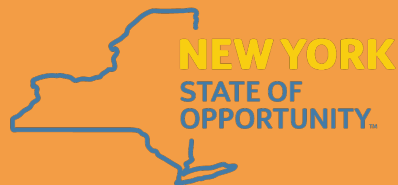


Village of Mineola NY Forward (NYF) Local Planning Committee Meeting #6 November 18, 2024



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:

- Visit the Mineola NYF website to stay up-to-date. Send comments to: www.MineolaNYF.com

Agenda

- 1 Welcome & Timeline**
- 2 Survey #2 Results**
- 3 Project Status Updates**
- 4 LPC Vote**
- 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								

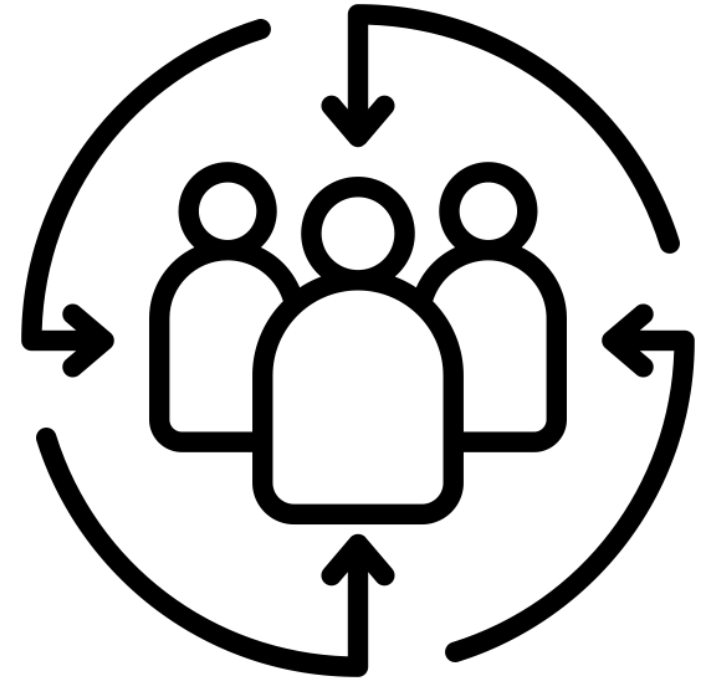


- LPC Meetings
- Community Engagement Events

Engagement Updates

Public Survey #2 Results

- **Online from October 23rd-November 10th**
- **Over 120 responses**
 - 94% live in Mineola
 - 6% work in Mineola
 - 345 feedback comments submitted



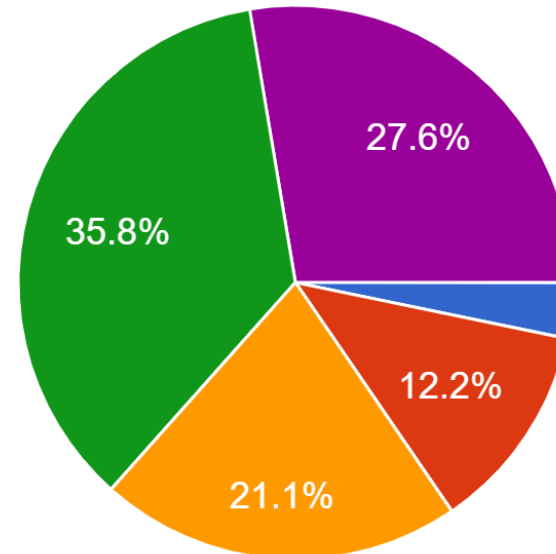
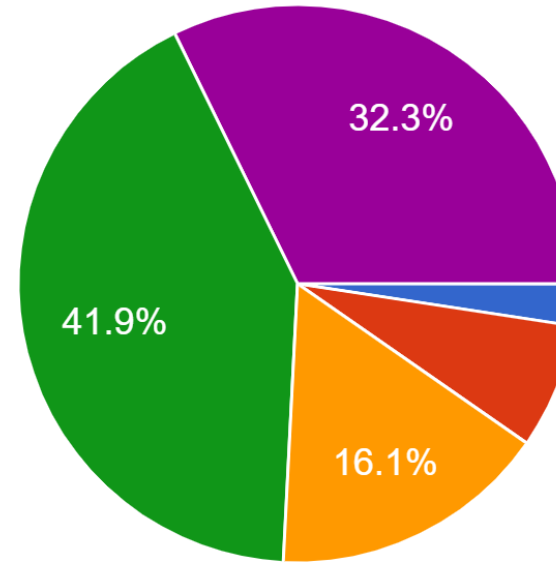
Public Survey Results

Redesign Second Street and Main Street

- Strong public support .
- Seen as an important investment in pedestrian safety and public realm; Supporting the downtown core.
- Continued thought on tree placement and parking coordination needed.

Train Station Connectivity Improvements

- New lighting is desperately needed here – this project will help enhance aesthetics and safety.
- Agreement that promoting this walkway is an important alternative to 2nd Street – Mineola Blvd.
- Strong support for public art!
- Parking must be addressed.



