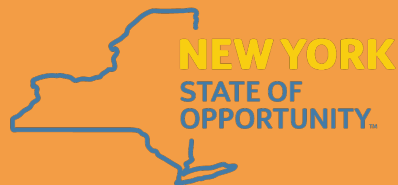


Village of Mineola NY Forward (NYF) Local Planning Committee Meeting #5 October 15, 2024



NY Forward

Welcome!

Mineola NYF LPC Meeting Ground Rules

LPC Meetings are meant to be working sessions of the LPC.

- These meetings are open to the public but are not intended as interactive public workshops.
- The public is welcome to observe, and there will be an opportunity for public comments.

How to get involved:

- We want to hear from you! There are many ways for community members to get involved.
- Visit the Mineola NYF website to stay up-to-date. Send comments to: www.MineolaNYF.com
- Public Survey #2 will launch shortly. Keep an eye on the website for more details.

Agenda

- 1** **Introductions and NYF Code of Conduct**
- 2** **Planning Process and Engagement Updates**
- 3** **Potential Projects – *Updates***
- 4** **Project Discussion: *Final slate of projects & other requirements***
- 5** **Next Steps & Public Comment**

Introductions

Local Planning Committee

LPC Co-chairs

- **Mayor Paul Pereira**, *Village of Mineola*
- **Resi Cooper**, *Long Island REDC*

Members

- **Carol Giordano**, *NYU Langone Hospital – Long Island*
- **Cina Palumbo**, *Portuguese Cultural Society*
- **Manuel Norona**, *Mineola Family Pharmacy*
- **Michael Spae**, *Mineola Auxiliary Police*
- **John Doyle**, *Irish American Society of Nassau, Suffolk, and Queens*
- **Gina Buongiovanni**, *Mineola High School*
- **James Sherry**, *RedLand Strategies/Mineola Fire Department*

New York State and Consultants

New York State

- **Rachel Bruce**, *Department of State (DOS)*
- **Cara Longworth**, *Empire State Development (ESD)*
- **Brandon Gimpelman**, *Empire State Development (ESD)*
- **Stevens Martinez**, *Governor's Office*

BFJ Planning

- **Susan Favate**, *Principal*
- **Mark Freker**, *Associate*
- **Eshti Sookram**, *Planner*

LPC Code of Conduct Preamble

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

Do any LPC members need to make a disclosure to the Committee?

Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.



Planning Process & Engagement Updates

NYF Timeline

Key Steps	May	June	July	August	September	October	November	December
Local Planning Committee (LPC) Coordination	5/6	6/17		8/5	9/9	10/15	11/18	
Community Engagement	Public Workshop #1 & Initial Outreach	Vision Survey	Open Call "Office Hours" 7/8	Stakeholder Engagement		Public Workshop #2	Public Survey	
Downtown Profile and Assessment								
Community Vision, Goals, and Revitalization Strategies								
Project Development			Open Call for Projects					
Strategic Investment Plan Compilation								

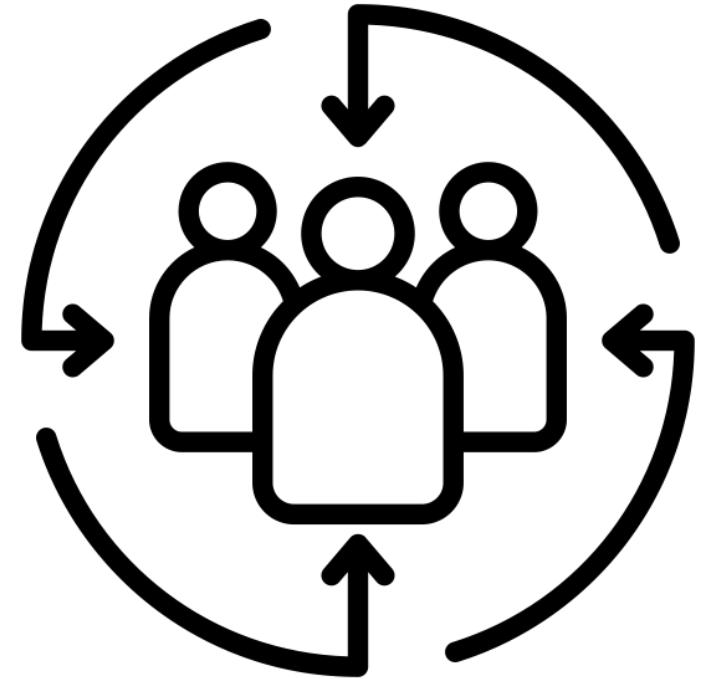


- LPC Meetings
- Community Engagement Events

Engagement Updates

Upcoming Engagement:

- **Public Survey** launching after LPC #5
- **LPC #6 | Final Vote** – November 18 (6-8pm)
 - Via Zoom



Public Workshop #2

- **Public Workshop #2**
Took place on September 30
- Approximately 30 members of the public attended
- Broad support for projects expressed; Ideas were gathered to refine public projects and comments provided are guiding private project sponsor follow-ups



Potential Projects: *Updates*

Public Projects

Private Projects

Small Project Fund

Second Street & Main Street Redesign

UPDATES

- Cost Estimates
- Project team refining approach with Village: Parking (ADA access and loading), lighting, seating, greenery, bollards
- Striking balance between greenery and sidewalk space; road access from sidewalk
- Finalizing proposed site plans



Goal 2: Foster Walking Environment

Goal 3: Create/Enhance Public Space

Location

- Second St. (b/w Main & Mineola Blvd.)
- Main St. (b/w Front and Second St.)

