

RECEIVED  
INCORPORATED VILLAGE OF MINEOLA

2015 JAN -6 P 1:02

ACKNOWLEDGMENT HEARING OF THE

BOARD OF TRUSTEES

December 10, 2014  
6:30 o'clock p.m.

B e f o r e:

SCOTT P. STRAUSS,

Mayor

PAUL S. CUSATO,

GEORGE R. DURHAM,

DENNIS J. WALSH,

Trustees.

\* \* \*

JOHN M. SPELLMAN, 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: Good evening, ladies and  
6 gentlemen.

7 Mr. Scalero?

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 10, 2014, 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 5T Fencers Club, LTD for a  
18 special use permit pursuant to Chapter 550 of the Code of  
19 the Incorporated Village of Mineola, entitled 'Zoning',  
20 Section 550.16, entitled 'M Districts', Subsection (A),  
21 for the purpose of establishing a fencing club upon the  
22 property known as 65 East Second Street, Mineola, New  
23 York, known and designated on the Nassau County Land and  
24 Tax Map as Section 9, Block 437, lots 454 to 471.

25 "The Village of Mineola does not discriminate

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

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

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

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

14 "Dated November 17, 2014."

15 MAYOR STRAUSS: Thank you, Mr. Scalero.

16 Mr. Whalen, report on mailings?

17 MR. WHALEN: Mayor, we have the signed and  
18 notarized Affidavit of Mailing Notice. There were 92  
19 mailed, 69 returned, and 3 went unclaimed.

20 MAYOR STRAUSS: Thank you.

21 Mr. Spellman, anything?

22 MR. SPELLMAN: Mayor, the Nassau County  
23 Planning Commission recommends that this Board take  
24 action as it deems appropriate.

25 MAYOR STRAUSS: Thank you.

1 Ladies and gentlemen, this will be the format  
2 of the hearing tonight. The applicant will present their  
3 application, and when the presentation is complete  
4 they'll interact with the Board of Trustees here, and at  
5 which time we'll open it up to the public.

6 The floor is yours.

7 I ask anybody coming to the podium to speak  
8 clearly into the microphone, state your name and your  
9 address, if you could.

10 MS. SCONZO: OK. Hi. My name is Ilse Viviana  
11 Sconzo. Address is 1810 Willis Avenue, in Merrick, New  
12 York, 11566. I am one of the co-owners of what is  
13 currently known as Five Towns Fencers Club. We would be  
14 changing the name to 5T Fencers Club, hopefully.

15 I put together a little bit of information,  
16 hopefully to answer any questions you or anyone in the  
17 audience may have regarding what we're seeking to do. I  
18 do have copies. I don't know if you'd like those now, or  
19 at the end, so that you can follow along with the  
20 information.

21 MAYOR STRAUSS: If you could give them to the  
22 Village Clerk, that would be great.

23 (Documents handed up.)

24 MS. SCONZO: As I said, the club is currently  
25 known as Five Towns Fencers Club. It's currently located

1 in Hewlett, New York, and it has been in operation for  
2 ten years, owned by myself and co-owner is Jonathan  
3 Tiomkin, who is also our head coach.

4 I'll just give you a minute to catch up with  
5 the papers.

6 MAYOR STRAUSS: I'm sorry. Go ahead.

7 MS. SCONZO: It's OK. So, as I was saying, our  
8 head coach is Jonathan Tiomkin, who is a 2004 Olympic  
9 team member. He started fencing at the age of 17, was a  
10 two-time U.S. National Champion, seven-time U.S. World  
11 Championship team member. He was part of the NCAA  
12 throughout college and was team champion and he, as I  
13 said, finished up his fencing career with the 2004  
14 Olympic games in Athens, and has been coaching since  
15 then.

16 The club has been located in Hewlett. We  
17 currently have approximately 30 students. They range  
18 from age 7 through adult. And we train all levels,  
19 anyone who wants to be recreational, adult fencers, right  
20 through into international competitive level.

21 Approximately 90 percent of our students are  
22 drop-off only and pick-up. They arrive at staggered  
23 times, as they do attend our classes and have private  
24 lessons scheduled. So there isn't one bulk arrival or,  
25 you know, leaving session.

1 Just so you know a little bit about our  
2 program, we are one of the top in the country. Our  
3 students are consistently ranked at the top in the U.S.  
4 We have several who are selected to represent the U.S.  
5 internationally as well. In terms of high school  
6 fencers, we have champions in both men's and women's  
7 foil.

8 For the program we do have one additional  
9 employee, who is an additional coach. So that is the  
10 only additional employees.

11 We obviously, as I said, provide group classes  
12 and private lessons. We do also do discount programs to  
13 the boy and girl scout troops who approach us and they'd  
14 like to come. We are also hoping to work with the local  
15 schools and do after school discounted programs.

