

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE  
BOARD OF TRUSTEES

January 14, 2015  
6:30 o'clock p.m.

B e f o r e:

SCOTT P. STRAUSS,  
Mayor  
PAUL A. PEREIRA, Deputy Mayor  
PAUL S. CUSATO,  
GEORGE R. DURHAM,  
DENNIS J. WALSH,  
Trustees.

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JOHN M. SPELLMAN, ESQ.  
Village Attorney

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JOSEPH R. SCALERO  
Village Clerk

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PATRICIA A. TAUBER, RPR  
Official Court Reporter

1 MR. SCALERO: Ladies and gentlemen, please  
2 silence all pagers and cell phones. In the event of an  
3 emergency there are exits located in the rear of the  
4 room.

5 MAYOR STRAUSS: Evening, folks. Thank you for  
6 coming out tonight.

7 Tonight we'll conduct the continuation of the  
8 public hearing on the application of Mineola Metro, LLC  
9 for a special permit to construct a mixed use  
10 Transit-Oriented Development project at 199 Second Street  
11 in Mineola. This hearing is continued from November 12,  
12 2014. During the first night of the hearing this Board  
13 requested that the applicant present further information  
14 on the following topics: An evaluation of traffic  
15 impacts at intersections near Winthrop University  
16 Hospital; a further analysis of the impact of the  
17 proposed project on the school district with respect to a  
18 predicted increase in school-age children; a review of  
19 sewer capacity; and the relationship of the proposed  
20 building with respect to other buildings in the area, how  
21 they match up as to size, height and bulk.

22 I want to let everybody know that we will not  
23 make a decision tonight. I'm pretty sure, with the  
24 amount of people that are in the room, I hope everybody  
25 gets a chance to speak tonight. But if you don't, we'll

1 look to continue the hearing for another night because we  
2 think it's important that everybody has their opportunity  
3 to say what they need to say and be heard.

4 So I'd now ask the applicants to come forward  
5 to address these issues and any other issues it deems  
6 appropriate.

7 MR. K. WALSH: Thank you, Mayor. Good evening.  
8 I'm Kevin Walsh from the firm of Walsh, Markus, McDougal  
9 and DeBellis, 229 Seventh Street, Garden City, New York.

10 Good evening Mayor, Members of the Board --

11 MAYOR STRAUSS: Evening.

12 MR. K. WALSH: -- members of the public, and  
13 happy New Year to all.

14 Mayor, I'm here tonight with the Lalezarians,  
15 Kevin and Frank Lalezarian, who are the principals of  
16 Mineola Metro, LLC. This is a continuation hearing. We  
17 plan on getting right into the items that were requested  
18 of us at the last meeting, to go over them, and then  
19 obviously we have our full development team here to  
20 answer any further questions that anyone has.

21 MAYOR STRAUSS: Great.

22 MR. K. WALSH: When we concluded the last  
23 meeting I think we answered a lot of the questions from  
24 the audience. At least we answered the questions, the  
25 satisfaction the Board will decide. But if we missed any

1 of those questions, and if any Board member remembers  
2 any, I think we have the ability to answer all of them  
3 tonight.

4 With us here tonight, in addition to the  
5 Lalezarians, would be Ginny Watral, Gail Pesner and  
6 Patrick Lenihan. They are from VHB Engineering firm.  
7 And the items that we're going to talk about are  
8 contained in the addendum to the EAF, which was submitted  
9 to each of you. It is filed with the Village, and I'd  
10 ask it be included in the record of these proceedings.

11 MAYOR STRAUSS: OK.

12 MR. K. WALSH: As to that document, it contains  
13 a number of items that the Board asked us to consider.  
14 So in a second I'm going to ask Ginny Watral to come up  
15 and discuss the sewage disposal capacity, which was  
16 something that the Board requested information about.

17 She will also discuss the updated or the  
18 additional school student data as a result of additional  
19 studies. We had submitted with the first EAF a Rutgers  
20 study, which you have probably seen before, most people  
21 have seen before at these municipal hearings, and it set  
22 forth the predicted amount of students that should  
23 accompany the number of units given its location. While  
24 that is a low number, and it is an exceedingly low number  
25 of students that would come from a building like this, we

1 referenced and Ginny talked at the last meeting about  
2 further studies that have been done, and they basically  
3 take this a step further. They look at Transit  
4 Orientated Development, the type of development at train  
5 stations, buildings like this, and they studied how many  
6 students you can project in this type of building when it  
7 gets leased up. So Ginny will speak on that.

8 After Ginny speaks we will have Patrick  
9 Lenihan, the traffic engineer. He will discuss a number  
10 of things. He will discuss the logistics of the garage  
11 in the basement. We had discussions last time about some  
12 earmarked residential/commercial parking down there and  
13 guest parking down there, and he will discuss that plan  
14 with you.

15 He will also talk about the additional  
16 intersections and the methodology he used initially to  
17 make sure that the data that was presented to the Board,  
18 and the recommendations as to traffic, were the most  
19 comprehensive that we could find.

20 And then, last, it will come back to me to  
21 discuss the massing of the building a little bit, which  
22 was one of your last items you asked us to address.

23 So, without anything further, if you have no  
24 questions, I'll ask Ginny to come up.

25 MAYOR STRAUSS: Thank you.

1 MS. WATRAL: Good evening, Mr. Mayor, Members  
2 of the Board.

3 For the record, my name is Ginny Watral. I'm a  
4 Senior Technical Advisor with VHB. Our offices are  
5 located at 100 Motor Parkway, Suite 135, in Hauppauge,  
6 New York.

7 As just a brief refresher, as Mr. Walsh  
8 indicated, we had previously prepared a Part I EAF to  
9 assist with the comprehensive review that the Village  
10 would undertake for the proposed action. We also  
11 provided an Expanded Environmental Assessment, or EA,  
12 which was discussed at the November 12 hearing. And to  
13 address the questions raised by the Board and the public  
14 at the November 12 hearing we have now prepared an  
15 addendum, which has been submitted and addresses the  
16 topics that were raised by Mr. Walsh.

17 With regard to the school-age children, as  
18 discussed at the last hearing, the school children  
19 analysis in the Expanded EA had provided the conservative  
20 estimate of the number of school children that would be  
21 anticipated to be generated as a result of this project  
22 using standard industry-accepted multipliers generated by  
23 Rutgers University.

24 Subsequent to the preparation of that Expanded  
25 EA, and at the time of the last hearing, I submitted

1 excerpts of additional studies, updated studies, that  
2 dealt more specifically with the type of development  
3 proposed herein, which is TOD, or Transit-Oriented  
4 Development. And those excerpts were submitted. In the  
5 addendum we have now included the comprehensive entire  
6 studies, not just excerpts. So all of the data is there  
7 for your reference. Specifically, a report generated by  
8 Urbanomics and Edison Exchange in March 2008, entitled  
9 "What About Our Schools", examined 32 transit-oriented  
10 developments containing close to 13,000 units from around  
11 the country. This report concluded that the number of  
12 school-aged children being generated by the comparable  
13 TOD projects identified in the study is extremely low,  
14 with an average generation rate of three students per 100  
15 units. Of the 32 TODs, transit-oriented developments,  
16 identified, 27 were rental and five were condominium.  
17 Ninety-two percent of the 12,945 units that were examined  
18 were rental units, and eight percent were condominium  
19 units. Based upon the analysis both the rental units and  
20 the condominium units produced a pupil multiplier of .03,  
21 or three pupils per 100 units. The Urbanomics study  
22 references an updated study published by Rutgers  
23 University which supports this significantly lower  
24 multiplier.

25 Thus, utilizing the more appropriate

1 multipliers for TODs, the anticipated number of  
2 school-age children generated by Mineola Village Green  
3 would be nine children, rather than the 37 indicated in  
4 the Expanded EA, or 296 units times .03 children, which  
5 actually comes out to 8.8. We rounded up to nine.

6 With respect to the sewage disposal, VHB  
7 contacted the Nassau County Department of Public Works  
8 which indicated that Bay Park STP has an additional 17  
9 million gallons per day of capacity. As indicated in the  
10 Expanded EA, the proposed Mineola Village Green would  
11 generate approximately 79,650 gallons per day, which  
12 represents .47 percent of the additional capacity  
13 available. As such, there is sufficient capacity and  
14 there would be no significant adverse impact anticipated  
15 as a result of the approval of Mineola Village Green.

16 In conclusion, based on the analyses provided  
17 in both the Expanded EA and the addendum, it is  
18 respectfully submitted that the proposed Mineola Village  
19 Green would be in character with existing development in  
20 this part of the Village of Mineola. It would be  
21 consistent with the recommendations of the Village's  
22 Comprehensive Master Plan. And it would not have any  
23 significant adverse environmental impact on the subject  
24 property or the surrounding community.

25 MR. K. WALSH: Thank you.

1 Mr. Lenihan?

2 MR. LENIHAN: Good evening, Mr. Mayor, Members  
3 of the Board. My name is Patrick Lenihan. I am Director  
4 of Transportation at VHB's Long Island office, 100 Motor  
5 Parkway, in Hauppauge.

6 As Mr. Walsh noted in his presentation, there  
7 are several items in the Expanded EA that have to do with  
8 the traffic study and some additional information that  
9 the Board asked for at the last hearing.

10 The first one, I thought, was the selection  
11 process for determining the specific intersections that  
12 we used in the initial traffic study. I went through  
13 that verbally at the other hearing. It is written in the  
14 addendum. It wasn't specifically on your list of items  
15 you read at the beginning of the hearing but, if you  
16 want, I can read it right now.

17 MAYOR STRAUSS: OK.

18 MR. LENIHAN: OK.

19 MAYOR STRAUSS: Thank you.

20 MR. LENIHAN: The traffic impact analysis --  
21 I'm just going to read it very quickly.

22 MAYOR STRAUSS: Don't read too quickly. The  
23 court reporter needs to record it.

24 MR. LENIHAN: OK.

25 MAYOR STRAUSS: And not too slowly.

1 MR. LENIHAN: Seventy percent.

2 MAYOR STRAUSS: We got a big crowd here  
3 tonight.

4 MR. LENIHAN: Seventy percent. If I'm a little  
5 fast, just let me know.

6 OK. As you know, the traffic impact study  
7 contained four intersections, two on Mineola Boulevard,  
8 two just to the east. I'm going to start to paraphrase  
9 here. These intersections in that study, as with all the  
10 other studies we perform, are selected based on  
11 evaluation of the existing roadway system in the vicinity  
12 of the site; the locations of the site access points; to  
13 consider and determine where we think impacts, potential  
14 impacts, are most likely to occur; the available roadway  
15 paths to and from the site; likely destinations of  
16 motorists residing or visiting the site; allow for a  
17 determination of the major traffic flows to and from the  
18 site. In some instances this is influenced by the  
19 distance and types of roadways available.

20 In the case of this particular development the  
21 traffic conditions present in the immediate area of the  
22 Mineola train station, as I talked about at the last  
23 hearing, indicated that the vast majority of traffic  
24 exiting the site would avoid this area. And as we know,  
25 due to its one-way, no one can enter from that direction.

1 Another factor in selecting the intersections  
2 is the distance from the site, and the immediate  
3 locations where site traffic will make turns, to the  
4 point where it becomes more diffuse and less  
5 concentrated. As the site traffic leaves the site  
6 motorists will divert in various locations, reducing the  
7 level of site traffic experienced further away. Also,  
8 turning vehicles typically have a greater impact on the  
9 way an intersection functions than vehicles traversing  
10 straight through an intersection. Any intersections  
11 where there is a relatively high level of turning  
12 movements can be expected to more likely show an impact  
13 to a particular development.

14 So that's how we arrived at the intersections  
15 in the original study. At the last hearing three  
16 additional locations were identified for further analysis  
17 that would involve some vehicles leaving the site and  
18 heading west through the train station. Those  
19 intersections were Second Street at Third Avenue, Third  
20 Avenue at First Street, and Third Avenue at Harrison  
21 Street.

22 And the addendum -- the easiest way to follow,  
23 I think, is a series of five figures that they attached  
24 to the addendum that show existing traffic volumes at  
25 those three intersections. We went out and counted, on a

1 Thursday and a Saturday, the same three peak periods that  
2 we counted for the original development. We grew that  
3 traffic to the same build used in the original traffic  
4 study, added the no-build traffic from other developments  
5 identified in the area, as we did in the traffic study,  
6 and then we had to revisit the directional distribution  
7 that was in the original study, which in that case we  
8 routed all the traffic to the east, towards Main Street,  
9 and wrapped around to Mineola Boulevard because we were  
10 looking for places where we would find the greatest  
11 impact.

12 In reality, some traffic may leave through the  
13 railroad station. At the time we didn't think it would  
14 form an impact. But conservatively, putting it the other  
15 way, looked for the most impact potential in that  
16 direction.

17 So looking here, if you look at the figures in  
18 the rear, in putting some traffic through the area of the  
19 railroad station to the west, we took 15 percent of the  
20 exiting traffic through the railroad station and then to  
21 the north. And if you look at figure 4, when we applied  
22 our percentage to the site traffic you can get an idea of  
23 how much traffic that represents in an hour, on the left  
24 margin of the page, of the three peak hours, the a.m.,  
25 p.m. and Saturday. And you can see as the traffic routes

1 along Third Avenue to the north it dissipates and becomes  
2 less as you head to the north.

3 Finally, the last figure, figure 5, shows the  
4 composite traffic with the site. And in the margin is  
5 represented the percentage increase versus the no-build  
6 that the site traffic represents. And as you can see,  
7 not only are the percentages very low -- 3.6 percent  
8 being the highest -- the actual net increase is very  
9 small as well. So based on this it can be seen that  
10 there's not likely to be an impact along Third due to the  
11 development of the site.

12 OK. As Mr. Walsh mentioned, the final thing  
13 was the configuration of the parking lots under the  
14 building. Page 7 of the addendum contains the breakdown  
15 of the -- you want to show this plan to them?

16 MR. K. WALSH: If you have it there, yes.

17 MR. LENIHAN: Do we have it?

18 (Off the record discussion ensued.)

19 MR. LENIHAN: We don't have it?

20 It is attached to the addendum, correct?

21 MR. PEREIRA: Yes. It's here.

22 MAYOR STRAUSS: We have it here in front of us.

23 MR. LENIHAN: OK.

24 (Same placed on the easel.)

25 MR. LENIHAN: That's the ground floor? OK.

1                   So in the addendum it notes that the cellar  
2 level, Level 01, is configured to contain 157 total  
3 spaces, 14 residential/visitor spaces, 21  
4 retail/restaurant spaces, and 122 residential spaces,  
5 located behind the gate, isolating them from the rest of  
6 the floor. Cellar Level 02 contains 179 total spaces,  
7 all residential. And cellar Level 03, 137 total  
8 residential spaces. That's a grand total of 484 spaces,  
9 once the nine valet spaces on the east side of the  
10 building are considered.

11                   I believe that was the conclusion of the list.

12                   MAYOR STRAUSS: Thank you.

13                   MR. LENIHAN: Thank you.

14                   MR. K. WALSH: If I might, there were two other  
15 points, I think, that need to be made.

16                   At the last meeting there were some questions  
17 raised by our adjacent neighbor, the owner of Fox's.  
18 Since that meeting . . . If you note on the site plan, we  
19 had proposed in our last plan ten valet parking spaces in  
20 that drive-through driveway that's there. You'll note on  
21 your new plan, the new plan there's only nine. We had  
22 talked to them about making sure that we could respect an  
23 easement that they have from their parking lot rear to  
24 the two-way driveway out to Second Street. So, in  
25 discussing that, we expected we were going to have to

1           lose one parking space to provide 14 feet.

2                       We have met with them. We discussed this. I  
3 think that -- they obviously will speak for themselves,  
4 but I think we will satisfy them as to the outlet there  
5 that we're providing. But it turns out that, when we  
6 pulled their survey against ours, it looks like we have  
7 more room than we thought. So on any final plan you're  
8 going to see it return to ten valet spaces, and I think  
9 we'll satisfy them there's plenty of room going out that  
10 way.

11                      In addition to that, there was a drainage  
12 question in terms of on-site drainage, which I think we  
13 were able to confirm we're going to store and maintain on  
14 site five inches, which is the County's standard which  
15 is, most would tell you, a very tough standard in any  
16 municipality to be able to maintain on site.

17                      The last component of the addendum to the EAF  
18 is the recent submission we produced. And in your pack,  
19 I think it's the last document in the submission, is a  
20 massing model or aerial views of the site. We projected  
21 on that -- and I do apologize. I'll take responsibility  
22 for this. I apologize for not having one that the public  
23 could see. But I'll be glad to, and I will as soon as  
24 I'm done speaking on it, I'll take my copy off and  
25 circulate it, if need be, so everyone can see it. But we

1 projected the recent buildings, or the approvals from the  
2 Village in the area, for the purpose of demonstrating  
3 what downtown Mineola is going to look like assuming,  
4 again, that this plan were approved.

