

Minutes - Board Meeting – 05/19/2021

Minutes of the meeting of the Board of Trustees of the Incorporated Village of Mineola held Wednesday, May 19, 2021 at Village Hall, 155 Washington Avenue, Mineola, New York 11501.

PRESENT: Mayor Scott P. Strauss
Trustee Paul S. Cusato
Trustee Paul A. Pereira (via teleconference)
Trustee George R. Durham
Trustee Dennis J. Walsh

ALSO PRESENT: Village Attorney John P. Gibbons, Jr.
Village Clerk Joseph R. Scalero
Deputy Village Clerk Linda Pardo
Superintendent of Public Works Thomas J. Rini
Superintendent of Building Daniel B. Whalen

Press Observers: None

Sunshine Observers: 27 Observers

Mayor Scott P. Strauss called the Public Hearing to order at 6:30 PM

A Public Hearing was held at 6:30 PM at the Village Hall, 155 Washington Avenue, Mineola, New York, 11501 in order to receive public comment upon the following:

APPLICATION OF 80 EAST OLD COUNTRY RD, LLC FOR A SPECIAL USE PERMIT PURSUANT TO CHAPTER 550 OF THE CODE OF THE INCORPORATED VILLAGE OF MINEOLA, ENTITLED “ZONING”, SECTION 550-12 ENTITLED “B-1 DISTRICTS”, SUBSECTION (B) ENTITLED “SPECIAL USES” AND SECTION 550-13 ENTITLED “B-2 DISTRICTS” SUBSECTION (A)(1) TO ESTABLISH A TUTORING AND LEARNING FACILITY UPON THE PROPERTY KNOWN AS 80 EAST OLD COUNTRY ROAD, MINEOLA, NEW YORK, KNOWN AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 9, BLOCK 298, LOTS 152, 155.

6 speakers addressed the Board

Resolution 129-21

Resolved to declare the Special Use Application of 80 Old Country Rd, LLC for a Special Use Permit pursuant to Chapter 550 of the Code of the Incorporated Village of Mineola, entitled “Zoning”, Section 550-12 entitled “B-1 Districts”, Subsection (B) entitled “Special Uses” and Section 550-13 entitled “B-2 Districts” Subsection (A)(1) for the purpose of establishing a tutoring and learning facility upon the property known as 80 East Old Country Road, Mineola, New York, known and designated on the Nassau County Land and Tax Map as Section 9, Block 298, Lots 152, 155, as a Type II action pursuant to S.E.Q.R.A.

Motioned by Trustee George R. Durham
Seconded by Trustee Dennis J. Walsh

Vote:

Yes

No

Abstain

Mayor Scott P. Strauss
Trustee Paul S. Cusato
Trustee Paul A. Pereira
Trustee George R. Durham
Trustee Dennis J. Walsh

Mayor Scott P. Strauss requested a motion to reserve decision and close the hearing at 7:23 PM.

Motioned by Trustee Paul S. Cusato
Seconded by Trustee Dennis J. Walsh

Vote:

Yes

No

Abstain

Mayor Scott P. Strauss
Trustee Paul S. Cusato
Trustee Paul A. Pereira
Trustee George R. Durham
Trustee Dennis J. Walsh

Mayor Scott P. Strauss called the Public Hearing to order at 7:25 PM

Sunshine Observers: 18 Observers

A continuation of the Public Hearing of April 21, 2021 was held at 7:25 PM at the Village Hall, 155 Washington Avenue, Mineola, New York, 11501 in order to receive public comment upon the following:

