- that 16 parking spots are enough. If  
21 any of you bank in Mineola Citibank, we have to have  
22 special permits, as an Island Harvest person, to park  
23 there. There's not enough parking spots as it is for the  
24 staff -- who are wonderful people and I'm glad that so  
25 many of them are moving over to the new building,

1 hopefully -- and the customers. So the people are being  
2 towed out of that parking lot.

3 The other thing is: Do you know that the other  
4 Citibank building on Franklin Avenue, Citibank office, is  
5 being closed as of the end of this month? So therefore  
6 there aren't two locally. The nearest Citibank office is  
7 going to be the one on Jericho Turnpike and New Hyde Park  
8 Road.

9 Now I realize that doesn't really affect you,  
10 but I think a lot more people will be coming to that  
11 office, to the new office, the 250 office. I think there  
12 will be a lot more cars there than you think there are  
13 going to be. And the thing there is: There's no  
14 on-street parking, I mean, virtually. So people are  
15 going to be trying to jockey in and out of there. I  
16 don't think there's going to be any parking for the  
17 Citibank staff. There just can't be. There must be at  
18 least 12 of them right now. Twelve people, 16 spots.  
19 Figure that out. Doesn't work. I want them to be there,  
20 but I think that it's going to be a lot more troublesome  
21 than Mr. Walsh is telling you it's going to be.

22 The traffic there is horrendous as it is. And  
23 when we have 311 cars coming out onto Old Country it's  
24 going to be a bad situation. That's all. But I'm not  
25 against the bank being there. I'm looking forward to the

1 bank being there. But no way is that 16 spots going to  
2 work for the public or for the employees. That's why I  
3 wanted to know if somebody was here from the bank.

4 MAYOR STRAUSS: Thank you, Ms. Power.

5 Anybody else in the sixth row?

6 Yes, ma'am?

7 MS. MASSIE: Good evening Mayor, gentlemen.

8 My name is Margaret Massie. I live at 121 A1  
9 15th Street, but I'm on the Old Country Road area. So  
10 all the noise and all this craziness, we hear it. OK.  
11 And talking about Fourth Street, I am still -- I was  
12 struck by a vehicle while I was walking to the train  
13 station. So that is craziness there too. People going  
14 on Third Street and making a left to go on Fourth Street.  
15 The woman passed through the stop sign. She ran me over.  
16 I'm a mess, and I'm still standing. I'm trying.

17 I lived at Cherry Valley for over 25 years, and  
18 I really like my community. And now it seems like, with  
19 all this construction going on, all this noise, I have  
20 COPD, I can't breathe. Asbestos, it's still flying  
21 around. I handle asbestos cases. I work for a law firm.  
22 I know coverage. I just don't get it.

23 Then they take down the Garden City sign, "No  
24 Parking After Two O'clock". You had to go down to Garden  
25 City police and tell them who was staying overnight, or

1           whatever, and they got a sticker so it's written down.  
2           Now they put up a sign, "Nassau County". Where is Garden  
3           City? West Street is Garden City. We -- I don't know  
4           what happened. That sign should be taken down. Then  
5           Suozzi, in his great --

6                       MAYOR STRAUSS: Ma'am, excuse me.

7                       MS. MASSIE: What?

8                       MAYOR STRAUSS: Do you have any questions about  
9           the parking issue with this building?

10                      MS. MASSIE: No. We don't want it commercial.  
11           That's what we really don't want it to be, commercial.

12                      Is this already decided?

13                      MAYOR STRAUSS: No. We're talking about the  
14           parking there, the amount of parking there.

15                      MS. POWER: I know, and --

16                      MAYOR STRAUSS: Not on West Street. West  
17           Street is not ours. Garden City is not ours.

18                      MS. POWER: But that building, is that  
19           commercial/residential now?

20                      MAYOR STRAUSS: It's going to be residential  
21           with a bank going in on the one corner.

