

Minutes - Board Meeting 12/07/2022

Minutes of the meeting of the Board of Trustees of the Incorporated Village of Mineola held Wednesday, December 7, 2022 at Village Hall, 155 Washington Avenue, Mineola, New York 11501.

PRESENT: Mayor Paul A. Pereira
Trustee Paul S. Cusato
Trustee Janine Sartori
Trustee Jeffrey M. Clark
Trustee Donna M. Solosky

ALSO PRESENT: Village Attorney John P. Gibbons, Jr.
Village Clerk Bryan L. Rivera
Deputy Village Clerk Linda Pardo
Village Treasurer Giacomo A. Ciccone
Superintendent of Public Works Thomas J. Rini

Press Observer: *Williston Times*

Sunshine Observers: 60 Observers

A special presentation was made by village and county officials to members of the Mineola High School Marching Band who recently won a state championship.

Press Observer: *Williston Times*

Sunshine Observers: 20 Observers

Mayor Paul A. Pereira called the Work Session to order at 7:15 PM.

Resolution No. 297-22

Resolved to approve bills and payroll.

Motioned by Trustee Paul S. Cusato
Seconded by Trustee Donna M. Solosky

Vote:		
<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Paul A. Pereira		
Trustee Paul S. Cusato		
Trustee Janine Sartori		
Trustee Jeffrey M. Clark		
Trustee Donna M. Solosky		

Resolution No. 298-22

Resolved to approve the minutes of the meetings of the Board of Trustees from November 2, November 9, and November 16, 2022.

Motioned by Trustee Paul S. Cusato
Seconded by Trustee Jeffrey M. Clark

Vote:

Yes

No

Abstain

Mayor Paul A. Pereira
Trustee Paul S. Cusato
Trustee Janine Sartori
Trustee Jeffrey M. Clark
Trustee Donna M. Solosky

Resolution No. 299-22

Resolved to suspend parking meter regulations on Saturdays from November 26 through December 31, 2022 on the following streets: Jericho Turnpike, Mineola Boulevard, Willis Avenue, and streets connecting Mineola Boulevard and Willis Avenue, effective November 26, 2022.

Motioned by Trustee Janine Sartori
Seconded by Trustee Jeffrey M. Clark

Vote:

Yes

No

Abstain

Mayor Paul A. Pereira
Trustee Paul S. Cusato
Trustee Janine Sartori
Trustee Jeffrey M. Clark
Trustee Donna M. Solosky

Resolution No. 300-22

Resolved to approve a request by Corpus Christi Church to use village streets for a Devotional Procession on Monday December 12, 2022 from approximately 8:30 PM – 9:30 PM utilizing following route:

- Garfield Avenue east to Willis Avenue
- South on Willis Avenue to First Street
- North on Willis Avenue
- West on Garfield Avenue to starting place at the Church

Motioned by Trustee Donna M. Solosky
Seconded by Trustee Janine Sartori

Vote:

Yes

No

Abstain

Mayor Paul A. Pereira
Trustee Paul S. Cusato
Trustee Janine Sartori
Trustee Jeffrey M. Clark
Trustee Donna M. Solosky

Resolution No. 301-22

Resolved to approve the membership of the following candidate as recommended by the Mineola Fire Department, effective November 22, 2022:

Jack Franz

Company 2

Motioned by Trustee Jeffrey M. Clark
Seconded by Trustee Paul S. Cusato

Vote:

<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Paul A. Pereira		
Trustee Paul S. Cusato		
Trustee Janine Sartori		
Trustee Jeffrey M. Clark		
Trustee Donna M. Solosky		

Resolution No. 302-22

Resolved to authorize the following Service Award payments from the Fire Service Award Fund to the following Mineola Fire Department Volunteer Firefighters, pursuant to the Length of Service Awards Program (LOSAP) effective January 1, 2023:

Nicholas Martone Jr.	\$700.00 monthly payment
Joseph E. Pratt	\$680.00 monthly payment
Richard Merlino	\$260.00 monthly payment
Lee S. Macklowe	\$120.00 monthly payment
William J. Gille	\$37,432.54 one-time lump sum payment

Motioned by Trustee Paul S. Cusato
Seconded by Trustee Jeffrey M. Clark

Vote:

<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Paul A. Pereira		
Trustee Paul S. Cusato		
Trustee Janine Sartori		
Trustee Jeffrey M. Clark		
Trustee Donna M. Solosky		

Resolution No. 303-22

Resolved to approve a salary increase of \$5,000.00 for Daisy Surace, Secretary to the Board of Trustees, effective December 1, 2022.

Motioned by Trustee Paul S. Cusato
Seconded by Trustee Donna M. Solosky

Vote:

<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Paul A. Pereira		
Trustee Paul S. Cusato		
Trustee Janine Sartori		
Trustee Jeffrey M. Clark		
Trustee Donna M. Solosky		

Resolution No. 304-22

Resolved to authorize Change Order No. 1 to the 2022 Road Improvement Contract to include the installation of 5 valley gutters crossing intersections in the project area.

Contractor: Macedo Contracting Services
Cost: \$44,100.00
Funding Source(s): 2022/2023 General Fund Budget and/or the General Fund
Unreserved Fund Balance

Motioned by Trustee Janine Sartori
Seconded by Trustee Jeffrey M. Clark

Vote:

<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Paul A. Pereira		
Trustee Paul S. Cusato		
Trustee Janine Sartori		
Trustee Jeffrey M. Clark		
Trustee Donna M. Solosky		

Resolution No. 305-22

Resolved to authorize Change Order No. 2 to the Handicap Accessibility Restroom Improvements Phase II Project to include the installation of 4 Thumb Latch Vacant/In Use Dead Bolt to the doors.

Contractor: ACL Construction Corp.
Cost: \$860.00
Funding Source(s): Community Development Block Grant Funding and/or the
2022/2023 General Fund Budget and/or the General Fund Unreserved Fund Balance

Motioned by Trustee Paul S. Cusato
Seconded by Trustee Donna M. Solosky

Vote:

<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Paul A. Pereira		
Trustee Paul S. Cusato		
Trustee Janine Sartori		
Trustee Jeffrey M. Clark		
Trustee Donna M. Solosky		

Resolution No. 306-22

Resolved to authorize Change Order No. 3 to the Handicap Accessibility Restroom Improvements Phase II Project to include the removal and replacement of the existing, deteriorating vinyl plank flooring, dash patch the sub-flooring to make level, install new vinyl plank flooring and install new cove base molding in the hallway outside the new bathrooms.