APPLICATION OF NYU LANGONE HEALTH FOR FINAL SITE REVIEW AND APPROVAL PURSUANT TO CHAPTER 198 OF THE CODE OF THE INCORPORATED VILLAGE OF MINEOLA, ENTITLED “ARCHITECTURAL AND SITE PLAN REVIEW”, SECTION 198-6 ENTITLED “FINAL SITE REVIEW AND APPROVAL” FOR (1) THE CONSTRUCTION OF A NEW VISITOR PARKING GARAGE AT THIRD AVENUE AND FIRST STREET WITH THREE (3) BELOW GRADE LEVELS AND FIVE (5) ABOVE GRADE LEVELS, (2) THE DEMOLITION OF THE EXISTING VISITORS GARAGE, (3) THE DEMOLOITION OF THE EXISTING PROFESSIONAL RESIDENCE BUILDING, AND (4) OTHER PARKING AND ACCESS IMPROVEMENTS WITHIN THE NYU LANGONE HOSPITAL CAMPUS LOCATED UPON THE PROPERTY KNOWN AS 259 FIRST STREET, MINEOLA, NEW YORK, KNOWN AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 9, BLOCK 673, LOT 10.

No speakers addressed the Board

Village Attorney John P. Gibbons, Jr. read the following SEQRA Negative Declaration and then requested a motion to approve the Negative Declaration resolution:

SEQRA NEGATIVE DECLARATION

Lead Agency: Village of Mineola, Village Board of Trustees

Address: 155 Washington Avenue
Mineola, New York 11501

Date: May 19, 2021

This Negative Declaration is issued pursuant to 6 NYCRR Part 617 of the State Environmental Quality Review Act (SEQRA). The Village of Mineola Board of Trustees, as Lead Agency, has determined, subsequent to review of the Environmental Assessment Form (Parts 1, 2 and 3), consideration of other relevant factors, and review of 6 NYCRR Part 617, that the Proposed Action described below will not have a potential significant adverse effect on the environment.

Title of Action: Application for Final Site Plan review and approval pursuant to Chapter 198 of the Code of the Incorporated Village of Mineola (hereinafter, the “Proposed Action”).

SEQRA Status: Unlisted Action

Location: 259 First Street, Mineola, New York (known and designated on the Nassau County Land and Tax Map as Section 9, Block 673, Lot 10) (hereinafter, the “Property”)

Description of Action: Application for Final Site Plan review and approval pursuant to Chapter 198 of the Code of the Incorporated Village of Mineola, entitled “Architectural and Site Plan Review”, Section 198-6 entitled “Final Site Review and Approval” for (1) the construction of a new visitor parking garage at Third Avenue and First Street with three (3) below grade levels and five (5) above grade levels, (2) the demolition of the existing visitors garage, (3) the demolition of the existing professional residence building, and (4) other parking and access improvements within the NYU Langone Hospital Campus located upon the property known as 259 First Street, Mineola, New York, known and designated on the Nassau County Land and Tax Map as Section 9, Block 673, Lot 10 (hereinafter, the “Proposed Action”)

Reasons Supporting This Determination:

1. The proposed action has been evaluated in accordance with the Criteria for Determining Significance as contained in SEQRA 6NYCRR Part 617.7(c), and has been evaluated through review of the following materials:
 - Environmental Assessment Form (EAF), Parts 1, 2 and 3;
 - Expanded Environmental Assessment prepared by VHB Engineers, Surveying, Landscape Architecture and Geology, P.C.
 - Village’s Comprehensive Master Plan;
 - Village’s Zoning Map;
 - Nassau County Planning Commission Resolution No. 10424-21 adopted May 6, 2021;
 - Public Hearing transcripts and exhibits; and
 - All documents that form the Record of this Application.

2. The Proposed Action is not expected to cause any significant adverse environmental impacts. Criteria for Determining Significance are specifically evaluated as follows with respect to this action:
 - a. The Proposed Action will not result in significant impacts on land, geological features, surface water, groundwater, air, plants and animals, agricultural resources, aesthetic resource, historic and archeological resources, open space and recreation, critical environmental areas, transportation, energy, noise, odor and light or human health.
 - b. The Proposed Action is consistent with community plans and the community character.
 - c. The Proposed Action will not result in significant impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impact to natural resources.
 - d. The Proposed Action will not cause impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources.
 - e. The Proposed Action will not cause a major change in the use of either the quantity or type of energy resources consumed.
 - f. The Proposed Action will not cause a change or significant adverse impact to agricultural lands, open space or recreational resources.
3. The Board of Trustees finds that the documentation prepared is complete in addressing potential adverse environmental impacts related to the proposed action and no significant adverse environmental impacts have been identified. As a result, a Negative Declaration is determined to be appropriate for this Proposed Action.