22                      MS. MASSIE: So it's a commercial.

23                      MAYOR STRAUSS: Pardon me?

24                      Yes.

25                      MS. POWER: But this was approved by whom?

1                   MAYOR STRAUSS: It's allowed. We approved it.  
2                   It's allowed.

3                   MS. MASSIE: OK. How come none of the  
4                   shareholders -- we don't have an attorney representing  
5                   us, telling us. We were never notified that this  
6                   building was going up until it was a notice that the  
7                   building was going up.

8                   MR. CUSATO: That's not true.

9                   MAYOR STRAUSS: Ma'am, that's not true. The  
10                  Village --

11                  MS. MASSIE: We were never told.

12                  MAYOR STRAUSS: I'm not going to argue with  
13                  you. Thank you.

14                  Do you have any questions about the parking?

15                  MS. MASSIE: Of course. It's congested. If  
16                  there was a police lineup I could tell you what the  
17                  person looked like and the color of their car while  
18                  they're sitting there. That's how bad the parking is.  
19                  So if I would go and stand like this, I would be in  
20                  Mineola on one side, in Garden City on the other side.  
21                  OK? It affects us, the parking. Yeah. It does.

22                  And West Street is a two by -- the people  
23                  making a right turn while you're trying to cross the  
24                  street, and they're supposed to stop at the red light,  
25                  and stop. But they don't. So now you're going to have

1 West Street coming through. You're taking away our  
2 property. You're taking away where we love and we live.  
3 And I have a problem with the parking all over Old  
4 Country Road, not only West Street. It affects every  
5 area. I can't even get out of my driveway.

6 MAYOR STRAUSS: Thank you.

7 MS. MASSIE: And we never had an attorney  
8 represent the shareholders of Garden City.

9 MAYOR STRAUSS: Thank you.

10 Anybody else in the sixth row? Seventh row?  
11 Mr. Walsh?

12 MR. K. WALSH: Thank you.

13 Not that you need the answer to this, but it's  
14 important for me, if you indulge me, to put it on the  
15 record.

16 When the forerunner to this application first  
17 presented the plans to this Village to build a building  
18 here, I went to the Board and spoke with the Board and  
19 told them that I represented -- that I would like to  
20 represent this developer in this process --

21 MS. MASSIE: The shareholders were never  
22 represented.

23 MR. K. WALSH: -- That I would like to  
24 represent the developer in this process. That there is  
25 nothing about my retainer agreement with them, nor the



1 fact that I know anything about Cherry Valley, that would  
2 assist this applicant in this application. It was a  
3 zoning case. I talked about it at great length with the  
4 Board. It was brought up at a number of meetings. I  
5 advised them that they could retain counsel of their own  
6 choosing to represent them here. They were at the prior  
7 hearings here opposing the application for the then  
8 residential development.

9 So I just -- it's important to me that that go  
10 on the record that that was the case. I think I handled  
11 it as well as I can handle these types of things.

12 As to the specifics, well-meaning comment from  
13 the neighbors at Cherry Valley. Just to point out, in  
14 the report -- many people are concerned about proceeding  
15 directly through West Street. According to the traffic  
16 report five percent of the vehicles that leave there will  
17 probably proceed straight, of the very few people that  
18 will be going in there to park.

19 I realize the comments about the current  
20 Citibank situation. That is a bigger operation, larger  
21 building. It has a drive-through. It is located in a  
22 different area of the town where there might be more  
23 competing parking, people trying to park there, and it  
24 doesn't reflect what's going to happen here.

25 What's a better indicator of what happens here

1 is the Chase parking lot, because it's going to be a  
2 similar branch, similar size and similar lack of people  
3 going in and out of that parking lot.

