

Minutes - Board Meeting – 04/10/2024

Minutes of the meeting of the Board of Trustees of the Incorporated Village of Mineola held Wednesday, April 10, 2024 at Village Hall, 155 Washington Avenue, Mineola, New York 11501.

PRESENT: Mayor Paul A. Pereira
Deputy Mayor Janine Sartori
Trustee Paul S. Cusato
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 Buildings Liam P. O’Keefe

Press Observer: None

Sunshine Observers: 35 Observers

Mayor Paul A. Pereira called the Public Hearing to order at 6:35 PM.

A Public Hearing was held at 6:35 PM at the Village Hall, 155 Washington Avenue, Mineola, New York, 11501 in order to receive public comment upon the following:

COMMUNITY DEVELOPMENT FUNDING 50TH YEAR ALLOCATIONS

Resolution No. 093-24

Resolved to approve the Community Development 50th Year allocations as presented:

Commercial Rehabilitation	\$185,000.00
Economic Development	\$25,000.00
Fire Protection Equipment	\$120,000.00
Residential Rehabilitation	\$30,000.00
Renovation, Mineola Fire Department (MFD) Station-3	<u>\$75,000.00</u>
	\$435,000.00

1 speaker from the public addressed the Board.

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

Village Clerk Bryan L. Rivera polled the Board:

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

Sunshine Observers: 35 Observers

Mayor Paul A. Pereira called the Public Hearing to order at 6:52 PM.

A Public Hearing was held at 6:52 PM at the Village Hall, 155 Washington Avenue, Mineola, New York, 11501 in order to receive public comment upon the following:

NOTICE IS HEREBY GIVEN THAT THE TENTATIVE BUDGET FOR THE YEAR 2024/2025 HAS BEEN COMPLETED BY THE BUDGET OFFICER AND FILED IN THE OFFICE OF THE VILLAGE CLERK IN THE VILLAGE HALL, 155 WASHINGTON AVENUE, MINEOLA, NEW YORK 11501 WHEREIN SAME WILL REMAIN OPEN FOR INSPECTION BY THE GENERAL PUBLIC, BETWEEN THE HOURS OF 8:30 A.M. AND 4:30 P.M. UNTIL APRIL 10, 2024 WHEN A PUBLIC HEARING WILL BE HELD IN THE VILLAGE HALL OF THE INCORPORATED VILLAGE OF MINEOLA, 155 WASHINGTON AVENUE, MINEOLA, NEW YORK 11501 AT 6:30 P.M. TO CONSIDER SAID BUDGET FOR FINAL ADOPTION.

Village Treasurer Giacomo A. Ciccone introduced the Final Budget.

2 speakers from the public addressed the Board.

Resolution No. 094-24

Resolved to adopt the Homestead Adjusted Base Proportions for the Village of Mineola, as recommended by the Village Assessors, for the 2024/2025 tax year.

Motioned by Trustee Paul S. Cusato
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		
Deputy Mayor Janine Sartori		
Trustee Paul S. Cusato		
Trustee Jeffrey M. Clark		
Trustee Donna M. Solosky		

Resolution No. 095-24

Resolved to adopt the 2024/2025 Budget.

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

Village Clerk Bryan L. Rivera polled the Board:

Vote:		
<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Mayor Paul A. Pereira		
Deputy Mayor Janine Sartori		

Trustee Paul S. Cusato
Trustee Jeffrey M. Clark
Trustee Donna M. Solosky

Sunshine Observers: 30 Observers

Mayor Paul A. Pereira called the Public Hearing to order at 7:20 PM.

A Public Hearing was held at 7:20 PM at the Village Hall, 155 Washington Avenue, Mineola, New York, 11501 in order to receive public comment upon the following:

APPLICATION OF MUSSO PROPERTIES LLC FOR A SPECIAL PERMIT PURSUANT TO CHAPTER 550 OF THE CODE OF THE INCORPORATED VILLAGE OF MINEOLA ENTITLED “ZONING”, SECTION 550-15.1 ENTITLED “DOWNTOWN OVERLAY DISTRICT” TO CONSTRUCT A FOUR STORY, 36 UNIT RESIDENTIAL BUILDING LOCATED ON THE SOUTHWEST CORNER OF HARRISON AVENUE AND THIRD AVENUE, MINEOLA, NEW YORK, KNOWN AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 9, BLOCK 413, LOT 1.

The application was presented by Kevin Walsh, Keyan Cody, Noel Rodgers and Victor Musso. 5 speakers from the public addressed the Board.

Resolution No. 096-24

Resolved to declare the Special Use Application of Musso Properties LLC for a Special Use Permit pursuant to Chapter 550 of the Code of the Incorporated Village of Mineola, entitled “Zoning”, Section 550-15.1 entitled “Downtown Overlay District” for the purpose of constructing a four story, 36 unit residential building located on the southwest corner of Harrison Avenue and Third Avenue, Mineola, New York, known and designated on the Nassau County Land and Tax Map as Section 9, Block 413, Lots 1, as an unlisted action pursuant to S.E.Q.R.A.