5 So on those drawings we have two views. We  
6 have one from the north and one from the south. I would  
7 ask you to note -- you can form your own opinion as to it  
8 -- note that the three new buildings, the 250 Old Country  
9 Road, the Mill Creek project, and this proposed project,  
10 they jump out a little bit at you. I don't think because  
11 of height. I think they jump out at you because they're  
12 not completed building and they're highlighted in a  
13 different color. But if you assume that they were  
14 completed and look like the others, I think this would  
15 support the concept that the scope and the bulk and the  
16 size of these buildings fit somewhat reasonably well  
17 within the downtown where you have more of your higher  
18 buildings.

19 And so we feel that, you know, this building  
20 fits. We feel it's part and parcel to your approach to  
21 the downtown. We're ready to answer any questions you  
22 have further. I think the best use of time now, Mayor,  
23 is to give the floor back to you so that you can --

24 MAYOR STRAUSS: Very nice of you. Thank you.  
25 Mr. Walsh, in looking over these plans -- I

1 really appreciate you coming back with the objects that  
2 we asked you to come back with from November -- I still  
3 have a problem with the height. And part of the idea of  
4 the Development Incentive Bonus project, and plans, and  
5 the laws and rules, was to graduate, have a graduated  
6 increase in height down towards the Old Country Road  
7 corridor, which you happen to be north of. So I have a  
8 concern of the height of this building being higher on  
9 this side of the tracks, a little bit closer to --  
10 there's no residences right around this area, but it's an  
11 esthetic thing for me, and it's a bulk thing, and it's a  
12 mass thing.

13 Is there a way that you could carve this up a  
14 little bit and kind of pack it down?

15 MR. K. WALSH: At the November meeting a number  
16 of people discussed and mentioned height as a concern,  
17 and I realize that it's certainly within the Village. So  
18 we had a little lead into this concept. In between  
19 meetings we did a lot of discussion as to, you know, the  
20 break point. There is always a break point in a project,  
21 from both a municipal side and from a developer's side.  
22 And I think the perfect plan is to get to that point, if  
23 you can.

24 So we studied. We crunched our numbers. The  
25 client, Kevin, crunched numbers and has authorized me to

1 present probably their fallback position and what they  
2 could conceivably build the plan with, contemplating what  
3 you just discussed, Mayor, and still make it a viable  
4 plan, recognizing that they will only do a first-rate  
5 viable plan that has sufficient economics built into it  
6 to sustain itself and be a credit both to the community  
7 that they build in as well as the Lalezarian name. As we  
8 indicated, as they've indicated, they hold their  
9 buildings. They don't transfer. They don't sell them  
10 out. They will be here a long, long time with this  
11 building.

12 So we are proposing or would propose to take --  
13 if we took -- and these are the elevations. I've taken  
14 the drawing of the elevations. The elevation that shows  
15 the two wings that are closest to Second Street, those  
16 which are now six stories, they would take one story off  
17 there. OK. We propose to take one story off there. And  
18 then the side wings, other than the rear, other than the  
19 back portion, they would propose to take another story  
20 off there. So in essence they would be taking off one  
21 story from the entire building. But they're requesting  
22 that they be able to keep the back piece along Front,  
23 along the railroad, at the height it is proposed. It has  
24 on top a lot of the amenities. And the thought is, also,  
25 that it would satisfy the bulk concept, the concern for

1 the bulk. The building would step up nicely, would  
2 plateau nicely to that rear. So by removing a floor from  
3 everything but that back portion they would lose a number  
4 of units, but they would be willing to do that and can  
5 still make the plan work with that.

6 MAYOR STRAUSS: I understand there's a  
7 financial impact to the applicant. Not really my  
8 concern. It's his. But how many apartments would that  
9 be reduced to? Do you know?

10 MR. K. WALSH: About 30 units would be reduced  
11 from that.

12 MAYOR STRAUSS: So you would look to take one  
13 story off the front, on the two legs of the U-shape that  
14 are closest to Second Street, and then along the sides of  
15 that U one story off, but maintain the back.

16 MR. K. WALSH: They ask to maintain the height  
17 in the back as it's presented.

18 MAYOR STRAUSS: I'll hold my questions. I'll  
19 let the rest of the Board.

20 Deputy Mayor?

21 MR. PEREIRA: Thank you. Thank you, Mr. Walsh.

22 Just to follow-up with that, just one quick  
23 question, and that is: If, in fact, Mr. Lalezarian is  
24 willing to take off this floor in the front and on the  
25 sides, and we're talking about 30 units, how would that

1 impact the parking? Because obviously that would be 45  
2 less spots that he would have to provide.

3 MR. LENIHAN: Yes.

4 MR. PEREIRA: Does that change the parking that  
5 was just presented to us?

6 MR. K. WALSH: Well, it would -- I'm assuming  
7 something which -- Kevin, you can tell me -- I'm assuming  
8 we'd still build the lot out. We would have more --

9 MR. PEREIRA: You'd still build three levels.

10 MR. K. WALSH: I assume. I hope they wouldn't  
11 save by taking that off, but I don't know whether that's  
12 been thought of, whether we would do the same, whether we  
13 create the same number of parking spaces, or not, and  
14 just have more visitor parking and the like.

15 MR. K. LALEZARIAN: Good evening, Mayor,  
16 Members of the Board.

17 We would most likely look to reduce the lowest  
18 level. So, while still maintaining three levels, reduce  
19 the lowest level, three levels below ground, by that 30  
20 times 1.5, or 45 spaces.

21 MR. PEREIRA: So in other words, reduce the  
22 footprint of the third level.

23 MR. K. LALEZARIAN: Of the lowest level or,  
24 perhaps, least desirable spaces all the way down.

25 MR. PEREIRA: OK. Mayor, I know that we have a

1 crowded house here tonight and the people want to speak.  
2 So I will hold off my questions until after the public  
3 speaks.

4 MAYOR STRAUSS: Mr. Cusato?

5 MR. CUSATO: Thank you, Mayor.

6 I'll make it short. I agree with both the  
7 Mayor and Deputy Mayor concerning the height. My break  
8 point would be to take three levels off the entire  
9 structure and make it definitely conform. That's all.

10 Thank you. That's it. Thank you, Mayor.

11 MAYOR STRAUSS: All right. Thank you.

12 Mr. Durham?

13 MR. DURHAM: I'm going to defer my comments and  
14 let the public speak.

15 MAYOR STRAUSS: All right. Mr. Walsh?

16 MR. D. WALSH: Thank you, Mayor.

17 Mr. Walsh, how are you?

18 MR. K. WALSH: Good evening.

19 MR. D. WALSH: Good.

20 Did you take a look at the hospital delivery,  
21 the deliveries to the hospital, the loading dock to the  
22 south of the emergency room? I had asked you about the  
23 number of deliveries going to the hospital and the impact  
24 from this building on the deliveries to the hospital and  
25 the amount of traffic that will be generated from that.

1 MR. K. WALSH: Yes. One second please. Excuse  
2 me a second.

3 (Off the record discussion ensued.)

4 MR. K. WALSH: Sorry.

5 Mr. Lalezarian indicated that we've met with  
6 Winthrop, or we talked to Winthrop, and there was no  
7 discussion -- there was no concern that they had with  
8 respect to our vehicles exiting that Front Street and  
9 coming down through the -- those that would be going  
10 through the train station and impacting somehow their  
11 deliveries. I apologize that we weren't specific enough  
12 with that. But there's not much more -- I don't know  
13 what more we can do, other than if you want us to try to  
14 get their OK on this development that way.

15 MR. D. WALSH: No. No. Not to get their OK.  
16 But at the last hearing we discussed that there's a  
17 considerable amount of traffic on Front Street and it's  
18 added because of the hospital deliveries and because of  
19 the Hofstra bus and the other buses that go through there  
20 to bring students to the school from Adelphi and such. I  
21 was wondering if you looked into how many trips are  
22 generated by the hospital.

23 MR. K. WALSH: No. We didn't get that data  
24 from them. What we did -- the traffic study that was  
25 done spoke to the peak conditions and would have

1 digested, during those peak conditions, the volume of  
2 traffic, including cars or anything that was going  
3 through. I suspect that a lot of those deliveries are  
4 not occurring at peak times, because they didn't show up  
5 necessarily on our data to throw it out of whack, would  
6 necessarily affect the times that it's used. I mean,  
7 obviously, depending I would think on when those  
8 deliveries are occurring, whether that coincides with  
9 actual peak time and, if it does, it would have appeared  
10 on our traffic counts.

11 MR. D. WALSH: Well, did you have someone stand  
12 there counting, or is this just an estimate?

13 MR. K. WALSH: No. We did counts. We actually  
14 did counts.

15 MR. LENIHAN: Yes. We did counts on the corner  
16 of Main and Front.

17 MR. D. WALSH: On the corner where?

18 MR. PEREIRA: Main and Front.

19 MAYOR STRAUSS: Main and Front.

20 MR. LENIHAN: Main and Front. Anybody that  
21 would have turned down Station Plaza North. So I have  
22 those peak hour counts.

23 MR. K. WALSH: They're in the original.

24 MR. LENIHAN: I can speak to the total volume.  
25 I don't have chart numbers with me, but perhaps just the

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MR. D. WALSH: You know the hospital gets a considerable amount of deliveries every day, and I'm sure that they're staggered. They're all over the place. I thought you were going to take a look at that.

MR. LENIHAN: Right. In terms of existing traffic in the morning, in an hour westbound on Station Plaza North 95 vehicles, total vehicles. I can't tell you at this point how many of those were trucks. In the p.m. 48, and on Saturday about 40.

So, you know, for a traffic lane that's not a lot of traffic in and of itself, but I understand the congestion with the train, etcetera. I don't think what we're adding to it is going to significantly worsen that situation. And my guess is that Mr. Walsh is right, and maybe we can look into a little more that the hospital would get their deliveries early in the morning.

MR. K. WALSH: Trustee Walsh, what I will do is I will get -- I will personally speak to them about their schedule so we can close it down. I assumed for a second, when we did the overall data, that would answer that question. Even though I recognize last meeting we didn't answer it, it was still open, but I thought the counts and the peak hours would answer that question because they're either going at peak times or, if they're

1 off peak, they obviously aren't being impacted or not  
2 impacting the traffic down there because we're really  
3 trying to study the peak times. But I will get their  
4 schedule to see whether or not they are going to be peak  
5 and be able to respond back to you on that.

6 MR. D. WALSH: OK. Thank you.

7 That's all, Mayor. Thank you.

8 MAYOR STRAUSS: Thank you, Mr. Walsh.

9 Any other comments from the Board before we  
10 open up to the public?

11 All right. Folks, we have a lot of people here  
12 tonight, which is great. I ask that you give respect to  
13 the person talking at the podium. And we're going to go  
14 by rows, and we'll hit the walls. Then we'll go back  
15 again, if we can. If we can't, we'll continue the  
16 hearing another night so we give everybody the  
17 opportunity to speak, because it's important for us to  
18 hear what you have to say.

19 As I mentioned, we're not looking to make a  
20 decision on it. We're not looking to rush this through.  
21 The more input that we have from everybody, the better  
22 that we can make an informed decision on it. And we're  
23 residents here too. So we completely understand that.

24 Anybody that's approaching the podium, I ask  
25 that you speak clearly, list your name and your address,

1 and make sure that the court reporter -- she might have  
2 to ask you to spell it or something. But if we could  
3 work that out. And certainly, because of the size of the  
4 crowd in the room, be respectful of each other because  
5 you might be up at the podium also and it's just a common  
6 courtesy.

7 Anybody in the first row? Second row?

8 Yes, ma'am.

9 If I could. Before you speak. The applicant,  
10 again, as common practice, if there are any questions  
11 regarding the project, we'll answer them at the end. So  
12 if you could record the questions and be prepared to  
13 answer them at the end of the time.

14 I'm sorry.

15 MS. PURDY: That's OK.

16 Good evening. Patti Purdy, Helen Road.

17 My family and I lived in the house my father  
18 had built for us back in 1950-something. First and  
19 foremost, I must say I am not afraid of change. In fact,  
20 I like it. However, at least for now, I am against  
21 tearing down the bank and putting up a nine-story, almost  
22 300-unit, apartment building in its place.

23 According to the Comprehensive Master Plan for  
24 the Village, quote, Mineola is first and foremost  
25 comprised of single-family neighborhoods, unquote. It

1 then goes on to talk about the need for other types of  
2 residential uses and states, quote, All such increases in  
3 density should be by special permit, also contingent on  
4 demonstration of additional public benefits. These could  
5 include public parks, significant environmental  
6 remediation, mixed-income housing, senior citizen  
7 housing, on and off street pedestrian enhancement, and  
8 community facilities, unquote.

9           Where are the additional public benefits in  
10 this project? Will there be more public parks and/or  
11 significant environmental remediation? Doubt it. Will  
12 this proposed apartment building provide for mixed-income  
13 housing? Nope. Senior citizen housing? I doubt that  
14 too.

15           The Village's own zoning regulations require a  
16 variance for any residential apartment building to be  
17 built over three stories. Parts of this proposed  
18 building will be nine stories high, three times what our  
19 zoning calls for. Why do we put regulations into place  
20 year after year if all we're going to do is grant a  
21 variance? Who pays for increased need for water, sewage,  
22 and other services provided by the Village? Not the  
23 tenants or the owners. Certainly not the developers.

24           When this property comes off the tax rolls for  
25 the next 20 years, who picks up the difference? Again,

1 not the tenants or the owners, and certainly not the  
2 developers.

3 And finally, Mr. Mayor, you and the Board are  
4 concerned that double driveways will make our friendly  
5 Village look like Queens. The new project, with their  
6 nearly 900 units already in place, make the Village look  
7 like Queens, and now you want to add another nine-story  
8 to our skyline?

9 I say no. Not now. Let's wait and see how  
10 quickly these other 600 units are rented. Let's wait and  
11 see what happens with traffic and our general quality of  
12 life.

13 If these developers are so anxious to do  
14 business in the great Village of Mineola, let them do it  
15 in the future, without the types of incentives that will  
16 only serve to line their pockets while increasing my  
17 school taxes.

18 Thank you.

19 MAYOR STRAUSS: Thank you.

20 Anybody else in the second row? Third row?  
21 Anybody else in the third row? Anybody in the fourth  
22 row?

23 Yes, ma'am.

24 MS. STOCK: Good evening. My name is Kelly  
25 Stock, Marcellus Road.

1 Ms. Purdy, I think you did a fabulous job.

2 Thank you.

3 And to just touch on something with what she  
4 just mentioned, we do have 600 apartments coming into  
5 play here and my concern is the school district. And  
6 while I can respect that you have to use statistics, I  
7 would like to see how many new students register in the  
8 Mineola schools from these 600 units, because I'm not  
9 aware of what types of neighborhoods the developments  
10 that you were referring to in your study -- what types of  
11 neighborhoods they were.

12 When you look at Mineola and where this  
13 development is proposed for, Mineola is a top school  
14 district in Nassau County. In addition, it's located  
15 right near the train station. So I could absolutely see  
16 lots of professional families moving in. And when  
17 there's possibly 300 additional apartments being added to  
18 this neighborhood, I don't see how statistically nine  
19 additional students could end up in our school district.  
20 It just doesn't seem feasible to me, knowing what the  
21 neighborhood is like.

22 MAYOR STRAUSS: Right.

23 MS. STOCK: I came here from Douglaston. I  
24 came from Queens. And just like Ms. Purdy was saying, I  
25 like it in Mineola. I like the residential

1 neighborhoods. This is why I moved here, and I want to  
2 see it stay that way.

3 I would ask, also, that you wait and see what  
4 the affects are of this most recent building before we  
5 make any decision.

6 MAYOR STRAUSS: Thank you, Ms. Stock.  
7 Appreciate it.

8 Anybody else in the fourth row? Fifth row?  
9 Yes, ma'am.

10 MS. NOVAK: Hello. My name is Kathy Novak. I  
11 live at 277 Garfield Avenue. I'm a homeowner.

12 By letting the two new apartment buildings on  
13 Old Country Road be built we have opened the floodgates  
14 to urban blight. The Village of Mineola is quickly  
15 becoming a city. The nine-floor high-rise building  
16 called the Village Green Apartments will create a  
17 negative impact in our quality of life in the form of  
18 more traffic, less commuter spots, increased school  
19 taxes, as well as overburdening the library, fire  
20 services and pool. Our volunteer Fire Department would  
21 not be able to respond properly to such a high-rise  
22 building. We may need a paid Fire Department. The  
23 construction could damage the integrity of the Mineola  
24 bridge.

25 The developer is seeking Nassau County IDA tax

1 abate-ments, which will raise our property and school  
2 taxes. Traffic on Mineola Boulevard and Old Country Road  
3 are already unbearable. In Mineola we do not have a  
4 homeowners' association, therefore we are being taken  
5 advantage of. By the way, Garden City has four homeowner  
6 associations.

7 I am asking Mayor Strauss and the Board of  
8 Trustees to stop this and any other high-rise building  
9 from being built in our Village. Make this your legacy.  
10 Stop the building. Because before you know it Mineola  
11 will become the sixth county of New York City.

12 Thank you.

13 MAYOR STRAUSS: Thank you.

14 Anybody else in the fifth row?

15 Yes, sir.

16 MR. MARTIMUCCI: Good evening. My name is Pat  
17 Martimucci. I'm presently representing Nassau Chromium  
18 Plating Company, who has been in business since 1929.