4 And many of the other comments really related  
5 to West Street and those things.

6 As to coming out of our Citibank parking lot  
7 for the very, very few vehicles that come out of it:  
8 They, yes, are either going to go right, or left, or go  
9 straight. And if they're like me, and if there happens  
10 to be heavy congestion going left, they'll make a  
11 right-hand turn and they'll seek a better path to where  
12 they're ultimately going, or they will wait for the next  
13 light that's going to happen. The same way that people  
14 do when they go on West Street and make a right-hand turn  
15 on Old Country Road. If that next light, and there's a  
16 backup, they will wait right there for the light to  
17 clear. This area of Old Country Road is actually less  
18 congested than many areas of Old Country Road. Not that  
19 that's good. It's just that this is a permitted -- this  
20 use happens to be a permitted use in this district. It's  
21 something that we -- it's the combination with the  
22 housing project that was approved makes it for this  
23 Board. But as a bank and as a use, the commercial is a  
24 permitted use there.

25 So while they were well-meaning comments, I

1 know, but most of them were generally concerned with  
2 conditions over there in general, as opposed to the  
3 affect of this building.

4 If there are any other questions, I'll answer  
5 them, or anything I didn't get to, I apologize.

6 MAYOR STRAUSS: Any other comments from the  
7 Board?

8 MR. DURHAM: Just, if Citibank does end up with  
9 12 employees at the new location, can Mr. Lalezarian make  
10 accommodations for the employee parking at a different  
11 area, whether it be the 330 building or something like  
12 that, so that the 16 spots are open for the customers.

13 MR. K. WALSH: Yes. Well, go ahead.

14 MR. LALEZARIAN: So I do know that the bank  
15 does not intend on having 12 employees at this location.  
16 But, just as I mentioned earlier, we are not double  
17 counting meeting the parking requirements of this Board.  
18 If the bank did have additional parking, it would be  
19 fairly easy to allow them to park in some of the  
20 residential spaces -- their employees -- during the day  
21 that would be vacant, as most residential spaces are  
22 vacant when a banking operation is open. All of our  
23 accounts till now do not include one parking in the other  
24 use. But if the employee parking really were to be more  
25 significant, that would be a relatively easy exchange to

1 do during the day when the residential spots are  
2 primarily or substantially empty. We're talking an extra  
3 handful of employees. I think that would be a very easy  
4 fix, because in most residential buildings during the day  
5 the parking spaces are substantially not in use.

6 MAYOR STRAUSS: Any other comments?

7 MR. D. WALSH: Just one comment because I  
8 really feel that, you know, we have to be factual when we  
9 speak here. And I was here as an observer for all the  
10 hearings having to do with this building. And I can tell  
11 you that the president of the Cherry Valley Association  
12 was here and spoke twice at two of the hearings. A  
13 former trustee, and then he later became Mayor of Garden  
14 City -- I believe his name is Mr. Matthers, or something  
15 like that -- but he was here and spoke at the hearing  
16 having to do with this building being built. And there  
17 were several of the residents, about eight of them, that  
18 spoke at all the hearings. So Cherry Valley was  
19 represented, both by the president of the association  
20 over there, by a trustee from the Village of Garden City  
21 spoke specifically about Cherry Valley, and several  
22 residents. Maybe I even see some people here that were  
23 there also.

24 (People speaking out from the audience.)

25 MAYOR STRAUSS: Folks, folks, we're not going

1 to debate this.

2 MR. D. WALSH: So I just wanted to make that  
3 comment that there were people here speaking about that  
4 that night.

5 MR. K. WALSH: Thank you.

6 MAYOR STRAUSS: Any other comments from the  
7 Board?

8 MR. PEREIRA: No.

9 MAYOR STRAUSS: Mr. Gibbons, anything?

10 MR. GIBBONS: No, Mayor.

11 MAYOR STRAUSS: All right. I'll entertain a  
12 motion to close the hearing, reserve decision.

13 MR. PEREIRA: Motion.

14 MAYOR STRAUSS: Motion by Trustee Pereira.

15 MR. CUSATO: Second.

16 MAYOR STRAUSS: Seconded by Trustee Cusato.  
17 All in favor?

18 MR. DURHAM: Aye.

19 MR. PEREIRA: Aye.

20 MR. CUSATO: Aye.

21 MR. D. WALSH: Aye.

22 MAYOR STRAUSS: Aye.

23 Opposed?

24 Carried.

25

\* \* \*

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, December 9, 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 "A proposed Local Law amending Section 550-57  
13 of the Municipal Code of the Incorporated Village of  
14 Mineola, entitled 'Powers and Duties of Zoning Board of  
15 Appeals', Subsection I, entitled, 'Rules for Filing,  
16 Procedural Requirements', to provide for a radius mailing  
17 by first class U.S. Mail for an application before the  
18 Zoning Board of Appeals.