For Further Information Contact:

Joseph R. Scalero, Village Clerk
Incorporated Village of Mineola
155 Washington Avenue
Mineola, New York 11501
(516) 746-0750

Resolution 130-21

**RESOLUTION SUPPORTING THE ADOPTION OF A
SEQRA NEGATIVE DECLARATION AND DETERMINATION
OF NON-SIGNIFICANCE IN CONNECTION WITH THE APPLICATION OF
NYU LANGONE HEALTH FOR FINAL SITE PLAN REVIEW AND APPROVAL
PURSUANT TO CHAPTER 198 OF THE CODE OF THE INCORPORATED
VILLAGE OF MINEOLA, ENTITLED “ARCHITECTURAL AND SITE PLAN
REVIEW”, SECTION 198-6 ENTITLED “FINAL SITE REVIEW AND
APPROVAL”**

WHEREAS, the Incorporated Village of Mineola (hereafter “Village”) Board of Trustees has before it an application NYU Langone Health for Final Site Plan review and approval pursuant to Chapter 198 of the Code of the Incorporated Village of Mineola, entitled “Architectural and Site Plan Review”, Section 198-6 entitled “Final Site Review and Approval” for (1) the construction of

a new visitor parking garage at Third Avenue and First Street with three (3) below grade levels and five (5) above grade levels, (2) the demolition of the existing visitors garage, (3) the demolition of the existing professional residence building, and (4) other parking and access improvements within the NYU Langone Hospital Campus located upon the property known as 259 First Street, Mineola, New York, known and designated on the Nassau County Land and Tax Map as Section 9, Block 673, Lot 10 (hereinafter, the “Proposed Action”); and

WHEREAS, the Proposed Action is an Unlisted Action under New York State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, the Board of Trustees has reviewed the provisions of SEQRA as related to the Proposed Action, including the review of the information contained in the SEQRA documentation consisting of a Parts 1, 2 and 3 of the Environmental Assessment Form and other information in the Record with respect to the Proposed Action; and

WHEREAS, the potential impacts and the magnitude and importance of potential impacts and benefits have been considered by the Board of Trustees and a recommendation for adoption of a Negative Declaration has been made as the Proposed Action will not have a significant adverse environmental impact.

NOW, THEREFORE, BE IT

RESOLVED, that the Proposed Action will not have a significant adverse impact on the environment; and

BE IT FURTHER RESOLVED, that the Board of Trustees hereby adopts the attached SEQRA Negative Declaration pursuant to the State Environmental Quality Review Act.

Motioned by Trustee Dennis J. Walsh
Seconded by Trustee Paul S. Cusato

Vote:

Yes

Mayor Scott P. Strauss
Trustee Paul S. Cusato
Trustee Paul A. Pereira
Trustee George R. Durham
Trustee Dennis J. Walsh

No

Abstain

Mayor Scott P. Strauss requested a motion to reserve decision and close the hearing at 8:00 PM.

Motioned by Trustee Paul S. Cusato
Seconded by Trustee Dennis J. Walsh

Vote:

Yes

No

Abstain

Mayor Scott P. Strauss
Trustee Paul S. Cusato
Trustee Paul A. Pereira
Trustee George R. Durham
Trustee Dennis J. Walsh

Mayor Scott P. Strauss called the Work Session to order at 8:05 PM.

PRESENT:

Mayor Scott P. Strauss
Trustee Paul S. Cusato
Trustee Paul A. Pereira (via teleconference)
Trustee George R. Durham
Trustee Dennis J. Walsh

ALSO PRESENT:

Village Attorney John P. Gibbons, Jr.
Village Clerk Joseph R. Scalero
Deputy Village Clerk Linda Pardo
Superintendent of Public Works Thomas J. Rini

Press Observer:

None

Sunshine Observers:

5 Observers

Resolution No. 131-21

Approval of bills and payroll

Motioned by Trustee Paul S. Cusato
Seconded by Trustee Paul A. Pereira

Vote:

Yes

No

Abstain

Mayor Scott P. Strauss
Trustee Paul S. Cusato
Trustee Paul A. Pereira
Trustee George R. Durham
Trustee Dennis J. Walsh

Mayor Scott P. Strauss announced that there will not be a Memorial Day parade this year, but there will be a ceremony held at 11:00 AM in Mineola Memorial Park.