Contractor: ACL Construction Corp.
Cost: \$2,731.00
Funding Source(s): Community Development Block Grant Funding and/or the
2022/2023 General Fund Budget and/or the General Fund Unreserved Fund Balance

Motioned by Trustee Jeffrey M. Clark
Seconded by Trustee Janine Sartori

Vote:
Yes **No** **Abstain**
Mayor Paul A. Pereira
Trustee Paul S. Cusato
Trustee Janine Sartori
Trustee Jeffrey M. Clark
Trustee Donna M. Solosky

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

Resolution No. 307-22

SEQRA Negative Declaration

Lead Agency: Village of Mineola, Village Board of Trustees
Address: 155 Washington Avenue
Mineola, New York 11501
Date: December 7, 2022

This notice is issued pursuant to 6 NYCRR Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act – SEQRA) of the Environmental Conservation Law. 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: The proposed local laws amending the Municipal Code of the Incorporated Village of Mineola, Chapter 550 entitled “Zoning”, include amending Section 550-3, Section 550-4, Section 550-20 and renumbering Section 550-5.I to Section 550-15.1. The proposed local laws also seek to create Section 550-15.2 and Section 550-15.3 which would create the “Jericho Turnpike Overlay District” and the “Historic Overlay District” (hereinafter, the “Proposed Action”).

SEQRA Status: Unlisted Action

Location: Jericho Turnpike between Willis Avenue and Marcellus Road; and Main Street and Second Street in the Incorporated Village of Mineola.

Description of Action: The Proposed Action consists of zoning text amendments to the permitted principal uses and special uses within the existing Village of Mineola to create two new overlay districts, the “Jericho Turnpike Overlay District” and the “Historic Overlay District”. The zoning text amendments are intended to encourage development that takes advantage of these two areas for its potential to offer a vibrant, pedestrian oriented experience. These two pedestrian nodes are located on Jericho Turnpike between Willis Avenue and Marcellus Road; and Second Street and Main Street between Mineola Boulevard and Willis Avenue. No construction is proposed or planned in association with the Proposed Action. Rather, the Proposed Action is a direct legislative action amending the permitted principal uses and special uses in the above listed district.

The proposed amendment to the Village Zoning Code includes creating the “Jericho Turnpike Overlay District” and the “Historic Overlay District”.

The Proposed Action is a direct legislative action by the Board of Trustees of the Incorporated Village of Mineola, as compared to a specific construction project on a

project site. No change to the boundaries or location of the zoning district is proposed. The zoning text amendments pertain only to the permitted uses and special uses within the zoning district. Any potential future land use development, including the district of the proposed legislative action and affected real property, will involve the proper environmental assessment and be in conformity with the Village's Comprehensive Master Plan.

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:
 - The proposed text of the Zoning Code amendments;
 - Environmental Assessment Form (EAF), Parts 1, 2 and 3;
 - Village's Comprehensive Master Plan;
 - Village's Zoning Map;
 - Nassau County Planning Commission Resolution No. 10505-22, adopted November 17, 2022;
 - Nassau County Planning Commission Letter, dated November 2, 2022
 - Memoranda prepared by Phillips Preiss Grygiel Leheny Hughes, LLC, Village Planning Consultants, dated September 20, 2022; and
 - Public Hearing transcripts.
2. The proposed action is not expected to cause any significant adverse environmental impacts based on provisions of the proposed zoning text amendments. The Criteria for Determining Significance are specifically evaluated as follows with respect to this action:
 - a. The Proposed Action is intended to encourage the development that takes advantage of the areas potential to offer a vibrant, pedestrian oriented experience. The text amendments are geared toward new development that will impose the smallest environmental footprint possible. In order to enable such a use, amendments were necessary to the Village Zoning Code to include appropriate development requirements, regulations and standards. The proposed amendments apply to a limited area within the Village, specifically in a location that is suited for this use (i.e., where such uses would be complementary to the pattern of land uses surrounding it, where utilities are available and transportation resources have capacity, etc.).
 - b. The existing conditions and considerations within the Zoning Districts are briefly described below.
 - i. As stated in the Village's Comprehensive Master Plan and the Village's Zoning Law, mixed use development (including residential) should be encouraged to enhance the traditional Village character and spur economic development. No construction is planned or proposed in association with the Proposed Action.
 - ii. The Proposed Action consists of several proposed local laws amending the Municipal Code of the Incorporated Village of Mineola. Specifically, §550 will be amended to create the "Jericho Turnpike Overlay District" and the "Historic Overlay District". The "Jericho Turnpike Overlay District" and "Historic Overlay District" will be in keeping with the Village's Comprehensive Master Plan and the Village's Zoning Law. Both overlays will be added to reflect the emphasis on the new development with the smallest environmental footprint.
 - iii. The Proposed Action is a direct legislative action by the Board of Trustees of the Incorporated Village of Mineola, as compared to a specific construction project on a project site. No change to the boundaries or location of the zoning district is proposed. The zoning text amendments pertain only to the permitted uses and special uses within the zoning district. Any potential future land use development, including the districts of the proposed legislative action and affecting real property, will involve the proper environmental assessment and be in conformity with the Village's Comprehensive Master Plan.

- iv. 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.
 - v. The Proposed Action will not cause impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources.
 - vi. The Proposed Action will not cause a major change in the use of either the quantity or type of energy resources consumed.
 - vii. The Proposed Action will not cause a change or significant adverse impact to agricultural lands, open space or recreational resources.
3. In the future, any site specific development sought will be subject to Village review pursuant to the zoning amendments, site plan review and project-specific environmental review pursuant to SEQRA. This environmental review will include detailed evaluations of each of the resource categories pertinent to that site and/or project. Impacts to geologic, water, vegetation/wildlife, energy and community services, land use and aesthetic resources, air quality, traffic and noise levels would be identified and evaluated during Village site plan review based on the site specific development plans and site and area conditions at the time of such application.
4. 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:

Bryan L. Rivera, Village Clerk
 Incorporated Village of Mineola
 155 Washington Avenue
 Mineola, New York 11501
 (516) 746-0750

Motioned by Trustee Janine Sartori
 Seconded by Trustee Paul S. Cusato

Village Clerk Bryan L. Rivera polled the Board:

Vote:

Yes

Mayor Paul A. Pereira
 Trustee Paul S. Cusato
 Trustee Janine Sartori
 Trustee Jeffrey M. Clark
 Trustee Donna M. Solosky

No

Abstain

Village Attorney John P. Gibbons, Jr. introduced the following resolutions:

Resolution No. 308-22

**PROPOSED LOCAL LAW AMENDING CHAPTER 550 OF THE MUNICIPAL CODE OF
 THE INCORPORATED VILLAGE OF MINEOLA, ENTITLED “ZONING”,
 SECTION 550-3 ENTITLED “WORD USAGE; DEFINITIONS”, SUBSECTION (B)
 ENTITLED “TERMS DEFINED” TO INCLUDE NEW DEFINITIONS**

ASSISTED LIVING RESIDENCE

A facility which is licensed by the State of New York as an Assisted Living Residence and defined accordingly.

