

**Minutes - Board Meeting – 11/18/2015**

Minutes of the meeting of the Board of Trustees of the Incorporated Village of Mineola held Wednesday, November 18, 2015 at Village Hall, 155 Washington Avenue, Mineola, New York 11501.

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

**ALSO PRESENT:** Village Attorney John P. Gibbons, Jr.  
Village Clerk Joseph R. Scalero  
Superintendent of Buildings Daniel B. Whalen

**Press Observers:** *Mineola American*  
*Williston Times*

**Sunshine Observers:** 25 Observers

**Mayor Scott P. Strauss called the Public Hearing to order at 6:50 PM**

*A Public Hearing was held at 6:50 PM at the Village Hall, 155 Washington Avenue, Mineola, New York, 11501 in order to receive public comment upon the following:*

**APPLICATION OF AVELINO DESOUSA FOR A SPECIAL  
USE PERMIT PURSUANT TO CHAPTER 550 OF THE CODE  
OF THE INCORPORATED VILLAGE OF MINEOLA,  
ENTITLED “ZONING”, SECTION 550.28 ENTITLED “METAL  
BUILDINGS AND SHEDS” FOR THE PURPOSE OF  
INSTALLING A METAL STORAGE SHED UPON THE  
PROPERTY KNOWN AS 297 MINEOLA BOULEVARD,  
MINEOLA, NEW YORK, KNOWN AND DESIGNATED ON  
THE NASSAU COUNTY LAND AND TAX MAP AS SECTION  
9, BLOCK 313, LOTS 125-126.**

*2 speakers addressed the Board*

**Resolution No. 308-15**

Resolved to declare the application of **AVELINO DESOUSA FOR A SPECIAL USE PERMIT** Tfor a special permit at 297 Mineola Boulevard, Mineola New York as an unlisted action with a negative declaration under the New York State Environment Quality Review Act (SEQRA).

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

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

Resolution No. 309-15

BOARD OF TRUSTEES  
INCORPORATED VILLAGE OF MINEOLA

-----X

In the Matter of the Application of

AVELINO DESOUSA

**DECISION**

For a Special Use Permit pursuant to Chapter 550,  
Section 550.28 of the Code of the Incorporated  
Village of Mineola, at premises known as 297  
Mineola Boulevard, Mineola, New York, known  
and designated on the Nassau County Land and  
Tax Map as Section 9, Block 313, Lots 125-126.

-----X

NAME OF APPLICANTS:	Avelino DeSousa
SUBJECT PROPERTY:	Section 9, Block 313, Lots 125-126
STREET LOCATION:	297 Mineola Boulevard Mineola, New York 11501
ZONING DISTRICT:	Business "B-1" District
RELIEF REQUESTED:	Application For a Special Use Permit pursuant to Chapter 550, Section 550.28 to install a metal storage shed upon the property
PUBLICATION & POSTING:	All in accordance with applicable laws, rules and regulations
DATE OF HEARING:	November 18, 2015
APPEARANCES:	Isabel DeSousa

**DECISION:**

Avelino DeSousa (hereinafter, "Applicant"), is before this Board pursuant to Chapter 550, Section 550.28 of the Municipal Code of the Incorporated Village of Mineola, for a special use permit for the installation of a metal storage shed upon the property known as 297 Mineola Boulevard, Mineola, New York (known and designated on the Nassau County Land and Tax Map as Section 9, Block 313, Lots 125-126) (hereinafter, the "Property").

By Notice of Disapproval, dated August 27, 2015, Applicant's building permit was denied. The Building Inspector determined that the proposed application is contrary to the Village's zoning regulations in that the installation of a metal storage shed upon the Property requires a special use permit. Applicant was thus required to seek relief before the Board of Trustees for a special use permit.

Based upon the evidence adduced at the public hearing, and the documentation submitted to the Board in support of the application, the Board makes the following findings of fact:

- 1) Applicant is seeking a special use permit to install a metal storage shed upon the property known as 297 Mineola Boulevard, Mineola, New York;
- 2) The proposed shed is approximately 360 square feet and will be utilized for storage of salt, tools and ladders;

Based upon the above findings, it is hereby determined that the proposed shed is harmonious to the "B-1" District, will conform to the general character of the neighborhood and that the public health, morals, safety and general welfare of the neighborhood will be secured by the granting of the requested Special Use Permit. Further, it is hereby determined that the Special Use Permit will provide a desirable facility and will not be incongruous to the neighborhood by reason of excessive traffic.