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

25 "At this scheduled meeting of its Board of

1 Trustees reserved decisions from previous meetings, if  
2 any, may be acted upon by the Board of Trustees.

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

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

8 "Dated November 5, 2015."

9 MAYOR STRAUSS: Thank you.

10 MR. GIBBONS: Mayor, before the Village Clerk  
11 sits down, could I ask that the next proposed Local Law,  
12 which deals with special use permits, be incorporated  
13 into this hearing, since they are related local laws.

14 MAYOR STRAUSS: Yes.

15 MR. GIBBONS: Thank you, Mr. Scalero.

16 MR. SCALERO: Thank you.

17 "Legal Notice, Public Hearing, Incorporated  
18 Village of Mineola.

19 "Please take Notice that the Board of Trustees  
20 of the Incorporated Village of Mineola will hold a Public  
21 Hearing on Wednesday, December 9, 2015 at 6:30 p.m. at  
22 the Village Hall, 155 Washington Avenue, Mineola, New  
23 York 11501, or at some other location to be hereafter  
24 designated by the Board of Trustees, in order to receive  
25 public comment upon the following:

1 "A proposed Local Law amending Section 550-55  
2 of the Municipal Code of the Incorporated Village of  
3 Mineola, entitled 'Special Use Permits', Subsection (B),  
4 entitled 'Procedural Requirements', to provide for a  
5 radius mailing by first class U.S. Mail for an  
6 application before the Board of Trustees.

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

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

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

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

21 "Dated November 5, 2015."

22 MAYOR STRAUSS: Thank you, Mr. Scalero.

23 Ladies and gentlemen, the idea behind these  
24 proposed law changes is that we think it's unnecessary to  
25 have registered mail go out in a 200-foot radius at all



1 for anybody making an application to the Zoning Board of  
2 Appeals, or for this Board, for a Special Use Permit.

3 Several years ago, when I was running for  
4 election for Mayor, a couple of residents came up to me  
5 and asked me to see if we could change it, and we are.  
6 It doesn't make sense to spend that kind of money, in  
7 some cases several hundred dollars, to send out mailings.

8 So what we're looking to do is just eliminate  
9 two words, registered mail, and input the words first  
10 class U.S. Mail. You'll have to file an affidavit with  
11 the Building Department to ensure that the mailings have  
12 gone out. But we're just looking to ease the financial  
13 burden on anybody, our residents and our businesses,  
14 small business owners, coming before the various boards  
15 within the Village to make applications.

16 So that's the idea behind these two changes.  
17 They're in essence the same. One is for residential.  
18 The other one is for special use permits. Excuse me.  
19 One is for the Zoning Board of Appeals and one is for  
20 special use permits.

21 So there we have it. We think it's a great  
22 idea. I think it's a great idea, with the reduction and  
23 the savings financially to the residents and those  
24 looking to open up businesses in the Village.

25 Any comments from the Board?

1 MR. PEREIRA: No, Mayor. I think you said it  
2 right. It's a no-brainer. I've seen some of these  
3 things. Some of us have gone through this where you have  
4 to fill out dozens and dozens of slips for registered  
5 mail. So not only is it costly, it's also time  
6 consuming. And we're still having them do the radius map  
7 and they're still doing mailings, except we're taking out  
8 the need to have to do the certified mail. And I think  
9 that we're looking to streamline things and to simplify  
10 things, rather than complicate things, for our residents  
11 and for those who want to open up businesses here.

12 Oftentimes for minor things, you know, the  
13 mailings could end up costing them as much as the actual  
14 permit application.