EVENT/CONFERENCE SPACE

A facility capable of hosting conferences, concerts and other similar special events and gatherings.

HOTEL

A facility offering transient lodging accommodations to the general public and which may include additional facilities and services, such as restaurants, meeting rooms, entertainment, personal services and recreational facilities.

Motioned by Trustee Janine Sartori
Seconded by Trustee Jeffrey M. Clark

Village Clerk Bryan L. Rivera polled the Board:

Vote:		
<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Paul A. Pereira		
Trustee Paul S. Cusato		
Trustee Janine Sartori		
Trustee Jeffrey M. Clark		
Trustee Donna M. Solosky		

Resolution No. 309-22

PROPOSED LOCAL LAW AMENDING CHAPTER 550 OF THE MUNICIPAL CODE OF THE INCORPORATED VILLAGE OF MINEOLA, ENTITLED “ZONING”, SECTION 550-4 ENTITLED “ESTABLISHMENT OF DISTRICTS; ZONING MAP; DISTRICT BOUNDARIES”, SUBSECTION (A) ENTITLED “DISTRICTS” TO INCLUDE THE DOWNTOWN OVERLAY DISTRICT, THE JERICHO TURNPIKE OVERLAY DISTRICT AND THE HISTORIC OVERLAY DISTRICT

§ 550-4 Establishment of districts; Zoning Map; district boundaries.

- A. Districts. For the purposes of this chapter, the Village of Mineola, Nassau County, is hereby divided into 13 classes of districts, namely:
- R-1 District (One-Family Residential)
 - R-2 District (One-Family Residential)
 - R-3 District (Two-Family Residential)
 - R-4 District (Garden-Type Apartments, Residential)
 - R-5 District (Apartment Residential)
 - B-1 District (Business)
 - B-2 District (Special Business)
 - B-3 District (Special Office Use)
 - H District (Hospital)
 - M District (Light Manufacturing and Industrial)
 - Downtown Overlay District
 - Jericho Turnpike Overlay District
 - Historic Overlay District

Motioned by Trustee Janine Sartori
Seconded by Trustee Jeffrey M. Clark

Village Clerk Bryan L. Rivera polled the Board:

Vote:		
<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Paul A. Pereira		
Trustee Paul S. Cusato		
Trustee Janine Sartori		
Trustee Jeffrey M. Clark		
Trustee Donna M. Solosky		

Resolution No. 310-22

**PROPOSED LOCAL LAW AMENDING CHAPTER 550 OF THE MUNICIPAL CODE
OF THE INCORPORATED VILLAGE OF MINEOLA, ENTITLED “ZONING”,
SECTION 550-5 ENTITLED “GENERAL REGULATIONS”, SUBSECTION (I) ENTITLED
“DEVELOPMENT INCENTIVE BONUSES” TO AMEND THE TITLE AND THE AREA OF
THE DISTRICT AND RENUMBER THE SECTION TO CREATE SECTION 550-15.1
ENTITLED “DOWNTOWN OVERLAY DISTRICT”**

§ 550-15.1 Downtown Overlay District.

A. Development incentive bonuses.

- (1) This subsection is intended to give the Board of Trustees all powers set forth in New York State Village Law § 7-703.
- (2) Definitions. As used in this subsection, the following terms shall have the meanings indicated:

COMMUNITY BENEFITS OR AMENITIES

The amenities set forth in Subsection A(6), or other specific physical, social or cultural amenities, or cash in lieu thereof, as authorized by the Board of Trustees, which provide a benefit to the residents of the community.

DOWNTOWN OVERLAY DISTRICT

The entire B-3 Special Office District and that portion of the downtown area beginning at the intersection of the north side of the Long Island Rail Road tracks and the west side of Third Avenue, running north to the north side of First Street, running west to the east side of Horton Highway, running north to the rear property line of those lots which front on the north side of Harrison Avenue, running east to east side of Willis Avenue, running north to the south side of Jackson Avenue, running east to the west side of the Long Island Rail Road Oyster Bay Line right-of-way, running south to the north side of Second Street, running east to the east side of the Long Island Rail Road Oyster Bay Line right-of-way, running north to the rear property line of the lots fronting on the north side of Second Street, running east to the west side of Roslyn Road, running south to the north side of the Long Island Rail Road tracks and running west to the point of beginning, but excluding those parcels located in the Historic Overlay District.

INCENTIVE BONUSES

Adjustments to the permissible density, coverage, floor area ratios, parking requirements, setbacks, topographical changes, area, height, open space, use or other provisions of the Mineola zoning and land use laws for a specific purpose authorized by the Board of Trustees.

INCENTIVE ZONING

The system by which specific incentives or bonuses are granted to applicants pursuant to this subsection on condition that specific physical, social, or cultural benefits or amenities would inure to the benefit of the community.

- (3) Purpose. The purpose of this system of incentive bonuses shall be to advance the Village’s specific physical, cultural and social policies in accordance with the Village’s Comprehensive Plan and in coordination with other community planning mechanisms or land use techniques.
- (4) Applicable zoning districts. This system of development incentive bonuses shall be applicable to the Downtown Overlay District.
- (5) Environmental impact statement. In the event that the Board of Trustees determines that a generic environmental impact statement is warranted pursuant to Village Law § 7-703, Subdivision 3c, any applicant for incentive bonuses shall pay a proportionate

share of the cost, if any, of preparing an environmental impact statement, if so required, and such charge shall be added to any site-specific charge made pursuant to the provisions of § 8-0109 of the Environmental Conservation Law.