**IT IS THEREFORE RESOLVED**, that the Special Use Permit is **GRANTED**.

Dated: Mineola, New York  
November 18, 2015

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

Village Clerk Joseph R. Scalero polled the Board:

**Vote:**

**Yes**

**No**

**Abstain**

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

**Mayor Scott P. Strauss requested a motion to close the hearing at 7:00 PM.**

Motioned by Trustee Paul A. Pereira  
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 7:00 PM**

*A Public Hearing was held at 7:00 PM at the Village Hall, 155 Washington Avenue, Mineola, New York, 11501 in order to receive public comment upon the following:*

**APPLICATION OF SPRINT SPECTRUM, L.P. FOR A SPECIAL USE  
PERMIT PURSUANT TO CHAPTER 534 OF THE CODE OF THE  
INCORPORATED VILLAGE OF MINEOLA ,ENTITLED "WIRELESS**

**TELECOMMUNICATIONS TOWERS AND FACILITIES”, SECTION 534.4  
ENTITLED “SPECIAL USE PERMITS” FOR THE INSTALLATION OF A  
COMMUNICATION FACILITY UPON THE ROOFTOP OF THE  
PROPERTY KNOWN AS 114 OLD COUNTRY ROAD, MINEOLA, NEW  
YORK, KNOWN AND DESIGNATED ON THE NASSAU COUNTY LAND  
AND TAX MAP AS SECTION 9, BLOCK 350, LOTS 4-7, 13-17**

*3 speakers addressed the Board*

**Resolution No. 310-15**

Resolved to declare the application of **SPRINT SPECTRUM, L.P. FOR A SPECIAL  
USE PERMIT** at 114 Old Country Road, Mineola New York as an unlisted action with a  
negative declaration under the New York State Environment Quality Review Act  
(SEQRA).

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

**Vote:**  

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

**Mayor Scott P. Strauss requested a motion to close the hearing and reserve decision at  
7:45 PM.**

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

**Vote:**  

<u><b>Yes</b></u>	<u><b>No</b></u>	<u><b>Abstain</b></u>
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 7:50 PM**

*A Public Hearing was held at 7:50 PM at the Village Hall, 155 Washington Avenue, Mineola,  
New York, 11501 in order to receive public comment upon the following:*

**APPLICATION OF HENRY M. MONTEVERDE FOR A SPECIAL USE  
PERMIT PURSUANT TO CHAPTER 550 OF THE CODE OF THE  
INCORPORATED VILLAGE OF MINEOLA, ENTITLED “ZONING”,  
SECTION 550.13 ENTITLED “B-2 DISTRICTS” FOR THE PURPOSE OF  
ESTABLISHING A COFFEE SHOP WITH THE SALE OF FOOD AND  
BEVERAGES UPON THE PROPERTY KNOWN AS 196 SECOND  
STREET, MINEOLA, NEW YORK, KNOWN AND DESIGNATED ON THE  
NASSAU COUNTY LAND AND TAX MAP AS SECTION 9, BLOCK 419,  
LOT 140**

*1 Speaker addressed the Board*

**Resolution No. 311-15**

Resolved to declare the application of **HENRY M. MONTEVERDE FOR A SPECIAL USE PERMIT** at 196 Second Street, Mineola New York as an unlisted action with a negative declaration under the New York State Environment Quality Review Act (SEQRA).

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

**Vote:**

**Yes**

**No**

**Abstain**

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

**Resolution No. 312-15**

BOARD OF TRUSTEES  
INCORPORATED VILLAGE OF MINEOLA

-----X  
In the Matter of the Application of

HENRY M. MONTEVERDE

**DECISION**

For a Special Use Permit pursuant to Chapter 550, Section 550.13 of the Code of the Incorporated Village of Mineola, at premises known as 196 Second Street, Mineola, New York, known and designated on the Nassau County Land and Tax Map as Section 9, Block 419, Lot 140.

-----X

NAME OF APPLICANTS:	Henry M. Monteverde
SUBJECT PROPERTY:	Section 9, Block 419, Lot 140
STREET LOCATION:	196 Second Street Mineola, New York 11501
ZONING DISTRICT:	Business "B-2" District
RELIEF REQUESTED:	Application For a Special Use Permit pursuant to Chapter 550, Section 550.13 for the establishment of a coffee shop with the sale of food and beverages upon the property
PUBLICATION & POSTING:	All in accordance with applicable laws, rules and regulations
DATE OF HEARING:	November 18, 2015
APPEARANCES:	Henry M. Monteverde, Architect Carmelo Sapuppo, President of PS Restaurant Group

**DECISION:**

Henry M. Monteverde (hereinafter, "Applicant") is before this Board pursuant to Chapter 550, Section 550.13 of the Municipal Code of the Incorporated Village of Mineola for a special

use permit for the establishment of a coffee shop with the sale of food and beverages upon the property known as 196 Second Street, Mineola, New York (known and designated on the Nassau County Land and Tax Map as Section 9, Blocks 419, Lot 140) (hereinafter, the "Property").