Sponsor

Village of Mineola

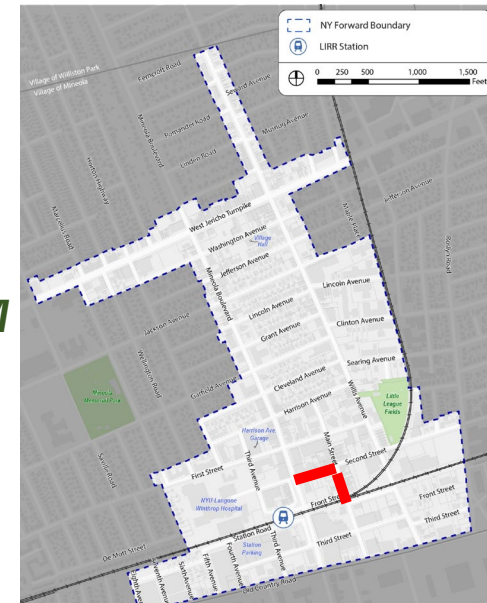
Funding / Cost

NYF Funding **\$1.5M-\$2M**

Other Funding **N/A**

% NYF Funding **100%**

Total Cost **\$1.5M-\$2M**



Second Street & Main Street Redesign

2nd Street

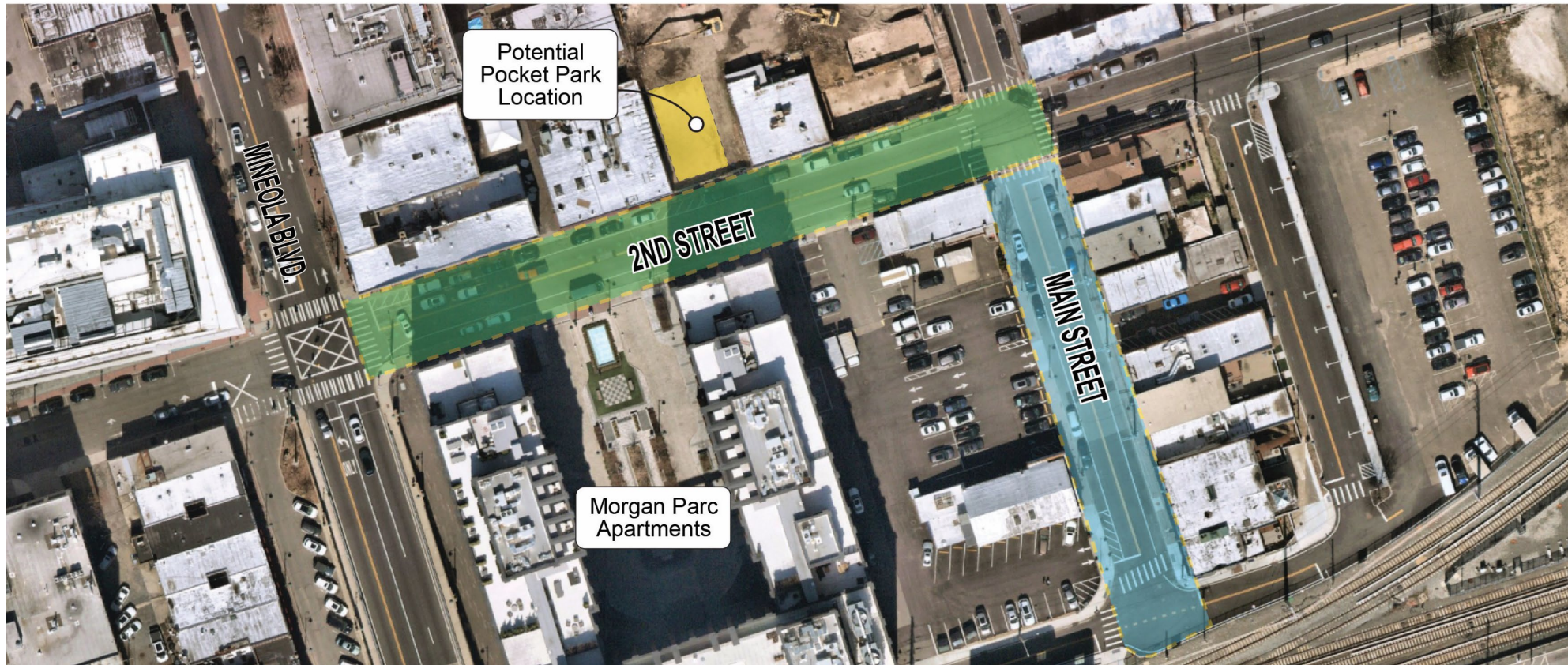
- Extend sidewalk on north side (lose parking); Retain some ADA parking spaces
- Standardize materials for sidewalk surface and curb edge
- Encourage setbacks on future 2nd-Main St. development (currently vacant property)

Main Street

- Extend sidewalk on east side (lose parking)
- Standardize materials for sidewalk surface and curb edge

Entire Area

- Install pedestrian scale streetlights
- Install trash and recycling cans
- Remove unnecessary poles from curb edge
- Coordinate locations of any traffic signs and wayfinding with other public projects
- Update/refresh traffic, pedestrian, and parking road markings
- Install tree pits with metal tree guards and decorative plantings
- Coordinate loading zones and timing with Village



Train Station Connectivity Improvements

UPDATES

- Cost Estimates
- Refining approach to procure public art; local artists
- Finalizing project details: lighting, planters, space allocated to public art