- (6) The Board of Trustees, following a public hearing, may provide incentive bonuses in exchange for the applicant providing one or more of the following facilities or amenities: open space, parks and recreational facilities, streetscape amenities, landscaping, road improvements, water and sewer system improvements or other specific physical, social or cultural amenities, or cash in lieu thereof, which will provide a benefit to the residents of the Village as authorized by the Board of Trustees.
- (7) For applicants who provide or make provision for amenities and facilities in this subsection, the Board of Trustees may, at its discretion, award the incentive bonuses by varying the required density, coverage and floor area ratios, parking requirements, building heights, required setbacks, topographical changes, open space, and permissible uses in the district.
- (8) Criteria for approval; methods required for determining the adequacy of community amenities. To evaluate the adequacy of the proposed benefits to be accepted in exchange for the requested incentives, the following information shall be provided by the applicant with its application for development incentive bonus approval:
 - (a) A description of the proposed amenities outlining the benefits that will accrue to the community;
 - (b) The economic value of the proposed amenities to the Village as compared with the economic value of the proposed incentives to the applicant;
 - (c) A preliminary demonstration that there are adequate sewer, water, transportation, waste disposal and fire-protection facilities serving or proximate to the proposed development to handle the additional demands the incentive and amenity may place on such facilities beyond the demand that would otherwise occur with as-of-right development; and
 - (d) An explanation as to the way in which the amenity will implement physical, social or cultural policies of the Comprehensive Plan and this chapter.
- (9) Procedure for obtaining incentive bonuses; application; review process; imposition of terms and conditions. Applications for development bonuses shall be completed by each applicant and filed with the Village Building Department, along with the payment of any applicable fees. Authorization for development incentive bonuses shall be subject to approval by the Board of Trustees after a public hearing. Upon completion of the public hearing to consider the application for development incentive bonuses, the Board of Trustees shall grant or deny the application. The Board of Trustees shall determine whether the proposed amenities provide sufficient public benefit to provide the requested incentives. In the event that the Board of Trustees grants such application, it may impose such terms and conditions as are necessary to advance the Village's specific physical, cultural and social policies in accordance with the Village's Comprehensive Plan.
- (10) Public hearing; public notice. The Board of Trustees may, in its absolute discretion, summarily determine whether or not to consider (entertain) the application. If its determination is in the affirmative, it shall hold a public hearing to review an application submitted pursuant to this subsection. Public notice shall be given by publication in the official Village newspaper of such hearing at least 10 days prior to the date thereof. Before an application for development incentive bonuses may be heard by the Board of Trustees, a complete and accurate list of the names and addresses of the owners of all the lands within a radius of 400 feet of the property affected by such application as appears on the latest completed assessment roll of the County of Nassau shall be submitted simultaneously with the application. The applicant shall send, by first class mail, to each owner shown on the applicable list, no less than 10 days nor more than 20 days before the date set for a hearing upon this application, a notice addressed to such owners signed by the applicant, generally identifying the property affected thereby and setting forth the development incentive bonuses requested and the date, hour and place fixed by the Board of Trustees for a hearing thereon. Before such

cases may be heard by the Board of Trustees, the applicant must file with the Village Clerk, not later than five days prior to the hearing date, an affidavit of the mailing of such notice as herein provided, said affidavit to be made on forms to be provided by the Board of Trustees.

- (11) If the Board of Trustees determines that a suitable community benefit or amenity is not immediately feasible, or otherwise not practical, the Board of Trustees may require, in lieu thereof, a payment to the Village of a sum to be determined by the Board of Trustees. If cash is accepted in lieu of other community benefit or amenity, provisions shall be made for such sum to be deposited in a trust fund to be used by the Board of Trustees for specific community benefits authorized by the Board of Trustees.
- (12) In any instance in which a unit count incentive bonus beyond that allowed as-of-right in the Village's Code shall be granted for a residential or mixed-use development which incorporates five or more residential units, the applicant shall set aside at least 10% of such units for affordable workforce housing on site or shall otherwise comply with § 699-b of the New York State General Municipal Law. For purposes of this subsection, "affordable workforce housing" means housing for individuals and families at or below 80% of the median income for the Nassau-Suffolk primary metropolitan statistical area as defined by the federal Department of Housing and Urban Development. Affordable workforce housing units shall be of consistent design to those of the rest of the development. The applicant and its successors shall annually submit a certification to the Village that it is in compliance with § 699-b of the New York State General Municipal Law.

Motioned by Trustee Janine Sartori
Seconded by Trustee Jeffrey M. Clark

Village Clerk Bryan L. Rivera polled the Board:

Vote:

Yes

No

Abstain

Mayor Paul A. Pereira
Trustee Paul S. Cusato
Trustee Janine Sartori
Trustee Jeffrey M. Clark
Trustee Donna M. Solosky

Resolution No. 311-22

PROPOSED LOCAL LAW AMENDING CHAPTER 550 OF THE MUNICIPAL CODE OF THE INCORPORATED VILLAGE OF MINEOLA, ENTITLED "ZONING", ARTICLE IV ENTITLED "SPECIAL DISTRICTS", TO CREATE SECTION 550-15.2 ENTITLED "JERICHO TURNPIKE OVERLAY DISTRICT"

§ 550-15.2 Jericho Turnpike Overlay District.

A. Development incentive bonuses.

- (1) This subsection is intended to give the Board of Trustees all powers set forth in New York State Village Law § 7-703.
- (2) Definitions. As used in this subsection, the following terms shall have the meanings indicated:

COMMUNITY BENEFITS OR AMENITIES

The amenities set forth in Subsection H, or other specific physical, social or cultural amenities, or cash in lieu thereof, as authorized by the Board of Trustees, which provide a benefit to the residents of the community.

JERICHO TURNPIKE OVERLAY DISTRICT

The portion of the B-1 Business District fronting on Jericho Turnpike on the north and south sides between Willis Avenue and Marcellus Road.

INCENTIVE BONUSES

Adjustments to the permissible density, coverage, floor area ratios, parking requirements, setbacks, topographical changes, area, height, open space, use or other provisions of the Mineola zoning and land use laws for a specific purpose authorized by the Board of Trustees.

INCENTIVE ZONING

The system by which specific incentives or bonuses are granted to applicants pursuant to this subsection on condition that specific physical, social, or cultural benefits or amenities would inure to the benefit of the community.