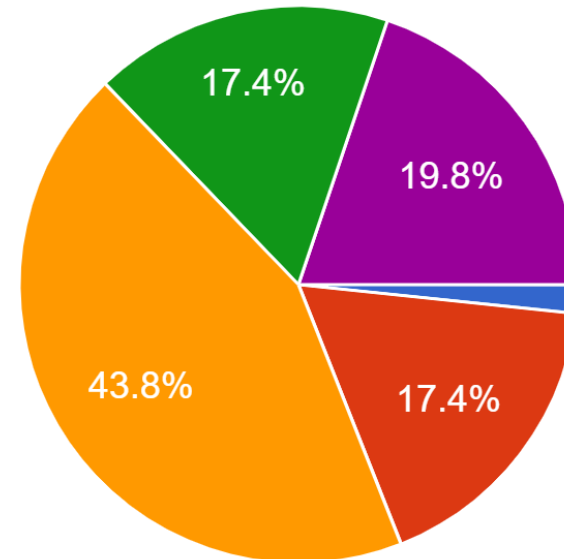
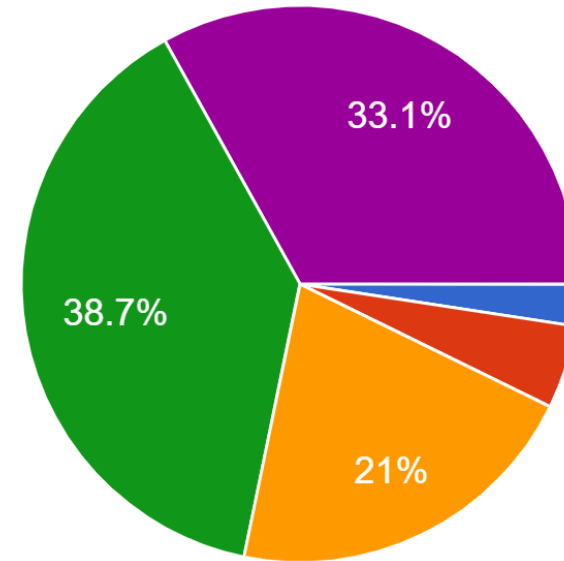
Public Survey Results

Streetscape/Signage & Lighting Enhancements

- Addresses strong desire for enhanced lighting downtown.
- Desire for aesthetic improvements to enhance safety.
- Support for new street trees – but placement matters!
- Seating must be appropriately designed.

Pavilion Garage Mural & Public Space

- Improvements would help draw activity here; Kiss-and-ride lot is underutilized.
- Shared interest in both mural addition as well as ground improvements (mini park).
- Less public support than previous public projects.



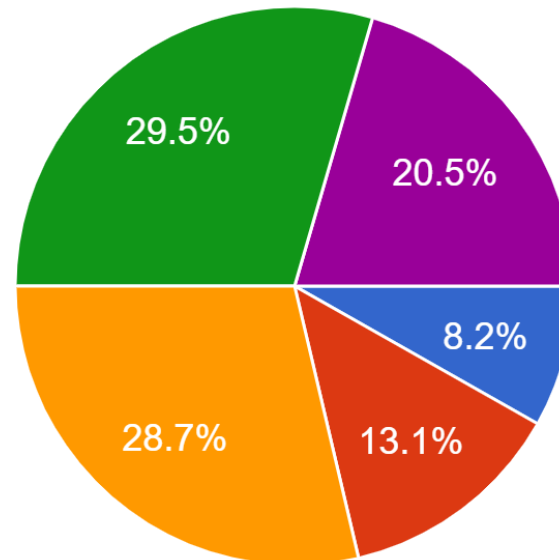
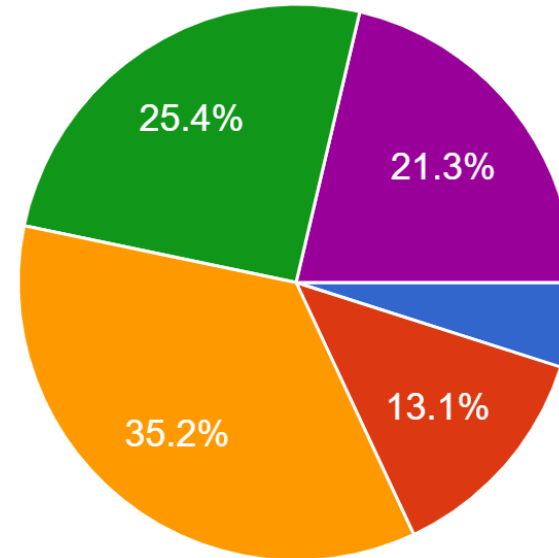
Public Survey Results

Village of Mineola Marketing & Branding Study

- Marketing improvements should tie into bolstering community activities and promoting awareness.
- Mixed thoughts on existing logo.
- Questions about the cost of this project.

The Bridge – Century Lounge

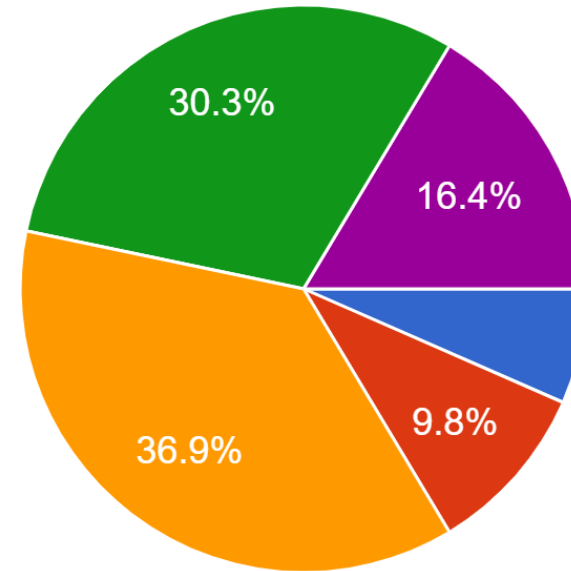
- Enthusiasm for a new venue and availability for public events.
- Questions about parking management.
- Some hesitations about cost/NYF ask.