Goal 2: Foster Walking Environment

Goal 3: Create/Enhance Public Space

Location

Mineola Blvd. Bridge underpasses, Morgan Parc alleyway

Sponsor

Village of Mineola

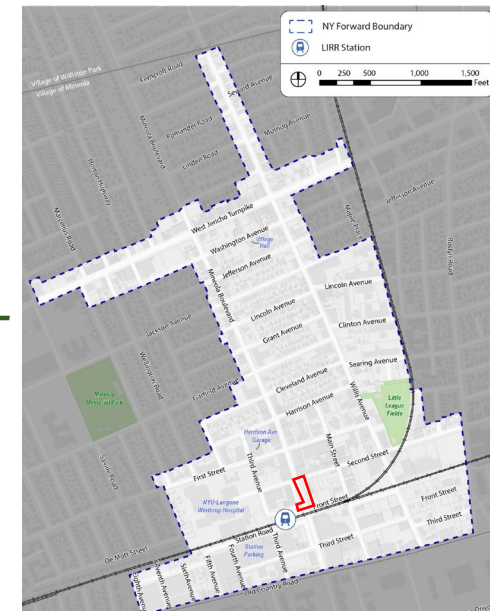
Funding / Cost

NYF Funding **\$400,000 - \$600,000**

Other Funding **N/A**

% NYF Funding **100%**

Total Cost **\$400,000 - \$600,000**



Train Station Connectivity Improvements



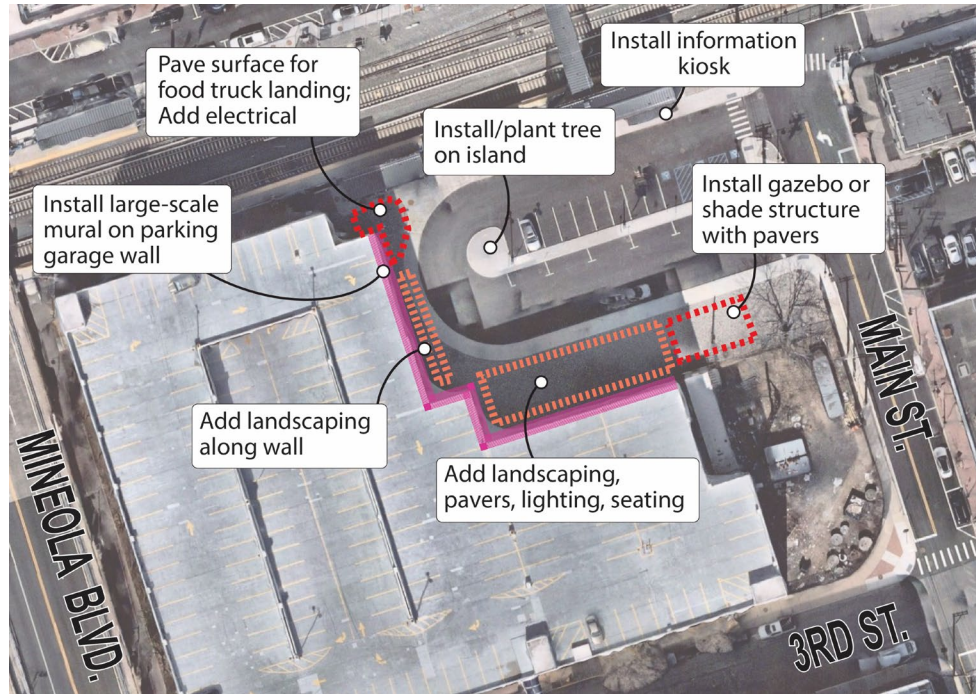
Pavilion Mural/Public Space

Goal 1: Transform Underutilized Properties

Goal 4: Improve Awareness of Mineola

UPDATES

- Cost Estimate increased +\$100,000
- Added scope/emphasis: Maximize mural area, pergola/shade structure, greenery, food truck landing and hookup, seating, flex space
- Envisioned as a flexible space for events, commuters, and nearby residents



Location

The Pavilion Parking Garage, northern wall and grounds area

Sponsor

Village of Mineola

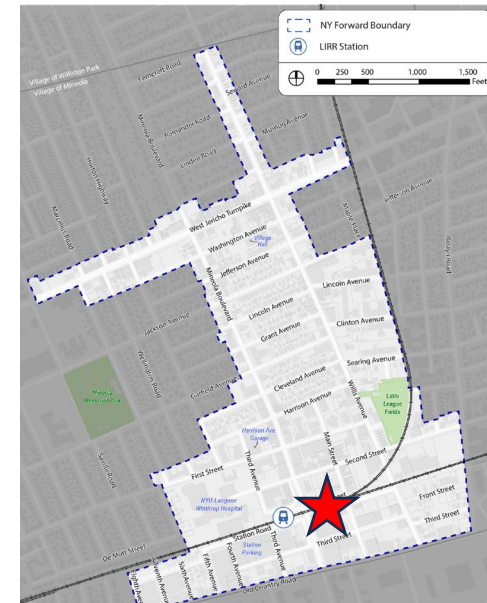
Funding / Cost

NYF Funding **\$400,000**

Other Funding **N/A**

% NYF Funding **100%**

Total Cost **\$400,000**



Pavilion Mural & Public Space



Example Surface Treatment



Example Shade Structure



Example Planter



Example Seating



Streetscape/Signage & Lighting Enhancements

UPDATES

- Cost Estimates
- Area of focus identified (see map)
- Refined approach to lighting, parking meters, greenery, etc.
- Precise wayfinding details/locations can be decided on later



Goal 2: Foster Walking Environment

Goal 4: Improve Awareness of Mineola

Location

Focus on downtown core and Village gateways for signage

Sponsor

Village of Mineola

Funding / Cost

NYF Funding \$750,000

Other Funding N/A

% NYF Funding 100%

Total Cost \$750,000

Marketing & Branding Study

Goal 4: Improve Awareness of Mineola

Description

- One time expense to retain a professional consultant for a branding and marketing study
- Branding efforts could focus on Village communications templates, website design, including colors and logo
- Branding recommendations would tie into marketing strategies to bolster Mineola's small business community and appeal to residents, workers, and visitors