- B. In the Jericho Turnpike Overlay District, in addition to any use permitted in the underlying zoning district, the Board of Trustees may, in its absolute discretion, summarily determine whether or not to consider (entertain) an application for incentive zoning for the following uses after a public hearing conducted by the Board of Trustees, which shall be subject to the bulk requirements listed for each use:

- (1) Multifamily residential
 - a. Minimum front yard: 0 feet.
 - b. Minimum side yard: 0 feet.
 - c. Minimum rear yard: 20 feet along residential border; 0 feet along nonresidential border.
 - d. Maximum building height: 3 stories/40 feet.
 - e. Minimum lot area: 6,000 square feet.
 - f. Minimum lot width: 60 feet.
 - g. Maximum building coverage of lot: 80 percent.
 - h. Minimum depth of lot: 100 feet.
- (2) Upper floor residential in mixed-use buildings
 - a. Minimum front yard: 0 feet.
 - b. Minimum side yard: 0 feet.
 - c. Minimum rear yard: 20 feet along residential border; 0 feet along nonresidential border.
 - d. Maximum building height: 3 stories/40 feet.
 - e. Minimum lot area: 6,000 square feet.
 - f. Minimum lot width: 60 feet.
 - g. Maximum building coverage of lot: 80 percent.
 - h. Minimum depth of lot: 100 feet.
- (3) Assisted living residence
 - a. Minimum front yard: 0 feet.
 - b. Minimum side yard: 10 feet.
 - c. Minimum rear yard: 20 feet along residential border; 10 feet along nonresidential border.
 - d. Maximum building height: 3 stories/40 feet. Additional building height shall be permitted up to 4 stories/50 feet, but any portion of the building over 40 feet in height shall be set back from the street line or any other lot line one foot for every foot in building height over 40 feet.
 - e. Minimum lot area: 30,000 square feet.
 - f. Minimum lot width: 250 feet.
 - g. Maximum building coverage of lot: 60 percent.
 - h. Minimum depth of lot: 100 feet.
- (4) Hotel or mixed hotel/residential
 - a. Minimum front yard: 0 feet.
 - b. Minimum side yard: 0 feet.
 - c. Minimum rear yard: 20 feet along residential border; 10 feet along nonresidential border.
 - d. Maximum building height: 3 stories/40 feet. Additional building height shall be permitted up to 4 stories/50 feet, but any portion of the building over 40 feet in height shall be set back from the street line or any other lot line one foot for every foot in building height over 40 feet.
 - e. Minimum lot area: 15,000 square feet.
 - f. Minimum lot width: 100 feet.
 - g. Maximum building coverage of lot: 80 percent.
 - h. Minimum depth of lot: 100 feet.

- (5) Event/conference space
 - a. Minimum front yard: 0 feet.
 - b. Minimum side yard: 0 feet.
 - c. Minimum rear yard: 20 feet along residential border; 0 feet along nonresidential border.
 - d. Maximum building height: 3 stories/40 feet. Additional building height shall be permitted up to 60 feet, but any portion of a building greater than 40 feet in height shall be setback a minimum of 20 feet from a front or side lot line and 30 feet from a rear lot line.
 - e. Minimum lot area: 40,000 square feet.
 - f. Minimum lot width: 250 feet.
 - g. Maximum building coverage of lot: 60 percent.
 - h. Minimum depth of lot: 100 feet.

- C. Parking:
 - (1) Multifamily residential: 1.5 spaces per unit.
 - (2) Upper floor residential in mixed-use buildings: 1.25 spaces per unit.
 - (3) Assisted living residences: 1 space per 3 units.
 - (4) Hotel: 1.1 spaces per guest room.
 - (5) Mixed hotel/residential: based upon the standards above for each use.
 - (6) Event/conference space: 1 space per 400 square feet of gross floor area.

- D. Other requirements:
 - (1) Ground floor space on Jericho Turnpike shall either be occupied by a permitted nonresidential use or be designed to have a storefront appearance. The provision of active space, such as resident lounges, exercise rooms, entry lobbies, leasing/marketing/business management offices, mail rooms and indoor amenity spaces, is encouraged along street-facing ground floor facades.
 - (2) Minimum gross floor area per dwelling unit:
 - 1. Studio: 750 square feet
 - 2. One-bedroom: 750 square feet
 - 3. Two-bedroom or more: 900 square feet

- E. Purpose. The purpose of this system of incentive bonuses shall be to advance the Village's specific physical, cultural and social policies in accordance with the Village's Comprehensive Plan and in coordination with other community planning mechanisms or land use techniques.

- F. Applicable zoning district. This system of development incentive bonuses shall be applicable to the Jericho Turnpike Overlay District.

- G. Environmental impact statement. In the event that the Board of Trustees determines that a generic environmental impact statement is warranted pursuant to Village Law § 7-703, Subdivision 3c, any applicant for incentive bonuses shall pay a proportionate share of the cost, if any, of preparing an environmental impact statement, if so required, and such charge shall be added to any site-specific charge made pursuant to the provisions of § 8-0109 of the Environmental Conservation Law.

- H. The Board of Trustees, following a public hearing, may provide incentive bonuses in exchange for the applicant providing one or more of the following facilities or amenities: open space, parks and recreational facilities, streetscape amenities, landscaping, road improvements, water and sewer system improvements or other specific physical, social or cultural amenities, or cash in lieu thereof, which will provide a benefit to the residents of the Village as authorized by the Board of Trustees.

- I. For applicants who provide or make provision for amenities and facilities in this subsection, the Board of Trustees may, at its discretion, award the incentive bonuses by varying the required density, coverage and floor area ratios, parking requirements, building heights, required setbacks, topographical changes, open space, and permissible uses in the underlying district.