By Notice of Disapproval, dated July 23, 2015, Applicant's building permit was denied. The Building Inspector determined that the proposed application is contrary to the Village's zoning regulations in that the establishment of a coffee shop with the sale of food and beverages upon the Property requires a special use permit. Applicant was thus required to seek relief before the Board of Trustees for a special use permit.

Based upon the evidence adduced at the public hearing, and the documentation submitted to the Board in support of the application, the Board makes the following findings of fact:

- 1) Applicant is seeking a special use permit to establish a coffee shop with the sale of food and beverages upon the property known as 196 Second Street, Mineola, New York;
- 2) The existing space is approximately 700 square feet;
- 3) Applicant is proposing 28 seats;
- 4) There will be no cooking/baking on the Property;
- 5) The hours of operation shall be 7:00 am to 7:00 pm Monday- Saturday; and
- 6) The proposed use, subject to the conditions imposed by this Board, will provide a desirable service and convenience to the Village;

Based upon the above findings, it is hereby determined that the proposed use, subject to the conditions stated below, is harmonious to the "B-2" District, will conform to the general character of the neighborhood and that the public health, morals, safety and general welfare of such neighborhood will be secured by the granting of the requested Special Use Permit. Further, it is hereby determined that the Special Use Permit will provide a desirable facility to the area and will not be incongruous to the neighborhood by reason of excessive traffic.

**IT IS THEREFORE RESOLVED**, that the Special Use Permit is **GRANTED** subject to the following conditions:

- 1) Deliveries shall not occur before 6 a.m.;
- 2) All putrescible waste shall be refrigerated indoors until pick-up;
- 3) Each of these conditions is material to the approval granted by the Board of Trustees. Violations of any of them shall subject the applicant or its successors to enforcement pursuant to the Village's Municipal Code, including possible revocation of this special use permit;

- 4) The representations made by Applicant on the record in this proceeding have been deemed material to this application and have been relied upon by the Board of Trustees in its deliberations and decisions. Said representations are deemed to be part of the conditions of this special use permit; and
- 5) Violation of a condition set forth in this decision shall be deemed a violation of the Village Zoning Law and shall subject the owner or occupant of the premises to all penalties set forth in the Zoning Law.

Dated: November 18, 2015  
Mineola, New York

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

Village Clerk Joseph R. Scalero Polled the Board:

**Vote:**

**Yes**

**No**

**Abstain**

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

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

Motioned by Trustee Paul A. Pereira  
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 8:03 PM**

*A Public Hearing was held at 8:03 PM at the Village Hall, 155 Washington Avenue, Mineola, New York, 11501 in order to receive public comment upon the following:*

**APPLICATION OF CHAMINADE HIGH SCHOOL FOR FINAL SITE PLAN 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", TO EXPAND A PRE-EXISTING EDUCATIONAL/RELIGIOUS INSTITUTION BY THE ADDITION OF A NEW SCIENCE BUILDING WITHOUT AN INCREASE IN STUDENT OR STAFF POPULATION UPON THE PROPERTY KNOWN AS 340 JACKSON AVENUE, MINEOLA, NEW YORK, KNOWN AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 9, BLOCK 382, LOTS 1 AND 2.**

*1 Speaker addressed the Board*

## Resolution No. 313-15

### DECISION

Application of Chaminade High School for final site plan approval for the construction of a new science building

**WHEREAS**, CHAMINADE HIGH SCHOOL (“Applicant”) has made an application to the Board of Trustees of the Incorporated Village of Mineola (the “Board”) for approval of a certain site plan for the construction of a new science building upon the main school campus (the “Project”) known as 340 Jackson Avenue, Mineola, New York 11501 (known and designated on the Nassau County Land and Tax Map as Section 9 Block 382 Lots 1 and 2) (the “Property”), pursuant to Section 198-6 of the Mineola Municipal Code; and

**WHEREAS**, the Board has conducted a public hearing concerning the instant application and has received public comment thereon; and