UPDATES

- Cost Estimate increased by \$25,000



Location

Primarily Web-Based

Sponsor

Village of Mineola

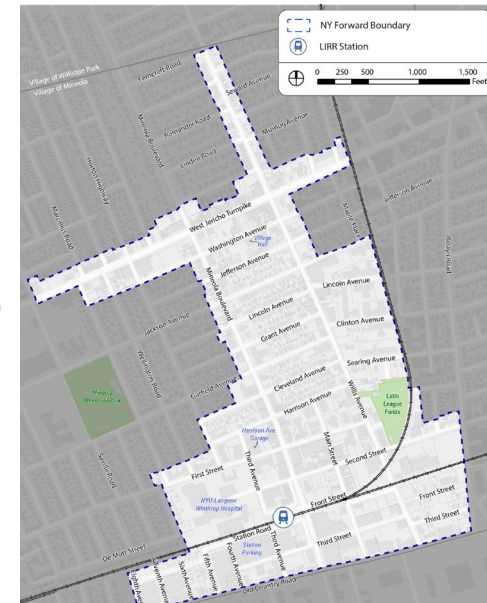
Funding / Cost

NYF Funding **\$100,000**

Other Funding **N/A**

% NYF Funding **100%**

Total Cost **\$100,000**



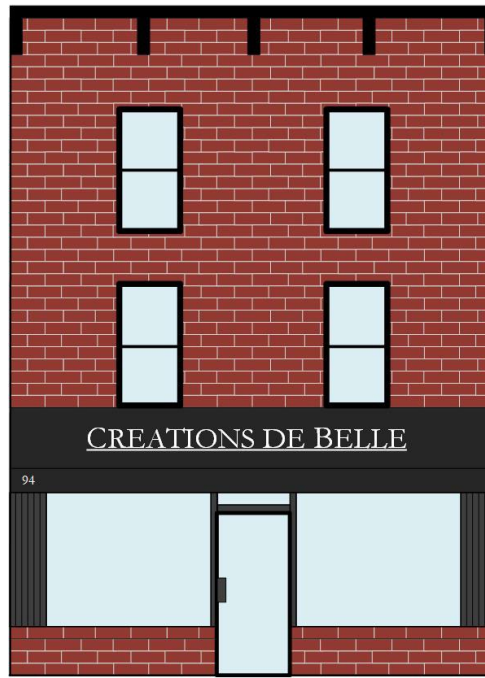
94 Main Street Renovation- Creations de Belle

Description

- Improvements to existing mixed-use building with active small business and two apartments total on upper stories
- Façade enhancements: New windows, brick on front and new vinyl on sides/back
- Interior improvements: Flooring upgrades, drop ceiling in retail space; New central AC, commercial lights
- New Roof

UPDATES / QUESTIONS

- Rendering provided
- Awaiting professional cost estimates – cost likely to go up slightly
- Scope of work needs clarified based on rendering



Goal 1: Transform Underutilized Properties

Location

94 Main Street

Sponsor

Isabel Garcia

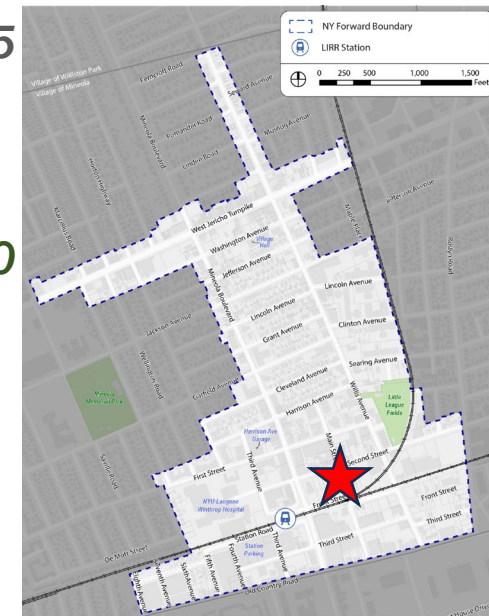
Funding / Cost

NYF Funding **\$101,325**

Other Funding **\$33,775**

% NYF Funding **75%**

Total Cost **\$135,100**



The Bridge – Century Lounge

Description

- 13,000 SF multi-function event venue and entertainment space. Ground-floor space of The Bridge development (separate project and ownership).
- Project seen as a destination anchor for the downtown, providing a venue for gathering and arts and cultural events.
- “Lounge” component would be open to the public a portion of the week – not a full-scale restaurant, would be complementary to downtown offerings.
- As part of approvals – certain number of community events, at no cost; Otherwise a combination of third-party promoted events and corporate events.

UPDATES / QUESTIONS

- Decarbonization call held
- Overall Project cost went down slightly – project team still discussing financials with sponsor



Goal 1: Transform Underutilized Properties

Location

212-214 Third St.

Sponsor

Ross Levine (212-213 Third St. Associates)

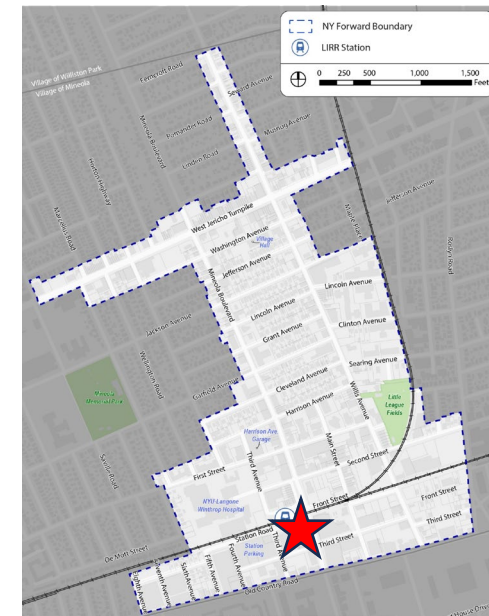
Funding / Cost

NYF Funding **\$920,000**

Other Funding **\$3.7M**

% NYF Funding **23%**

Total Cost **\$3.9M**



199 Jericho: Mixed-Use Development

Description

- Proposed ~40,000 SF mixed-use building on a nearly 0.5-acre parcel with frontage on Jericho Blvd, Mineola Blvd, and Washington Ave.
- Design prioritizes preservation of historic bank building facade.
- 30 residential units (15 affordable units); 2,400 SF retail space.
- Anticipated public improvements: sidewalk pavers, street trees