Public Survey Results

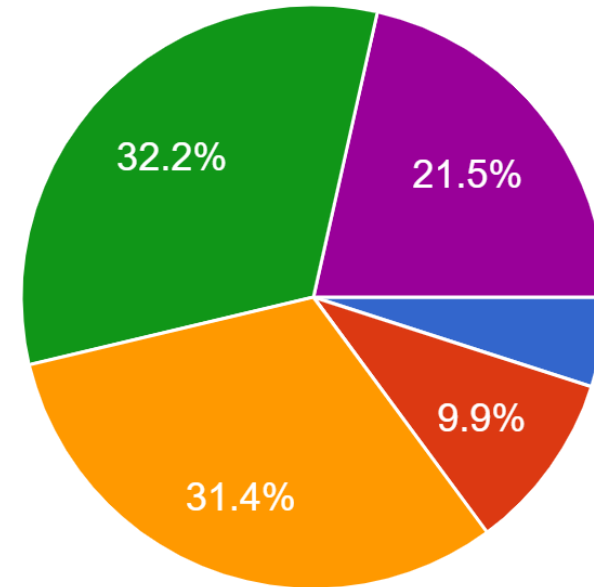
94 Main St. Renovations – Creations de Belle

- Achieves public interest to improve facades downtown.
- Desire to coordinate with other building improvement projects.
- Some question revitalization impacts.



102-104 Main Street Renovations

- Achieves public interest to improve facades downtown.
- Desire to coordinate with other building improvement projects.
- Some question revitalization impacts.



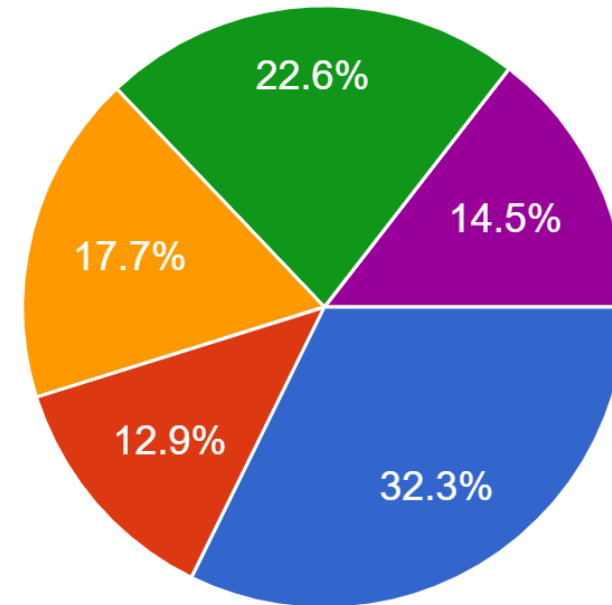
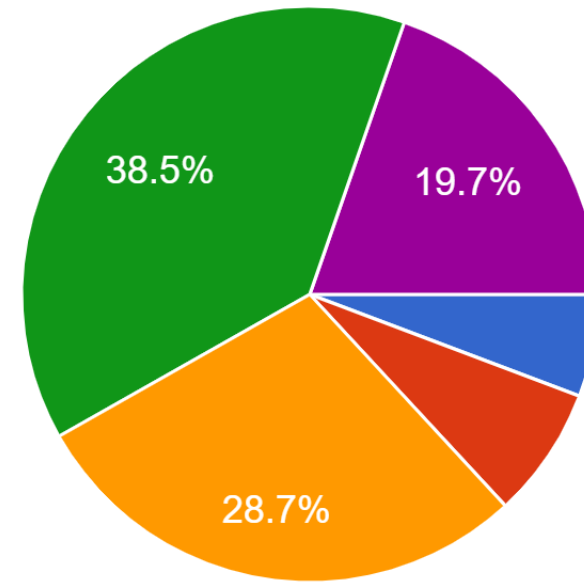
Public Survey Results

The Saint James Façade Renovation

- Synergy with Second-Main Street Redesign project; Widened sidewalk will reinforce this project.
- Interest to improve aesthetics.
- Some highlight that improvements were recently made to façade.

199 Jericho Mixed-Use Development

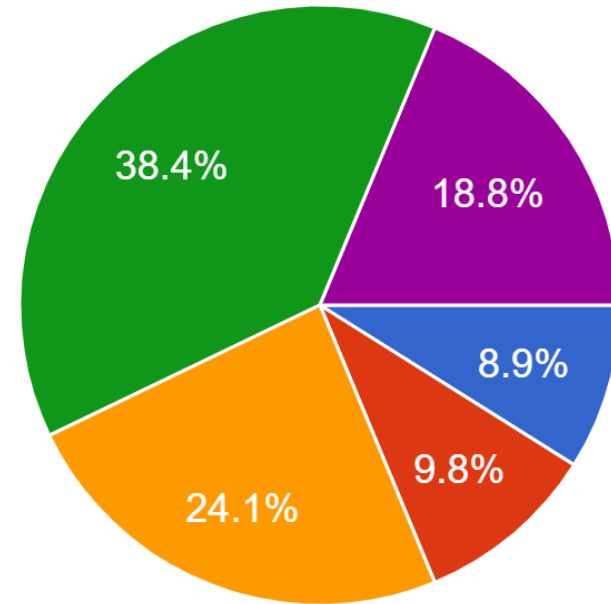
- Agreement that this prime corner needs to be redeveloped.
- Support for preservation of the historic bank façade.
- Concerns about parking/traffic and residential development.
- Less overall support than other private projects.