**WHEREAS**, the application was referred to the Nassau County Planning Commission; and

**WHEREAS**, the Applicant appeared before the Village’s Zoning Board of Appeals and was granted the required variance for the construction of the Project;

**WHEREAS**, the Applicant appeared before the Village’s Planning Board and was granted preliminary site plan approval;

**WHEREAS**, the Applicant appeared before the Village’s Architectural Review Board and was granted approval; and

**WHEREAS**, the Board finds that the proposed application, subject to strict adherence to the conditions noted below will promote the Village’s specific physical, cultural and social policies in accordance with the Village’s comprehensive plan and in coordination with community planning mechanisms and land use techniques. Further, it is hereby determined that the application will provide a desirable building to the area, and will not be incongruous to the neighborhood by reason of excessive traffic.

**NOW, THEREFORE, BE IT RESOLVED** that the application of CHAMINADE HIGH SCHOOL for formal site plan approval is hereby **GRANTED**, subject to the following conditions:

1. The representations made by Applicant on the record in this proceeding have been deemed material to this application and have been relied upon by the Board of

Trustees in its deliberations and decisions. Said representations are deemed to be part of the conditions of this approval;

- 2. Violation of a condition set forth in this Decision shall be deemed a violation of the Village Zoning Law and shall subject Applicant or its successors to all penalties set forth in the Zoning Law; and

This document constitutes the Decision of the Board of Trustees of the Incorporated Village of Mineola.

Dated: Mineola, New York  
November 18, 2015

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

Village Clerk Joseph R. Scalero Polled the Board:

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

Mayor Scott P. Strauss requested a motion to close the hearing at 8:30 PM.

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

<b>Vote:</b>			
<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			

Mayor Scott P. Strauss called the Work Session to order at 8:55 PM.

<b>PRESENT:</b>	Mayor Scott P. Strauss
	Trustee Paul S. Cusato
	Trustee Paul A. Pereira
	Trustee George R. Durham
	Trustee Dennis J. Walsh

<b>ALSO PRESENT:</b>	Village Attorney John P. Gibbons, Jr.
	Village Clerk Joseph R. Scalero
	Superintendent of Public Works Thomas J. Rini

<b>Press Observers:</b>	None
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<b>Sunshine Observers:</b>	2 Observers
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**Resolution No. 314-15**

Resolved to approve bills and payroll.

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. 315-15**

Resolved to approve a request by the Mineola Junior Fire Department for the use of the Village Hall Community Center to conduct its Pasta Dinner on Saturday March 12 and Sunday March 13, 2016 beginning at 8:00 am.

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. 316-15**

Resolved to approve the membership of the following candidates as recommended by the Mineola Fire Department:

Joseph Attard	Co. 3
Stephen Martone	Co. 2

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. 317-15**

Resolved to approve the following payment in the amount of \$6,900.00 from the Development Incentive Bonus Funds in FY 2015-2016:

VENDOR	AMOUNT	PROJECT
Aragona Electrical Contractors Corp.	\$ 6,900.00	Memorial Park Project

Motioned by Trustee Paul A. Pereira  
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. 318-15**

Resolved to authorize an engineering evaluation for the possible rehabilitation of Water Well #3:

Engineers: D & B Engineers & Architects, P.C.  
Cost: \$ 47,000.00  
Funding Source: 2015/2016 Water Fund Budget and/or Water Fund Unreserved Fund Balance

Motioned by Trustee Dennis J. Walsh  
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. 319-15**

Resolved to hire Richard Van Houten in the position of Mechanic at a starting salary of \$45,000 per year.

Motioned by Trustee Paul A. Pereira  
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. introduced the following resolutions:*

**Resolution No. 320-15**

BOARD OF TRUSTEES  
INCORPORATED VILLAGE OF MINEOLA

-----X  
In the Matter of the Application of

ANTHONY S. DIPROPERZIO

**DECISION**

For a Special Use Permit pursuant to Chapter 550, Section 550.12(B) of the Code of the Incorporated Village of Mineola, at premises known as 461 Jericho Turnpike, Mineola, New York, known and designated on the Nassau County Land and Tax Map as Section 9, Block 28, Lots 43-44.

-----X

NAME OF APPLICANTS: Anthony S. DiProperzio

SUBJECT PROPERTY: Section 9, Block 28, Lots 43-44

STREET LOCATION: 461 Jericho Turnpike  
Mineola, New York 11501

ZONING DISTRICT: Business "B-1" District

RELIEF REQUESTED: Application For a Special Use Permit pursuant to Chapter 550, Section 550.12(B) to establish a car rental business upon the property.