Resolution No. 132-21

Resolved to approve a request by Nassau County Legislator Richard Nicolello for the use of the Village Hall Community Center auditorium to conduct prostate screenings from 2:00 PM – 4:00 PM Tuesday September 21, 2021.

Motioned by Trustee Paul S. Cusato
Seconded by Trustee George R. Durham

Vote:

Yes

No

Abstain

Mayor Scott P. Strauss
Trustee Paul S. Cusato
Trustee Paul A. Pereira
Trustee George R. Durham
Trustee Dennis J. Walsh

Resolution No. 133-21

Resolved to approve a request by Nassau County Legislator Richard Nicoletto for the use of the Village Hall Community Center auditorium to host a flu shot clinic from 10:00 AM – 3:00 PM Friday October 1, 2021.

Motioned by Trustee George R. Durham
Seconded by Trustee Paul A. Pereira

Vote:

Yes

No

Abstain

Mayor Scott P. Strauss
Trustee Paul S. Cusato
Trustee Paul A. Pereira
Trustee George R. Durham
Trustee Dennis J. Walsh

Resolution No. 134-21

Resolved to approve the following payment in the amount of \$7,837.50 from the Water Reserve Fund in FY 2020-2021:

VENDOR	AMOUNT	PROJECT
Web Construction Corp	\$7,837.50	Well #1

Motioned by Trustee Paul S. Cusato
Seconded by Trustee Dennis J. Walsh

Vote:

Yes

No

Abstain

Mayor Scott P. Strauss
Trustee Paul S. Cusato
Trustee Paul A. Pereira
Trustee George R. Durham
Trustee Dennis J. Walsh

Resolution No. 135-21

Resolved to amend Resolution 34-21 on February 10, 2021 for Change Order EC-04 to Contract No. 2 – Electrical Construction to the Packed Tower Aeration System at Well No. 1 Project:

Funding Source: Paid for with Contract Allowance Item resulting in no change in total Electrical Construction contract amount.

Seconded by Trustee Paul S. Cusato

Trustee Dennis J. Walsh

Funding Source: Paid for with Contract Bid Item No. 5 of contract resulting in no change in Total contract amount.

Seconded by Trustee Paul S. Cusato

Trustee Dennis J. Walsh

Total Cost of Change Order Nos. CO-01 and CO-02: \$6,939.00

Funding Source: Paid for with Contract Allowance item resulting in no change in total contract amount.

Motioned by Trustee Dennis J. Walsh
Seconded by Trustee George R. Durham

Vote:

Yes

No

Abstain

Mayor Scott P. Strauss
Trustee Paul S. Cusato
Trustee Paul A. Pereira
Trustee George R. Durham
Trustee Dennis J. Walsh

Resolution No. 138-21

Resolved to authorize Change Order Nos. 8 through 12 for Construction of New Administration Building, Contract No. 1 – General Construction:

Change Order No. 8: Provide Double Low E window glazing: \$0.00

Change Order No. 9: Time Extension – 22 Days - Steel Fabrication Covid-19
Delay: \$0.00

Change Order No. 10: Add Electric Strikes to Doors – more cost effective to GC
to add to doors than Security vendor: \$2,341.00

Change Order No. 11: Credit for Bathroom Accessories – Village to Provide: -\$1,590.00

Change Order No. 12: Cost Increase for Windows – upgrade to two tone colors: \$7,015.00

Contractor: Irwin Contracting Inc.

Total Cost of Change Order Nos. 8 through 12: \$7,766.00

Funding Source: Paid for with Contract Allowance item resulting in no change in total cost.