16 What we're proposing in the new location is --  
17 I don't know if you know the layout, but it's  
18 approximately 5,000 square feet. It does have a front  
19 door, a rear door, and a rolltop garage door in terms of  
20 entries and exits. It has two separate bathrooms for men  
21 and women, each one containing two stalls.

22 There is an adjacent parking lot that runs the  
23 length of the building, which is approximately 180 feet.  
24 We should able to fit approximately 20 cars, probably  
25 more, but on any given time. One of the reasons we

1 selected this location was because of the ample parking.  
2 We had looked at other places on Jericho Turnpike --  
3 actually, Mr. Finkelstein showed us some -- but they  
4 didn't really have parking, so we didn't go with those  
5 spaces.

6 In terms of maintenance of the property, that  
7 is to be provided by the owner. So, he will have garbage  
8 removal, snow removal and any of that type thing that  
9 would affect, obviously, esthetically the area.

10 That's pretty much what I have the information  
11 to give you. I don't know what other further questions I  
12 can answer for you.

13 MAYOR STRAUSS: I got a couple.

14 MS. SCONZO: Of course.

15 MAYOR STRAUSS: I didn't catch your last name.

16 MS. SCONZO: Sorry. Sconzo, S-C-O-N-Z-O.

17 MAYOR STRAUSS: Thank you for choosing Mineola.  
18 Thank you for coming here.

19 MS. SCONZO: I'm very excited. It's a great  
20 neighborhood.

21 MAYOR STRAUSS: What are the hours of  
22 operation?

23 MS. SCONZO: I'm sorry. They're printed on  
24 there for you. But just in general, we're open Monday  
25 through Friday 3:30 and close between 8:00 and 8:30.

1 That's at the top of one of the sheets I gave you. And  
2 Saturdays we're open 10:00 to 1:00.

3 MAYOR STRAUSS: OK. Great.

4 How many students are in the classes?

5 MS. SCONZO: There isn't any given class. The  
6 club itself has approximately 30 students, but they don't  
7 come all at once because pretty much everyone does  
8 private lessons. So they usually arrive and come,  
9 between their private lesson, do their own workout, and  
10 stay for a group class, but those range -- what we do is  
11 we have a variety of classes. So that not everyone can  
12 -- they can choose. Obviously, kids have other  
13 activities. They have concerts. They have things. So,  
14 you know, there's no exact time, you know, that they come  
15 and go. But our classes do run in there somewhere, and  
16 sometimes they'll have ten kids, maybe five, sometimes  
17 two. It really depends.

18 MAYOR STRAUSS: What's the student-teacher  
19 ratio?

20 MS. SCONZO: We have two coaches.

21 MAYOR STRAUSS: Two coaches. Yourself and?

22 MS. SCONZO: No. We have one additional  
23 employee who's a coach, the name is Gidon Retzkin, and  
24 Jonathan Tiomkin. I'm the business end.

25 MAYOR STRAUSS: Impressive resumé. Thank you



1 for representing the United States. We greatly  
2 appreciate it.

3 MR. TIOMKIN: Thank you.

4 MAYOR STRAUSS: I'll open it up to the rest of  
5 the Board.

6 I apologize, Deputy Mayor Paul Pereira is  
7 unable to be with us tonight, but he will view the video  
8 of this.

9 Mr. Cusato?

10 MR. CUSATO: Thank you Mayor.

11 Good evening.

12 You show an existing kitchen. Do you plan on  
13 using that kitchen?

14 MS. SCONZO: No. That's not our layout. The  
15 owner -- I believe he has a permit in -- he is removing  
16 some of those things. So we will not have a kitchen, no.

17 MR. CUSATO: OK. And just for information,  
18 looks like you're going to put a cement wall somewhere in  
19 the back?

20 MS. SCONZO: No. That's the owner as well.  
21 That's not us. That's the owner. Because it's a larger  
22 space than -- obviously, he can subdivide. Because  
23 there's a different business that would be adjacent to  
24 us, which is a sign company, and then we would be  
25 occupying the other side.

1 MR. CUSATO: OK. Now, that parking lot that's  
2 to the west, that's also to be shared? You're part of a --

3 MS. SCONZO: Yes. Correct. I think I actually  
4 brought you a picture, if you like, also, of the parking  
5 lot.

6 (Document handed up.)

7 MS. SCONZO: Yes. The parking lot is shared.  
8 However, our hours do not coincide with the sign company,  
9 and the sign company actually doesn't really have retail  
10 customers coming. They provide major signs to major  
11 corporations and so it's really just, I think, one or two  
12 cars in terms of them and their employees. But even so,  
13 as I said, we don't really have -- our hours really  
14 barely overlap. They do theirs during the day and they  
15 leave around 3:00.