PUBLICATION & POSTING: All in accordance with applicable laws, rules and regulations.

DATE OF HEARING: October 14, 2015

APPEARANCES: Anthony S. DiProperzio, Architect  
Ed Karnig, Property Owner  
Wendell Raphael, Principal of AutoSource 1

#### **DECISION:**

Anthony S. DiProperzio, Architect for AutoSource 1 (hereinafter, "Applicant"), is before this Board pursuant to Chapter 550, Section 550.12(B) of the Municipal Code of the Incorporated Village of Mineola, for a special use permit for the establishment of a car rental business upon the property known as 461 Jericho Turnpike, Mineola, New York (known and designated on the Nassau County Land and Tax Map as Section 9, Block 28, Lots 43-44) (hereinafter, the "Property").

By Notice of Disapproval, dated July 23, 2015, Applicant's building permit was denied. The Building Inspector determined that the proposed application is contrary to the Village's zoning regulations in that the establishment of a car rental business upon the Property requires a special use permit. Applicant was thus required to seek relief before the Board of Trustees for a special use permit.

Based upon the evidence adduced at the public hearing, and the documentation submitted to the Board in support of the application, the Board makes the following findings of fact:

- 3) Applicant is seeking a special use permit to establish a car rental business upon the property known as 461 Jericho Turnpike, Mineola, New York;

- 4) Richard Karnig is the owner of the Property and currently operates an after-market automobile installation business (automatic starters);
- 5) AutoSource 1 is seeking to rent a portion of the Property to operate a car rental business;
- 6) Applicant's hours of operation will be 7:00 a.m. to 6:00 p.m. Monday-Friday and 8:00 a.m. to 3:00 p.m. Saturday. Closed on Sunday;
- 7) Applicant is not a retail car rental business. The rental cars are exclusively rented through automobile insurance policies;
- 8) The Property will be utilized as a satellite location for the main business located in Uniondale, New York; and
- 9) Applicant proposes to have a maximum of two (2) rental cars at a time at the Property.

Based upon the above findings, it is hereby determined that the proposed use, subject to the conditions stated below, is harmonious to the "B-1" District, will conform to the general character of the neighborhood and that the public health, morals, safety and general welfare of the neighborhood will be secured by the granting of the requested Special Use Permit. Further, it is hereby determined that the Special Use Permit will provide a desirable facility to the area and will not be incongruous to the neighborhood by reason of excessive traffic.

**IT IS THEREFORE RESOLVED**, that the Special Use Permit is **GRANTED** subject to the following conditions:

- 6) Applicant shall install and maintain a "No Right Turn" sign on the Property indicating no right turns onto White Road upon exiting the Property;
- 7) There shall be no painting or auto body work performed at the Property;
- 8) Applicant shall have a maximum of two (2) rental vehicles on the Property at any one time;
- 9) Applicant will not park any vehicles associated with its business upon any of the surrounding residential streets or municipal parking lots;
- 10) Vehicles shall not be permitted to idle upon the Property;
- 11) Applicant shall not test drive any vehicles upon any residential streets;
- 12) Applicant shall not wash any vehicles associated with its business upon the Property;
- 13) Each of these conditions is material to the approval granted by the Board of Trustees. Violations of any of them shall subject the applicant or its successors to enforcement pursuant to the Village's Municipal Code, including possible revocation of this special use permit;
- 14) The representations made by Applicant on the record in this proceeding have been deemed material to this application and have been relied upon by the Board of Trustees in its deliberations and decisions. Said representations are deemed to be part of the conditions of this special use permit; and

- 15) Violation of a condition set forth in this decision shall be deemed a violation of the Village Zoning Law and shall subject the owner or occupant of the premises to all penalties set forth in the Zoning Law.

Dated: Mineola, New York  
November 18, 2015

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

Village Clerk Joseph R. Scalero polled the Board:

**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. 321-15**

Resolved that the Incorporated Village of Mineola hereby invites proposals for Electrical Inspection Services. The Board of Trustees of the Incorporated Village of Mineola authorizes the Village Clerk to publish the requisite legal notice.

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. 322-15**

Resolved to approve the Incorporated Village of Mineola entering into an agreement with D&B Engineers and Architects for the purpose of preparing a water rate study.

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 R. Strauss requested a motion to close the Work Session at 9:07 PM

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

**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		