Public Survey Results

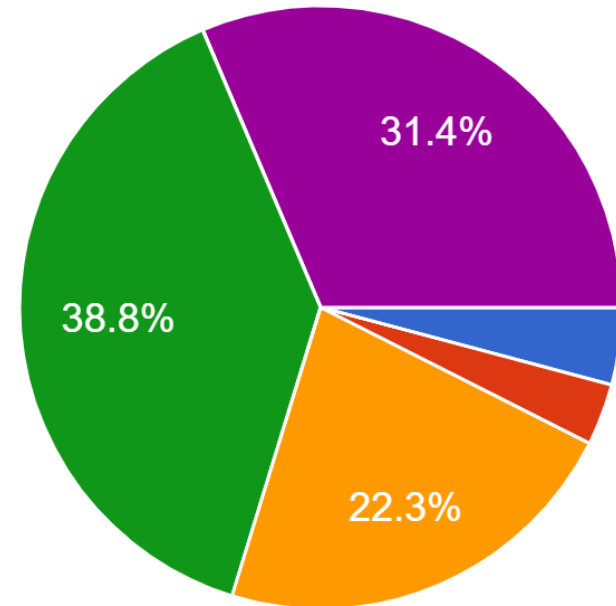
Spaghettini Upgrades & Patio/Alley Improvements

- Interest in a year-round quasi outdoor space downtown (for dining).
- Support to beautify/improve the alleyway.
- Some question revitalization impacts.



Establish a Small Project Fund

- Support helping small businesses thrive and the intention to enhance the entire downtown NY Forward area.



Slate of Projects: *Updates*

Public Projects

Private Projects

Small Project Fund

Redesign Second Street & Main Street

UPDATES

- Overall cost estimate went down.
- Scope now includes burying utility poles on block of Main St. (\$433,000) – focus on enhancing downtown core aesthetics.
- Cost estimate refinements on surface materials (pavers) and amenities/greenery.
- Updated rendering. NOTE: final design to be developed by Village at a later date.



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

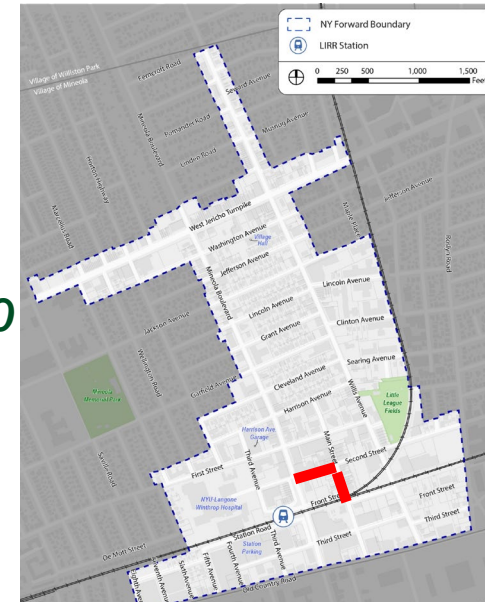
Funding / Cost

NYF Funding **\$1,415,000**

Other Funding **N/A**

% NYF Funding **100%**

Total Cost **\$1,415,000**



Improve Train Station Connectivity

UPDATES

- Cost Estimates Finalized.
- New project private match: \$218,000 for alleyway resurfacing. NYF ask reduced accordingly.
- More robust lighting added to underpass.
- Refined approach to public art.
- Updated rendering.



Goal 2: Foster Walking Environment

Goal 3: Create/Enhance Public Space

Location

Mineola Blvd. Bridge underpasses,
Morgan Parc alleyway

Sponsor

Village of Mineola

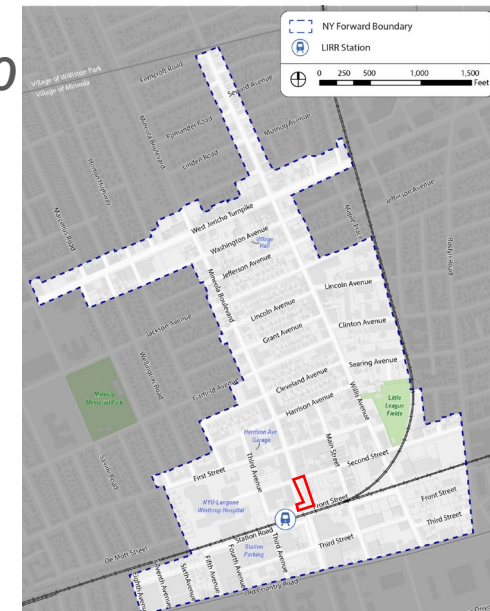
Funding / Cost

NYF Funding **\$417,000**

Other Funding **\$218,000**

% NYF Funding **66%**

Total Cost **\$635,000**



Pavilion Mural/Public Space

Goal 1: Transform Underutilized Properties

Goal 4: Improve Awareness of Mineola

UPDATES

- Cost Estimate increased +\$250,000 to ensure highest quality of mural.
- Ground area scope/emphasis: Landscape and create flex space on ground area under mural: new surface treatment, mural lights, landscaping, limited seating.
- Food truck pad and pergola/gazebo taken out of project scope.
- Letter of support from MTA-LIRR.