UPDATES / QUESTIONS

- Updated rendering since LPC #4
- No longer required to bury power lines
- Decarbonization call held
- Need detailed pro forma
- Seeking detail on façade preservation



Goal 1: Transform Underutilized Properties

Location

199 Jericho Turnpike

Sponsor

Adam Mann & Scott Burmann
Mineola 199 LLC

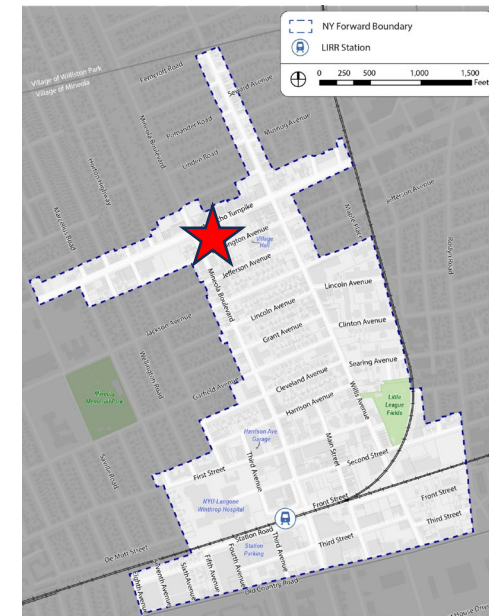
Funding / Cost

NYF Funding **\$1,000,000**

Other Funding **\$12M**

% NYF Funding **8%**

Total Cost **\$13M**



102-104 Main St. Renovations

Description

- Exterior/façade improvements: Install three new doors, new windows with black trim, paint fire escape, install new lighting on front and back of building, install fence on back of roof, and clean/update the brickwork.
- Interior upgrades: Enhance common areas with a new staircase railing, fresh paint, carpet and lighting.
- Other items: video surveillance, mailboxes

UPDATES / QUESTIONS

- Now seeking to replace all windows
- Professional cost estimate provided-reduced by ~\$5,000
- Rendering needed



Goal 1: Transform Underutilized Properties

Location(s)

102-104 Main Street

Sponsor

Rafael Leal and Regina Correia

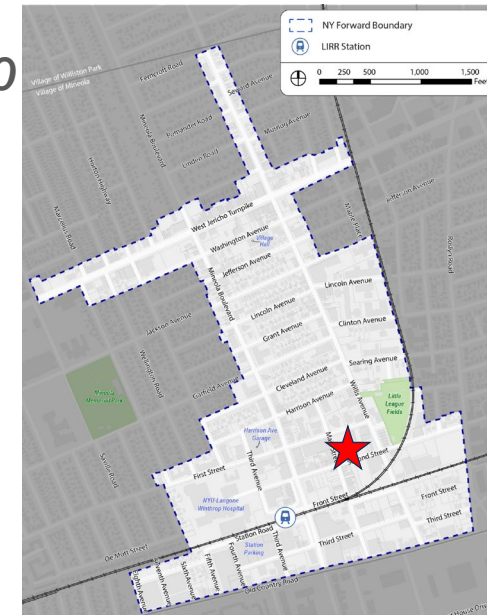
Funding / Cost

NYF Funding \$105,000

Other Funding \$35,000

% NYF Funding 75%

Total Cost \$140,000



The St. James Façade Renovation

Description

- Renovate the façade of The St. James with a focus on windows and doors that seamlessly open to sidewalk space – i.e. “French Doors”
- Enhance other façade elements, including improved lighting, potential awnings, and other surface treatments.
- Project aims to contribute to the desire for increased activity and offerings on Second Street.

UPDATES / QUESTIONS

- Updated cost estimates and rendering since LPC #4 (+\$5,000)
- Sign-off from building owner and business owner needed



Goal 1: Transform Underutilized Properties

Location(s)

190 Second St.

Sponsor

Peter Viscardi, General Manager;
Willy Elvert, Owner/Landlord

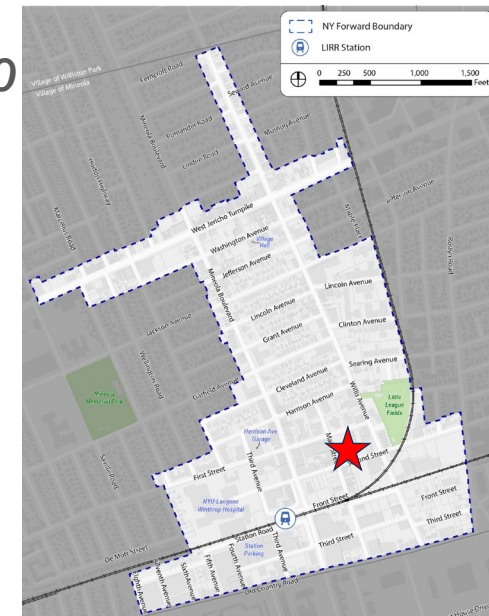
Funding / Cost

NYF Funding **\$116,250**

Other Funding **\$38,750**

% NYF Funding **75%**

Total Cost **\$155,000**



Second-Main St. Mixed-Use Development

Description

- Mixed-use development on currently vacant site - Significant catalytic potential for downtown Mineola
- 4-6 story building with upper stories stepped back
- Ground floor: commercial and apartment lobby; Upper floors: 50-60 rental apartments– primarily 1-bdrm. units
- Public amenities would include a designated pocket park space that could be coordinated with Village events
- 10% affordable set aside

UPDATES / QUESTIONS

- Updated rendering provided at Workshop #2
- NYF Timeline concerns – no cost estimates; scope remains in flux



Goal 1: Transform Underutilized Properties

Goal 3: Create/Enhance Public Space

NW Corner of Second and Main Streets:
109 Main St; 186 Second St

Sponsor

ESHCO Real Estate & Mgmt. Inc.