16 MR. CUSATO: OK. A lot of my questions were  
17 answered. Thank you.

18 MS. SCONZO: OK. Perfect. Thank you.

19 MR. CUSATO: You're going to have a sign or  
20 something outside your door?

21 MS. SCONZO: Yes. We haven't -- you know,  
22 something very discrete. We haven't thought of a sign  
23 yet. The owner is also in the process of painting the  
24 building. So we thought at this point it would be best  
25 to just leave it until he's done with the painting, and

1 then we would address the sign issue.

2 MR. CUSATO: Fencing is still alive out there?

3 MS. SCONZO: It's actually growing. You'd be  
4 surprised. It's actually one of the biggest growing  
5 sports. Actually, about four years ago at summer  
6 nationals, which is our biggest competition, each  
7 division had maybe 100 people. This summer national, in  
8 July, each division had about 350. And the U.S. men's  
9 are pretty much top in the world right now. So it's  
10 really growing.

11 MR. CUSATO: Are there many high schools?

12 MS. SCONZO: In the north shore, yes. In the  
13 south shore there isn't. But the north shore there is,  
14 it's definitely much more prevalent.

15 MAYOR STRAUSS: East Williston has a program.

16 MR. WALSH: Wheatley has.

17 MS. SCONZO: Wheatley has, yes. Some of the  
18 private schools. Jericho has one. Garden City has,  
19 Oyster Bay and the south -- Westbury, I think, in  
20 conjunction with them.

21 MR. CUSATO: That's all I have. Thank you.

22 MS. SCONZO: OK. Thank you.

23 MR. CUSATO: Thank you.

24 MAYOR STRAUSS: Mr. Durham?

25 MR. DURHAM: So I just want to understand. So

1           you're relocating from Hewlett.

2                   MS. SCONZO:  Correct.

3                   MR. DURHAM:  Did you lose the lease?

4                   MS. SCONZO:  No.  We would like a larger space.  
5           Currently we have six fencing strips, and we would like  
6           something a little bigger to be able to do something  
7           nicer.  And again, we have a very, I believe, excellent  
8           program and there's some components which are missing,  
9           which is conditioning, and just maybe a larger area for  
10          the kids to be able to do a little bit more exercise and  
11          things like that.  So we would have 12 strips in the new  
12          location.

13                   So the club has thankfully been doing well and  
14          has grown.  It's been in existence for ten years.  So, we  
15          were at a very small location, like a store, with I  
16          believe two or three strips the first half of that  
17          decade, and then it's been at this last location for the  
18          other five.

19                   MR. DURHAM:  And now with moving to the  
20          centrally located Mineola it helps you because you said  
21          that most of the north shore schools have fencing.

22                   MS. SCONZO:  Yes.  More centrally located.  
23          Actually, most of our customers come from this side.  
24          Very few people are from the south shore.  You know, it's  
25          a really nice area, obviously, in terms of it's very

1 friendly. I have to say, everyone that I worked with in  
2 the Building Department has been very, very friendly.  
3 It's a great community. I think it's a really nice fit  
4 for us. We definitely -- although we do, as I said,  
5 train to the international level, we do have  
6 recreational. And the most important thing is it's an  
7 amazing place for the kids to be safe all the time. They  
8 can come. They can exercise. You know, well-maintained,  
9 well-organized. They're taken care of. And it's a nice  
10 fit, I think, for us, this area.

11 MR. DURHAM: While they're working out, I'm  
12 sure, do you plan on having any type of food or anything  
13 like that?

14 MS. SCONZO: No. We don't serve food.

15 MR. DURHAM: Just water.

16 MS. SCONZO: Just water, and they bring  
17 Gatorade. But we don't serve food.

18 MR. DURHAM: OK. I think it's a good idea.  
19 And then, with having the parking, and you worked it out  
20 with the landlord --

21 MS. SCONZO: Yes.

22 MR. DURHAM: -- so that you have off street  
23 parking?

24 MS. SCONZO: Yes. As I said, there's just, in  
25 the length of the building, and if you only park on one

1 side, that's about 20. You could fit more if you needed.  
2 We never need 20, to be honest, as I said. It is 90  
3 percent drop-off. The only parents who stay are the very  
4 young kids who are coming to our beginner program. We're  
5 talking like five or six year-olds. Other than that the  
6 kids -- because they spend a large chunk of time there,  
7 between their own private workout, their lesson and then  
8 if they stay for a group class or some conditioning --  
9 they're there for a chunk of time. So the parents don't  
10 stay.

11 MR. DURHAM: Do you have a standard time, you  
12 know, for, like, your group lesson, or no?

13 MS. SCONZO: The private lesson is individual  
14 and the classes themselves are usually about an  
15 hour-and-a-half and it's scheduled, you know, within that  
16 time that I gave you. I mean, if you wanted it to be  
17 more specific, I could write it down for you.