19 If anybody has seen traffic in Mineola, as they  
20 say they have, then you have to realize that Second  
21 Street is an abomination. You get one tractor trailer  
22 going into Western Beef and I can't get vehicles into my  
23 building to try and deliver chemicals that I need to keep  
24 my business going. It's a tough situation. And I  
25 realize everybody has to make a living. And I'm not one

1 to shed light on whether things should be done or not. I  
2 believe in advancing. I believe in new technology and  
3 things like that, but it has a cost. And as the previous  
4 speakers who have spoken have said, it comes at a price.

5 Now, I heard numbers on trucks and traffic, and  
6 I hear the number 95. Now, was that at 4:00 o'clock in  
7 the morning or 3:00 o'clock in the morning? Because I  
8 can assure you that if you stand in front of my building,  
9 I have more than 95 trucks come past on the way down to  
10 the hospital and to the various other businesses down  
11 there, and it's definitely a lot more than 95 throughout  
12 our day.

13 There have been times when we talk about  
14 depressing the railroad on the Oyster Bay line. And  
15 things were talked about, how they were going to depress  
16 it because the traffic was so bad. Well we haven't  
17 depressed it. But the traffic has gotten worse.

18 At this particular point I would just like to  
19 say I would like the Board to take serious consideration  
20 in this project and hopefully the right decision will be  
21 made and we'll all be able to prosper.

22 Thank you.

23 MAYOR STRAUSS: Thank you, Mr. Martimucci.

24 Anybody else in the fifth row?

25 Yes, ma'am.

1 MS. GLASSMAN: Good evening, everyone. My name  
2 is Angela Glassman, Garfield Avenue, in Mineola. Also a  
3 resident.

4 I grew up in Mineola and I attended Mineola  
5 schools. We came here, as some of the other folks have  
6 stated, because of the look of the community and the  
7 neighborhoods that we had. We did have to suffer through  
8 some changes with our schools, and we got used to it.

9 I don't have specific numbers, but I too have  
10 gotten up at 8:00 o'clock in the morning from Garfield  
11 Avenue and needed to turn right, southbound, on Mineola  
12 Boulevard. Ten minute light. My kids call them lunch  
13 lights. The one out onto Jericho Turnpike from Horton  
14 Highway, at the corner of the Jericho Terrace, that's a  
15 dinner light. Can't make a right turn out of there for  
16 ten minutes. Lunch hour, coming down Mineola Boulevard  
17 southbound, a horror. Five o'clock, same story. If I'm  
18 trying to get to Old Country Road, I wait until 6:00  
19 o'clock because you just can't do it.

20 It broke my heart when the Mineola theater came  
21 down. And then, when the wonderful building you're  
22 talking about changing went up, I became physically ill.  
23 I'd love to see that building changed. But I do worry  
24 about the impact of the parking, of all of the -- I like  
25 the fact that they are going to make the little garden

1 area in there, but that corner will never be beautiful  
2 again. It will never be a park where residents can go to  
3 to reside, to enjoy the day, if they wanted to sit in  
4 their courtyard as part of the beautification project, if  
5 that's how it's trying to be proposed, or is it just to  
6 be used for the residents of that building? I don't  
7 know.

8 MAYOR STRAUSS: It's open for anybody. If  
9 approved --

10 MS. GLASSMAN: Right.

11 MAYOR STRAUSS: -- it would be open for anybody  
12 to use.

13 MS. GLASSMAN: Right.

14 I don't know how foot traffic could get there  
15 to enjoy it.

16 MAYOR STRAUSS: Right.

17 MS. GLASSMAN: That's part of the problem.

18 Going down Second Street to frequent the  
19 merchants, which I prefer to do as often as possible,  
20 from 10:30 in the morning on you can't park outside the  
21 St. James. You can not park anywhere near the nail  
22 salon. It's just a horror, as it is now.

23 Now maybe those folks who will be looking to  
24 rent in that building will be commuters because of the  
25 proximity to the railroad, maybe not every one of those

1 renters would have two vehicles, but most people do. And  
2 even if we're only going to have 250 units, you have to  
3 presume that at least half of those people will have two  
4 vehicles. So the parking will still not be adequate if  
5 you're going to allow for visitors as well as people who  
6 might want to frequent whatever retail establishments  
7 will be there.

8 No one wants to suffocate change or progress,  
9 but we have to realize the size of the community that we  
10 have and the space that we have to deal with. It just  
11 isn't much. We are a small community. We were just  
12 built that way. And to try and get that many more people  
13 so fast I think is jumping the gun a little bit. And I  
14 like the suggestion that the folks before me made to wait  
15 and see what happens with the ones that have been  
16 approved. Let's see how we go before we agree to do  
17 anything else. Maybe it will be something we can do, but  
18 I'd like to see the impact of what has been approved  
19 before we go ahead and approve something else that we  
20 really don't have a substantial backup on.

21 Thank you very much.

22 MAYOR STRAUSS: Thank you very much.

23 Anybody else in the fifth row? Sixth row?

24 Anybody else in the -- yes, ma'am.

25 MS. HOPKINS: Andrea Hopkins, 158 Linden Road.

1 Four concerns. The first has to do with the  
2 traffic, and there are some questions for the traffic  
3 analysis that was done. What were the times?

4 These are going to be answered after, I  
5 presume?

6 MAYOR STRAUSS: Yes.

7 MS. HOPKINS: What were the times that those  
8 traffic studies were done, the days that they took place  
9 and the time the days were?

10 And, you know, when it comes to those traffic  
11 studies, they are reflective of the traffic today. When  
12 we're looking at these -- we're going to be adding 300  
13 apartments. If every one of those occupants have a car,  
14 we're looking at 300, probably more, cars than are now  
15 potentially going to be on the road at any given time.  
16 So the traffic studies that are just seeing today are  
17 reflective of the cars today, and it is already out of  
18 control.

19 I have to tell you, four times a week I leave  
20 my house. I live two blocks north of Jericho. I come  
21 down Mineola Boulevard between 4:45 and 5:45 four times a  
22 week, and during the construction of the research  
23 building it was taking me 15 minutes to get from my house  
24 down to the light on Second Street. And I know myself  
25 and many people who are making a right onto Jackson and

1 then making a left down Horton and going down Horton, or  
2 going farther --

3 THE REPORTER: Please slow down.

4 MS. HOPKINS: I'm sorry. I'm a little nervous.

5 So I make the right onto Jackson, and then I  
6 make the left onto Horton to try to detour a lot of that  
7 traffic that was backing up up to the Second Street.

8 So in regards to the traffic studies, too, I  
9 would like to see them expanded up to Jericho Turnpike,  
10 west of Mineola Boulevard, and the other way too, east of  
11 Mineola Boulevard, because Willis Avenue is a nightmare  
12 in itself with the train gates.

13 MAYOR STRAUSS: OK.

14 MS. HOPKINS: On that traffic -- from the  
15 traffic, what I haven't heard anyone really talk about is  
16 the Winthrop traffic and the emergency room. I had the  
17 opportunity twice this fall to have to go to the  
18 emergency room at two very different times, one Wednesday  
19 afternoon at about 2:00 in the afternoon and one was a  
20 Monday night at 7:00 p.m. And when I walked into the  
21 waiting room it was standing room only. And once you got  
22 triaged and you went inside, every cubical was taken and  
23 there were stretchers lining the wall. There was a  
24 person in every stretcher.

25 And the take out of this was, number one, if my

1 husband wasn't in so much pain that Monday night I would  
2 have gone to Mercy because it was just such a long wait.  
3 And the second one is: I thought, how are we going --  
4 how is Winthrop going to be able to handle the additional  
5 1,000 -- 1,800, if you think about it, out of all three  
6 buildings -- 1,800 additional people?

7           According to the CDC 20 percent of all  
8 Americans make a visit to an emergency room each year.  
9 So if you take the 1,800 and you take 20 percent of them,  
10 we're looking at 360 additional visits to the emergency  
11 room, an emergency room that is already at its max. And  
12 as a resident of Mineola, ten blocks from the hospital,  
13 the fact that I have to consider going to Mercy Hospital  
14 when I have an emergency, that bothers me. And I don't  
15 know if that's being considered when we're adding all of  
16 these new units.

17           Lastly, I just -- I have some questions  
18 regarding -- I was doing a lot of research regarding the  
19 description of the units. And one of the descriptions,  
20 if somebody could kind of clarify it for me, has to do  
21 with the 32 workforce units that have been added? The  
22 ones that are going to be added? And when I was looking  
23 back at the November transcript it was said that these  
24 workforce units were not considered subsidized housing.  
25 And so if somebody could help me understand how that is

1 not the case when, in fact, we're putting a -- it's  
2 anywhere between 50 and 75 percent median income is the  
3 qualifiers for getting one of these houses. And I know  
4 the HUD guidelines also are extremely low, or low income  
5 has to be at or below 50 percent, and moderate housing  
6 guidelines are 75 to 80 percent. So curious to know how  
7 this is not considered subsidized housing.

8 And if the tenants do come in, what do they  
9 have to -- is it a voucher program? Is it a  
10 project-based subsidized program? I just would like to  
11 know the answers to that as well.

12 MAYOR STRAUSS: OK.

13 MS. HOPKINS: Oh. And one other thing is, in  
14 that transcript it also said -- if I can just find it in  
15 here. Give me one second. It said that -- actually,  
16 Mr. Walsh, it says: Just because I don't want people to  
17 think that this could become a subsidized housing in any  
18 way, or any kind of subsidized housing included in here.  
19 It's what is required by the state, and it's a good idea  
20 and a fair thing.

21 I have not read anywhere that if a developer  
22 develops a housing program that it is required by state  
23 that a percentage of that becomes housing available to a  
24 lower income family. So I would like a clarification of  
25 that as well.

1 MAYOR STRAUSS: Sure.

2 MS. HOPKINS: I agree with everyone that has  
3 said that we need to just really sit back, take a deep  
4 breath. Let's see the impact that these two other  
5 buildings have on our Village. Let's see what the impact  
6 has on the traffic, on the parking, on the emergency  
7 room, on the school district. I think it was Trustee  
8 Pereira, at one of the meetings you had said, you know:  
9 We only have one chance to do this. We have to do it  
10 right. And we can't take it back once it's done.

11 So I really would like to just -- what's the  
12 rush? What are we rushing to do here? Let's just wait  
13 and see and move forward after that.

14 Thank you for the time.

15 MAYOR STRAUSS: Thank you.

16 Anybody else in the sixth row? Seventh row?  
17 Anybody in the seventh row?

18 Yes, sir.

19 MR. CAROL: Hi, folks. John Carol, 154 Banbury  
20 Road.

21 That was the feeling I had after hearing the  
22 first hearing, is let the dust settle and see what  
23 happens. And then there was hope somewhere, either at  
24 the hearing or at a work session, you agreed to say let's  
25 take another look at the Master Plan and see should it be

1 adjusted, changed or looked at. And hopefully that's  
2 begun. And the reason is basically the same thing, the  
3 traffic and the safety of the traffic. The traffic  
4 lights need arrows to direct us and so on. Second Street  
5 heading north on Mineola at least.

6 And so, with that, the developers, they gave an  
7 excellent presentation which convinced me they're a good  
8 group and they make a good building . . . On that side.  
9 But when it came to Second Street, it sounds like you  
10 need to take away parking spots on north Second Street  
11 from the St. James and somewhere in that area. And so,  
12 along with that, Second Street is so difficult to  
13 maneuver with the bridge and the hospital and the  
14 emergency and so on. Could that building, or future  
15 building, be setback half a lane so that we can get some  
16 kind of order to the traffic in that?

17 And I also had concern, like Trustee Walsh, of  
18 the road that goes along the railroad tracks. It's a  
19 tight road as it is. It seemed like the changes were  
20 going to alter the traffic movement. It's going to  
21 perhaps remove the only handicapped area that's around.  
22 There's three or four spots right along the traffic along  
23 the railroad.

24 And so, with that, the other thing that seemed  
25 to have come up was the PILOT, and who can get in on the

1 PILOT, and should the School Board be in on the PILOT.  
2 Which led me to think that the PILOT is flexible in that  
3 way. Then shouldn't the residents also be involved in  
4 the PILOT in some kind of way?

5 So I think there's a lot to look at. I sensed,  
6 originally, there seemed to be a good mood about  
7 condominiums coming to the Village, and somehow it  
8 changed so far into all apartments. So I think perhaps  
9 whatever can be done in that order would be more  
10 beneficial.

11 Thank you.

12 MAYOR STRAUSS: Thanks, Mr. Carol.

13 MR. COLBERT: John Colbert, Emory Road,  
14 Mineola, New York.

15 Mayor, Members of the Board, Mr. Spellman,  
16 Mr. Walsh. I want to go back 30 years, when I first came  
17 to Mineola, and I think as you gentlemen, who are all  
18 life members here, even remember before. But I came to a  
19 community cause my wife wouldn't move up to Poughkeepsie.  
20 So I came down to Mineola. And I saw a great community.  
21 It was right in the middle of the depression of the  
22 railroad, but I saw a community that was together, who  
23 wanted what was best for this community. And I know  
24 there was barrelling of the politics, but at the end  
25 everything came out OK because I think level heads

1 persisted and we got a depression and a resurrection of  
2 the railroad in both cases, being Roslyn Road and being  
3 Herricks.

4 But what I also saw was a community that was  
5 clean. A community that children were free, that were  
6 able to go on sidewalks and walk from Herricks Road to  
7 Roslyn Road. And I look back at Poughkeepsie. And once  
8 the fathers of Poughkeepsie decided that they ought to  
9 put in a main in the middle of Main Street, and we had a  
10 depressed area, a 100 area.

11 I don't know if anybody knows Poughkeepsie, but  
12 Marist College is there and Vassar College. But you used  
13 to be able to go from the river up to Vassar College and  
14 have no problems. Then we started to get a decay in the  
15 city, and the 100 area was a troubled area. The fathers  
16 wanted to put in a main main because malls were becoming  
17 the thing in the '60s and in the early '70s. And by  
18 putting in the main what they did was they closed off  
19 Main Street. They had no parking. And all of a sudden  
20 the 100 area moved to the 400 area. That's three blocks  
21 north -- east they went.

22 So Poughkeepsie became a very decayed city and  
23 a troubled city in which we had a lot of crime, a lot of  
24 decay. People didn't care about their homes. And I  
25 remember when I was Mayor I brought the Building

1 Department to Poughkeepsie and I said: Under my watch  
2 you will not have Mineola look like Poughkeepsie.

3 But what I'm worried about today is what we're  
4 talking about is becoming a Lefrak City. I see the  
5 skyline. And I was glad, Mayor, that you made the  
6 mentioning in regarding that you were not in favor of the  
7 ten-story building. And I know we have two that are on  
8 the south side of the tracks. We don't know what the  
9 traffic is going to be. I had made a comment back  
10 before, when we were building the building over on Willis  
11 and Main Street, about traffic, and from the former Mayor  
12 of Garden City. And people didn't like that on the  
13 Board. But so be it.

14 But I see traffic conditions that are really  
15 going to happen now with this -- in the green. And as I  
16 understood what the green was in the plan that we had  
17 started back in 2000, which was formulated by Mayor  
18 Martins in 2005, that the Village Green was actually  
19 going to be a Village Green with a gazebo and a green  
20 space and parking and parks. And so when I heard we were  
21 going to have a Village Green I said: Well maybe that  
22 will come to fruition. But it's not. What we're going  
23 to do is to put up a ten-story apartment building.

24 I understand the developer. I appreciate the  
25 developer wanting to come to our Village, Mineola. But I

1 would rather see us wait to see how the other two  
2 apartment buildings work out and see if the traffic  
3 conditions don't make us come to a standstill at 5:30 in  
4 the afternoon.

5 Mayor, I'm concerned of one point when we start  
6 the construction on Second Street and on Main. I would  
7 like the developer to tell us what's going to happen with  
8 the parking spaces which would affect the businesses that  
9 are going to be along the corridor of Second Street, the  
10 St. James, the burger place, the drugstore, the  
11 locksmith, the dress shop on the corner of Main and  
12 Second. And also, what's going to happen to the shops on  
13 Main Street? What's going to happen with their parking?  
14 I don't know the total number. It's probably over 40  
15 spaces that will be discontinued because of the  
16 construction, which has happened with the construction of  
17 the two apartment houses that we're putting up now on Old  
18 Country Road. And it looks like Main Street might have  
19 to be a one-way street in order to have the construction  
20 trucks and to mobilize and to lay off whatever they have  
21 to do, cement or what other supplies that have to be  
22 done.

23 And I'm concerned of the stores, because these  
24 stores that are there are really the nuts and the bolts  
25 of that area. And I would really hate to see them go out

1 of business because nobody could go into business. For  
2 instance, I know with St. James you can park on Second  
3 Street, on the south side of Second Street, and you also  
4 get to park in the Citibank building, but that won't be  
5 accessible to them. And I don't know what would happen  
6 to their business with all the parking that would not be  
7 accessible for them.

8 I would really like to see the Board -- oh, one  
9 other point. On the Master Plan, what is an historic  
10 site? We talked about trying -- I know Betty Conlon,  
11 former trustee, was trying to get Citibank to let us make  
12 that bank into an historic site. And I notice on the  
13 Master Plan it also mentioned that this should be an  
14 historic site. I know that we can't make it unless the  
15 bank wants it to be, but what -- this is mentioned in the  
16 Master Plan. Again, the second thing I'm mentioning  
17 here. And I just was wondering why we mention the  
18 historic plan in the Master Plan and now all of a sudden  
19 we're going to be tearing it down.