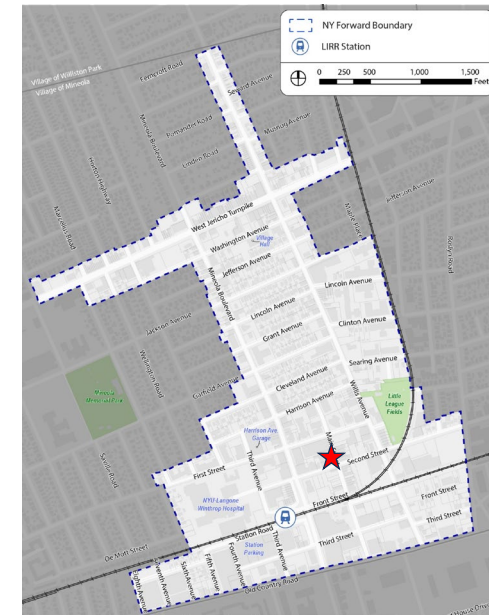
Funding / Cost

NYF Funding *TBD*

Other Funding *TBD*

% NYF Funding *TBD*

Total Cost *TBD*



Small Project Fund

- Local Program Administrator – Village of Mineola
- Projects <\$75,000.
- Matching requirement: Must be no less than 25% of total cost per project.
- LPC can vote to increase size of the Small Project Fund from \$300,000 up to \$600,000 but demand must be demonstrated.

Letter of Interest Submissions

- 9 letters of interest received with NYF requests ranging from \$10,000 – \$86,500
- Scopes of work include façade enhancements, murals, utilities (HVAC, water heater, etc.)

UPDATES / QUESTIONS

- Spaghetini updates
- Confirm: raise Small Project Fund to \$600,000?
- Minimum match requirement set at 25% - raise?

Goal 1: Transform Underutilized Properties

Location
Area-wide

Sponsor
Village of Mineola

Funding / Cost

NYF Funding \$600,000

Assumes LPC confirms \$600,000 total

Other Funding *Min. 25% match*

% NYF Funding *Min. 75%*

Total Cost \$750,000



Small Project Fund **Letter of Interest Submissions – Updates**

Site	Actions	Total NYF	Total Cost
Oak and Orange 91 Mineola Blvd	Upgrade water heater, renovating façade, renovation of upstairs apartment, business machinery	\$52,000	\$70,000
Tsontos Furs 224-226 Jericho Turnpike	Mineola Mural installation	\$10,000	\$10,000
Kucks Deli 141 Mineola Blvd.	Façade/exterior improvements, upgraded lighting	\$39,750	\$53,000
159 Jericho Turnpike	Community mural on new residential building owned by Compass Mineola LLC	\$37,500	\$50,000
223-225 Willis Ave.	Exterior: new windows and vinyl Interior: new hallway carpet, paint, lighting	\$30,000	\$40,000
262 Jericho Turnpike	Exterior: new 2 nd floor windows Interior: new hallway carpet, paint, lighting	\$18,375	\$24,500
Spaghettoni 106 Mineola Blvd.	3 new HVAC mini splits; New pavers on patio and alleyway to Second Street	\$79,500+	\$106,000+
PS Burger 198 2 nd St.	Storefront/façade renovation; Interior: new floor tiles and counter	\$63,750	\$85,000
Mineola Diner 138 Jericho Turnpike	Interior: booth refinishes, vestibule improvements. Exterior: new windows, lights, tables, trash bins	\$56,250	\$75,000
		Total \$335,125	\$443,500

Small Project Fund

Spaghettini

Description

- Install new HVAC
- New ceiling tiles
- New pavers in back patio and alley for beautification; Would be viewable from street
- Install year-round patio structure

UPDATE / QUESTIONS

- Year-round patio structure proposed (\$106,000)
- Depending on approach could qualify as standalone project – NYF timing?