18 MR. DURHAM: No. I just wanted to understand  
19 how you -- so you have private lessons that lead into the  
20 group. And then do you have --

21 MS. SCONZO: Exactly.

22 MR. DURHAM: -- from the group, you have  
23 private lessons that step out of the group afterwards?

24 MS. SCONZO: Exactly. Correct.

25 MR. DURHAM: Thank you. I have no other

1 questions.

2 MAYOR STRAUSS: Thank you.

3 Mr. Walsh?

4 MR. WALSH: Yes. Thank you, Mayor.

5 Could you pronounce your name again for me?

6 I'm sorry.

7 MS. SCONZO: Of course. Ilse Viviana Sconzo.

8 MR. WALSH: OK. Thank you, Ms. Sconzo.

9 First of all, I want to tell you that you  
10 prepared very well. We don't usually get everything laid  
11 out like this. So thank you very much for putting some  
12 effort into preparing for tonight. That cuts back on the  
13 questions.

14 MS. SCONZO: Thank you.

15 MR. WALSH: What about the summertime? Are you  
16 going to do anything special in the summertime, have any  
17 kind of groups, or summer camp, or anything like that?

18 MS. SCONZO: We haven't really done anything  
19 special. The summertime is a little bit lighter usually  
20 for us in terms of the kids because they train all year  
21 and so there's a few who take the summer off. The really  
22 serious competitive kids stay. If there's interest in a  
23 beginner-type program for the community, that would be  
24 something we would love to do. It's just, again, we  
25 haven't really tried it where we are. That type of

1 community doesn't have that feel, but that we would be  
2 open to doing if there was an interest. But it's not,  
3 certainly, something we've done. And our kids pretty  
4 much train all year. So they don't go to a camp. They  
5 just -- we maintain the same hours all year long.

6 MR. WALSH: OK. Great.

7 Just if you can go over a little bit, what is  
8 the cost for students for, like, a private lesson or for  
9 a group?

10 MS. SCONZO: It depends. I mean, obviously  
11 fencing, I won't lie, fencing is a bit pricey in general.  
12 Our fees, just so you know as a barometer, are pretty  
13 much the same as anyone in Long Island, maybe a little  
14 bit cheaper, and in line with everything in New York. A  
15 private lesson is \$35 for 20 minutes. If you want to  
16 join, like, the full-full program, we work in terms of  
17 quarters. So someone would join for three months at a  
18 time, and then it would be about \$600 a month. We do  
19 have the beginner program where people can come and  
20 decide if they like that, and that's only \$120.

21 What we do for the beginners is they pay for  
22 the private lessons. We give them two group classes a  
23 week for free. And that way they can really get a real  
24 sense of fencing in that time without having laid out a  
25 lot of money. And if it's something they'd like to come



1 in -- and to be honest with you, we do do our very best.  
2 We have several students who for, you know, things do  
3 happen in life, jobs come, jobs go, we never ever turned  
4 anyone away who has been a student and who has tried. If  
5 they're going through financial issues, we have managed  
6 to work with everyone.

7 MR. WALSH: I get that, you know. And the fact  
8 that you are walking distance from the Mineola train  
9 station, which is 35 minutes from Manhattan, you may pick  
10 up other students also.

11 MS. SCONZO: I guess it's possible. Certainly,  
12 as I said, it would be nice. I mean, but I'm not  
13 counting on it.

14 MR. WALSH: You're expecting to take the 30  
15 students that you have now?

16 MS. SCONZO: Yes, we are.

17 MR. WALSH: And then, because you're close to  
18 Garden City, I know -- I think Roslyn has fencing,  
19 Wheatley.

20 MS. SCONZO: Yes. Of course. They have  
21 fencing. Right.

22 MR. WALSH: It's not like there are numerous  
23 gyms around. You're the only game in town.

24 MS. SCONZO: There's actually currently, I  
25 would say there's three main ones. There's one in

1 Plainview and one in Manhasset, that would be the  
2 closest. There's one all the way in Rocky Point.

3 MR. WALSH: Are they the same size as your  
4 school?

5 MS. SCONZO: They are similar in size, a little  
6 bit different in that they do more than one weapon.  
7 We're specialized.

8 Just a very quick background. Fencing has  
9 three weapons: Foil, épée and saber. We only do foil.

10 MR. WALSH: OK. Thank you very much.

11 And I tell you, that's a good area for  
12 something like what you're talking about --

13 MS. SCONZO: Yes. I hope so.

14 MR. WALSH: -- because you have parking there.  
15 The street parking is always taken up. Big Apple  
16 Construction is two doors away.

17 MS. SCONZO: Yes. Of course.

18 MR. WALSH: The street is quite crowded, but  
19 you're going to have parking in the lot. And it would be  
20 good for the area, as far as I'm concerned. Thank you.

