

Minutes - Board Meeting – 09/13/2023

Minutes of the meeting of the Board of Trustees of the Incorporated Village of Mineola held Wednesday, September 13, 2023 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
Superintendent of Public Works Thomas J. Rini
Superintendent of Buildings Liam P. O’Keefe

Press Observer: *Williston Times*

Sunshine Observers: 50 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:

APPLICATION OF THIRD FRONT 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 TEN STORY, 240 UNIT RESIDENTIAL BUILDING LOCATED ON THE SOUTH SIDE OF THIRD STREET UPON THE PROPERTY CURRENTLY 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, 8, 11, 13, 14-17 AND A TEN STORY, 250 UNIT RESIDENTIAL BUILDING LOCATED ON THE NORTH SIDE OF THIRD STREET UPON THE PROPERTY CURRENTLY KNOWN AS 109 FRONT STREET, MINEOLA, NEW YORK, KNOWN AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 9, BLOCK 355, LOTS 25, 36, 128-129, 137, 139, 140, 242, 243.

The application was presented by Kevin Walsh, Andrew Nee, David Wortman and Aaron Machtay. 13 speakers from the public addressed the Board.

Resolution No. 239-23

Resolved to declare the Special Use Application of Third Front 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 ten story, 240 unit residential building located on the south side of Third Street upon the property currently 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, 8, 11, 13, 14-17, and a ten story, 250 unit residential building located on the north side of Third Street upon the property currently known as 109 Front Street, Mineola, New York, known and designated on the Nassau County Land and Tax Map as Section 9, Block 355, Lots 25, 36, 128-129, 137, 139, 140, 242, 243, as an unlisted action pursuant to S.E.Q.R.A.

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		

Mayor Paul A. Pereira requested a motion at 9:50 PM to adjourn the Public Hearing until October 18, 2023.

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