Location

The Pavilion Parking Garage, northern wall and grounds area

Sponsor

Village of Mineola

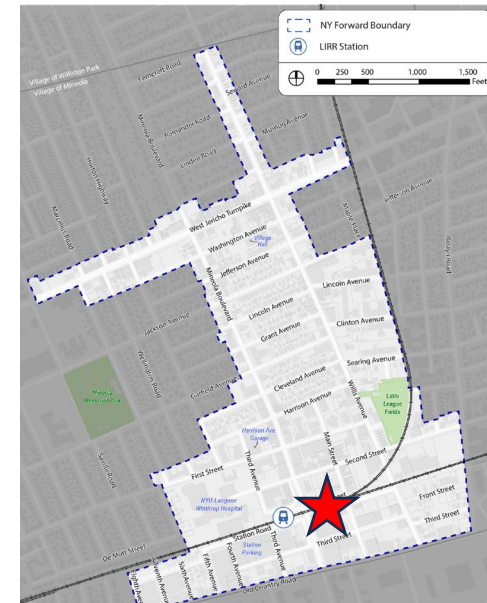
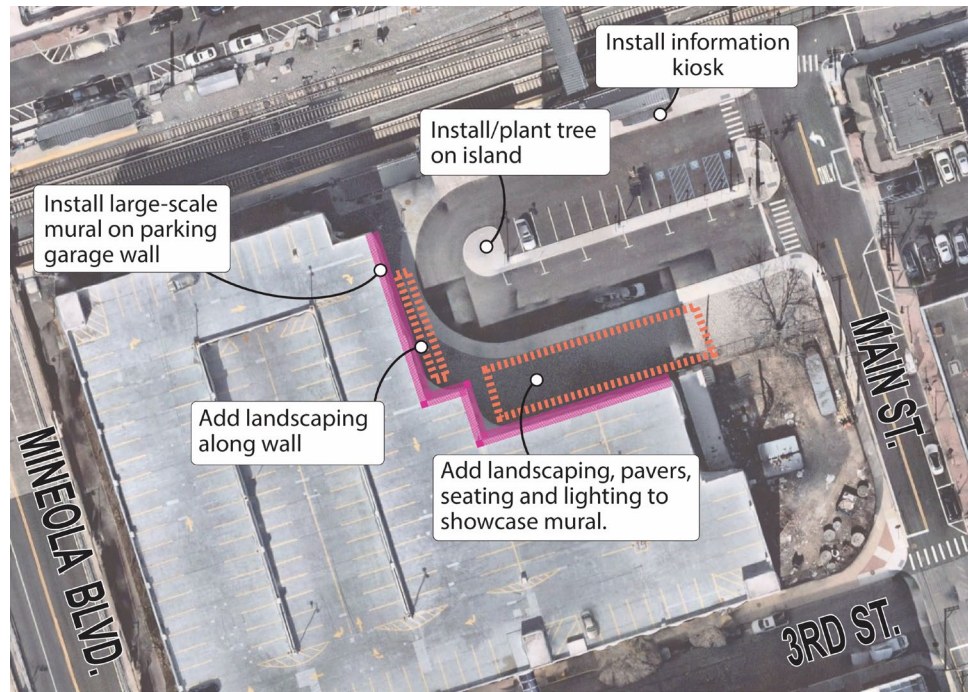
Funding / Cost

NYF Funding **\$650,000**

Other Funding **N/A**

% NYF Funding **100%**

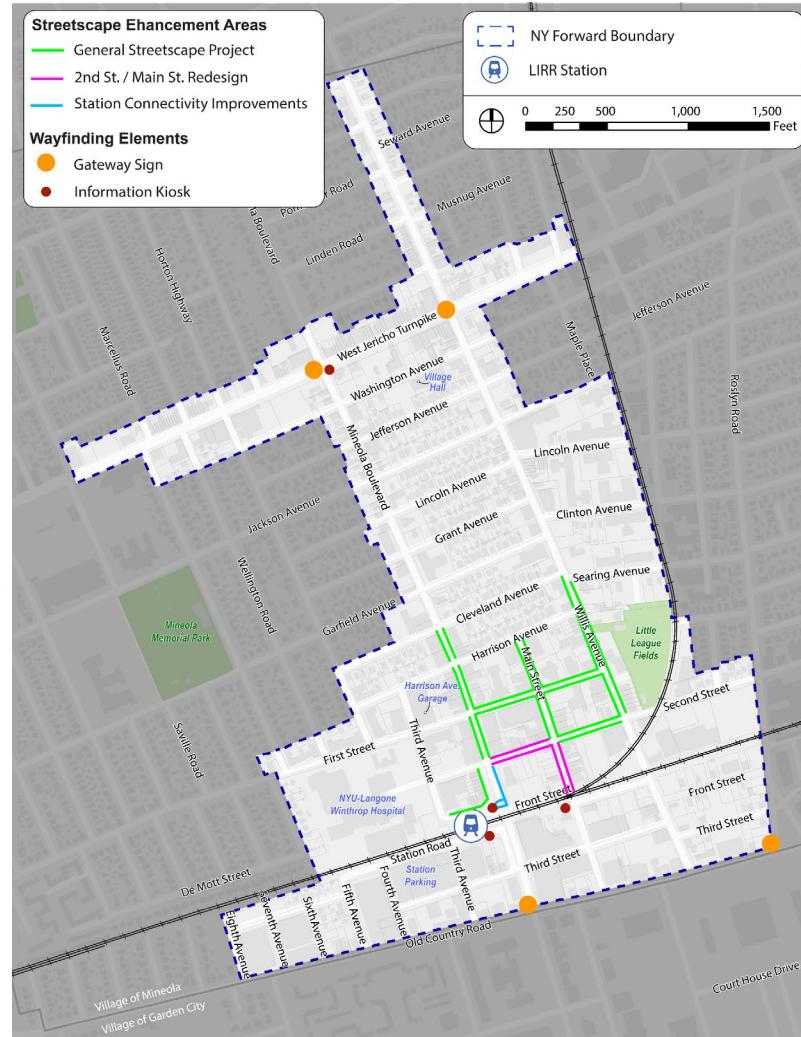
Total Cost **\$650,000**



Streetscape/Signage & Lighting Enhancements

UPDATES

- Cost Estimate went up +\$100,000.
- Refined approach to lighting, parking meters, kiosk signs.
- 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 **\$850,000**

Other Funding **N/A**

% NYF Funding **100%**

Total Cost **\$850,000**

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

- No updates.
- For Discussion: Priority Items? Cost?