20 I've just spent a good three weeks up at  
21 Winthrop Hospital. I understand about the delivery  
22 system. I understand about the emergency room. I  
23 understand about the patient load and -- not me  
24 personally -- but that's something really to consider,  
25 because what's going to happen with the people coming out

1 of Front Street, coming into the railroad proper, and  
2 then trying to make a right turn on Third?

3 And I would really like to have the Village --  
4 as we had done prior -- if it's possible, is for us to  
5 have our own private traffic study at the expense of the  
6 developer. I had this done with Winthrop University  
7 Hospital when they were putting up their addition at the  
8 north tower. And it gives us, the residents, and you,  
9 the Board, a perspective on our own, which is nothing  
10 against the developer or his expert, but it gives us our  
11 own expert to tell us what the real traffic conditions  
12 are.

13 Someone has to stand out there on Mineola  
14 Boulevard, which has been mentioned by many people  
15 here -- I'm sorry I'm taking up so much time -- like so  
16 many people, that the traffic is what's happening on  
17 Mineola Boulevard, on Willis Avenue, especially when the  
18 train comes through on Willis Avenue, on Second Street,  
19 OK, and on Third Street now, without any additional  
20 congestion from any apartment house. We really need to  
21 have our own private study, I feel.

22 Lastly, I would really like the Board to put in  
23 a moratorium for any additional building until after the  
24 build completion of at least one year of the apartments  
25 on Old Country Road.

1 Mayor, I really don't want this to become  
2 Lefrak City. I really want to say that this is my  
3 community, for me and for my grandchildren, and I love  
4 Mineola. I know all of you love Mineola and want the  
5 best for it. I appreciate the time and I appreciate what  
6 you said, Mayor, that if people are not heard tonight  
7 that there would be another hearing.

8 MAYOR STRAUSS: Absolutely.

9 MR. COLBERT: I would ask that there would be  
10 another hearing after tonight.

11 MAYOR STRAUSS: Absolutely.

12 MR. COLBERT: Thank you very much.

13 MAYOR STRAUSS: It's important that we hear  
14 everything that the residents want to say. Absolutely.

15 MR. SMITH: Hi. Jesse Smith, 215 Horton  
16 Highway.

17 Just a couple of questions. First one is with  
18 the 296 units. Are pets going to be allowed? Are they  
19 going to allow dogs? There's a green area outside. Is  
20 that going to be an area for where the dogs --

21 MAYOR STRAUSS: Can you start over, Mr. Smith?

22 MR. SMITH: Yes.

23 MAYOR STRAUSS: I'm sorry.

24 MR. SMITH: With the green area for the 296  
25 units, is there going to be an area for people to walk

1 their dogs? Is there going to be a spot for where pets  
2 are going to be allowed to, you know, people will be  
3 allowed to walk their dogs, instead of having them  
4 walking in the street?

5 Second, following up on traffic. I live on  
6 Horton Highway, and it has now become a highway. We get  
7 the residual spill-off from Mineola Boulevard. I mean, a  
8 number of people have been up here talking about how long  
9 it takes. Fifteen minutes from Jericho to the bridge is  
10 on the low side. People are now coming down Horton  
11 Highway. We recently had three cars that got sideswiped,  
12 one got hit by a tractor trailer, because people are now  
13 using Horton Highway and Willis Avenue because you can't  
14 get up and down Mineola Boulevard.

15 I'm pretty surprised that a study was not done  
16 with Mineola Boulevard off of Second, Mineola Boulevard  
17 off of any of the side streets. You know, that's where  
18 the traffic is, from Jericho Turnpike to the bridge. So,  
19 I know Second Avenue is important and Third, but not to  
20 see a study from Mineola Boulevard, or even onto where  
21 the complex is going to be built? I may be mistaken, but  
22 I don't remember seeing a study.

23 MR. PEREIRA: Yes. The original one.

24 MAYOR STRAUSS: Yes, they did. The original  
25 one.

1 MR. SMITH: Oh. The original one did Mineola  
2 Boulevard down to Second --

3 MR. PEREIRA: Down Mineola Boulevard.

4 MR. SMITH: Down to First Street, I should say.

5 MR. PEREIRA: Mineola Boulevard down to Second  
6 Street.

7 MR. SMITH: All right. So they had 484  
8 vehicles, possibly, and there's no impact. I have a hard  
9 time believing that. OK?

10 Next question I have is: This is the third  
11 building going up. My question is actually to the Board:  
12 How will the Village maintain the present water pressure  
13 while we're now servicing an additional nine-story  
14 building, plus the other two complexes going up and the  
15 Winthrop building? How will it impact our water supply?

16 Last year the Board approved a six-and-a-half  
17 percent increase on our water, going up for three years.  
18 Will we face any more additional increase in water bills  
19 going up in lieu of all these new projects? I know it  
20 was implemented for the water tower, but in lieu of the  
21 three buildings going up we face a possible increase.

22 The fifth one I have is: I know recently on  
23 Horton Highway they did a lot of gas, electrical, water  
24 line studies have been done. They've been marking the  
25 streets. I don't know if this is in conjunction with the

1 water study that was supposed to be done. OK.

2 MAYOR STRAUSS: Not that I'm aware of.

3 MR. SMITH: All right.

4 The other question I have is: Now, was a  
5 water-sewer study done? Because we were asking at the  
6 last meeting, or last meeting I heard, was where was the  
7 lines feeding into? Was it feeding into Garfield? Was  
8 it feeding into Mineola Boulevard? I didn't hear  
9 anything tonight in regards to an additional study, and I  
10 thought that that was going to be done. They  
11 mentioned --

12 MR. PEREIRA: The last time, where the water  
13 would exactly go into is the Bay Park Sewage Treatment  
14 Center.

15 MR. SMITH: So is that where it's going?

16 MR. PEREIRA: Yes.

17 MR. SMITH: OK. The last question is: Can a  
18 portion of the Development Incentive Bonus be used to  
19 offset any additional costs going forward? I know we've  
20 been using it for the park and we've been using it for  
21 the gazebo, but will it be also used for any additional  
22 tax increases that we might be up against?

23 That's it. That's all I got.

24 MAYOR STRAUSS: Thank you very much, Mr. Smith.

25 MR. SUTHERLAND: Russell Sutherland, 3

1 Birchwood Court, Mineola. I'm president of the Birchwood  
2 Co-Op Board of Directors.

3 We have probably approaching -- we have six  
4 buildings, 444 units. We are within approximately four  
5 blocks of this proposed building. So far, of our  
6 residents, nobody has called to my attention any  
7 objection to this building.

8 Another fact, we're 444 units. We have nine  
9 students in the school district, according to our  
10 records. \$1.3 million we contribute. These multiple  
11 dwelling buildings are cash cows to the school district.  
12 I think any taxpayer in Mineola would welcome any  
13 multiple dwelling building.

14 Thank you.

15 MAYOR STRAUSS: Thanks, Mr. Sutherland.

16 MR. FESTA: Carmine Festa, 456 Macatee Place,  
17 Mineola.

18 I feel like a Giant fan at a Philadelphia  
19 Eagles stadium, but that's OK.

20 Our downtown has declined through the years.  
21 With the advent of Roosevelt Field and things a lot of  
22 businesses lost, theatres closed down. The downtown  
23 environment has changed. A lot of businesses have closed  
24 due to lack of patronage. The downtown area is desolate  
25 at night. There's a homeless situation and other things

1 that go on there.

2 We need to use our Mineola railroad station and  
3 transit hub as a resource. A new influx of housing will  
4 create and enhance a positive business environment,  
5 restaurants, shops, etcetera, at night for our residents,  
6 as well as during the day. In the long run our downtown  
7 will no longer resemble a ghost town. Residents in this  
8 building will be leaving Mineola, not coming into it.  
9 The whole purpose of a transit hub is to encourage people  
10 to be getting on the railroad to go to the city, walking  
11 to the government buildings, or getting in their cars and  
12 leaving Mineola, not coming in. OK?

13 Now I notice today -- I did a little  
14 research -- the population of Mineola in 1970 was 21,845  
15 according to the Census Bureau. In 2013 it's estimated  
16 to be 18,957. A 13 percent decline. Most of the  
17 decline, I believe, is due to parents having less number  
18 of children. So we have less school-aged children, which  
19 is borne out by the decrease in the school-age  
20 population.

21 Apartment buildings in our school district, as  
22 a previous speaker said, are cash cows for the school  
23 district. If you go to all these apartment buildings,  
24 even in Williston Park and the senior building there, if  
25 somebody looks at all that information, the cost per

1 student times the number of students would probably be  
2 far less than any taxes that they receive. So actually  
3 they're an assistance to people that have kids and keep  
4 our residential taxes down.

5 Now, there have been benefits to having  
6 incentive zone. Besides revitalizing our downtown, we  
7 are currently upgrading our Memorial Park. We're getting  
8 a new band shell, new gazebo, new tennis courts, new  
9 walkways to complement the library and the memorial area  
10 that's there. We were able to purchase a new fire truck  
11 that cost, I think, \$1 million, or something to that  
12 effect, that was 25 years old, and other capital  
13 equipment that we've been able to purchase. The  
14 possibility of having -- if this was approved and  
15 eventually built -- a new Village Green. And as I read  
16 in the paper today, the Board is looking to upgrade  
17 fields for the kids down at Wilson Park. This is being  
18 accomplished with little or no increase in Village taxes.

19 Another benefit, side benefit, is that I know  
20 the Village has been able to spend more money on asphalt  
21 and curb repairs, which you wouldn't have been able to do  
22 if you had to raise taxes to do all this other work.

23 The downtown area is small, but it is an  
24 important area and it should be revitalized. This is not  
25 uncommon. This is being done throughout Long Island,

1 throughout New York State, and throughout the country.  
2 Downtown areas in older villages and cities are being  
3 revitalized, something similar to what we're doing here.

4 Now, I do remember the developer -- and he can  
5 speak for himself -- saying that, while he has this  
6 particular development, he's not going to begin any  
7 building until he can prove that his other building that  
8 he's built, is building right now, is viable and renting  
9 out. So it's not worth it for him. He's done his  
10 economic studies. He believes it will succeed, but he's  
11 still not going to develop until those others are  
12 developed.

13 So that's about it. I strongly support and  
14 urge the Board, after proper negotiations with the  
15 developer, to support this development. Thank you.

16 MAYOR STRAUSS: Thank you, sir.

17 MR. WERTHER: Good evening. Larry Werther, 142  
18 Andrews Road, in Mineola.

19 First of all, I would like to preface my  
20 remarks by congratulating the Lalezarians to living up to  
21 the type of construction that they said they were going  
22 to do. They're building a steel and concrete building  
23 there, unlike the Mill Creek developers who came in and,  
24 without approval from the Board, changed, increased the  
25 per floor density and turned it into a wood frame

1 monstrosity.

2           Having said that, I believe that the traffic  
3 condition was talked to death over here. It will be a  
4 nightmare. And nobody mentioned the fact that when the  
5 railroad gates come down the lights turn red on Second  
6 Street, which will exacerbate the problem.

7           The one thing I'd like to remind this Board is  
8 that you folks have no obligation to developers. I'm an  
9 old Brooklyn boy. I come from a high-density  
10 neighborhood. I moved to Mineola because I wanted a  
11 country way of life.

12           I don't know where some of the people got their  
13 numbers, but the figures for the assessed valuations of  
14 the property were just posted on the Nassau County web  
15 site. There's something inherently wrong where a store  
16 that's been a mainstay of this neighborhood, Harry Katz  
17 Flooring, with an assessed valuation of \$1.8 million, is  
18 paying \$101,000 in school taxes and you have a building  
19 at 250 Old Country Road with an assessed valuation of  
20 significantly above \$13 million paying \$80,000.

21           Now, because of what I do for a living, I talk  
22 to a lot of people who don't make ends meet on a daily  
23 basis. I talk to seniors who worry about paying for  
24 their medications. I talk to young couples raising  
25 children who worry about putting money away for their

1 college education. Which is why, perhaps, I was  
2 horrified when I saw the first two agreements that this  
3 Village Board negotiated with the two buildings going up  
4 on Old Country Road. The ones on Old Country Road  
5 weren't bad. They were big buildings in commercial  
6 areas. This building is being placed in the heart of our  
7 downtown area with absolutely no compensation to our  
8 residents.

9 Now, you might say making the Village whole is  
10 compensation, but in my little 40 by 100 slice of heaven  
11 I'm paying almost \$9,000 a year in property taxes --  
12 which, by the way, Newsday said property taxes are the  
13 main reason people are leaving Long Island -- and over  
14 two-thirds of that is attributable to school taxes. By  
15 my calculations -- and anybody who would like my  
16 calculations can drop me a line at  
17 lwerther@thenewline.org, I do own that domain, and I'll  
18 be happy to share them with you. But my calculations  
19 said that if all these properties, the two existing on  
20 Old Country Road, came in at full valuation and full  
21 taxes to the school district we would have gotten  
22 anywhere between three and five percent reduction in our  
23 school taxes.

24 So this building I don't think works on so many  
25 levels, and not the least of which being that I can

1 probably assure the people that listen that there's going  
2 to be another 20-year tax abatement on this.

3 Thank you very much.

4 MAYOR STRAUSS: Thank you, Mr. Werther.

5 MS. FALABELLA: Jeanne Falabella, 446 First  
6 Street, Mineola.

7 Happy New Year, everybody.

8 MAYOR STRAUSS: Happy New Year.

9 MS. FALABELLA: I have noticed as we're driving  
10 around in the neighborhood, now that all this  
11 construction is going up, that we're losing our sky.  
12 When I drive down Mineola Boulevard from First Street and  
13 I look out my windshield and I pass the new Winthrop  
14 research facility, you look out your windshield, you  
15 don't see the sky for that stretch. When you come along  
16 Old Country Road, where the new construction is going up  
17 on these apartment buildings, and you look out your  
18 windshield there's a whole stretch where you don't see  
19 sky.

20 Like other people here, I moved here from  
21 Queens because I wanted an open space. I really see Old  
22 Country Road turning into Queens Boulevard at this point.  
23 I could have stayed in Queens, you know.

24 My other concern is, I understand the concept  
25 of Transit-Oriented Development. The idea is to build

1 housing convenient to the railroad so people have an easy  
2 trip in. Why, then, are we putting in all these parking  
3 spots to encourage people to bring in cars? And cars are  
4 going to create more traffic congestion. I'm just  
5 reiterating what everybody else has said.

6 The other thing is pollution. You have more  
7 traffic. Things don't move as quickly. Cars are idling.  
8 And that affects our air quality. There's also the sound  
9 of rubber on the road and brakes squealing.

10 So this is a quality of life issue. It's  
11 really going to impact the people on the south side of  
12 Mineola, between Old Country Road and south of Jericho.  
13 So I understand what we're trying to do in terms of this,  
14 but I have to agree with other people when they say,  
15 Let's put the brakes on the development for the time  
16 being. Let's take a break. See what happens with these  
17 other developments and how they impact us. Not just a  
18 moratorium for a year, I would expand that to maybe five  
19 years. And then see what happens from there. OK?

20 Thank you very much.

21 MAYOR STRAUSS: Thank you, Ms. Falabella.

22 MR. MURTHA: Hello. My name is Jim Murtha. I  
23 live at 16 Berkley Road.

24 You're going to hear something that I would --  
25 unlike the rest of these people have been very prepared,

1 I'm not very prepared. This is coming from my heart. I  
2 came from Queens. I was a New York City fireman, New  
3 York City police officer. All I see is scams. I see  
4 Fortunoff, scam. Red light cameras, scam. Speeding  
5 cameras, scam. Excuse me. I'm not trying to be  
6 disrespectful, but a gentleman telling me that there's  
7 going to be no problems with the traffic, scam.  
8 Gentleman from Garden City, go over to St. Paul's. Try  
9 to develop St. Paul's. They won't let anybody into St.  
10 Paul's. Two buildings going like that? We have ten Old  
11 Country Road, their parking lot went out. Now I have  
12 two-hour parking on my block because they had 500 cars  
13 that can't park there. The Country Glen parking center,  
14 you see all those red cones out there? That's so they  
15 don't park there during the day. They come into Mineola.  
16 You have how many hundreds of cars? This is common  
17 sense. I keep on hearing like nonsense and nonsense.  
18 Try to get an ambulance to Winthrop Hospital with these  
19 extra buildings being put up.

20 I read in the Mineola American about six months  
21 ago they wouldn't let a shake place go in next to the  
22 coffee shop because it would impact traffic, but we're  
23 going to put 400-some-odd -- come on. I mean, all I hear  
24 is scams. I'm sick and tired. I come from Queens. I  
25 want to put a sign on my lawn saying: Welcome to Queens,

1 plus \$10,000 a year in taxes. Can we just have enough?