- J. Criteria for approval; methods required for determining the adequacy of community amenities. To evaluate the adequacy of the proposed benefits to be accepted in exchange for the requested incentives, the following information shall be provided by the applicant with its application for development incentive bonus approval:
- (i) A description of the proposed amenities outlining the benefits that will accrue to the community;
 - (ii) The economic value of the proposed amenities to the Village as compared with the economic value of the proposed incentives to the applicant;
 - (iii) A preliminary demonstration that there are adequate sewer, water, transportation, waste disposal and fire-protection facilities serving or proximate to the proposed development to handle the additional demands the incentive and amenity may place on such facilities beyond the demand that would otherwise occur with as-of-right development; and
 - (iv) An explanation as to the way in which the amenity will implement physical, social or cultural policies of the Comprehensive Plan and this chapter.
- K. Procedure for obtaining incentive bonuses; application; review process; imposition of terms and conditions. Applications for development bonuses shall be completed by each applicant and filed with the Village Building Department, along with the payment of any applicable fees. Authorization for development incentive bonuses shall be subject to approval by the Board of Trustees after a public hearing. Upon completion of the public hearing to consider the application for development incentive bonuses, the Board of Trustees shall grant or deny the application. The Board of Trustees shall determine whether the proposed amenities provide sufficient public benefit to provide the requested incentives. In the event that the Board of Trustees grants such application, it may impose such terms and conditions as are necessary to advance the Village's specific physical, cultural and social policies in accordance with the Village's Comprehensive Plan.
- L. Public hearing; public notice. In the event that the Board of Trustees determines to hear a development incentive bonus application pursuant to this section, the Board of Trustees shall hold a public hearing to review the application submitted pursuant to this subsection. Public notice shall be given by publication in the official Village newspaper of such hearing at least 10 days prior to the date thereof. Before an application for development incentive bonuses may be heard by the Board of Trustees, a complete and accurate list of the names and addresses of the owners of all the lands within a radius of 400 feet of the property affected by such application as appears on the latest completed assessment roll of the County of Nassau shall be submitted simultaneously with the application. The applicant shall send by first class mail to each owner shown on the applicable list, no less than 10 days nor more than 20 days before the date set for a hearing upon this application, a notice addressed to such owners signed by the applicant, generally identifying the property affected thereby and setting forth the development incentive bonuses requested and the date, hour and place fixed by the Board of Trustees for a hearing thereon. Before such cases may be heard by the Board of Trustees, the applicant must file with the Village Clerk, not later than five days prior to the hearing date, an affidavit of the mailing of such notice as herein provided, said affidavit to be made on forms to be provided by the Board of Trustees.
- M. If the Board of Trustees determines that a suitable community benefit or amenity is not immediately feasible, or otherwise not practical, the Board of Trustees may require, in lieu thereof, a payment to the Village of a sum to be determined by the Board of Trustees. If cash is accepted in lieu of other community benefit or amenity, provisions shall be made for such sum to be deposited in a trust fund to be used by the Board of Trustees for specific community benefits authorized by the Board of Trustees.
- N. In any instance in which a unit count incentive bonus beyond that allowed as-of-right in the Village's Code shall be granted for a residential or mixed-use development which incorporates five or more residential units, the applicant shall set aside at least 10% of such units for affordable workforce housing on site or shall otherwise comply with § 699-b of the New York State General Municipal Law. For purposes of this subsection, "affordable workforce housing" means housing for individuals and families at or below 80% of the median income for the Nassau-Suffolk primary metropolitan statistical area as defined by the federal Department of Housing and Urban Development. Affordable workforce housing units shall be of consistent design to those of the rest of the development. The applicant and its successors shall annually submit a certification to the Village that it is in compliance with § 699-b of the New York State General Municipal Law.

Motioned by Trustee Janine Sartori
Seconded by Trustee Jeffrey M. Clark

Village Clerk Bryan L. Rivera polled the Board:

Vote:

Yes

No

Abstain

Mayor Paul A. Pereira
Trustee Paul S. Cusato
Trustee Janine Sartori
Trustee Jeffrey M. Clark
Trustee Donna M. Solosky

Resolution No. 312-22

PROPOSED LOCAL LAW AMENDING CHAPTER 550 OF THE MUNICIPAL CODE OF THE INCORPORATED VILLAGE OF MINEOLA, ENTITLED “ZONING”, ARTICLE IV ENTITLED “SPECIAL DISTRICTS”, TO CREATE SECTION 550-15.3 ENTITLED “HISTORIC OVERLAY DISTRICT”

§ 550-15.3 Historic Overlay District.

A. Development incentive bonuses.

- (1) This subsection is intended to give the Board of Trustees all powers set forth in New York State Village Law § 7-703.
- (2) Definitions. As used in this subsection, the following terms shall have the meanings indicated:

COMMUNITY BENEFITS OR AMENITIES

The amenities set forth in Subsection H, or other specific physical, social or cultural amenities, or cash in lieu thereof, as authorized by the Board of Trustees, which provide a benefit to the residents of the community.

HISTORIC OVERLAY DISTRICT

The portion of the B-2 Business District beginning at the north east corner of Mineola Boulevard and Second Street, running east along Second Street to the north west corner of Second Street and Main Street to include those lots which front on the north side of Second Street, running north along Main Street to the south west corner of Main Street and First Street to include those lots that front on the west side of Main Street, running east to the south east corner of Main Street and First Street, running south along Main Street to the north east corner of Main Street and Second Street to include those lots which front on the east side of Main Street, running to the east along Second Street to the north west corner of Second Street and Willis Avenue to include those lots which front on the north side of Second Street, running south to the south west corner of Willis Avenue and Second Street, running west along Second Street to the south east corner of Second Street and Main Street to include those lots which front on the south side of Second Street, running south along Main Street to the south east corner of Main Street and Front Street to include those lots which front on the east side of Main Street, running west to the south west corner of Main Street and Front Street, running north along Main Street to the south west corner of Main Street and Second Street to include those lots which front on the west side of Main Street, running west along Second Street to the south east corner of Second Street and Mineola Boulevard to include those lots which front on the south side of Second Street, running north to the point of beginning.

INCENTIVE BONUSES

Adjustments to the permissible density, coverage, floor area ratios, parking requirements, setbacks, topographical changes, area, height, open space, use or other provisions of the Mineola zoning and land use laws for a specific purpose authorized by the Board of Trustees.

INCENTIVE ZONING

The system by which specific incentives or bonuses are granted to applicants pursuant to this subsection on condition that specific physical, social, or cultural benefits or amenities would inure to the benefit of the community.