Location

Primarily Web-Based

Sponsor

Village of Mineola

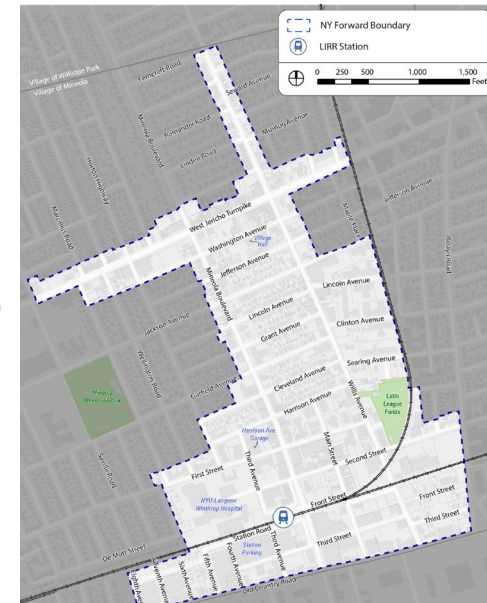
Funding / Cost

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, new side and back doors, awning, commercial lighting.
- Interior improvements: Flooring upgrades, drop ceiling in retail space; New central AC, commercial lights
- New Roof.

UPDATES

- Finalized cost estimates provided – total cost went up by +\$70,000.
- Final scope additions include new awning, goose neck lighting, side/back doors.



Goal 1: Transform Underutilized Properties

Location

94 Main Street

Sponsor

Isabel Garcia

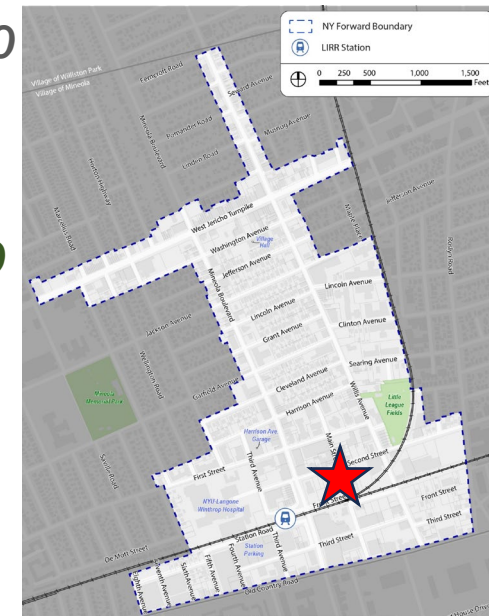
Funding / Cost

NYF Funding **\$154,000**

Other Funding **\$51,000**

% NYF Funding **75%**

Total Cost **\$205,000**



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

- No major scope changes.
- Project team is coordinating financials with sponsor.



Goal 1: Transform Underutilized Properties

Location

212-214 Third St.

Sponsor

Ross Levine (212-213 Third St. Associates)

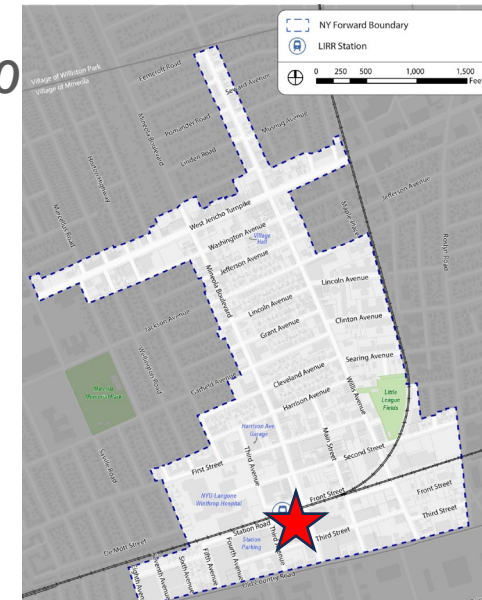
Funding / Cost

NYF Funding **\$920,000**

Other Funding **\$3,016,000**

% NYF Funding **23%**

Total Cost **\$3,936,000**



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

- Cost estimates went up; NYF ask remains same.
- Project team coordinating financials.



Goal 1: Transform Underutilized Properties

Location

199 Jericho Turnpike

Sponsor

Adam Mann & Scott Burmann
Mineola 199 LLC

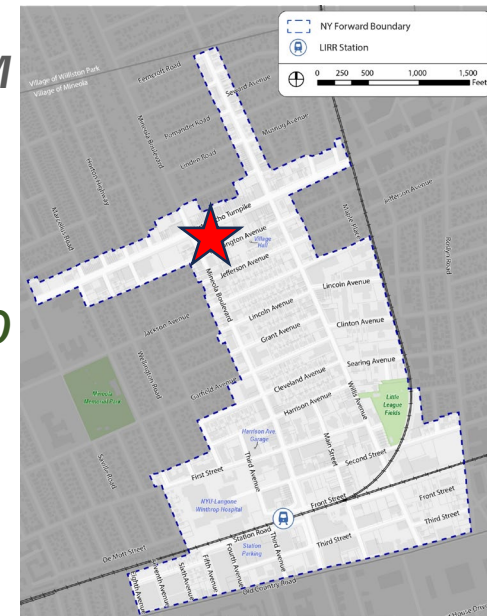
Funding / Cost

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

Other Funding **\$15.1M**

% NYF Funding **6%**

Total Cost **\$16,191,000**



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

- Finalized cost estimates provided – total cost went up by +\$33,000.
- New scope additions include commercial lighting and enhancing entryway design with decorative window.