21 MS. SCONZO: Thank you. I'm glad you think so.

22 THE COURT: Any other questions from the Board  
23 at this point?

24 MR. DURHAM: You said the foils, those are the  
25 ones with the tip?

1 MS. SCONZO: Correct.

2 MR. DURHAM: And the students wear face masks?

3 MS. SCONZO: Oh, of course. You have to have a  
4 mask on at all times. No other choice.

5 MR. DURHAM: Just didn't want to pass over the  
6 safety portion of it.

7 MS. SCONZO: No. Yes. And I do have, if  
8 you're interested, our insurance record for ten years.  
9 We've had no claims, no losses, no problems for ten  
10 years. I do have that, if you would like to see that as  
11 well.

12 MAYOR STRAUSS: Thank you.

13 Ms. Sconzo, anything else you want to add  
14 before we open up to public comment?

15 MS. SCONZO: No.

16 MAYOR STRAUSS: I'll ask if you would take a  
17 seat.

18 MS. SCONZO: OK. Thank you.

19 MAYOR STRAUSS: And if anybody has any  
20 questions from the public, you can certainly write them  
21 down and then we can address them at the end of the  
22 program.

23 MS. SCONZO: Thank you.

24 MAYOR STRAUSS: Thank you, Ms. Sconzo.

25 Anybody in the first row? Second row?

1 Yes, sir?

2 MR. FINKELSTEIN: Should I come up?

3 MAYOR STRAUSS: Yes. Please come up to the  
4 podium and state your name and your address.

5 MR. FINKELSTEIN: Andrew Finkelstein. I'm  
6 president of AJ Finkelstein Realty, 98 Cutter Mill Road,  
7 Great Neck, New York. I am the managing agent of the  
8 Dover Publications buildings. We consist of five  
9 buildings, 62 Roslyn Road, 11, 20, 31 and 76 East Second  
10 Street.

11 On behalf of the ownership and the tenant,  
12 Dover Publications, we have a major concern of parking.  
13 I have had the honor of meeting these people in the past.  
14 A building in Westbury I once showed them. I think they  
15 would be a major asset to the Village of Mineola.  
16 They're very, very nice people. I think they run a great  
17 organization.

18 But the main problem at this location is they  
19 occupy 5,000 square feet, part of a 27,000 square foot  
20 complex, that, yes, they occupy -- there are two  
21 buildings at the premises, at 59-65. And the complex,  
22 since the stock people used to be in the back in the  
23 '40s, has always been primarily an owner-occupied  
24 building and it's been basically a warehouse and  
25 distribution.

1                   Again, we think their school would be very nice  
2                   for the area. But we have a great concern of parking.  
3                   Because visualize these people who are on the other side  
4                   of them, in the front building, occupied by about 11,000  
5                   square feet. They employ, I've got to say, probably 15  
6                   to 20 people. But the concern is in the back there is  
7                   another 10,000 square feet of building that's empty, and  
8                   the ownership is looking to rent that building out. I  
9                   don't believe there's 20-car parking in total on the  
10                  site.

11                  I did inspect the building, the entire building  
12                  file. I did not see any parking plan. And quite  
13                  honestly, we have a concern. Especially since Carvalho  
14                  was permitted a few years back at 42 East Second Street  
15                  to open a retail store, and Big Apple has come in, you  
16                  know, trucking and parking is getting worse and worse.  
17                  The Dover Publications people have been in the  
18                  neighborhood since the 1960's. They're very happy.  
19                  Twelve years ago, when Dover Publications was sold to  
20                  Courier Corporation, the concept was when we sold them  
21                  the company that they kept all the employees. And they  
22                  kept to their promise for the first five years and still  
23                  retain about 80 to 90 percent of them. So the family  
24                  that owns Dover Publications is still fairly  
25                  family-oriented and believe in this community.

1 But we have this concern of parking. And if  
2 you grant these people permission -- again, we have no  
3 problem with the use. But we have a fear and concern  
4 what happens to the people who go rent a 9,500, 10,000  
5 square foot building in the back? Where are they going  
6 to park? And you have a driveway and trucking that's got  
7 to come in and out and in and out. So we really have  
8 concerns.

9 So respectfully, we would like for you to  
10 postpone decision on this case until we see that the  
11 owner submits a parking plan so you guys know that, you  
12 know, if you decide to grant these people -- and again,  
13 they're very, very nice people and run a very good  
14 school. What happens when the owner goes and rents this  
15 rear 9,500 to 10,000 square feet? They're going to have  
16 to come for a parking variance, because for a 27,000  
17 square foot complex on one acre of land you don't have  
18 enough parking under today's code.