Motioned by Trustee Jeffrey M. Clark
Seconded by Trustee Donna M. Solosky

Vote:

Yes

No

Abstain

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

Mayor Paul A. Pereira requested a motion to close the hearing and reserve decision at 8:47 PM.

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

Vote:

Yes

No

Abstain

Mayor Paul A. Pereira

Deputy Mayor Janine Sartori

Trustee Paul S. Cusato

Trustee Jeffrey M. Clark

Trustee Donna M. Solosky

Sunshine Observers: 16 Observers

Mayor Paul A. Pereira called the Public Hearing to order at 8:55 PM.

A Public Hearing was held at 8:55 PM at the Village Hall, 155 Washington Avenue, Mineola, New York, 11501 in order to receive public comment upon the following:

APPLICATION OF HARRISON AVE MINEOLA LLC FOR A SPECIAL PERMIT PURSUANT TO CHAPTER 550 OF THE CODE OF THE INCORPORATED VILLAGE OF MINEOLA ENTITLED “ZONING”, SECTION 550-15.1 ENTITLED “DOWNTOWN OVERLAY DISTRICT” TO CONSTRUCT A FOUR STORY, 42 UNIT RESIDENTIAL BUILDING LOCATED UPON THE PROPERTY CURRENTLY KNOWN AS 228 HARRISON AVENUE, MINEOLA, NEW YORK, KNOWN AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 9, BLOCK 404, LOTS 5, 807-811.

The application was presented by Marco Silva, Emilio Susa, Sean Mulryan and Michael Rant. 5 speakers from the public addressed the Board.

Resolution No. 097-24

Resolved to declare the Special Use Application of Harrison Ave Mineola LLC for a Special Use Permit pursuant to Chapter 550 of the Code of the Incorporated Village of Mineola, entitled “Zoning”, Section 550-15.1 entitled “Downtown Overlay District” for the purpose of constructing a four story, 42 unit residential building located upon the property currently known as 228 Harrison Avenue, Mineola, New York, known and designated on the Nassau County Land and Tax Map as Section 9, Block 404, Lots 5, 807-811, as an unlisted action pursuant to S.E.Q.R.A.

Motioned by Trustee Paul S. Cusato

Seconded by Trustee Jeffrey M. Clark

Vote:

Yes

No

Abstain

Mayor Paul A. Pereira

Deputy Mayor Janine Sartori

Trustee Paul S. Cusato

Trustee Jeffrey M. Clark

Trustee Donna M. Solosky

Mayor Paul A. Pereira requested a motion to close the hearing and reserve decision at 10:25 PM.

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

Vote:

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

Mayor Paul A. Pereira called the Work Session to order at 10:27 PM.

PRESENT:
Mayor Paul A. Pereira
Deputy Mayor Janine Sartori
Trustee Paul S. Cusato
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
Superintendent of Buildings Liam P. O’Keefe

Press Observer: None

Sunshine Observers: None

Resolution No. 098-24

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

Resolution No. 099-24

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

Ian McCloskey Company 2

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

Vote:

Yes

No

Abstain

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

Resolution No. 100-24

Resolved to authorize the engineering services contract for the 2024 Roadway Improvements Contract.

Engineers: D&B Engineers & Architects, P.C.
Cost: \$145,000.00 (\$93,000 Design, Survey, Plans & Estimated \$52,000
Inspection Services)
Funding Source(s): 2024/2025 General Fund Budget and/or the General Fund
Unreserved Fund Balance

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

Vote:

Yes

No

Abstain

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

Resolution No. 101-24

Resolved to authorize Friday, April 26, 2024, as Arbor Day in the Village of Mineola to be commemorated with the planting of a tree. Location to be determined.

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

Vote:

Yes

No

Abstain

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

Resolution No. 102-24

Petitioner: SNH Medical Office Property Trust
Petitioner Address: 200 Old Country Road
Petitioner's Attorney: Cronin & Cronin

Resolved, that the tax certiorari settlement for the property known as 200 Old Country Road, Mineola, New York owned by SNH Medical Office Property Trust, and identified as Section 9, Block 429, Lots 142, 144 and Section 9, Block 474, Lots 134, 134A, 140 and 140A is hereby approved; and it is further

Resolved, that the Petitioner will receive a refund of \$150,000.00 for the tax years 2015/2016 through 2023/2024. The refund shall be payable by the Village upon the submission by the Petitioner of a voucher accompanied by the Judgment and Stipulation.

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

Village Clerk Bryan L. Rivera polled the Board:

Vote:

Yes

No

Abstain

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

Mayor Paul A. Pereira requested a motion to close the Work Session at 10:31 PM.

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

Vote:

Yes

No

Abstain

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

Respectfully submitted,

Bryan L. Rivera
Village Clerk