Motioned by Trustee Paul S. Cusato
Seconded by Trustee Paul A. Pereira

Vote:

Yes

No

Abstain

Mayor Scott P. Strauss
Trustee Paul S. Cusato
Trustee Paul A. Pereira
Trustee George R. Durham
Trustee Dennis J. Walsh

Resolution No. 139-21

Resolved to authorize the installation of “No Stopping or Standing Any Time” on Front Street from Main Street to the Mineola Boulevard Bridge:

On the north and south sides of Main Street, starting at the west curb line of Main Street for a distance of approximately 392 feet west therefrom, “No Stopping or Standing Any Time”, parking restriction.

Motioned by Trustee George R. Durham
Seconded by Trustee Paul A. Pereira

Vote:
Yes No Abstain
Mayor Scott P. Strauss
Trustee Paul S. Cusato
Trustee Paul A. Pereira
Trustee George R. Durham
Trustee Dennis J. Walsh

Resolution No. 140-21

Resolved to authorize Change Order No. 1 to the 2021 Street Lighting Maintenance contract to include the following items:

Change Order No. 1:
Include New Item in Contract – E-1G-RW3-LED I- Installation of LED Cobra Head to replace 200-250W Existing Roadway Cobra Head Luminaires – Cost: \$540.00 each

Update Contract Price for Contract Item Nos. 6-2 and 6-3 to reduce cost from \$670.00 to \$610.00 each.

Vendor: Anker’s Electric Service, Inc.

Motioned by Trustee Paul A. Pereira
Seconded by Trustee Paul S. Cusato

Vote:
Yes No Abstain
Mayor Scott P. Strauss
Trustee Paul S. Cusato
Trustee Paul A. Pereira
Trustee George R. Durham
Trustee Dennis J. Walsh

Resolution No. 141-21

Resolved to authorize the expansion of existing curb cuts to 16 feet at the following locations:

17 Liberty Avenue
244 Maple Place

Motioned by Trustee Paul S. Cusato
Seconded by Trustee George R. Durham

Vote:
Yes No Abstain
Mayor Scott P. Strauss
Trustee Paul S. Cusato
Trustee Paul A. Pereira
Trustee George R. Durham
Trustee Dennis J. Walsh

Resolution No. 142-21

Resolved to authorize the purchase of one, new 2021 Chevrolet Tahoe 4 Door, 4 Wheel Drive, Special Service Vehicle, Color: Summit White from the New York State Contract No. PC69190.

Vendor: Whitmoyer Auto Group
Cost: \$40,980.00
Funding Source: 2021/2022 General Fund Budget

Motioned by Trustee George R. Durham
Seconded by Trustee Paul S. Cusato

Vote:

<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Scott P. Strauss		
Trustee Paul S. Cusato		
Trustee Paul A. Pereira		
Trustee George R. Durham		
Trustee Dennis J. Walsh		

Resolution No. 143-21

Resolved to authorize the Superintendent of Public Works to attend the NYCOM Public Works Training School Planning Committee Meeting in Oneonta, New York on June 25, 2021.

Approximate Cost: \$200.00
Funding Source: 2021/2022 General Fund Budget

Motioned by Trustee Dennis J. Walsh
Seconded by Trustee Paul A. Pereira

Vote:

<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Scott P. Strauss		
Trustee Paul S. Cusato		
Trustee Paul A. Pereira		
Trustee George R. Durham		
Trustee Dennis J. Walsh		

Resolution No. 144-21

Resolved to authorize the personal services proposal to provide security services on an hourly basis for the John S. DaVanzo Community Pool, Wilson Park and Memorial Park to the lowest proposer, Global Security Associates.

Global Security Associates: \$32.35/hour*
O’Connell Protective Services: \$38.00/hour*

* Hourly wage paid to Security Guard is determined by New York State Department of Labor Prevailing Wage with added adjustment for overhead and profit by each contractor. New York State Department of Labor reviews the rate for Security Guards in July of each year and may adjust the hourly rate paid.