19 MAYOR STRAUSS: Where are the employees of  
20 Dover parking?

21 MR. FINKELSTEIN: They park on-site. But even  
22 that because they occupy a total of about 100,000 square  
23 feet in five buildings. The building at 31 East Second  
24 Street consists of 30,000 square feet, which is half  
25 office, half warehouse. I think we only have maybe 30 or

1 35 spots. So under today's code that building doesn't  
2 have enough parking, but it was built under the old code.  
3 And the building that we have about 18,000 square feet,  
4 at 76 East Second Street, is all street parking. And  
5 since the building at 75 East Second Street, the old  
6 Verizon building, was sold to ADT, all their employees  
7 are parked all over the street.

8 So again, we have no problem with their use.  
9 They're very nice people. But we already have a major  
10 concern and/or fear of parking. It's only getting worse  
11 and worse and worse.

12 MAYOR STRAUSS: So what's your suggestion for  
13 parking?

14 MR. FINKELSTEIN: I would love for the Village  
15 to, you know, quite honestly, condemn, you know,  
16 something down the road and create municipal parking.  
17 But you guys have devised a great Master Plan, you know,  
18 that one of these days you'll open up part of East Second  
19 Street down towards the end of, you know, where the water  
20 basin is. But I honestly don't know. It's a tough  
21 question to answer.

22 MAYOR STRAUSS: It certainly is. I think the  
23 parking is adequate on the property there, so it won't  
24 impact onto the community or the neighborhood there. I  
25 understand parking is an issue everywhere in Mineola,

1 which is a good problem to have. That means we're a busy  
2 place and the stores are occupied, rather than sitting  
3 vacant. And if these applicants didn't enter this arena  
4 and take over that building, it doesn't really matter who  
5 would, the parking issue is still going to be the same.  
6 In fact, it could probably be probably more intense,  
7 depending on the use or whoever rents that part of the  
8 building or the other part. So it's really not going to  
9 go away. We just have to manage it as best we can.

10 MR. FINKELSTEIN: I agree with you. And all my  
11 clients -- because I manage a lot of other buildings on  
12 East Second Street and Union Street -- all my clients are  
13 very happy and one of the major reasons is the great job  
14 that the Village does. But again, it's a major parking  
15 problem. And I think, again, when the owner goes and  
16 rents out the rear building you're going to be revisiting  
17 this problem again.

18 MAYOR STRAUSS: Well we can't speculate. But  
19 it depends on what the owner is going to rent out the  
20 building for. It could be just for storage. It could be  
21 for many uses. It could be a low intensity or high  
22 intensity as far as volume of people are concerned. So  
23 we can't speculate.

24 MR. FINKELSTEIN: I respect that and understand  
25 that. But all I'm requesting is that the owner, who has



1 a very fine architect by the name of Alan Cooper, they do  
2 a, you know, parking plan. We just would like to see --  
3 you know, because again, you have 27,000 square feet of  
4 buildings on one acre of land -- as to how they would  
5 best, you know, lay out the parking.

6 MR. WALSH: Excuse me, Mayor. Can I ask a  
7 question?

8 MAYOR STRAUSS: Yes, sir.

9 MR. WALSH: How many of your other clients have  
10 a 90 percent drop off? These people said that 90 percent  
11 of the people that come there drop off and leave. They  
12 have two employees. So that would be two cars. How many  
13 of your other clients have --

14 MR. FINKELSTEIN: None of them. None of them  
15 do.

16 My only client who has had a similar use to  
17 them, Gridiron, who is over at 94 Union Street, they came  
18 before the Village and were granted a variance, but it  
19 was predicated on the fact that they were next to the  
20 municipal parking lot.

21 Again, these are very fine people. We think  
22 they do a great program. But it's parking. You know, if  
23 they were in a freestanding building we wouldn't be  
24 having this discussion. But again, there's a 9,500  
25 square foot building in the back and it has two --

1 MR. WALSH: You know, if I could just say  
2 something. I understand that, because you said that a  
3 few times. And we all agree that they're very fine  
4 people. You said that also. But I think when I heard  
5 that 90 percent of their clients don't stay, they just  
6 drop off and pick up, I thought that was very  
7 advantageous for the area, because I'm very familiar with  
8 the parking.

9 MR. FINKELSTEIN: Agreed.

10 MR. WALSH: So I just think that that's  
11 something that's good, rather than somebody else could go  
12 in there and have multiple --

13 MR. FINKELSTEIN: Oh, no. I respectfully agree  
14 with you 100 percent.

15 MR. WALSH: OK. Thank you.

16 MAYOR STRAUSS: Anything else, Mr. Finkelstein?

17 MR. FINKELSTEIN: That's it.

18 MAYOR STRAUSS: Thank you, sir.

19 MR. FINKELSTEIN: Thank you.

20 MAYOR STRAUSS: Anybody else? Anybody else at  
21 all?

22 MR. WALSH: Mayor, if I could say one thing.

23 MAYOR STRAUSS: Of course.

24 MR. WALSH: You know, we also plan to open up a  
25 municipal barking lot right opposite The Black Sheep.

1 You see where The Black Sheep is over there, the bar  
2 that's on the corner of Second Street and Roslyn Road?  
3 There is an empty area there that the MTA gave back to  
4 the Village. It's still a problem, but we're going to  
5 open up a municipal lot there, going to make that bigger,  
6 and there will be quite a bit of parking inside that  
7 municipal lot.