- B. In the Historic Overlay District, in addition to any use permitted in the underlying zoning district, the Board of Trustees may, in its absolute discretion, summarily determine whether or not to consider (entertain) an application for incentive zoning and shall be subject to the requirements listed below after a public hearing conducted by the Board of Trustees:
- (1) Minimum front yard: 0 feet.
 - (2) Minimum side yard: 0 feet.
 - (3) Minimum rear yard: 0 feet.
 - (4) Maximum building height: 3 stories/40 feet. However, where properties abut New York State property, including but not limited to, Long Island Rail Road/MTA property, the Board of Trustees may, at its discretion, award an incentive bonus by varying the maximum building height up to a maximum height of 50 feet, where such additional height would be consistent with the character of the surrounding Historic Overlay District.
 - (5) Minimum lot area: 2,500 square feet.
 - (6) Minimum lot width: 25 feet.
 - (7) Maximum building coverage of lot: 90 percent.
- C. Parking:
- (1) Multifamily residential: 1.5 space per unit.
 - (2) Upper floor residential in mixed-use buildings: 1.25 space per unit.
 - (3) All other permitted uses: 1 space per 400 square feet.
- D. Other requirements:
- (1) Ground floor space on Main Street and Second Street shall either be occupied by a permitted nonresidential use or be designed to have a storefront appearance. The provision of active space, such as resident lounges, exercise rooms, entry lobbies, leasing/marketing/business management offices, mail rooms and indoor amenity spaces, is required along street-facing ground floor facades not occupied by a permitted nonresidential use.
 - (2) Minimum gross floor area per dwelling unit:
 1. Studio: 750 square feet
 2. One-bedroom: 750 square feet
 3. Two-bedroom or more: 900 square feet
 - (3) Payment in lieu of parking. When the required number of off-street parking spaces cannot be accommodated on-site, an applicant may pay a fee to the Parking Trust Fund as set forth in § 550-20E in lieu of providing parking, or may request a variance from the Zoning Board of Appeals.
- E. Purpose. The purpose of this system of incentive bonuses shall be to advance the Village's specific physical, cultural and social policies in accordance with the Village's Comprehensive Plan and in coordination with other community planning mechanisms or land use techniques.
- F. Applicable zoning district. This system of development incentive bonuses shall be applicable to the Historic Overlay District.
- G. Environmental impact statement. In the event that the Board of Trustees determines that a generic environmental impact statement is warranted pursuant to Village Law § 7-703, Subdivision 3c, any applicant for incentive bonuses shall pay a proportionate share of the cost, if any, of preparing an environmental impact statement, if so required, and such charge shall be added to any site-specific charge made pursuant to the provisions of § 8-0109 of the Environmental Conservation Law.
- H. The Board of Trustees, following a public hearing, may provide incentive bonuses in exchange for the applicant providing one or more of the following facilities or amenities: open space, parks and recreational facilities, streetscape amenities, landscaping, road improvements, water and sewer system improvements or other specific physical, social or cultural amenities, or cash in lieu thereof, which will provide a benefit to the residents of the Village as authorized by the Board of Trustees.
- I. For applicants who provide or make provision for amenities and facilities in this subsection, the Board of Trustees may, at its discretion, award the incentive bonuses by varying the

required density, coverage and floor area ratios, parking requirements, building heights, required setbacks, topographical changes, open space, and permissible uses in the underlying district.

- J. Criteria for approval; methods required for determining the adequacy of community amenities. To evaluate the adequacy of the proposed benefits to be accepted in exchange for the requested incentives, the following information shall be provided by the applicant with its application for development incentive bonus approval:
- (i) A description of the proposed amenities outlining the benefits that will accrue to the community;
 - (ii) The economic value of the proposed amenities to the Village as compared with the economic value of the proposed incentives to the applicant;
 - (iii) A preliminary demonstration that there are adequate sewer, water, transportation, waste disposal and fire-protection facilities serving or proximate to the proposed development to handle the additional demands the incentive and amenity may place on such facilities beyond the demand that would otherwise occur with as-of-right development; and
 - (iv) An explanation as to the way in which the amenity will implement physical, social or cultural policies of the Comprehensive Plan and this chapter.
- K. Procedure for obtaining incentive bonuses; application; review process; imposition of terms and conditions. Applications for development bonuses shall be completed by each applicant and filed with the Village Building Department, along with the payment of any applicable fees. Authorization for development incentive bonuses shall be subject to approval by the Board of Trustees after a public hearing. Upon completion of the public hearing to consider the application for development incentive bonuses, the Board of Trustees shall grant or deny the application. The Board of Trustees shall determine whether the proposed amenities provide sufficient public benefit to provide the requested incentives. In the event that the Board of Trustees grants such application, it may impose such terms and conditions as are necessary to advance the Village's specific physical, cultural and social policies in accordance with the Village's Comprehensive Plan.
- L. Public hearing; public notice. In the event that the Board of Trustees determines to hear a development incentive bonus application pursuant to this section, the Board of Trustees shall hold a public hearing to review the application submitted pursuant to this subsection. Public notice shall be given by publication in the official Village newspaper of such hearing at least 10 days prior to the date thereof. Before an application for development incentive bonuses may be heard by the Board of Trustees, a complete and accurate list of the names and addresses of the owners of all the lands within a radius of 400 feet of the property affected by such application as appears on the latest completed assessment roll of the County of Nassau shall be submitted simultaneously with the application. The applicant shall send by first class mail to each owner shown on the applicable list, no less than 10 days nor more than 20 days before the date set for a hearing upon this application, a notice addressed to such owners signed by the applicant, generally identifying the property affected thereby and setting forth the development incentive bonuses requested and the date, hour and place fixed by the Board of Trustees for a hearing thereon. Before such cases may be heard by the Board of Trustees, the applicant must file with the Village Clerk, not later than five days prior to the hearing date, an affidavit of the mailing of such notice as herein provided, said affidavit to be made on forms to be provided by the Board of Trustees.
- M. If the Board of Trustees determines that a suitable community benefit or amenity is not immediately feasible, or otherwise not practical, the Board of Trustees may require, in lieu thereof, a payment to the Village of a sum to be determined by the Board of Trustees. If cash is accepted in lieu of other community benefit or amenity, provisions shall be made for such sum to be deposited in a trust fund to be used by the Board of Trustees for specific community benefits authorized by the Board of Trustees.
- N. In any instance in which a unit count incentive bonus beyond that allowed as-of-right in the Village's Code shall be granted for a residential or mixed-use development which incorporates five or more residential units, the applicant shall set aside at least 10% of such units for affordable workforce housing on site or shall otherwise comply with § 699-b of the New York State General Municipal Law. For purposes of this subsection, "affordable workforce housing"

means housing for individuals and families at or below 80% of the median income for the Nassau-Suffolk primary metropolitan statistical area as defined by the federal Department of Housing and Urban Development. Affordable workforce housing units shall be of consistent design to those of the rest of the development. The applicant and its successors shall annually submit a certification to the Village that it is in compliance with § 699-b of the New York State General Municipal Law.