15 MAYOR STRAUSS: All right. Any other comments  
16 from the Board?

17 MR. CUSATO: I agree, Mayor. Everything that's  
18 been said, I absolutely agree 100 percent.

19 MAYOR STRAUSS: Thank you.

20 I'll entertain a motion to approve both.

21 MR. D. WALSH: Motion.

22 MR. PEREIRA: Second.

23 MAYOR STRAUSS: Motion by Trustee Walsh.  
24 Second by Mr. Pereira.

25 Mr. Scalero, please poll the Board.

1 MR. SCALERO: Trustee Durham?

2 MR. DURHAM: Yes.

3 MR. SCALERO: Trustee Pereira?

4 MR. PEREIRA: Yes.

5 MR. SCALERO: Trustee Cusato?

6 TRUSTEE CUSATO: Yes.

7 MR. SCALERO: Trustee Walsh?

8 MR. D. WALSH: Yes.

9 MR. SCALERO: Mayor Strauss?

10 MAYOR STRAUSS: Yes.

11 (The following statement was made by Mayor  
12 Strauss at page 61, lines 8 through 11, and inserted here  
13 since it applies to the afore-mentioned amendments.)

14 MAYOR STRAUSS: I made a little mistake here.  
15 I didn't open up to public comment for the radius  
16 mailing.

17 Anybody wishing to make a comment on the radius  
18 mailing?

19 We'll include that in the record. Seems pretty  
20 simple.

21 Thank you.

22 \* \* \*

23

24

25

1 MAYOR STRAUSS: Mr. Scalero, next hearing?

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, December 9, 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 "A proposed Local Law amending Section 550-20  
13 of the Municipal Code of the Incorporated Village of  
14 Mineola, entitled 'Required Parking', Subsection (C), in  
15 order to establish multiple dwelling parking  
16 requirements.

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

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

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

3 "By Order of the Board of Trustees of the  
4 Incorporated Village of Mineola. Joseph R. Scalero,  
5 Village Clerk.

6 "Dated November 5, 2015."

7 MAYOR STRAUSS: Thank you.

8 I made a little mistake here. I didn't open up  
9 to public comment for the radius mailing.

10 Anybody wishing to make a comment on the radius  
11 mailing?

12 We'll include that in the record. Seems pretty  
13 simple.

14 Thank you.

15 OK. So this change is: What we're looking to  
16 do is bring the apartment complexes, and the apartments  
17 that are being built in the Village, in line with what  
18 the condos and the condominiums and co-ops have right now  
19 that's in our law, that they require one spot for the  
20 condominiums. It is not required in our law for one spot  
21 in the apartment houses. Although, as mentioned earlier  
22 this evening, some of the apartment complexes that are  
23 being built in the Village are doing that as a business  
24 model and some are not. We're looking to make that part  
25 of the Village Law. We think it's a great idea. I think

1 it's a great idea. And we'll see what everybody else  
2 might think of it.

3 Any comments from the Board?

4 MR. CUSATO: I agree, Mayor.

5 MAYOR STRAUSS: Mr. Pereira?

6 MR. PEREIRA: As I said earlier in the previous  
7 hearing, the previous applicant is in fact including it.  
8 And other applicants, as I've mentioned previously, have  
9 said that that doesn't work, that's not the business  
10 model. And frankly, I think it does work and it's not  
11 our problem. It's their problem to make it work. But I  
12 think it makes sense that when you pay rent and you rent  
13 an apartment that that comes with a parking spot. And  
14 when you start to put additional charges for the location  
15 of the spot and premium spots you may push people away  
16 who then may park on our streets. And so I'm glad that  
17 we're doing this and this doesn't leave anything to  
18 guesswork for the applicants, whether it's a 311 unit  
19 apartment building or a ten unit apartment building. And  
20 I think it just makes the playing field even for everyone  
21 and it doesn't leave anything up to debate on our part.