2 Those two buildings out there, common sense  
3 would tell us the two buildings, until we see what  
4 happens there -- I was a cop in the 13th Precinct. You  
5 were over in the 13th Precinct. I saw it go welfare. I  
6 saw it, like that, go welfare. I was watching a  
7 beautiful place one minute. The next minute these  
8 places, these hotels, couldn't keep up with the rents and  
9 everything else. They put welfare in there. It would  
10 destroy this neighborhood. It would bring it to its  
11 knees.

12 Bring it to Garden City. You're not going to  
13 bring it to Garden City. I can guaranty you that. There  
14 will not be people like this. They'll be out there with  
15 torches in Garden City.

16 And let's find out what's happening down in  
17 Fortunoff first. See what scam they're pulling there.  
18 It's over.

19 The gentleman from Birchwood Court, of course  
20 it's not going to affect him. He's got no parking --  
21 they can't park in Birchwood Court. Birchwood Court has  
22 it's own little manor there.

23 I don't understand how much more words that we  
24 can use for scam. And I'm sorry, but that's the way I  
25 feel. And that's also the way -- and what we're going to

1 turn this into is homeowners against apartment dwellers.  
2 And you know what? We're the homeowners? We're letting  
3 the apartment dwellers -- the Mayor will be an apartment  
4 dweller. I guaranty you that. That guy who does  
5 apartments over there, when he walks in there with 500  
6 votes, 600 votes, 1,000 votes, walks in there saying:  
7 What, you want to let the homeowners tell you what to do?  
8 Vote for me. I'm an apartment dweller just like you.

9 I don't want to turn it like that. Mineola is  
10 a very nice place to live. It's my little slice of  
11 heaven. I'm not moving, but let's stop the scams.

12 MAYOR STRAUSS: Thanks, Mr. Murtha.

13 Anybody else along the back row?

14 MR. BIELMEIER: Good evening. John Bielmeier,  
15 532 Latham Road.

16 MAYOR STRAUSS: Folks, if you could just --

17 MR. BIELMEIER: I'll make it short. I was down  
18 here last week and I told you what it was, but you told  
19 me to come back.

20 It's becoming a cluster down there. It's a  
21 scrabble of stuff. And I'm looking at this,  
22 (Indicating). Valet parking? This is not Club 21. You  
23 know. What are you going to have in here? You know. I  
24 don't know. Can I open a Nathan's in there? How about a  
25 McDonald's? You know?

1                   Let's cut this out. Let's cut these PILOT  
2 programs out until something gets ordered here. This is  
3 not Martinson's (sic) idea of a thing. All right? And  
4 I'm sure he don't want to get involved. He would say no.

5                   And who decides a parking spot one-and-a-half?  
6 So if I pull my Infiniti in and I put my little Fiat in  
7 behind it, is that one-and-a-half? I don't know who  
8 makes this up. We got to have two parking spots to what,  
9 husband or the wife drives, OK? So let's make more  
10 parking spots, and this will become smaller and less  
11 people in there.

12                   But it's becoming a cluster. Come down here  
13 5:00 o'clock -- you must have come down here on Old  
14 Country Road -- it does not move.

15                   That's the only thing I got to say. It's very  
16 upsetting. I walked in and the woman said the same  
17 thing. We can't find parking. It doesn't seem to be on  
18 your priority. And yet you say: Eat in Mineola. Where  
19 are we going to park? We can't park. That's the  
20 problem. All right? Everything is with meters or  
21 stickers and everything. So, that's what I'm -- let's  
22 make this a parking lot that we can eat in Mineola here  
23 or something.

24                   Thank you.

25                   MAYOR STRAUSS: Thank you, Mr. Bielmeier.

1 MR. ZAPITI: Harry Zapiti, 371 Wellington Road,  
2 Mineola.

3 How are you Mayor, Board, people here.

4 I've been a resident for 20 some-odd years here  
5 at Mineola. I've seen it grow. I've had four kids come  
6 through here.

7 Whether people know it or not, I want to  
8 congratulate the developers. I was the second bidder on  
9 the property.

10 When we were looking at the development the  
11 development was an absolute dream house for what Mineola  
12 needs, which is the transit redevelopment. As everyone  
13 knows here, transit redevelopment means that people  
14 condense apartments into a very small area to minimize  
15 the amount of impact to the community. So when we talk  
16 about having that slice of America, I still have it. We  
17 all really still have it.

18 What the Board does is a very difficult job.  
19 They take a Master Plan and try to develop it for the  
20 best for all of us. These developers --

21 MAYOR STRAUSS: Mr. Zapiti, if you could  
22 address us. Thank you.

23 MR. ZAPITI: When we did this for transit  
24 redevelopment program -- and again, I want to compliment  
25 the developer. If everyone is asking for waiting one

1 year, if everyone realizes this deal was done -- nine  
2 years ago, that you actually bought the property? It's  
3 almost been about nine years. So, as to waiting until it  
4 gets done, it takes a long time to develop property. It  
5 goes through a different type of adjustment and  
6 reevaluation and so forth.

7 We got to come to a conceptual point. Mineola  
8 is a transit redevelopment area. It has Huntington. It  
9 has Ronkonkoma. It has Oyster Bay. We moved here for a  
10 certain reason. We're close to New York and we can live  
11 here. Go commute to New York, commute here.

12 As we talk about hospitals. If we don't  
13 remember, not only do we have Winthrop, LIJ, North Shore,  
14 we all have hospitals. They're all around here.

15 What we're trying to do here is develop Mineola  
16 in a very, very progressive way that we can utilize the  
17 property in its best use. If you look around at how  
18 Winthrop built the research center, it looks beautiful.  
19 It looks great. It's starting to rehabilitate downtown.  
20 And all we're trying to do is build it the right way.

21 And you may not like it, but that's how it is.  
22 Developers come in and they develop it, and they try to  
23 make it nice. And these gentlemen up here, the Mayor and  
24 the Board, have a very difficult task of making it work  
25 for the best of the community.

1                   So, as I say to you guys: Work it out. I'm  
2                   sure the developers are willing to listen. Make your  
3                   evaluation, but do the right thing.

4                   Thank you.

5                   MAYOR STRAUSS: Thank you, Mr. Zapiti.

6                   MR. MAHER: Richard Maher, 143 Walker Road.  
7                   Walker Road is between First and Jericho. So yes, we get  
8                   impacted by all the traffic and everything going on.

9                   Good evening, Board members.

10                  I find it very interesting that everyone says  
11                  the developer is going to come build something and line  
12                  their pocket. If developers didn't build properties,  
13                  we'd all have to build our own homes. Think about it.  
14                  OK? This is what they do for a living. OK? They're  
15                  coming in. They're taking a risk. They're coming into  
16                  our community. Neighborhoods like Rockville Centre,  
17                  Great Neck, all have new apartments near a main train  
18                  line. Their downtown areas, shops, are on line. People  
19                  are going there at night. It's -- try going out to  
20                  dinner in Rockville Centre, OK, on a Saturday night. The  
21                  place is packed. People coming from Oceanside, Rockville  
22                  Centre and other surrounding communities. Franklin  
23                  Avenue in Garden City was a ghost town in the late '80s  
24                  to mid '90s, when Roosevelt Field boomed and everything.  
25                  They redeveloped. They redesigned all of Franklin Avenue

1 to have parking that you could pull in your car along  
2 Franklin. They got it in. It was a long process. They  
3 got in all new restaurants. It started with Waterzooi,  
4 and it's continued to grow. That whole area that was a  
5 ghost town is now very active at night with people from  
6 all over Long Island.

7 I grew up in Brooklyn, in Garden City. I've  
8 been a Mineola resident for 20 years. On occasion I go  
9 back to Waterzooi, a few of the restaurants over there.  
10 I see people from all over the island I know.

11 Yes, as we know -- oh, last summer I'm in the  
12 pizzeria on Main Street and the guy's telling me he's  
13 going down to Miami to visit his wife. Three o'clock in  
14 the morning he goes to the ATM in the Citibank building  
15 and he's greeted by three homeless people. The homeless  
16 have not gone away.

17 We have to clean up the downtown. We don't  
18 have any consistent storefronts. We still have a vacant  
19 store. That flower shop has been vacant for three years  
20 before the development. So what does that tell you,  
21 folks? That's the market forces saying it's not worth  
22 coming down here. OK? We've had a few -- we did have  
23 the pharmacy open up. But we have this one small shop.  
24 How it's vacant, I don't know. There's nine stores  
25 vacant on Jericho Turnpike in Mineola. How is it that we

1 have bumper to bumper traffic and we have nine stores  
2 vacant on Jericho Turnpike?

3 This is filling a demand. We're going to wind  
4 up bringing in more apartments, more residents. They're  
5 going to be coming here for the train line. When I take  
6 the train in the morning I see half the people I know  
7 from Garden City all rushing here to take our train line.  
8 This is the spot to commute. There are 29 trains in the  
9 morning, and a half our ride into Manhattan.

10 So I think that -- I think, also, that they  
11 should look into condominium ownership. I think that  
12 would attract the right type of clients. We wouldn't  
13 have to -- homeowners -- with disposable income. It  
14 would also, I think, fill the need for a lot of  
15 empty-nesters. Sooner or later my kids will kick me out  
16 and I'm going to have to find something small. I know we  
17 do have the 55-plus development, correct, in the Village?

18 MAYOR STRAUSS: Yes.

19 MR. MAHER: All right? So we do have --  
20 offered some senior housing. The Village is fulfilling a  
21 need there. There's a new development on Franklin Avenue  
22 in Garden City built by the people who own the Bristols.  
23 OK? There's development going on. There's development  
24 -- this neighborhood is 100 years old. Some of these  
25 things have to be addressed.

1 I think that whatever the agreement is worked  
2 out, it isn't over yet. OK? It's not signed on the  
3 dotted line. We can go back to the table and negotiate  
4 something where they give to the community. We can work  
5 out some arrangements with capital improvements to the  
6 downtown area. I'm sure they can come to an agreement  
7 that we can address the parking needs. And I'm sure that  
8 we can work out the timing of this development.

9 And, of course, these gentlemen are not stupid.  
10 OK? They're a lot smarter and brighter and wealthier  
11 than I am, because they've made these investments on a  
12 calculated basis. Today in the paper he said he's not  
13 going to do this unless the market accepts it. What he  
14 means by the market accepting it, that means that if his  
15 other project isn't successful he's not going to go and  
16 get a loan and develop to take on capital risk and  
17 everything that goes with the development project to  
18 start something if he can't fill a rental building. OK?  
19 So he says clearly he's going to wait until that project  
20 is finished. OK? He's not a stupid guy. OK? If the  
21 numbers don't work and the people aren't coming, he's not  
22 going to do it.

23 So everyone has to calm down and relax. OK?  
24 This will be worked out. These guys here, we elected  
25 them. They know what they're doing. OK? We'll give it

1 some time. I'm sure we'll get another traffic study done  
2 independently. Whatever it needs, it will be worked out.  
3 These guys are not stupid. We are not stupid. We'll do  
4 the right thing. This Board will not do the wrong thing  
5 for this community. I know every one of these guys on  
6 the Board. OK?

7 Thank you very much.

8 MAYOR STRAUSS: Thank you, Mr. Maher.

9 MS. FUMANTE: Terry Fumante, 47 Geranium  
10 Avenue.

11 I really wasn't going to say anything till the  
12 last three speakers.

13 I keep hearing transit-orientated development.  
14 I've been living in Mineola about 25 years now.  
15 Twenty-five-year commuter on the Long Island Railroad,  
16 which takes about 45 minutes into the city. I'm lucky I  
17 get a seat now. Is there going to be any kind of study  
18 done on how it's going to impact the railroad?

19 Luckily, because all these buildings are close  
20 to the train station, maybe these people won't be driving  
21 to the train station. Although you know some of them  
22 will. And the parking at the station, you know, is  
23 beyond capacity right now. So we'll kill the parking at  
24 the station. And we're going to be jammed in like the  
25 subways in Manhattan on this Mineola station.

1                   Everybody loves coming to Mineola because it  
2 does have a lot of trains. It is a relatively good  
3 commute. When the Intermodal Center was built I heard  
4 talk about: Oh, they're going to increase the amount of  
5 trains that will be in Mineola, because it was going to  
6 bring more people in. That never happened. MTA and Long  
7 Island Railroad doesn't have any more capacity.

8                   So you're going to put, what, another 300, 600  
9 people commuting on that train every morning? Like I  
10 said, I can't get a seat. I'm lucky if I get a seat now  
11 in the morning. So I think a study with the MTA should  
12 be done also.

13                   MAYOR STRAUSS: Thank you.

14                   MS. FUMANTE: Thank you.

15                   MS. HENLEY: Elizabeth Henley, Horton Highway,  
16 Mineola.

17                   A couple of people mentioned a tax abatement,  
18 and that this project will come off the tax rolls in 20  
19 years; is that correct?

20                   MAYOR STRAUSS: No. No, it's not. I apologize  
21 for jumping in here, but the tax PILOT program will be  
22 set by the IDA in conjunction --

23                   MS. HENLEY: The IDA?

24                   MAYOR STRAUSS: Yes, Industrial Development  
25 Agency.

1                   -- has not been set yet. The developer has  
2 not, as far as I know, have gotten there yet. It's not  
3 coming off the tax rolls. It's on the tax rolls. These  
4 were buildings -- the buildings that were currently in  
5 the IDA program weren't on the tax rolls. They now are.  
6 It's called a payment in lieu of taxes, where they get a  
7 reduced rate to build. It's kind of like to get  
8 developers into an area to increase production, increase  
9 building, to increase the -- redevelop the community with  
10 the tax incentive. But they're not coming off the tax  
11 rolls. There will be a reduced rate. What that rate is,  
12 I don't know.

13                   MS. HENLEY: So they are going to get a reduced  
14 rate, you say.

15                   MAYOR STRAUSS: Yes. Well, if they apply to  
16 the IDA, which I believe they are, and whenever it's  
17 figured out, yes, they will.

18                   MS. HENLEY: Doesn't that put more burden on  
19 the rest of the Village homeowners?

20                   MAYOR STRAUSS: No.

21                   MS. HENLEY: It seems to me that it would. It  
22 seems that would put a burden, then, on the rest of us  
23 who are not getting any kind of tax break.

24                   I see there's a full house here. There's  
25 standing room only. And it seems from the applause and

1 the people who have spoken that most people, as I am, are  
2 very concerned about this project. And I believe that  
3 it's not being against development. It's that this  
4 development is too big for this little Village.

5 I also heard people say this is a ten-story  
6 building that they're proposing?

7 MAYOR STRAUSS: 99 feet, I think it is, at the  
8 top level.

9 MS. HENLEY: So what is that? I can't picture  
10 the feet.

11 MAYOR STRAUSS: Nine stories.

12 MS. HENLEY: Nine stories. OK. That's  
13 outrageous, a nine-story building in Mineola. This is --  
14 as everyone said, this is a very family home, residential  
15 community. It's about quality of life. It's not about a  
16 cash cow. It's going to cost us more money and Village  
17 taxpayers in the end.

18 And also the environment. I remember I was on  
19 the Environmental Conservation Committee. I think that  
20 was the name of it years ago. And years ago that  
21 corner -- where they are proposing to put this project --  
22 that was one of the worst air pollution spots, I think in  
23 the county, because of all the traffic. And you know the  
24 traffic stands still, you get all the exhaust. And now  
25 with all these buildings, with the resource center and

1 the other huge development, it's going to be even more  
2 harmful to our environment.

3 Was an environmental impact study done?

4 MAYOR STRAUSS: Yes, it was.

5 MS. HENLEY: It was? And did you have the  
6 results of that?

7 MAYOR STRAUSS: Yes. It's right here,  
8 (Indicating), and we have the amended one.

9 MS. HENLEY: OK. So I'll take a look at it.

10 MR. DURHAM: It's on line.

11 MR. PEREIRA: It's on line.

12 MAYOR STRAUSS: It's on line.

13 MS. HENLEY: It's on line. All right. Just to  
14 me, everyone says it's common sense that this is too big  
15 for this little Village. And anyone who drives on  
16 Mineola Boulevard, you can't get anywhere now. And I'm  
17 -- please, stop with the tall buildings. You're changing  
18 the character of the Village. It shouldn't be more than  
19 three stories in a development.

20 Thank you.

21 MAYOR STRAUSS: Thank you, Ms. Henley.

22 MR. GIBSON: Good evening. My name is Art  
23 Gibson, 2123 Fifth Avenue, Ronkonkoma, New York.

24 Good evening Board. I am a business rep for  
25 the plumbers union here on Long Island. I want to speak

1 about labor for a moment. I haven't heard that  
2 discussion spoken about at all tonight.

3 I'd like to know if this Board has the  
4 authority to get a commitment from this developer as far  
5 as local jobs for local people.

6 Now I'm familiar with the Nassau County IDA.  
7 And I actually sat and went through every document that  
8 they had. And in the first few pages there's language  
9 like, promises, that you'll use 90 -- don't hold me  
10 exactly to the number, but I believe it was -- my  
11 memory -- 90 percent local labor, 90 percent material  
12 bought, because part of the PILOT program is all the  
13 material is tax exempt. So that affects all of our local  
14 vendors throughout Nassau and Suffolk County, or New  
15 York, when you make promises. But buried deep in that  
16 package there was a line that said: If you don't live up  
17 to it we won't take the \$20 million back. It was very  
18 disturbing. And I have personally sat and witnessed  
19 truckload, tractor trailer after tractor trailer, come to  
20 250 Old Country Road, and I have yet -- other than the  
21 concrete -- to see any material come that's not from out  
22 of state.