8 MAYOR STRAUSS: Thank you, Mr. Walsh.

9 Ms. Sconzo, if you could come back up.

10 MS. SCONZO: Yes. I want to thank you. I  
11 think I explained our situation. You all understand it.  
12 I hope, you know, everyone who's obviously interested and  
13 needed anything answered, it has been answered.

14 As far as the parking, I think we're all clear  
15 where we stand and what we think, and I've explained it  
16 to the best of my ability.

17 Just the final point would be even to address  
18 the fact of the employees. I've never seen 15 cars  
19 parked there. I've gone multiple times to measure, to  
20 think. I don't know if there are 15 employees but, even  
21 then, our hours are completely staggered. We arrive much  
22 later in the day.

23 I thank you very much for your time. It was a  
24 pleasure having the opportunity.

25 I don't know if you have any more questions for

1 me.

2 MR. DURHAM: Yes.

3 When you signed your lease with the landlord  
4 did it guaranty you a certain number of spots on the  
5 property?

6 MS. SCONZO: No. It doesn't. It says pretty  
7 much -- you know, we didn't anticipate having any problem  
8 over parking. So there are a certain percentage that I  
9 could fight over, if I wanted to, just as a minimum. But  
10 we clearly did not anticipate any issues with parking  
11 because the time -- people don't really use the parking  
12 lot. I've actually never seen a car in there, other than  
13 the current owner who sometimes parks and walks to the  
14 train station.

15 MR. DURHAM: There are no striped-out spots?

16 MS. SCONZO: No, there are not. And when I  
17 gave you the estimate of how many cars fit I was going by  
18 the average parking lot, which I did, you know,  
19 investigate. And the average spot is nine feet wide and  
20 about 19 feet long, and you would fit about 20 of those  
21 in the 180 feet length.

22 There is a second picture, if you will, that  
23 there is additional area, which I didn't include in my  
24 estimate in the back, in front of those additional  
25 locations to which Mr. Finkelstein is referring. I

1 didn't -- did not -- include that in my estimate of 20  
2 cars.

3 MR. WALSH: Yes. Mayor, if I could just say,  
4 this kind of -- when mentioned, the Master Plan -- this  
5 kind of fits in the concept of the Master Plan because  
6 most of the business on that block is during the day and  
7 your business is late afternoon into the evening.

8 MS. SCONZO: Yes.

9 MR. WALSH: So you would be coming when  
10 everybody else was leaving.

11 MS. SCONZO: Correct.

12 MAYOR STRAUSS: If anybody has a parking issue,  
13 it would be you're people because the spots on the street  
14 would already be taken by the heavy --

15 MS. SCONZO: The trucks and --

16 THE COURT: -- and people who come in at 8:00  
17 o'clock in the morning or 7:00 o'clock in the morning to  
18 go to work. They'll be taking those spots. So if  
19 anybody, I think, would be at a disadvantage it would be  
20 you.

21 MS. SCONZO: In fact, we wouldn't really be  
22 affecting the other businesses which do run there. You  
23 know, their business is predominantly early in the  
24 morning. They come. They load up. They ship out. And  
25 they kind of close up around 3:00, from what I've

1 noticed. I've gone back and forth in deciding whether I  
2 would take this location because, as I said, I did pass  
3 up a few other locations because I didn't think there  
4 would be adequate parking.

5 MAYOR STRAUSS: Any other questions from the  
6 Board?

7 I'll entertain a motion to approve.

8 MR. WALSH: I'll make the motion.

9 MAYOR STRAUSS: Motion by Trustee Walsh.

10 Second?

11 MR. DURHAM: Second.

12 MAYOR STRAUSS: By Trustee Durham.

13 Mr. Scalero?

14 MR. SCALERO: Trustee Durham?

15 MR. DURHAM: Yes.

16 MR. SCALERO: Trustee Cusato?

17 TRUSTEE CUSATO: Yes.

18 MR. SCALERO: Trustee Walsh?

19 MR. WALSH: Yes.

20 MR. SCALERO: Mayor Strauss?

21 MAYOR STRAUSS: Yes.

22 Ms. Sconzo, welcome to Mineola.

23 MS. SCONZO: Thank you. We're very, very  
24 excited.

25 MAYOR STRAUSS: We wish you the very, very

1 best.