22 That's my feeling, and so I support it.

23 MAYOR STRAUSS: Thank you.

24 Mr. Cusato?

25 MR. CUSATO: I agree again with Mr. Pereira.

1 He's doing the legwork here. Thank you.

2 MAYOR STRAUSS: Mr. Durham?

3 MR. DURHAM: I agree that it should be required  
4 in the downtown apartments, and the apartments, that they  
5 require that they give them a spot so that we're not  
6 having people taking and getting \$55 parking spots and  
7 parking in the Village lots when they can have a spot  
8 included in their rent in the apartment building.

9 MAYOR STRAUSS: Thank you.

10 Mr. Walsh, anything?

11 MR. D. WALSH: I'm prepared to vote Mayor.

12 MAYOR STRAUSS: Thank you.

13 Anybody in the audience that would like to make  
14 a comment on this?

15 OK. I'll entertain -- yes, sir?

16 MR. SMITH: Jesse Smith, 215 Horton Highway.

17 The only question I have is: How does this  
18 change what's currently in place now?

19 MAYOR STRAUSS: This is going to take effect --  
20 as the way the law reads: In each instance of a  
21 residential cooperative or condominium. And we're going  
22 to add these words: Or of a multiple dwelling for which  
23 a certificate of occupancy has been issued after January  
24 1, 2016.

25 So that's -- anybody that gets a certificate of

1 occupancy after January 1, 2016 will need to apply --  
2 will make this applicable to that building.

3 MR. SMITH: The meeting that we had here, the  
4 uproar that was going on and everybody on my side of the  
5 Village was up in arms about it. So I was wondering. So  
6 whatever happened in the past has happened, and whatever,  
7 is a done deal.

8 MAYOR STRAUSS: For example, the Modera, we ran  
9 the parking -- commuter parking -- pass database and  
10 there is only one person out of all of those apartments  
11 that has a commuter parking permit. So --

12 MR. PEREIRA: And that's a person who used to  
13 live in the Village.

14 MAYOR STRAUSS: I believe that's a person who  
15 used to live in the Village.

16 So you know, will that happen in the future?  
17 It's possible. But we're going to approve tonight,  
18 hopefully, a company to do a parking survey for us and  
19 study to combat the issues we have there.

20 MR. SMITH: It's the meeting that we had when  
21 you had residents here. Maybe people had the wrong  
22 impression. But there's an awful lot of people saying  
23 that that was happening far more often than what you guys  
24 just alluded to.

25 MAYOR STRAUSS: No. The numbers are



1 interesting. I don't want to get off base here, but  
2 there are several of the other apartment complexes that  
3 are in the Village that have been here for 50, 60 years,  
4 or more, that are taking advantage of the great deal of  
5 parking in the commuter spots for residents.

6 MR. SMITH: Or parking on residential streets.  
7 So, same thing.

8 When will the parking study hearing be going  
9 on?

10 MAYOR STRAUSS: We're going to approve,  
11 hopefully -- it's going to be on the agenda for the work  
12 session tonight to approve them to start the study. And  
13 we're probably going to look for the early to end of the  
14 middle of next year. So May, June of next year.

15 MR. SMITH: Thanks.

16 MAYOR STRAUSS: Thank you.

17 Anybody else wishing to comment?

18 I'll entertain a motion to approve.

19 MR. CUSATO: Motion.

20 MAYOR STRAUSS: Motion by Trustee Cusato.

21 Second --

22 MR. PEREIRA: Second.

23 MAYOR STRAUSS: -- by Trustee Pereira.

24 Mr. Scalero, poll the Board.

25 MR. SCALERO: Yes, sir.

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Trustee Durham?

MR. DURHAM: Yes.

MR. SCALERO: Trustee Pereira?

MR. PEREIRA: Yes.

MR. SCALERO: Trustee Cusato?

TRUSTEE CUSATO: Yes.

MR. SCALERO: Trustee Walsh?

MR. D. WALSH: Yes.

MR. SCALERO: Mayor Strauss?

MAYOR STRAUSS: Yes.