Goal 1: Transform Underutilized Properties

Location

106 Mineola Blvd.

Sponsor

Robert Janecek

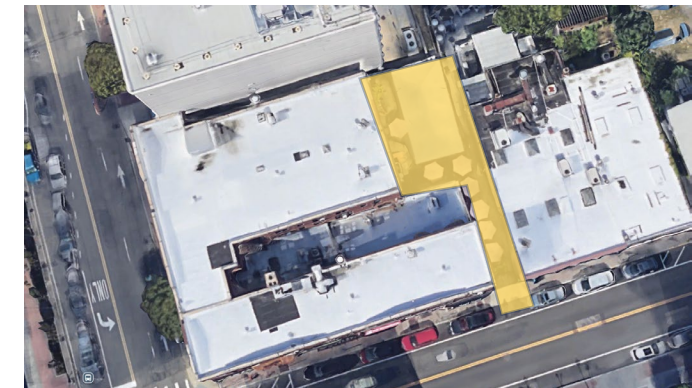
Funding / Cost

NYF Funding \$144,375

Other Funding \$48,125

% NYF Funding *Min. 25% match*

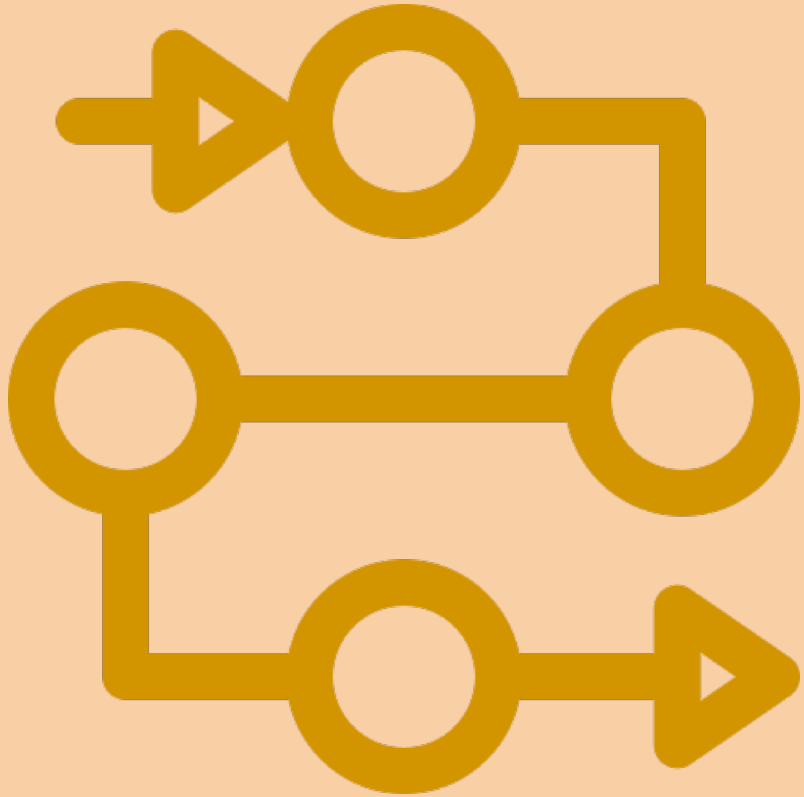
Total Cost ~\$192,500



Small Project Fund Parameters

- Eligible Activities?
 - I.e., Façade improvements, utilities, interior fit-out projects, public art, outdoor dining improvements.
- Location preferences within the NYF area?
- Interplay between NYF and CDBG funding
 - Cannot combine funding sources for any single project

The minimum match for future Small Project Fund projects is currently at 25%.



Project Discussion

Project Cost Summary

PROPOSED PROJECT	TOTAL PROJECT COST	NYF FUNDING REQUEST	NYF %
Public Projects			
2nd Street & Main Street Redesign	\$1,500,000 - \$2,000,000	\$1,500,000 - \$2,000,000	100%
Public Mural on The Pavilion Garage	\$400,000	\$400,000	100%
Wayfinding / Streetscape Enhancements	\$750,000	\$750,000	100%
Station Connectivity Improvements	\$500,000	\$500,000	100%
Marketing & Branding Study	\$100,000	\$100,000	100%
Subtotal	\$3,500,000	~ \$3,500,000 +	
Private Projects			
The Bridge - Century Lounge	\$3,936,000	\$920,000	20%
199 Jericho - Mixed-Use Development	\$13,000,000	\$1,000,000	8%
2nd & Main St. Mixed-Use Development	?	?	?
94 Main St. Renovation (Creations de Belle)	\$135,100	\$101,250	75%
102-104 Main Street Renovations	\$140,000	\$105,000	75%
The Saint James Façade Improvements	\$155,000	\$116,250	75%
Subtotal	\$17,366,000 +	~ \$2,242,500	
Small Project Fund			
	\$750,000	\$600,000	*Min 25% match per project
TOTAL	\$21,616,000 +	~ \$6,342,500	

Slate of Projects Summary

Strong candidates, still some details to be worked out

- 2nd-Main Street Streetscape Redesign
- Wayfinding and Streetscape Enhancements
- Station Connectivity Improvements
- Public Mural on The Pavilion Parking Garage
- Village Branding and Marketing
- The Bridge – Century Lounge
- 199 Jericho – Mixed-Use Development
- Small Project Fund

NYF FUNDING: \$6,020,000

The minimum match from private project sponsors is currently 25%.

The minimum match for future Small Project Fund projects is also currently at 25%.

Significant questions

- 2nd-Main Street Mixed-Use Development
→ *Project timing?*
- The Saint James Façade Renovation
→ *Catalytic impact?*
- 102-104 Main St. Renovations
→ *Potential Small Project Fund?*
- 94 Main Street Renovation- Creations de Belle
→ *Potential Small Project Fund?*

NYF FUNDING: \$322,500 +

Are there any projects that the LPC would like to come off the slate?

Project Evaluation Criteria

1 Alignment with State and Local Goals: NYF State Goals

- Active downtown with a strong sense of place
- Attract new businesses
- Enhance public spaces for arts and cultural events
- Build a diverse population supported by diverse housing and employment opportunities
- Grow the local property tax base
- Enhance downtown living and quality of life
- Support resiliency

2 Catalytic Effect

The project is likely to have a significant positive impact on the revitalization of the downtown by attracting other public and private investment.

3 Project Readiness

The project should be well-developed and ready to proceed in the near-term.