Goal 1: Transform Underutilized Properties

Location(s)

102-104 Main Street

Sponsor

Rafael Leal and Regina Correia

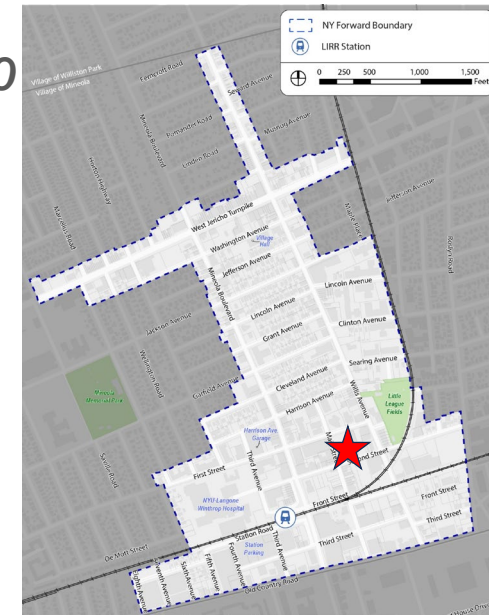
Funding / Cost

NYF Funding \$130,000

Other Funding \$43,000

% NYF Funding 75%

Total Cost \$173,000



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

- Cost estimate went up by +\$15,500 to factor in 10% contingency.
- No scope changes.
- Met with business owner.



Goal 1: Transform Underutilized Properties

Location(s)

190 Second St.

Sponsors

Tracey Flanagan, Business Owner;
Peter Viscardi, General Manager;
Willy Elvert, Property Owner/Landlord

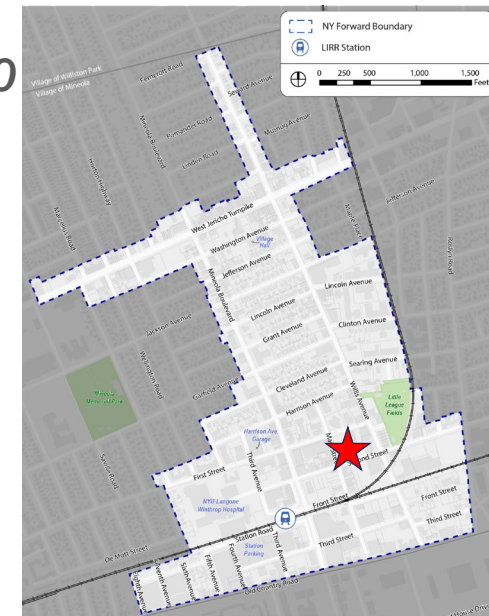
Funding / Cost

NYF Funding **\$128,000**

Other Funding **\$43,000**

% NYF Funding **75%**

Total Cost **\$171,000**



Spaghetti & Second Street Alleyway Upgrades

Goal 1: Transform Underutilized Properties

Description

- Install new HVAC and ceiling tiles.
- Addition of new pavers on the back patio and alley for beautification, which would be viewable from the street.
- Install year-round patio structure with AC.

UPDATES

- Final cost estimates provided.
- Letters of support received – will coordinate alleyway repaving with The Saint James property owner.



Location

106 Mineola Blvd.

Sponsor

Robert Janecek

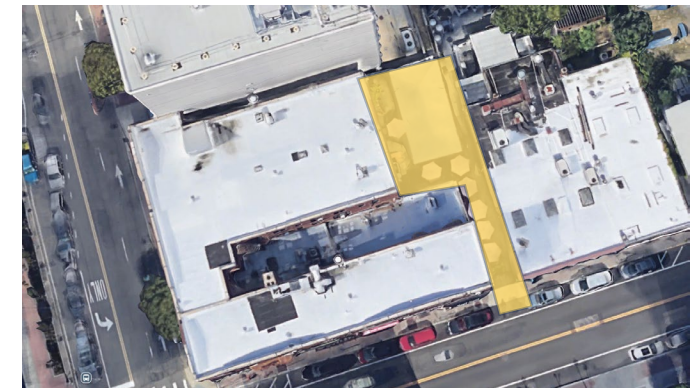
Funding / Cost

NYF Funding	\$185,000
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Other Funding	\$62,000
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% NYF Funding	75%
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Total Cost	\$247,000
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Small Project Fund

- Local Program Administrator – Village of Mineola
- Project maximum generally ≤\$75,000.
- Matching requirement: 25% of total cost per project.
- Eligible activities include: façade enhancements, signage and building lighting, public art/murals, sustainability improvements, and building renovations to commercial or mixed-use spaces.
- LPC voted to exclude interior residential unit upgrades from funding eligibility.

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

- No updates.