23 Now, they're tax exempt. There's a way to  
24 track all of that. And that's a real problem for our  
25 local vendors.

1                   Now promises were made that there would be  
2                   local jobs for local people, which is the most important  
3                   thing to me. In my perfect world everything would be  
4                   done union, absolutely. But that's a dream. But if I  
5                   lose a job to a local guy who is nonunion, it's a local  
6                   job for local people. The money stays here in our  
7                   economy.

8                   When they come from out of state -- which 250  
9                   Old Country Road, I invite all of you to go there one  
10                  day, any day. Watch the transit come on trains,  
11                  15-passenger vans, out of state plates. All the material  
12                  comes from out of state. Witness it for yourself. Don't  
13                  believe me. This is what's happening. I don't think  
14                  that helps any of us anywhere.

15                  So if this Board can make a commitment that's  
16                  not a promise and buried deeply: Well, if you don't live  
17                  up to it, nothing will happen.

18                  That's what we need here. We need local jobs  
19                  for local people. And I would -- please, go down there  
20                  and witness it for yourself. I have pictures. I have  
21                  documents. If I could be of any assistance I can be to  
22                  you, please reach out to me.

23                  Thank you.

24                  MAYOR STRAUSS: Thank you.

25                  MR. SAVARESE: Ed Savarese, 162 Rudolph Road.

1                   To that local plumber who just got up: Well  
2                   said. I feel your pain, and I'd like to see that as  
3                   well. I'd love to see more work locally. I mean, we're  
4                   all here because we love our community. As you can see,  
5                   the room is packed, and I think that's a huge testament  
6                   to how we all feel about the community. None of us would  
7                   be here if we didn't love the community.

8                   I think that we can have our cake and eat it  
9                   too. It was so nice when I saw someone I haven't seen in  
10                  such a long time, who I adore. Mrs. Glassman came up and  
11                  spoke. I'm just going to happen to disagree with her  
12                  tonight. We're going to have a different opinion  
13                  tonight. But I adore her and there's nothing I wouldn't  
14                  do for her. And that's what this forum is all about. We  
15                  have a small community. We're allowed to have different  
16                  opinions, but we have to pull together when we need it.

17                  I heard quite a few people refer to Queens. I  
18                  also grew up in Queens. And I can't be the only one who  
19                  is not proud of our downtown area at all. I think it  
20                  looks exactly like Queens. I think our downtown area is  
21                  dying. I think it looks horrible. I do. I honestly do.  
22                  I'm proud of our little slice of heaven and our beautiful  
23                  backyards and wonderful neighbors, but I'm honestly not  
24                  proud of the downtown area at all. I don't know many  
25                  people who would stand up here and say, Yeah, I love the

1 downtown area. It looks like it's dying.

2 And would I like to see the building a little  
3 shorter? Yes. Absolutely. Do I want to see it move  
4 into another town? Absolutely not. I think this is a  
5 boost for the economy. I think it's -- we have this  
6 beautiful addition of the Mineola -- excuse me -- of the  
7 Winthrop building down Mineola Boulevard. I think it  
8 looks beautiful. Then we'll have this on the corner. I  
9 think it's the needle in the arm to revitalize the  
10 downtown area. I think it looks like garbage, and I  
11 would love to see it built up. I'm all for it.

12 MAYOR STRAUSS: Thank you, Mr. Savarese.

13 Anybody else wishing to speak?

14 Yes, sir.

15 MR. HOLZKNECHT: My name is John Holzknacht. I  
16 live on Saville Road. I've been a Mineola resident for  
17 33 years.

18 I have a couple of concerns with the building.  
19 I'm all for building up Mineola and fixing up and making  
20 the downtown/Main Street area more viable. But the  
21 couple of concerns that I have is the traffic. One, if  
22 their traffic count was done on Mineola Boulevard, they  
23 might have counted 90 cars, but it would probably take  
24 four hours for 90 cars to pass through the intersection.

25 I also grew up in Queens, not that far from

1 Queens Boulevard. And as you're driving down Old Country  
2 Road now, with those two new buildings, there's just  
3 congestion. The construction, parking is always going to  
4 be an issue in that type of an area. And living so close  
5 to the hospital now, I'm concerned that everything is  
6 just going to get too congested. I had problems when  
7 I've gone for medical appointments near the hospital  
8 where I've had to drive around the block for four hours  
9 and ended up with a ticket because you can't get in and  
10 out of the city, the little town area. The parking is  
11 not sufficient.

12 I do agree that we do need some kind of  
13 transit-oriented development to bring people in, travel  
14 in and out. My two daughters have grown up in Mineola.  
15 They moved to Brooklyn to be by a subway because of the  
16 problems there are with congestion and, you know,  
17 commuting from this area.

18 My other concern would be: What is the tax  
19 impact going to be on the current residents of Mineola?  
20 We keep hearing that it's going to help lower our taxes,  
21 which we all know never happens.

22 And you know, last but not least, apartment  
23 would be fine once we know how these other two new  
24 buildings work out and affect our downtown area, our  
25 traffic and our quality of life. But nine stories is

1 about three or four stories too tall for our downtown  
2 area.

3 Thank you.

4 MAYOR STRAUSS: Thank you, sir.

5 MR. WASSERMAN: Hi. Phil Wasserman, 25  
6 Fairfield.

7 I want to thank you for listening to us, and  
8 actually thank you for considering these sort of things.  
9 I think it's great --

10 MAYOR STRAUSS: Why wouldn't we?

11 MR. WASSERMAN: -- that you guys would look at  
12 these things.

13 And I was trying to think of myself. What sort  
14 of decision process would I use if I were you? And it  
15 seems like we already have two projects. We've already  
16 added residences. So now you have basically two options.  
17 You can go bigger, or not, or you can delay your  
18 decision. And there are two outcomes. The new  
19 residences could be good for the community, or bad.

20 Well clearly, if the two current projects turn  
21 out to be bad for Mineola, we're best waiting and  
22 learning that and not approving this third project. Now,  
23 if the two projects turn out to be good for Mineola, it  
24 turns out we're also better off waiting. We can get a  
25 better agreement with PILOTs. The developers can better

1 plan on what would be best for the community. We'd be in  
2 a better position to know, from the two other projects,  
3 what works well for the community and what doesn't.

4 And you know, it's been said that the developer  
5 is not going to move forward until he knows how the  
6 others go. Well why should we give him the free option?  
7 Why should we say, Here you go. You can go forward if  
8 you want, and not if you don't. Why don't we wait too?  
9 And then -- when he comes to us and says, Hey, this is  
10 working out great -- we can make a better agreement.  
11 We're in a better position to negotiate.

12 So what I'm asking is that when you think this  
13 through, consider the possibilities and the benefits of  
14 delaying the decision process. And I know that the  
15 developers waited a long time. Well, the PILOTs are 20  
16 years. We're waiting 20 years for full taxes? We can  
17 wait and they can wait.

18 Thanks a lot.

19 MAYOR STRAUSS: Thanks, Mr. Wasserman.

20 MS. GHETTI: Susan Ghetti, Andrews Road in  
21 Mineola.

22 I agree with waiting. I think we have large  
23 projects on the south side of the railroad tracks. And  
24 if they're going to revitalize our community, if they're  
25 going to create traffic problems, if they're going to put

1 a strain on our system, if they're going to create a city  
2 within a residential community, that we don't like, of  
3 single-family homes, we won't know that.

4 Having said that, this is not a project I would  
5 like to consider for that downtown spot at any time, even  
6 if those other projects start to work out. When I read  
7 through the Master Plan what struck me was that there was  
8 a lot of attention paid to the Citibank lot. The  
9 building was considered to be an historic anchor for our  
10 community and the downtown area. I happen to like the  
11 building. I think it's lovely. A lot could be done with  
12 it that has a residential feel. The rest of it was  
13 thought to be a green.

14 We didn't buy it. Doesn't matter why we didn't  
15 buy it. But to be developed in a B-2 business district I  
16 thought that there were height requirements of 35 feet in  
17 a B-2 district, and that's what's compatible to the  
18 district.

19 You asked the developer's attorney: Please  
20 tell me what this is compatible with in that area, the  
21 core downtown, which I define as being on the north side  
22 of the railroad tracks, probably down to Harrison Avenue.  
23 And what you have is an older architecture that may not  
24 be pleasing to everybody, but I think these things are  
25 coming back.

1                   And the Master Plan called for an entry into  
2 Mineola that would allow people from Mineola Boulevard,  
3 people who were at the hospital and other areas, to see a  
4 downtown area. That was, I think, the thinking behind  
5 the Village Green, that it was an open space, and Fox as  
6 the anchor, and then you've got the restaurant as the  
7 other. And there is no question -- having lived here  
8 many years, and being the family shopper -- that Fox is  
9 an anchor down there.

10                   This is isn't an open space that allows you to  
11 see the other businesses and developments. This is like  
12 a huge wall. I mean, not even the bridge. But it walls  
13 it off and it's says: This is my development. This is  
14 what you can see from the road. Here's the wall, and  
15 behind there there may be restaurants, and there may be  
16 clothing stores and a post office, but you can't see  
17 this.

18                   And here is the parking that's available for  
19 the people who shop at my retail shop. And in the Master  
20 Plan the thinking was that we really had a retail  
21 business. They were small scale stores, because we're  
22 small scale. We don't have big houses. We don't have  
23 high-rises with retail space on the bottom, and that's  
24 what this is.

25                   And the downtown area in our Master Plan

1 contemplated storefronts side-by-side, with maybe some  
2 living space on the second floor. Work space, living  
3 space. There was talk about maybe, you know, artists,  
4 because Soho was popular. People like lofts. But not  
5 this overwhelming structure at one of the most congested  
6 areas.

7           And just, you know, I took a quick look at  
8 their traffic report. And I think one of the residents  
9 asked when it was done. It was done, I think, a couple  
10 of weekday mornings between 7:00 and 9:00. Now I've gone  
11 into the city and I commuted for years from Mineola, and  
12 I was at the train station by 7:00 o'clock. I was on the  
13 7:26 at the latest. I think at the hospital they  
14 probably have shifts and, you know, I think there's maybe  
15 11:00 to 7:00, or whatever. But I don't know how much  
16 sense 7:00 to 9:00, which might be a peak hour elsewhere,  
17 applies to this particular corner. And I think, in terms  
18 of the commercial, they did it on a Saturday between  
19 maybe 10:00 and 1:00. They can talk about that, but I  
20 generally think that there may be other hour  
21 differentials.

22           To tell you the truth, I hope we don't even get  
23 into the fact: Is this going to be two stories? Is this  
24 going to be three stories? Or is this going to be  
25 reduced to six? And it's called a compromise. And then

1 we have money in our Community Development Fund. I don't  
2 want this kind of money in my Community Development Fund.

3 All over Long Island this is like the new kid  
4 on the block. And I'm not a developer, but I can see all  
5 the incentives of why developers want to put these up.  
6 It makes sense waiting. It's not just Mineola who has  
7 for the first time what I'll call high-rise apartments,  
8 but other communities too. And, I mean, when is the  
9 saturation point going to be reached? How many apartment  
10 dwellers are going to need all this housing that's coming  
11 all at one time and that needs to be built?

12 I think we really need to sit back. And I  
13 think it's going to be longer than a year after this  
14 building is completed. And I don't want to see something  
15 like this at that corner in our downtown at all. And if  
16 these buildings that we're putting up bring business to  
17 our downtown, we'll start to see some revitalization.  
18 And I think that the type of revitalization will, in  
19 part, determine how well we have done.

20 And I don't -- in your report for some reason  
21 they said that when you lose a parking space in Mineola  
22 what it costs our downtown business is 45,000 to 90,000  
23 dollars a year in sales to the downtown area.

24 MAYOR STRAUSS: What study was that?

25 MS. GHETTI: It was in the Master Plan, and I

1 think it was in Section D. In the downtown -- they were  
2 talking about parking problems and traffic problems,  
3 because the parking problems and traffic problems have  
4 existed for a while. But it talked about an estimate  
5 that for every parking space our downtown area loses --  
6 and I'm paraphrasing -- it was estimated that on a year's  
7 period it cost our downtown retailers combined, not one  
8 shop but combined, somewhere between 45,000 and 90,000 a  
9 year. I don't know where it came from. But it's  
10 somewhere in there.

11 They are getting rid of the handicapped spaces  
12 that are at the intersection with Main Street. And, you  
13 know, in the traffic report it says: Well, we'll just  
14 move them 175 feet further towards the west. Well, if  
15 you're handicapped, 175 feet is a long way.

16 MAYOR STRAUSS: Unless they move them closer.

17 MS. GHETTI: Right. But it's going the other  
18 way.

19 It's very difficult to park down there. That  
20 hurts our businesses. I think more than anything -- I  
21 like Fox's. I like businesses down there. I wish I  
22 could go to the Mineola Post Office instead of the  
23 Williston Park Post Office. What keeps me out of  
24 there -- and I'm a willing shopper -- as much as I would  
25 like is I can't park.

1                   And, Mayor Strauss, to go in and pick something  
2 up at the post office, I don't want to have to pay a  
3 quarter at a meter -- it's like a tax -- if I can find a  
4 meter. But there are some other problems down there that  
5 I think -- and, you know, developers have their own bias.  
6 I won't even get into that.

7                   But thank you.

8                   MAYOR STRAUSS: Thanks.

9                   MS. VENTRA: Good evening. How are you?

10                   First, I just want to let you know that I  
11 appreciate all that you guys do. And even you guys, even  
12 though I don't really agree with you, I do appreciate the  
13 efforts.

14                   MAYOR STRAUSS: Ma'am, if you could just state  
15 your name and address.

16                   MS. VENTRA: Thank you. I'm sorry.

17                   My name is Suzanne Ventra, and I live at 54  
18 Kenilworth Road.

19                   I agree with everyone. That's mostly everyone.  
20 I appreciate everyone that spoke. I do agree with a lot  
21 of what they said, and I'm going to probably repeat it  
22 because I think it's important.

23                   Traffic is a nightmare. I mean, case in point:  
24 Trying to find a spot to park here tonight was very  
25 difficult. I commute the Long Island Railroad. If I

1 don't get there on time I don't have a spot. Then I have  
2 to go pay for one. There's no place to park. We all  
3 brought up scenarios of problems that the Village has,  
4 the town. And it's a great place to live. I moved here  
5 about eight years ago. I do apologize that I'm not  
6 well-versed in what's going on. I heard about it, like,  
7 two days ago. I said, I have to come down and listen.

8 MAYOR STRAUSS: You're here. That's important.

9 MS. VENTRA: I'm here.

10 MAYOR STRAUSS: It doesn't matter when you  
11 found out about it.

12 MS. VENTRA: I don't really agree with putting  
13 this in the town, taking away from the landscape, taking  
14 away a beautiful historic building. We have two  
15 buildings that have just gone up, three including the  
16 senior living.

17 Again, traffic. I think that we need to sit  
18 back, evaluate what's going to happen once everybody  
19 moves in, and reassess the traffic thing. I also think  
20 we have a lot of problems in the town, like everybody  
21 else does, but by putting up another building we're going  
22 to create more.

23 So let's fix what we have, what we're capable  
24 of controlling, before we create another monster. It's  
25 like we're creating -- I think we're creating more

1 problems if we put up another building like this, because  
2 we're not going to be addressing -- we need -- we have  
3 those beautiful gatehouses on Berkley and Kenilworth.  
4 They're not fixed. Why can't we fix the simple things to  
5 make Mineola beautiful again, or more appealing, instead  
6 of putting up something like this that's going to hide  
7 what we have, our personality, our character. I think  
8 Mineola has a beautiful character with the carriage  
9 houses, with the buildings downtown.

10 And I think, like the previous speakers have  
11 said, put up the two complexes that are up now. That  
12 will bring in to revitalize downtown. Because that is --  
13 that's sad. It's a very sad place. I wish I could shop  
14 more there, but there's nowhere to go.

15 You know, we've had previous meetings where  
16 you've said: Don't compare us to anybody else. We want  
17 to be the ones to be compared to. If we don't have that  
18 kind of downtown like Rockville Centre or Franklin  
19 Avenue, Franklin Street, in Garden City, we could be like  
20 them. We could be better than them. But bringing in  
21 more of this, we're going to lose that. We're going to  
22 lose that community. We're going to lose that.

23 And again, the Long Island Railroad is another,  
24 and the hospital, two more things to really consider.

25 So I thank you. You guys as well. Thank you.

1 MAYOR STRAUSS: Thank you.

2 MS. VENTRA: Good luck.

3 MR. ALEXANDER: Hello, Mr. Mayor, members of  
4 the Village Board. My name is Eric Alexander, director  
5 of Vision Long Island. We're a planning organization.  
6 Our address is 24 Woodbine Avenue, Northport, not  
7 Mineola, though we have a Nassau office in Garden City,  
8 just around the corner.