\* \* \*

1 MAYOR STRAUSS: Mr. Scalero, next?

2 MR. GIBBONS: Mayor, so I can catch the Village  
3 Clerk before he starts, if we can do the next two as a  
4 group.

5 MAYOR STRAUSS: Understood.

6 MR. GIBBONS: The definition and the use.

7 MAYOR STRAUSS: OK. Thank you.

8 MR. SCALERO: "Legal Notice, Public Hearing,  
9 Incorporated Village of Mineola.

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

17 "A proposed Local Law amending Section 550-3 of  
18 the Municipal Code of the Incorporated Village of  
19 Mineola, entitled 'Word Usage; definitions', to define  
20 'Hookah bar'.

21 "And proposed Local Law amending Section 550-16  
22 of the Municipal Code of the Incorporated Village of  
23 Mineola, entitled 'M Districts, (light manufacturing and  
24 industrial)', to add Hookah bars as a permitted use.

25

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

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

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

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

15 "Dated November 5, 2015."

16 MAYOR STRAUSS: Thank you.

17 As Village Attorney, Mr. Gibbons, pointed out,  
18 we're looking to amend two laws, one being add the  
19 definition of a Hookah Bar and the other one is going to  
20 be adding it as a permitted use in the M District, which  
21 is light manufacturing/industrial sections of the  
22 Village.

23 We don't have any in the Village right now.  
24 And we're just looking to kind of get our arms around it  
25 before anything happens. We're trying to stay ahead of

1 the curve on this. So that's all this is trying to do is  
2 just clean up a little bit of what we have going on, or  
3 what we might have going on in the Village. Other  
4 communities have had Hookah bars come into their Village  
5 and they're scrambling to kind of work with them. We're  
6 trying to get ahead of this one a little bit. That's  
7 all.

8 Any comments from -- Mr. Pereira?

9 MR. PEREIRA: No. I think that, obviously,  
10 Hookah bars are legal in New York State. So we can't  
11 deny their use. But we certainly can, as we do with  
12 other uses, restrict them to certain zones. And so this  
13 is what we're doing here.

14 We're not saying that if you want to open up a  
15 Hookah Bar business you can come to the Village but, like  
16 other uses, you'll be limited to a certain district. So  
17 it makes sense. It makes sense for us. It makes sense  
18 for them if they were to apply. But I think it's a good  
19 idea. This is -- you know, the world is always evolving  
20 and things are changing. And 25 years ago these didn't  
21 exist. Today they do. So we want to make sure that we  
22 address them before we are forced to address them  
23 retroactively.

24 So again, I support this as well.

25 MAYOR STRAUSS: OK. Mr. Cusato?

1 MR. CUSATO: I'm ready to vote yes.

2 MAYOR STRAUSS: Mr. Durham?

3 MR. DURHAM: I'm ready to vote.

4 MAYOR STRAUSS: Mr. Walsh?

5 MR. D. WALSH: No comment.

6 MAYOR STRAUSS: Thank you.

7 Mr. Gibbons, anything on this?

8 MR. GIBBONS: No, Mayor.

9 MAYOR STRAUSS: All right. I'll entertain a  
10 motion to approve.

11 MR. CUSATO: Motion.

12 MAYOR STRAUSS: I'm sorry.

13 Anybody from the public wishing to make  
14 comment?

15 Thank you.

16 MR. CUSATO: Motion.

17 MAYOR STRAUSS: Mr. Pereira made -- excuse me.

18 Mr. Cusato made a motion. Do I have a second?

19 MR. DURHAM: Second.

20 MAYOR STRAUSS: Second by Trustee Durham.

21 Mr. Scalero, poll the Board.

22 MR. SCALERO: Yes, sir.

23 Trustee Durham?

24 MR. DURHAM: Yes.

25 MR. SCALERO: Trustee Pereira?

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MR. PEREIRA: Yes.

MR. SCALERO: Trustee Cusato?

TRUSTEE CUSATO: Yes.

MR. SCALERO: Trustee Walsh?