Motioned by Trustee Janine Sartori
Seconded by Trustee Jeffrey M. Clark

Village Clerk Bryan L. Rivera polled the Board:

Vote:

Yes

No

Abstain

Mayor Paul A. Pereira
Trustee Paul S. Cusato
Trustee Janine Sartori
Trustee Jeffrey M. Clark
Trustee Donna M. Solosky

Resolution No. 313-22

PROPOSED LOCAL LAW AMENDING CHAPTER 550 OF THE MUNICIPAL CODE OF THE INCORPORATED VILLAGE OF MINEOLA, ENTITLED “ZONING”, SECTION 550-20 ENTITLED “REQUIRED PARKING”, TO CREATE SUBSECTION (E) ENTITLED “PAYMENT IN LIEU OF PARKING; PARKING TRUST FUND” FOR THE JERICHO TURNPIKE OVERLAY DISTRICT AND THE HISTORIC OVERLAY DISTRICT

§ 550-20. Required parking.

- A. Parking requirements for each district shall be as listed in the annexed Schedule of Regulations and shall otherwise conform to the provisions of this article. Parking spaces for one-family and for two-family dwellings may be provided in the driveway portion of the front, side, and rear yards or by garage. No more than 25% of the front yard square footage of any residential lot, including driveway, may be paved and used for parking. There shall be only one driveway for each principal residential structure and there shall be no circular driveway permitted.
- B. The parking requirements set forth in this article may be provided off the premises on a separate lot where such separate lot is in common ownership with the lot on which the use is located, provided that:
 - (1) The separate lot is within 300 feet of the lot on which the use is located.
 - (2) The separate lot is in the same zoning district as the lot on which the use is located.
- C. In each instance of a residential cooperative or condominium, or of a multiple dwelling for which a certificate of occupancy shall have been issued after January 1, 2016, each unit, whether owned or leased, shall be assigned at least one parking space for which no fee shall be charged.
- D. Notwithstanding any provision contained in this chapter to the contrary, including § **550-19**, the parking required for a restaurant, tavern, bar and grill, discotheque, place of public assembly, drive-in restaurant, delicatessen, carry-out food establishment, catering hall or any premises which prepares, sells, or stores food may not be located upon any lot or property which is zoned for residential use.
- E. Payment in lieu of parking; Parking Trust Fund.
 - (1) Legislative intent. The Board of Trustees hereby finds that a shortage of municipal and private off-street parking exists within certain areas in the Village, including the Jericho Turnpike Overlay District and the Historic Overlay District, thus creating congestion and also causing a negative impact upon the viability of the Village's business community. The Board also finds that an alternative to obtaining a parking variance as

set forth in § 550-57D(2)(b) for properties located in the Jericho Turnpike Overlay District and the Historic Overlay District will be in the best interests of the Village and will promote the health, safety and welfare of the community. Accordingly, in order to further the goal of creating future municipal and private off-street parking in the Village, the Board hereby seeks to establish a Parking Trust Fund.

- (2) Creation of Parking Trust Fund. There is hereby created a Parking Trust Fund in the Incorporated Village of Mineola for the purpose of receiving funds paid in lieu of providing on-site parking spaces and for the further purpose of providing a source of funds for the provision of future municipal off-street parking, including the acquisition of land for that purpose.
- (3) Alternate parking variance procedure. As an alternative to obtaining a parking variance as set forth in § 550-57D(2)(b) for properties located in the Jericho Turnpike Overlay District and the Historic Overlay District, the Board of Trustees shall be authorized to grant an alternate form of relief as set forth herein. The Board of Trustees in its discretion may vary the parking requirements established in the Jericho Turnpike Overlay District and the Historic Overlay District by reducing the number of parking spaces required for a specific use or structure at the property under consideration, provided that any such relief shall only be granted subject to a condition requiring a payment to the Village of the sum of \$2,000 per parking space so waived, varied or modified for deposit by the Village into the Parking Trust Fund.
- (4) Dedicated trust fund. Any moneys deposited into the Parking Trust Fund shall constitute a trust fund to be used by the Board of Trustees exclusively for municipal parking including, but not limited to, the acquisition, improvement and maintenance of land, facilities or parking equipment for said purpose.
- (5) Payment required. Payment of the required fee to the Parking Trust Fund shall be a prerequisite to the issuance of a building permit or other municipal certificate.

Motioned by Trustee Janine Sartori
Seconded by Trustee Jeffrey M. Clark

Village Clerk Bryan L. Rivera polled the Board:

Vote:

Yes

No

Abstain

Mayor Paul A. Pereira
Trustee Paul S. Cusato
Trustee Janine Sartori
Trustee Jeffrey M. Clark
Trustee Donna M. Solosky

Mayor Paul A. Pereira requested a motion to close the Work Session at 7:40 PM.

Motioned by Trustee Janine Sartori
Seconded by Trustee Donna M. Solosky

Yes

No

Abstain

Mayor Paul A. Pereira
Trustee Paul S. Cusato
Trustee Janine Sartori
Trustee Jeffrey M. Clark
Trustee Donna M. Solosky

Mayor Paul A. Pereira called the Public Meeting to order at 7:40 PM.

PRESENT: Mayor Paul A. Pereira
Trustee Paul S. Cusato
Trustee Janine Sartori
Trustee Jeffrey M. Clark
Trustee Donna M. Solosky

ALSO PRESENT: Village Attorney John P. Gibbons, Jr.
Village Clerk Bryan L. Rivera
Deputy Village Clerk Linda Pardo
Village Treasurer Giacomo A. Ciccone
Superintendent of Public Works Thomas J. Rini

Press Observer: *Williston Times*

Sunshine Observers: 22 Observers

Mayor Paul A. Pereira once again congratulated the Mineola High School Marching Band on becoming the New York State Small School 1 champions and then opened the meeting for public comments.

9 speakers addressed the Board

Mayor Paul A. Pereira requested a motion to close the Public Meeting at 9:05 PM.

Motioned by Trustee Janine Sartori
Seconded by Trustee Paul S. Cusato

Vote:		
<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Paul A. Pereira		
Trustee Paul S. Cusato		
Trustee Janine Sartori		
Trustee Jeffrey M. Clark		
Trustee Donna M. Solosky		

Respectfully submitted,

Bryan L. Rivera
Village Clerk