4 Eligible Project Type

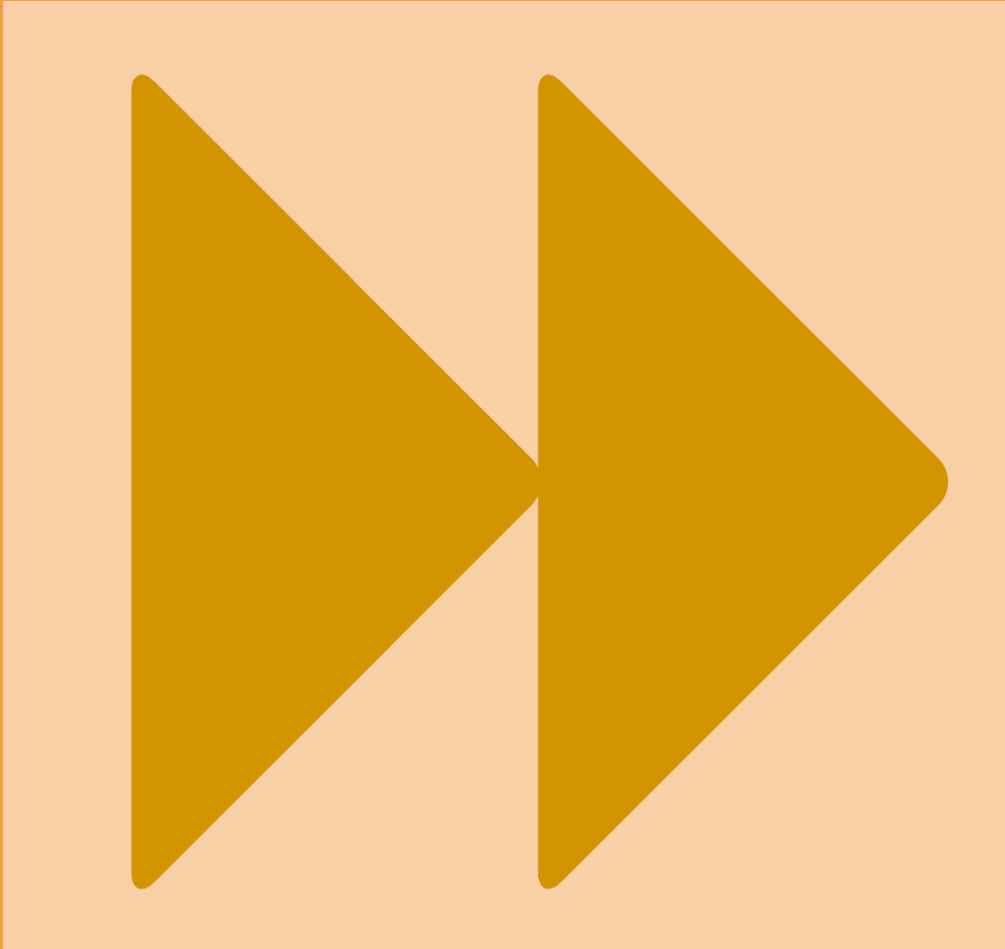
The project must be one of the eligible project types.

5 Cost Effectiveness

Investment of NYF funds in the project would represent an effective and efficient use of public resources.

6 Co-Benefits

The project will result in secondary benefits to the community.



Next Steps

Next Steps + Public Engagement Opportunities

Final LPC MEETING

- Monday, November 18 | via Zoom
 - Vote on final slate of projects to be included in the Strategic Investment Plan

Final Strategic Investment Plan (SIP)

- Consultants to continue following up with project sponsors to finalize project details and cost estimates
- Draft due to State end of November
- Final Plan due mid December

ONLINE ENGAGEMENT

- Public Survey #2 launching this week

WEBSITES

- www.MineolaNYF.com
- www.ny.gov/programs/ny-forward

Final Slate Ballot

Mineola NYF Ballot



LPC Member Name: _____

NYF funding amounts are recommendations of the Local Planning Committee. Projects will be selected for funding by New York State and will be reviewed at that time for project readiness and eligibility, among other criteria. Projects listed at \$0 are not recommended for NYF funding but are additional priorities of the LPC and will be included in the Strategic Investment Plan.

Place an "X" in one of the following boxes.

- I am in favor of submitting the NYF Strategic Investment Plan with the slate of projects listed below as proposed by the full Local Planning Committee, except as noted by a recusal due to actual or perceived conflict of interest.
- I oppose submitting the NYF Strategic Investment Plan with the below-listed slate of projects.

PLACE "X" IN BOX TO RECUSE	PROJECT NAME/DESCRIPTION	NYF FUNDING REQUEST
<input type="checkbox"/>	1: Second Street & Main Street Redesign	\$ XX
<input type="checkbox"/>	2: Train Station Connectivity Improvements	\$ XX
<input type="checkbox"/>	3: Pavilion Public Mural and Parklet	\$ XX
<input type="checkbox"/>	4: General Streetscape Enhancements and Wayfinding	\$ XX
<input type="checkbox"/>	5: Village of Mineola Marketing and Branding Study	\$ XX
<input type="checkbox"/>	6: 94 Main Street Renovation	\$ XX
<input type="checkbox"/>	7: The Bridge – Century Lounge	\$ XX
<input type="checkbox"/>	8: 199 Jericho – Mixed-Use Development	\$ XX
<input type="checkbox"/>	9: 102-104 Main Street Renovations	\$ XX
<input type="checkbox"/>	10: The St. James Façade Renovation	\$ XX
<input type="checkbox"/>	11: Second-Main Street Mixed-Use Development	\$ XX
<input type="checkbox"/>	12: Create a Small Project Fund	\$ XX

What Happens When the NYF Plan is Complete?

- Community Roadmap Component
- Project award winners should be announced in the first half of 2025
 - State makes final selections from the slate voted on by the LPC
- Public projects will be undertaken by Village of Mineola
- The Small Project Fund will be administered locally by the Village. Recipients will be selected through a competitive process
- NYF funding is reimbursable – rather than an up-front grant, project sponsors are reimbursed for expenses incurred

LPC Questions
+
Public Comments