Goal 1: Transform Underutilized Properties

Location
Area-wide

Sponsor
Village of Mineola

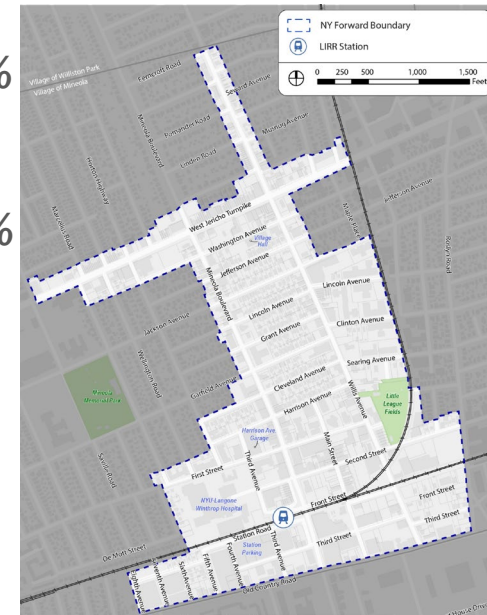
Funding / Cost

NYF Funding \$600,000

Other Funding *Min. 25% match*

% NYF Funding *Min. 75%*

Total Cost \$750,000



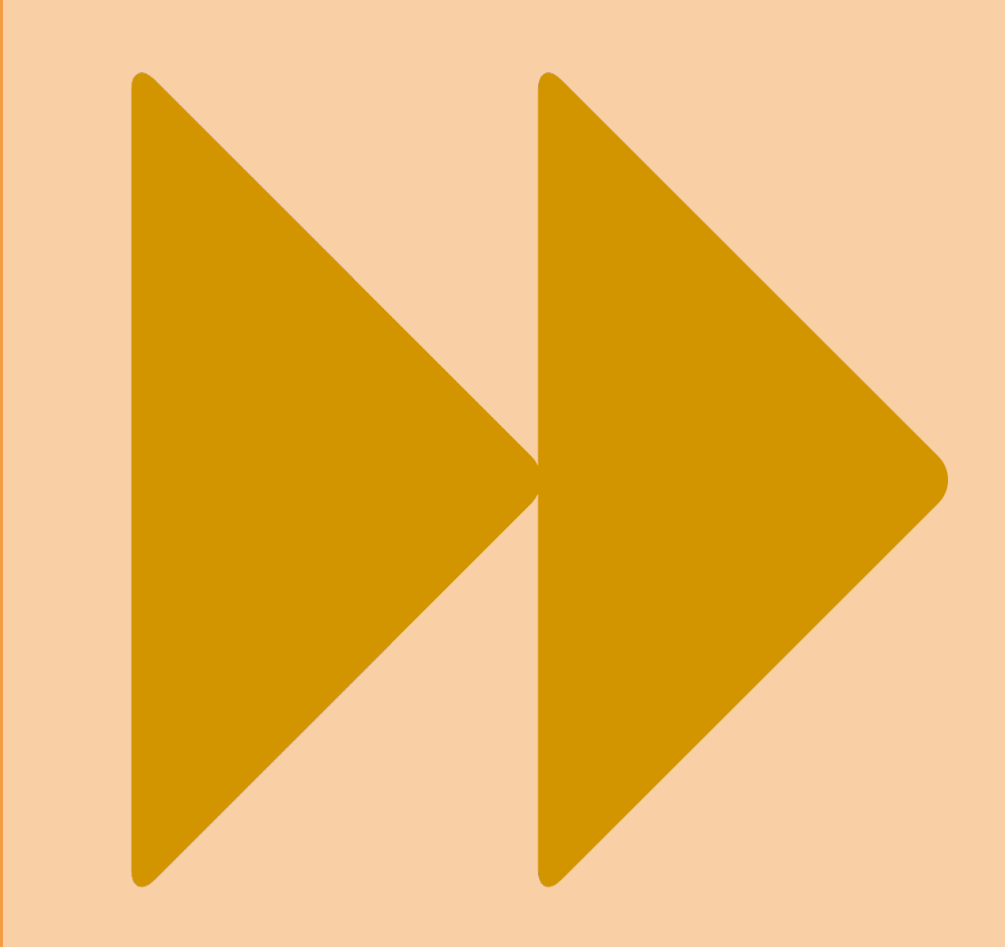
Project Cost Summary

PROPOSED PROJECT	TOTAL PROJECT COST	NYF FUNDING REQUEST	NYF %
<i>Public Projects</i>			
Redesign 2nd Street & Main Street	\$1,415,000	\$1,415,000	100%
Public Mural on The Pavilion Garage	\$650,000	\$650,000	100%
Wayfinding / Streetscape Enhancements	\$850,000	\$850,000	100%
Station Connectivity Improvements	\$635,000	\$417,000	66%
Marketing & Branding Study	\$100,000	\$100,000	100%
Subtotal	\$3,650,000	\$3,432,000	
<i>Private Projects</i>			
The Bridge - Century Lounge	\$3,936,000	\$920,000	23%
199 Jericho - Mixed-Use Development	\$16,191,000	\$1,000,000	6%
94 Main St. Renovation (Creations de Belle)	\$205,000	\$154,000	75%
102-104 Main Street Renovations	\$173,000	\$130,000	75%
The Saint James Façade Improvements	\$171,000	\$128,000	75%
Spaghetтини and Second St. Alleyway Upgrades	\$247,000	\$185,000	75%
Subtotal	\$20,923,000	\$2,517,000	
<i>Small Project Fund</i>	\$750,000	\$600,000	*Min 25% match per project
TOTAL	\$25,323,000	\$6,549,000	

LPC Vote

Rules

- Vote is by slate, not project-by-project.
- LPC does not prioritize.
- LPC will do a “show of hands” today.
- Final ballot will be sent in the next few days and will need to be completed by all LPC members and sent back to the consultants by November 25th, 11am.



Next Steps

Next Steps

- BFJ will send fillable PDF to LPC to vote on the entire slate of projects.
- Ballots will need to be sent back by November 25th, 11am.
- Consultants will continue following up with project sponsors to finalize project details and potential minor cost estimate adjustments.
- End of November: BFJ will send Draft Plan to State
- Mid December: Final NYF Plan due to State

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: Redesign Second Street & Main Street	\$ 1,415,000
<input type="checkbox"/>	2: Improve Train Station Connectivity	\$ 417,000
<input type="checkbox"/>	3: Pavilion Public Mural and Parklet	\$ 650,000
<input type="checkbox"/>	4: General Streetscape Enhancements and Wayfinding	\$ 850,000
<input type="checkbox"/>	5: Village of Mineola Marketing and Branding Study	\$ 100,000
<input type="checkbox"/>	6: 94 Main Street Renovation	\$ 154,000
<input type="checkbox"/>	7: The Bridge – Century Lounge	\$ 920,000
<input type="checkbox"/>	8: 199 Jericho – Mixed-Use Development	\$ 1,000,000
<input type="checkbox"/>	9: 102-104 Main Street Renovations	\$ 130,000
<input type="checkbox"/>	10: The St. James Façade Renovation	\$ 128,000
<input type="checkbox"/>	11: Spaghetini & Second Street Alleyway Upgrades	\$ 185,000
<input type="checkbox"/>	12: Create a Small Project Fund	\$ 600,000

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