9 So for the last 18 years we have been  
10 supporting downtown revitalization initiatives across the  
11 island. We've done 1,900 presentations and helped  
12 projects move along. We've worked with past mayors, Jack  
13 Martins in particular, in many of the initiatives that  
14 you had under way that are coming to fruition now. We  
15 have a tremendous respect for this Village Board and the  
16 due diligence that you're going through. In fact, we did  
17 a Smart Growth Saturday walking tour of some of the  
18 things that are under way in the downtown, and that's  
19 exciting.

20 You know, so the Mayor asked me to come down  
21 and say what we think about the project. We've never met  
22 the developer, and we're just reviewing the IF (sic).  
23 Also, Kyle, from my staff, is here also, as an  
24 architect/planner, to make a couple of comments. And  
25 I'll try to be brief.

1                   So we support the concept, and we know it's a  
2 work in other areas of Long Island. We know there's  
3 economic benefits. There's a tax base. There's benefits  
4 to the retail for this type of housing. And there's a  
5 market need for this type of housing regionally and also  
6 locally.

7                   Also, as we see site access build-out one  
8 day -- one day. They keep moving the time frame down --  
9 but the property values will rise in the area and there  
10 will be more of a market demand for accessibility,  
11 particularly to the Mineola train station.

12                   So we wanted to just make comments on a couple  
13 of areas and, again, I'll leave some design issues for  
14 Elissa to tackle. I'm not a design -- I won't be  
15 designing or commenting on design.

16                   On the school district side, most of these  
17 developments have very small amount of children because,  
18 simply, we can run through the numbers project by project  
19 and there's proof of this in new developments, and even  
20 older developments, in the last few years.

21                   And to be clear, 9,700 units of  
22 transit-oriented development has been approved across  
23 Long Island in the last seven years. Prior to that  
24 there's only been about 400 in the prior five years. So  
25 there's clearly been a trend in approvals for these types

1 of projects, again, because there is this market demand.

2 But people who live there are not attracted to  
3 family living and family life. It is a different type of  
4 living. You're going to have young folks and aging baby  
5 boomers who are aging out of their single-family homes  
6 that will want to live in these types of developments.  
7 That's what we're seeing. That's the demographic mix  
8 that we see moving in. And then some of the units are  
9 particularly geared to seniors, who are maybe a bit older  
10 than baby boomer era.

11 But again, we're going to see with that there  
12 will be less cars. There will be more walking. There  
13 will be an attraction to the better train stations.  
14 Clearly, in Mineola you also have an excellent train  
15 line. You also have great bus service. And you also  
16 have the walkability, which certainly could improve in  
17 areas. And we know there are some challenges.

18 I was just down taking my Dad to Winthrop for  
19 his heart situation. He's 91. So we were walking  
20 around. And, you know, there are improvements that can  
21 be made, no doubt, and those are the types of public  
22 benefits that you need to weigh as you're looking at  
23 these types of developments moving forward.

24 So what we know of the market right now, 44  
25 percent of Long Islanders want to live in downtown areas.

1 There's a recent poll we did with SUNY Stony Brook. In  
2 Nassau County that number is a little higher. While many  
3 folks I've heard tonight said, I left Queens and I went  
4 here for a more rural kind of experience, you know, in  
5 Suffolk they really believe in rural. I mean, it's a  
6 whole different kind of animal. Here, I think you guys  
7 like businesses and density in the downtown. There's a  
8 little more of an urban feel. I know that's a word that  
9 doesn't always go over well, but there is a connectivity  
10 and a downtown feel that people seem to cherish here, in  
11 my understanding of Mineola folks through the years. So  
12 there is a market for this.

13 We also know that the challenge of a delay in  
14 these types of projects -- we experienced this in  
15 Farmingdale, in downtown Farmingdale. We did the Master  
16 Plan in downtown Farmingdale. Now, they were only going  
17 for a four-story building, not much higher, but they  
18 delayed it for four years. In that delay they lost a  
19 hotel that they wanted in their development,  
20 redevelopment, because the soft costs, you know, continue  
21 each month, each year, and the public benefits decrease  
22 when you have to wait. Now, that's not the Village's  
23 problem, but it's something to consider. That's  
24 something that we've seen in our experience.

25 Anyway. Moving on. When the project in

1 Farmingdale -- just staying on that for a second -- was  
2 approved, 21 vacant stores were filled within six months,  
3 meaning other folks wanted to invest in the downtown, on  
4 the retail side, because there was a commitment to  
5 investing economically.

6 So again, the things you have to weigh: You  
7 have to weigh the density versus the public benefits.  
8 We've heard about preserving the building. We know that  
9 was in your Master Plan. And, you know, is there enough  
10 workforce housing? Is there enough of a green? How do  
11 you assess the school district impact? And how do you  
12 look at your fair share of taxes and concerns about other  
13 folks setting tax rates and not yourselves?

14 I'm going to stop and have Elissa say a couple  
15 of words on design. I know I've gone on a little bit,  
16 but we did want to comment professionally.

17 MS. KYLE: Hi. My name is Elissa Kyle.

18 Regarding the design, I think the general  
19 direction is actually -- compared to many proposals we've  
20 seen across the island -- the architectural quality is  
21 certainly above average. The rendering appears to show  
22 some detailed brickwork and more depth to the design than  
23 many new developments.

24 The massing is going in the right direction, as  
25 far as having the tallest portions of the building closer

1 to the train tracks and stepping down as it approaches  
2 Second Street. However, due to the fact that most of the  
3 older buildings along Second and Main Street and Mineola  
4 Boulevard are more the two to three-story range, a way to  
5 help balance that so the street isn't quite so lopsided,  
6 perhaps the first window bay, or the 12 feet, or  
7 whatever, were to match that height, two to three  
8 stories, and then go up to the height back there. So  
9 that from the sidewalk-perspective, when you look up,  
10 you're seeing the building ending at three stories, and  
11 then it steps back and continues above beyond there.

12 Also, one way to make a tall building appear  
13 less tall is to emphasize horizontal portions of the  
14 building, rather than vertical. Whereas this design,  
15 they tend to emphasize all those vertical brick pillars  
16 between the windows. Establishing a horizontal base, and  
17 maybe a horizontal cap, can help cut the building  
18 visually and make it appear less tall than it is.

19 Also, you know, if it is possible to work  
20 around the historic building, that would be ideal to have  
21 both the new and the old together on the same site.

22 And to minimize curb cuts along Second Street.  
23 It's good that the access to the underground garage is on  
24 Front Street, because that traffic will not be  
25 interrupting with the pedestrians along Second Street.

1 But if there's any way to reduce those curb cuts even  
2 further along Second Street, that could help to minimize  
3 potential conflicts between pedestrians and drivers, and  
4 also improve traffic flow on Second Street, because  
5 people turning into and out of driveways impedes the flow  
6 along Second Street.

7 I believe that's all. Thank you.

8 MR. ALEXANDER: Just to say that we've learned  
9 a lot tonight in the comments from the community. And  
10 certainly, we just reviewed this for the last few days.  
11 We'll continue our comments and share them with you, for  
12 what they're worth. And we certainly like to see the due  
13 diligence you're doing on revitalization in the Village,  
14 and there's a lot of great work you're doing, to your  
15 credit.

16 So, thank you.

17 MAYOR STRAUSS: Thank you very much, both of  
18 you.

19 MS. GHETTI: I'll just be a second. Susan  
20 Ghetti, Andrews Road.

21 I found the reference. It's in Section 4,  
22 Downtown, subheading C, Improved Circulation, Parking and  
23 Connections, paragraph 3 starts on page 65 and continues  
24 on 66 and it talks about the heavy demand for these  
25 parking spaces. And it says: A prime downtown parking

1 space can translate into between \$150 and \$300 a day in  
2 retail sales per downtown merchant. Thus, the effective  
3 loss of each on-street space potentially costs the  
4 business district \$45,000 to \$90,000 a year in foregone  
5 sales. And it continues on.

6 MAYOR STRAUSS: Thank you.

7 It definitely does say that. But I got to say  
8 that what it doesn't say -- and I'm just thinking off the  
9 top of my head here -- what's the positive impact of  
10 having an apartment building there, or the other ones  
11 that are being built? I'm not saying not only this one,  
12 but any of them.

13 MR. ZAPITI: What is the --

14 MAYOR STRAUSS: So, we'll get to that in a  
15 second. But, you know, for the loss of a parking space  
16 there is probably an increase, or maybe a flat, of  
17 residents who are going to live there, if it's approved,  
18 or in the other buildings. They got to shop somewhere.  
19 So, we'll talk about that later.

20 Anybody else wishing -- yes, sir.

21 MR. GRIMM: Bill Grimm, 96 Wheeler Avenue.

22 I can envision this: You want to eat at St.  
23 James. Now you got a nine-story apartment building right  
24 across the street. You have to make reservations two  
25 weeks in advance. I mean, I think there's a lot of good

1 points about this project, but my concern is that these  
2 315 apartments, a lot of them are two bedroom and three  
3 bedroom apartments.

4 MAYOR STRAUSS: No.

5 MR. PEREIRA: No.

6 MAYOR STRAUSS: There's 297, I think it is.

7 MR. PEREIRA: 296, and there's no three  
8 bedrooms. There's no three bedrooms.

9 MR. GRIMM: All right. It's two bedrooms.  
10 It's the other one. All right. I don't have the  
11 article. I read it and I couldn't find it. But it was  
12 quite a few number of two bedroom apartments.

13 Now, if somebody's going to be moving into an  
14 apartment and they're going to pay \$3,000 a month and  
15 they have a second bedroom, naturally they're going to  
16 have children. I have five children. And since you're  
17 getting a free pre-K in Mineola, it's like a home run.  
18 You come there. You don't have to pay for babysitting  
19 and all that. You drop them off at pre-K, and you're  
20 set. I know. I have a son that's coming back from  
21 Brazil, and that's what he would be doing. He has two  
22 small children.

23 So, I love children. I got five of them. But  
24 I can't see -- I can see a lot more school teachers  
25 needed and a lot more children than -- I think you said

1 there was only, like, 42 children specified.

2 MAYOR STRAUSS: One study says 37, 37 I  
3 believe, and the other one reduced it to nine.

4 MR. GRIMM: Now, you got 296 apartments. To me  
5 I feel it's a low number. I mean, I can be definitely  
6 wrong, but that's what I feel. And with the free pre-K  
7 and the cost of teachers and everything else, I'm paying  
8 almost 10,000 -- 12,000 in taxes, and probably 9,000 is  
9 school taxes. So that's one of my main concerns.

10 The second concern is the parking. How many --  
11 I don't have the article with me. How much parking is  
12 available in the building itself? I think it was only --

13 MAYOR STRAUSS: 484.

14 MR. GRIMM: 484?

15 MAYOR STRAUSS: Yes.

16 MR. GRIMM: Well that doesn't seem too bad.  
17 That's quite -- I thought it was only like 180. But  
18 there's 400 inside the building?

19 MAYOR STRAUSS: Yes.

20 MR. GRIMM: All right. So that shouldn't be --  
21 that should be sufficient. You know, everybody should  
22 have a car, car-and-a-half, something like that.

23 Now, what about the garbage removal from the --  
24 do they have incinerators, or do they -- Mineola picks  
25 up?

1                   MAYOR STRAUSS: No. We like to leave all the  
2 questions at the end so everybody can get a chance to  
3 speak tonight.

4                   MR. GRIMM: OK.

5                   MAYOR STRAUSS: But I'll answer that one.  
6 They'll take care of the garbage. It's not on the  
7 Village.

8                   MR. GRIMM: Oh. They'll take care --

9                   MR. PEREIRA: And no incinerator.

10                  MAYOR STRAUSS: Yes. There's no incinerator.

11                  MR. GRIMM: OK. Basically, I think you guys  
12 are doing a great job. Don't get me wrong. You know,  
13 all of you have done a great job. I just want to make  
14 sure that everybody is checking to make sure. And the  
15 school enrollment. And it would have been nice if it was  
16 condos, but I know Garden City kind of screwed that up on  
17 us.

18                  So that's all I have to say.

19                  MAYOR STRAUSS: Thank you very much, Mr. Grimm.

20                  MR. DELGIUDICE: Charles Delgiudice, 395  
21 Marcellus Road, Mineola.

22                  I'm a taxpaying homeowner. Homeowner.  
23 Thirty-one years in Mineola. I love Mineola. I like the  
24 old town feel. I like the way we renovated with the nice  
25 benches and the street lighting and made it the old time

1 feel of a village. OK? I repeat, a small village. I do  
2 not want a city.

3 I wish -- you know, I see these buildings going  
4 up. It's just like a wall. And the hospital. And I  
5 just don't think -- that exact area is so congested, as I  
6 think the last 30 people have said that. You know, as I  
7 ride down there, when I do, it's a long ride. And it's,  
8 like, polluted. And it's -- you wait for a light three  
9 times, change the light, to get to downtown and to Old  
10 Country Road, over the railroad, anywhere down just from  
11 Jericho to Old Country Road. The congestion. I think  
12 the whole air is polluted there.

13 Now, you have these two other apartments and  
14 this third. I'd like to know how many apartments is that  
15 altogether?

16 MAYOR STRAUSS: Altogether, total, including  
17 this one, if it's approved as is presented tonight  
18 without any reduction?

19 MR. DELGIUDICE: Yes.

20 MAYOR STRAUSS: 880.

21 MR. DELGIUDICE: So roughly a couple thousand  
22 residents will be moving in there.

23 MAYOR STRAUSS: Probably -- the estimation is  
24 about 1,400.

25 MR. DELGIUDICE: Oh. What, are they single?

1 MAYOR STRAUSS: Again, it's an estimate.

2 MR. DELGIUDICE: I would estimate closer to  
3 2,000.

4 So one question I have is: These people, they  
5 have no property. So what are they going to use?  
6 They're going to use the swimming pools. So --

7 MAYOR STRAUSS: There is going to be a pool in  
8 each of these buildings.

9 MR. DELGIUDICE: Each building will have a  
10 pool?

11 MAYOR STRAUSS: Yes.

12 MR. DELGIUDICE: OK. And as far as the  
13 railroad, I guess with the so few parking spaces you can  
14 easily -- now you're a resident -- just take a parking  
15 space at the railroad, which no one can get a space as it  
16 is. Here's another couple thousand people want to  
17 overflow with their cars into that area, I would think.

18 So -- and I would think we should stay within  
19 the zoning. Three stories. Not nine stories. It's,  
20 like, ridiculous. I think it's a safety hazard now, even  
21 on Old Country Road with those two other tall buildings  
22 and all that congestion. And at that traffic light  
23 everybody is jumping the light. It changes. The signals  
24 change. Cars keep going through it. Guaranteed there's  
25 going to be accidents there. Residential people are

1 going to be hurt there. So I think the whole thing is  
2 unsafe on that aspect also. So it's a safety hazard.  
3 There's too many residents in too little space. And I  
4 think that they will be using the Mineola pool and area,  
5 not just this little pool that they're going to put up to  
6 spin it. There's a lot of spin tonight, I notice, if you  
7 have a suit.

8 MAYOR STRAUSS: Me too?

9 MR. DELGIUDICE: You're listening.

10 At the mike.

11 So anyway, I think they should build another  
12 park and another pool before they're allowed to put up a  
13 nine-story building, which I think I'm against anyway.  
14 Three stories. Keep the zoning laws the same. I don't  
15 know how -- if I would have got word, I would have been  
16 here for the other two buildings.

17 Thank you.

18 MAYOR STRAUSS: Thank you, sir.

19 MR. CLARK: Jeff Clark, 361 Wilson Boulevard.

20 Just listening to the comments tonight and the  
21 way that this is being presented, I understand it's a --  
22 they're calling it transient building. So the residents  
23 are not going to be driving out in the morning and  
24 impacting traffic, and they're not going to be commuting  
25 back home. They're going to be walking commuters from

1 the railroad station. So I'm not quite sure that the  
2 traffic impact will be as people may fear, because  
3 they'll be getting up, going to the train. They're not  
4 driving to the station. They're not going to be entering  
5 the road at 8:00 a.m. or 7:00 a.m. They're walking. So  
6 I think -- I don't think there's much of an impact  
7 traffic-wise.

8 I think when they get off the train at night  
9 they're walking to any restaurant in the neighborhood.  
10 They're not driving. Maybe on the weekends you'll have  
11 them pulling out. I know when I leave my house in the  
12 morning for the office, maybe I'll see one neighbor.  
13 It's not like there's going to be 400 cars pulling out at  
14 the same time. So I'm not sure that the concern of the  
15 traffic is really that much of a concern to hold up a  
16 project that can really help our downtown and really help  
17 businesses.

18 And, you know what, it's like when your  
19 neighbor does something to their house. You look at your  
20 house and say: Now I need a new front door too. So I  
21 think this will incentivize the other property owners to  
22 upgrade their face and put a new look on their buildings,  
23 further improving our downtown.

24 So traffic seems to be a big concern. I'm not  
25 sure it really is, just based on the residents that will

1 be living there.

2 Thank you.

3 MAYOR STRAUSS: Thank you, Mr. Clark.

4 MR. REDMOND: Thomas Redmond, 187 Grant Avenue,  
5 Mineola, New York.

6 I'm all in favor of the Master Plan. I think  
7 it's underdeveloped in a lot of parts of our downtown.  
8 However, the Master Plan did say to make this a community  
9 park. I feel that's one that would be owned by the  
10 Village and actually be a green area, because part of  
11 urban planning and city designing is having a green area.