MR. D. WALSH: Yes.

MR. SCALERO: Mayor Strauss?

MAYOR STRAUSS: Yes.

\* \* \*

1 MAYOR STRAUSS: Mr. Scalero, next one.

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, December 9, 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 "Resolution establishing a capital reserve fund  
13 to finance water production, distribution and quality  
14 control infrastructure improvements. This resolution is  
15 subject to a permissive referendum.

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

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

25 "At the aforesaid time and place all interested



1 persons will be given an opportunity to be heard.

2 "By Order of the Board of Trustees of the  
3 Incorporated Village of Mineola. Joseph R. Scalero,  
4 Village Clerk.

5 "Dated November 5, 2015."

6 MAYOR STRAUSS: Thank you.

7 Ladies and gentlemen, what we're looking to do  
8 here is just establish a water fund, capital fund for the  
9 Water Department as we did several months ago, if you  
10 remember, we established one for the parks and also one  
11 for fire equipment. We're looking to establish one for  
12 the water, our water distribution program and facilities.  
13 They're aging and I think it's prudent for us to start  
14 earmarking money for some issues that we have and some  
15 issues that we might have in the future as our equipment  
16 gets older and our infrastructure for the water  
17 distribution program gets older. So that's all we're  
18 looking to do, is to fund it, or create the fund and then  
19 look to fund it so that we have those funds available.

20 Creating this fund and funding it with,  
21 hopefully, some DIB money from these projects will help  
22 decrease the amount that the rate payers will have to lay  
23 out when some of the projects for the increase or the  
24 upkeep and maintenance of the water infrastructure start  
25 to happen.

1                   So we're just trying, again, trying to get  
2                   ahead of some of this and trying to ease the burden on  
3                   the rate payers.

4                   Mr. Pereira, anything?

5                   MR. PEREIRA: No.

6                   MAYOR STRAUSS: Mr. Cusato?

7                   MR. CUSATO: No.

8                   MAYOR STRAUSS: Mr. Durham?

9                   MR. DURHAM: Nothing.

10                  MAYOR STRAUSS: Mr. Walsh?

11                  MR. D. WALSH: No comment.

12                  MAYOR STRAUSS: Anybody from the public wishing  
13                  to make comment?

14                  I'll entertain a motion to approve.

15                  MR. D. WALSH: Motion.

16                  MAYOR STRAUSS: Motion by Trustee Walsh.

17                  Do I have a second?

18                  MR. PEREIRA: Second.

19                  MAYOR STRAUSS: By Trustee Pereira.

20                  Mr. Scalero, poll the Board.

21                  MR. SCALERO: Yes, sir.

22                  Trustee Durham?

23                  MR. DURHAM: Yes.

24                  MR. SCALERO: Trustee Pereira?

25                  MR. PEREIRA: Yes.

1 MR. SCALERO: Trustee Cusato?

2 TRUSTEE CUSATO: Yes.

3 MR. SCALERO: Trustee Walsh?

4 MR. D. WALSH: Yes.

5 MR. SCALERO: Mayor Strauss?

6 MAYOR STRAUSS: Yes.

7 Mr. Scalero, that's it, right?

8 MR. SCALERO: Yes.

9 MAYOR STRAUSS: I'll entertain a motion to  
10 close the hearings.

11 MR. PEREIRA: Motion.

12 MR. D. WALSH: Second.

13 MAYOR STRAUSS: Motion by Trustee Pereira.  
14 Seconded by Trustee Walsh.

15 All in favor?

16 MR. DURHAM: Aye.

17 MR. PEREIRA: Aye.

18 MR. CUSATO: Aye.


19 MR. WALSH: Aye.

20 MAYOR STRAUSS: Aye.

21 Any opposed?

22 Carried.

23 \* \* \*  
24 This is to certify that the within and foregoing is a  
25 true and accurate transcript of the stenographic notes as  
recorded by the undersigned Official Court Reporter.

 PATRICIA A. TAUBER, RPR  
OFFICIAL COURT REPORTER

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