2 MS. SCONZO: I'm sure we'll be a great fit. We  
3 hope to be here for quite a while. Thank you.

4 MAYOR STRAUSS: If you're so inclined to join  
5 the Chamber of Commerce in Mineola --

6 MS. SCONZO: Of course. Yes.

7 MAYOR STRAUSS: -- they're a fantastic group.  
8 You might even get a couple of clients out of that.

9 MS. SCONZO: OK. That would be lovely. Thank  
10 you very much. We'll start here as well. Thank you.

11 MR. SPELLMAN: Mayor we do have elections in  
12 this Village, so maybe they can train the candidates.

13 MAYOR STRAUSS: Thank you.

14 MS. SCONZO: Thank you very much.

15 MR. TIOMKIN: Thank you.

16 \* \* \*

17

18

19

20

21

22

23

24

25

1 MAYOR STRAUSS: We'll take a brief recess, or  
2 do you want to go right into the next one, Mr. Scalero?

3 MR. SCALERO: Up to you.

4 MAYOR STRAUSS: Let's go right into the next  
5 one.

6 Mr. Scalero?

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

9 "Please take Notice that the Board of Trustees  
10 of the Incorporated Village of Mineola will hold a Public  
11 Hearing on Wednesday, December 10, 2014 at 6:30 p.m. at  
12 the Village Hall, 155 Washington Avenue, Mineola, New  
13 York 11501, or at some other location to be hereafter  
14 designated by the Board of Trustees, in order to receive  
15 public comment upon the following:

16 "Proposed Local Law amending Section 510-15 of  
17 the Municipal Code of the Incorporated Village of  
18 Mineola, entitled 'Parking During and After Snowfall;  
19 Commercial Parking', to set the parking restrictions  
20 during and after snowfall within the Incorporated Village  
21 of Mineola.

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 November 17, 2014."

12 MAYOR STRAUSS: Thank you.

13 Gentlemen, we go through the Code from time to  
14 time and we've done some housecleaning in the past. This  
15 is one of those topics where we saw that something needed  
16 to be reworded in a different manner. So before you is  
17 the Village Code as it is currently with the corrections  
18 made.

19 Mr. Spellman, do you need to jump in here at  
20 all?

21 MR. SPELLMAN: Yes, Mayor.

22 This particular proposed Local Law deals with  
23 amending that Section of the Code which concerns no  
24 parking during snowfalls. The code as it currently is  
25 written states that it is prohibited to park on the

1 street if there is a snowfall of two inches or more in  
2 the residential zones, and it does not cover the  
3 commercial zones. The proposed amendment will cover  
4 every street in the Village. We think that's more  
5 appropriate, so we recommend it.

6 MAYOR STRAUSS: Any comments from the Board?

7 Mr. Cusato?

8 MR. CUSATO: No problem.

9 MAYOR STRAUSS: Mr. Durham?

10 MR. DURHAM: I'm fine.

11 MAYOR STRAUSS: Mr. Walsh?

12 MR. WALSH: No.

13 MAYOR STRAUSS: I'll entertain a motion to  
14 approve this.

15 MR. CUSATO: Motion.

16 MAYOR STRAUSS: Motion by Trustee Cusato.

17 Seconded?

18 MR. WALSH: Second.

19 MAYOR STRAUSS: Seconded by Trustee Walsh.

20 Mr. Scalero?

21 MR. SCALERO: Trustee Durham?

22 MR. DURHAM: Yes.

23 MR. SCALERO: Trustee Cusato?

24 TRUSTEE CUSATO: Yes.

25 MR. SCALERO: Trustee Walsh?

1 MR. WALSH: Yes.

2 MR. SCALERO: Mayor Strauss?

3 MAYOR STRAUSS: Yes.

4 Ladies and gentlemen, that ends the hearings  
5 for this evening. I'll entertain a motion to close the  
6 hearing.

7 MR WALSH: Motion.

8 MAYOR STRAUSS: Motion by Trustee Walsh.

9 Second?

10 MR. DURHAM: Second.

11 MAYOR STRAUSS: By Trustee Durham.

12 All in favor?

13 MR. DURHAM: Aye.

14 MR. CUSATO: Aye.

15 MR. WALSH: Aye.

16 MAYOR STRAUSS: Aye.


17 Any opposed?

18 Carried.

19 \* \* \*

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

23 \* \* \*

24   
25 PATRICIA A. TAUBER, RPR  
OFFICIAL COURT REPORTER

## Board of Trustees - Public Hearing 12/10/2014

I N D E X

| <u>SUBJECT</u>                             | <u>PAGE</u> |
|--|-------------|
| 5T Fencers Club, LTD                       | 2           |
| Proposed Local Law Amending Section 510-15 | 32          |

\* \* \*