12 All these developments going up, you call them  
13 high-rises. All those people can go there to that park.  
14 So I feel that this area should be what it was called out  
15 to be for in the Master Plan.

16 And like someone mentioned on, like, page 60  
17 there's a picture of the Citibank building and underneath  
18 it says: Top priority is to preserve historical  
19 buildings. And they showed three pictures there, and one  
20 of them was the Citibank building.

21 So I am all in favor of the Master Plan but,  
22 however, this site is the one site that was set to be a  
23 park and I think it should remain that that would be the  
24 Village's goal.

25 I think we're actually in a situation now

1 where, if you talk to the developer, I would hope they  
2 would want to develop the appropriate areas. And they  
3 could possibly talk to the Village about this is the time  
4 where we get that land and actually make a downtown park  
5 and provide more parking, which is also in that plan.

6 So there's three things that were mentioned in  
7 that plan and this development has none of them.

8 However, I do support all the other developments. It's  
9 just that this area, it's like in Manhattan if they  
10 developed Central Park. That's what this is. This is  
11 our Central Park that we're about to give up, if we  
12 approve this, as far as city planning. So if we don't  
13 have a Central Park for an area that we're going to  
14 develop, it's smart growth to do that, to put a green  
15 area. This is not a green area. It's a pavilion. It's  
16 not our green. It's a pavilion.

17 But I do appreciate you guys have an interest  
18 in Mineola, and I would hope you develop appropriate  
19 areas. We have plenty of two-story houses that are  
20 centered over properties that are vacant, boarded up,  
21 next to some of the developments going up right now, and  
22 that's the areas. Undeveloped areas are where we should  
23 develop.

24 So, thank you.

25 MAYOR STRAUSS: Thank you, Mr. Redmond.

1 MR. GRESALFI: Hello. Bill Gresalfi, 69  
2 Westbury Avenue, Mineola, New York.

3 I want to say, I'm just taking all of this in.  
4 I see a lot of friends, and they got good ideas. As far  
5 as it is, I, myself, I know you put a lot of work into  
6 it. This building is already some kind of a building. I  
7 know it's on the south side and has traffic. This is  
8 something that has to be contained.

9 I, myself, I just heard, you know, the  
10 gentleman say about students in school and bringing in  
11 extra students. I go along with Mr. Sullivan. He knows  
12 -- I know him very, very well. And he's very thorough.  
13 And if he says there's only three school-age kids going  
14 into the school district, which would be Hampton  
15 Street -- that district would be Hampton Street, I  
16 believe. Right? That building there?

17 MAYOR STRAUSS: I'm not sure with the  
18 reconfiguration.

19 MR. GRESALFI: And you have to go for preschool  
20 or pre-K, to second grade. I know, myself, the way the  
21 configuration is now, my two daughters would have never  
22 been in the same school until they got into high school,  
23 you know, which the high school is over 1,600 students in  
24 1962. I know. I lived here 72 years. And I could tell  
25 you about Mineola schools. 73 years. But I'm just

1 saying that. But I, myself, this gentleman is right. I  
2 mean, as far as -- but I don't think you have much of a  
3 problem with students, unless that crazy woman on the  
4 reality show, or 20 and Counting, or the Osmonds move in  
5 with their grandchildren. Then you're going to have to  
6 build a new school in Mineola, you know. So, I mean,  
7 that's my ultimate problem.

8 And is it high? Yes, it is high. It is. I  
9 agree with the Mayor. You want to carve it down a little  
10 bit. And I -- that gentleman here, the developer there,  
11 he walked in there and he says they think -- the one  
12 young lady thinks that maybe they could keep the Citibank  
13 building there. That would be -- that would really be  
14 something, you know, if we could do that. You know, that  
15 is definitely -- I like that building. I really do like  
16 that building. That building would be missed if they did  
17 knock it down. I remember going caddying, walking over  
18 to the Garden City golf course and going over the bridge,  
19 and the old Franklin National Bank I think it was at that  
20 time. That's something to think about. I mean,  
21 that's -- you know, I know you're working very hard on  
22 it. And I know these gentlemen, they have a lot at  
23 stake. And it's hard to say.

24 Thank you.

25 MAYOR STRAUSS: Thank you, Mr. Gresalfi.

1 MR. BIELMEIER: Good evening again. John  
2 Bielmeier, 532 Latham Road.

3 I'm sure you go down Franklin Avenue here  
4 through Garden City. They had a big property at  
5 Doubleday. What did they do? Three stories high. It  
6 just blends in with the community. I know it's longer,  
7 but I went by there and I said, look How nice they put  
8 these in here. Three stories high. There's nothing  
9 about restaurants or all that. And I think they're going  
10 to make it there, whoever is building it. I think it's  
11 good.

12 And the gentleman says they're going to use  
13 public transportation at these apartments, or something  
14 like that? Can you meet me tomorrow at the bus stop and  
15 we'll take the bus into Manhattan? Can you meet me  
16 tomorrow? Yes. Will you ride with me with the bus  
17 tomorrow?

18 MAYOR STRAUSS: Sir, Mr. Bielmeier, talk to me.

19 MR. BIELMEIER: Will you ride with me --

20 MAYOR STRAUSS: Don't point to them. Point at  
21 me.

22 MR. BIELMEIER: I want him to ride with me --

23 MAYOR STRAUSS: Point to me. All right. Point  
24 to me.

25 MR. BIELMEIER: I want you to ask him to ride

1 with me on the bus.

2 MAYOR STRAUSS: I'm not going to ask him, Mr.  
3 Bielmeier.

4 MR. BIELMEIER: Because that is a stupid  
5 statement.

6 Thank you.

7 MAYOR STRAUSS: Thank you. I appreciate your  
8 comments.

9 All right. Folks, we're going to -- I want to  
10 give the court reporter a break on her fingers. Not  
11 literally.

12 MR. POWERS: My name is Ray Powers, 356 White  
13 Road.

14 I have been a resident for 35 years. I grew up  
15 on Geranium Avenue, and I've watched the development of  
16 Mineola and the increase in development over the last  
17 five years. And a nine-story building, the only way to  
18 make a nine-story building shorter is to take off the top  
19 of it. It's not to make vertical pillars or horizontal  
20 lines on it. It's to cut it down to four stories and  
21 then drop it to three. It's not to increase it three  
22 stories to nine at the back end. Nine stories is way to  
23 too much.

24 All the young people that I talk to in the  
25 community all agree with me, and if there's another

1 hearing you're going to see about 75 of them.

2 Thank you.

3 MAYOR STRAUSS: Thank you.

4 Folks, we'll take a ten minute break and we'll  
5 come back out.

6 (Recess taken, after which the following  
7 ensued.)

8 MAYOR STRAUSS: Folks, have a seat, at least  
9 those who have seats.

10 And I ask that you keep conversations to a  
11 very, very, very minimum because it's very difficult for  
12 the court reporter to hear what the person at the podium  
13 or we are saying. So we just appreciate a little respect  
14 given to the person speaking at the podium.

15 We'll go through the rows again. And what  
16 we'll do is we'll ask anybody else from the public that  
17 wants to speak, by all means please do so. At the end of  
18 the residents and the public looking to speak, we'll end  
19 for the night and we'll instruct the applicants to gather  
20 -- I got six pages of notes, I'm sure they have many  
21 more -- gather their thoughts and answer all of the  
22 questions that have been posed tonight. We all will have  
23 a chance to read the transcripts and then -- because  
24 there were some questions posed at the Board and we want  
25 to answer everything. We don't want anything to slip.

1 So this next time frame, between now and the next  
2 hearing, will give us time to do that. We want to take  
3 our time with this. We want to make sure that we're  
4 doing the right thing for the residents and for the  
5 Village as a whole. And I think that would be the best  
6 way to do it.

7 So if there's anybody in the audience, and I  
8 guess we'll start with the third row, because the first  
9 two rows probably nobody wants to say anything.

10 Third row? Anybody wishing to speak from the  
11 third row? Fourth row?

12 Yes, sir.

13 MR. POWERS: Good evening, and thank you for  
14 your time. My name is Jim Powers, 40 Geranium Avenue.  
15 I'm a resident of Mineola 45 years. I live right behind  
16 Birchwood Court, the first residential block.

17 I was taught, if you don't look at history,  
18 history will repeat itself. When they built Birchwood  
19 Court it was supposed to be three stories high. They  
20 ended up getting five stories in the back. Why, I don't  
21 know how they got about it. I don't know.

22 When the developers who built Birchwood Court  
23 had to start paying complete taxes on the property, which  
24 was like 1970, they sold it. That was like the 13th  
25 Precinct. It became nothing more than a welfare haven.

1 It ruined the neighborhood. People got together and they  
2 bought it and they made it what it is today. That's one  
3 history.

4 The other is: When they built Birchwood Court  
5 they said they were going to have one-and-a-half cars per  
6 apartment. That's plenty. Well, on my block I can't  
7 park in the daytime because, if they have open parking on  
8 Geranium Avenue, it will be filled with people from  
9 Birchwood Court.

10 So when you decide on traffic, when you decide  
11 on parking spaces, what you have now is not going to be  
12 ten years from now. When the developers have to start  
13 paying full taxes, we don't know what they're going to  
14 do. They're in business to make money. They're not in  
15 business to make Mineola beautiful.

16 Thank you very much.

17 MAYOR STRAUSS: OK. Thank you, Mr. Powers.

18 Anybody else in the fourth row?

19 MR. OLIVA: Good evening. Ben Oliva, Andrews  
20 Road, in Mineola.

21 There's been a lot of passionate comments, and  
22 I think there's so much passion about this subject that  
23 it's going to take compromise. Without compromise, you  
24 know, it could take either a long time or it just might  
25 not happen.

1                   But just on some of the things that have been  
2                   said, as far as the impact on the school district: I  
3                   work in the business, in real estate. There are 22  
4                   buildings, not including the buildings that Winthrop  
5                   manages or has their people in. In the 22 buildings in  
6                   Mineola -- you've got rental buildings, co-ops and  
7                   condos -- if there's 40 kids I'll eat my hat in those 22  
8                   buildings. So there's not going to be an impact to the  
9                   school district.

10                   As far as the downtown? We need a vibrant  
11                   downtown, which we don't have. There's too many empty  
12                   stores, not enough restaurants, not enough shops. And I  
13                   think this downtown revitalization will help increase the  
14                   activity downtown. It's going to help us all. It's not  
15                   going to hinder me. I live in Mineola. I've been here  
16                   35 years. I own a house on Andrews Road. It's not going  
17                   to impact me negatively. It's not going to impact any of  
18                   us negatively, you know, unless we're around the corner  
19                   from one of the developments, and then it might.

20                   As far as the traffic, again, it's just there's  
21                   been too many studies and too much known that the people  
22                   that are going to move in primarily are going to be young  
23                   people and it's going to be baby boomers who want to sell  
24                   their homes. They don't want to move to Florida because  
25                   they got grandkids. So they want to stay close. And

1 they don't want to own. So they're going to rent.  
2 That's the demographic that are going to occupy these  
3 buildings, young people that are going to go into  
4 Manhattan and people my age. So there's just -- and  
5 there's a lot of passion disagreeing with that. And I  
6 think what we're going to need is somehow the residents,  
7 the Mayor and the Board, and the developers to come  
8 together and compromise for an equitable solution to the  
9 passion against doing it. There's a lot against it.

10 So that's it. Thank you.

11 MAYOR STRAUSS: All right. Thank you,  
12 Mr. Oliva.

13 Anybody else in the fourth row? Fifth row?

14 MS. GLASSMAN: I'll be brief this time. Angela  
15 Glassman, 252 Garfield Avenue.

16 The most important factor, I think here, that  
17 most of us residents don't ever get to know is what the  
18 actual tax implications are going to be. We've all heard  
19 the word abatement, and that can last ten years. But we  
20 still don't know what that will mean to us.

21 You said, I think, that after the abatement or  
22 during the abatement it comes off the rolls. Did I hear  
23 that comment? No?

24 MAYOR STRAUSS: I really don't want to get into  
25 the answers, but if you have a question we'll certainly

1 make sure it's answered.

2 MS. GLASSMAN: OK. Great.

3 My question is: Can you ever, when you decide  
4 and know whatever this formula is, print it in the  
5 Mineola American somehow?

6 MAYOR STRAUSS: They're always printed. I  
7 don't know if the Mineola American has printed, but the  
8 other ones -- I'll interject here. But it's in our  
9 decision. It's known.

10 MS. GLASSMAN: What the implications to the  
11 taxpayer are?

12 MAYOR STRAUSS: Yes. Absolutely.

13 MS. GLASSMAN: Because I think that's a lot of  
14 the concern. People do not know now what that  
15 implication will be. And they don't know, then, how to  
16 feel about the issue.

17 MAYOR STRAUSS: Sure.

18 MS. GLASSMAN: Secondly, I don't see how you  
19 can possibly revitalize the downtown area if we continue  
20 to put up concrete office buildings, such as the Winthrop  
21 building. Winthrop being another issue. They must own  
22 half of Mineola. And I'm willing to stand here and bet  
23 that they're not paying all taxes on those buildings.  
24 They may be paying something somewhere. I will look it  
25 up in the Freedom of Information Act, find out what they

1 own and what they're paying taxes on. And I can bet you  
2 it's not everything. So with Winthrop not paying their  
3 fair share, or what we consider to be a fair share of  
4 Mineola's taxes, and this other abatement, somebody's  
5 getting hit. Somebody's paying these taxes, and I don't  
6 know who it is. And I'm hoping it isn't me. But my  
7 taxes went from, when I moved in here, \$2,000 to now  
8 \$12,000. And my father and grandfather owned one of  
9 those little shops on Mineola Boulevard, where  
10 Spaghetini is. They owned a little superette. And they  
11 got forced out with all the rest of this big business  
12 that came into Mineola.

13 And it isn't an inviting esthetic look to our  
14 downtown area, as has been said before, when you have  
15 this nine-story concrete building facing you as you are  
16 coming in. And if they're getting up early and coming  
17 home from commuting, how much energy and time, after they  
18 made dinner, are they going to take to walk down to  
19 utilize those vendors during the week? And Mineola is a  
20 ghost down during the weekend. I really don't see the  
21 pluses at this point for something that high.

22 Your professional firm that you asked come  
23 speak to us tonight mentioned Farmingdale. I've been in  
24 Farmingdale quite a bit, and in Westbury, where they have  
25 tried to revitalize their areas. And what they've done

1 is they've built above a string of retail stores below.  
2 That may be able to work better than what you're trying  
3 to do.

4 MAYOR STRAUSS: This is retail on the first  
5 floor.

6 MS. GLASSMAN: We don't know how many, but  
7 that's not the only building. We have -- the hospital  
8 has taken over two major corners and two blocks where the  
9 theater was. You know, that building took up a lot of  
10 space. And now the new building took up a lot of space.  
11 And as the other young lady had mentioned, too, you can't  
12 even see the sky anymore. It's not a warm welcoming  
13 downtown area to put a retail shop in, if you wanted to  
14 come in independently. You have to make it prettier. It  
15 isn't anymore.

16 Thank you.

17 MAYOR STRAUSS: Thank you, Ms. Glassman.

18 Anybody else in the fifth row? Fifth row?

19 Sixth row? Seventh row?

20 OK, folks. Again, couple of things I want to  
21 mention before we end for the evening and give us, as  
22 well as the applicants, time to digest this and get the  
23 transcripts out. The Board, we're currently reevaluating  
24 the parking conditions down in downtown Mineola anyway.  
25 We've hired a consultant -- two months ago I believe it

1 was -- to give us an opinion on whether Mineola's going  
2 too big too fast, many of the same concerns that the  
3 residents have, many of you and us have had. He's going  
4 to do that for us.

5           And we're also implementing a committee to look  
6 at the Master Plan. The Master Plan is ten years old.  
7 Maybe it needs to be tweaked. Maybe it doesn't. So I'm  
8 instituting a committee to take a look at it. We're not  
9 overhauling it, but we're going to take a look at it and  
10 see if we're on the right track, because we want to do  
11 the right thing here. We all live here, and we're all  
12 neighbors, and we want to make sure this is done right.  
13 We're not going to rush this through. It's going to take  
14 some time.

15           So I appreciate your coming down here this  
16 evening. We're going to look to adjourn this, or  
17 continue it, on February 11, again at 6:30. February 11  
18 at 6:30. And hopefully -- I'm sure the applicant will  
19 have all the questions that were posed to you guys, and  
20 we'll have some answers of the questions that were posed  
21 to us, and hopefully we can get some factual information  
22 out. There seemed to be a little miscommunication on  
23 facts here this evening, but we'll get all the proper  
24 information out, because we need you guys to have it and  
25 we need all the residents to have it. We have to

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understand your feelings about the projects, and then we  
can move forward with it from there.

So, folks, thank you very much for coming down  
this evening. Get home safely. And we'll hopefully see  
you here February 11 at 6:30. Thank you.

\* \* \*

This is to certify that the within and foregoing is a  
true and accurate transcript of the stenographic notes as  
recorded by the undersigned Official Court Reporter.

\* \* \*

  
PATRICIA A. TAUBER, RPR  
OFFICIAL COURT REPORTER