Motioned by Trustee Dennis J. Walsh
Seconded by Trustee Paul S. Cusato

Vote:

<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Scott P. Strauss		
Trustee Paul S. Cusato		
Trustee Paul A. Pereira		
Trustee George R. Durham		
Trustee Dennis J. Walsh		

Resolution No. 145-21

Resolved to authorize the hiring of seasonal personnel for the John S. DaVanzo Community Pool.

LIFEGUARDS

Villa, Felicia	\$18.00	Desiderio, Justin	\$15.75
LaGinestra, Michael	\$16.25	Coward, Alexis	\$15.00
Stigliano, Francesco	\$15.50	Falco, Alexandra	\$17.00
Braster, Ryan	\$16.50	Shevlin, Robert	\$15.75
Love, Noah	\$15.75	Allard, Joseph	\$15.25
Campbell, Sarah	\$16.00	Coward, Brandan	\$16.25
Falco, Andrea	\$17.25	Carr, Veronica	\$15.25
Feron, Ciara	\$17.00	Cespedes, Isabella	\$15.25
Stigliano, Anthony	\$15.25	Denzler, Charlee	\$15.25
Duff, John	\$15.50	Baker, Nicholas	\$15.00
Carr, Joseph	\$15.50	Dannick, Lucca	\$15.00
Beierlein, Brian	\$15.50	Passaressa, Nicole	\$15.00
Schultheiss, Martine	\$15.25		

LIFEGUARD SUBSTITUTES

Creaven, Patrick	\$15.75	Clark, Daniel	\$17.00
Faux, Stacey	\$17.25	Decollibus, Malcolm	\$15.00
Sheinman, Dean	\$15.25	Meskill, Ryan	\$15.00

POOL DIRECTOR/SUPERVISORS

Barbino, Catherine	\$12,500
Kent, Scott	\$9,000

POOL ATTENDANTS

Curry, Thomas	\$9.75	Ayende, Benjamin	\$8.75
Coffey, Aidan	\$9.50	DeCaldas, Briana	\$8.75
Orefice, Cara	\$9.25	Amador, Sofia	\$8.75
Palumbo, Gianna	\$9.25	Perrino, Julia	\$8.75
McDonough, Patrick	\$9.00	Shannon, Ryan	\$8.75
Jones, Margarette	\$9.25	Batra, Tanishq	\$8.75
Crecco, Dominique	\$9.25	OPEN	
Neves, Elise	\$9.00	OPEN	
Neves, Daniel	\$9.00	OPEN	

PUMPHOUSE

Pereira, Steven	\$10.00	Pereira, Kyle	\$10.00
Pereira, Kevin	\$10.00	Pereira, Evan	\$9.75

Motioned by Trustee Dennis J. Walsh
Seconded by Trustee George R. Durham

Vote:

Yes

No

Abstain

Mayor Scott P. Strauss
Trustee Paul S. Cusato
Trustee Paul A. Pereira
Trustee George R. Durham
Trustee Dennis J. Walsh

Village Attorney John P. Gibbons, Jr. presented the following resolution:

Resolution No. 146-21

Resolved to approve Change Order No. 001 submitted by Stasi General Contracting LLC, dated May 18, 2021, in the amount of \$118,450.00 based upon the recommendation of the Village's Construction Manager, Park East Construction Corp., and the Village's Project Engineer, H2M Architects and Engineers.

Motioned by Trustee Paul S. Cusato
Seconded by Trustee Dennis J. Walsh

Vote:

Yes

No

Abstain

Mayor Scott P. Strauss
Trustee Paul S. Cusato
Trustee Paul A. Pereira
Trustee George R. Durham
Trustee Dennis J. Walsh

Mayor Scott P. Strauss requested a motion to close the Work Session at 8:23 PM.

Motioned by Trustee Dennis J. Walsh
Seconded by Trustee Paul S. Cusato

Vote:

Yes

No

Abstain

Mayor Scott P. Strauss
Trustee Paul S. Cusato
Trustee Paul A. Pereira
Trustee George R. Durham
Trustee Dennis J. Walsh