

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE
BOARD OF TRUSTEES

February 10, 2021
6:30 o'clock p.m.

B E F O R E:

SCOTT P. STRAUSS, Mayor

PAUL A. PEREIRA, Deputy Mayor

PAUL S. CUSATO, Trustee

GEORGE R. DURHAM, Trustee

DENNIS J. WALSH, Trustee

ALSO PRESENT:

JOHN P. GIBBONS, JR., ESQ., Village Attorney

JOSEPH R. SCALERO, Village Clerk

DANIEL B. WHALEN, Superintendent of Buildings

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JANINE M. COLASANTI, RPR
OFFICIAL COURT REPORTER

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1 MAYOR STRAUSS: Good evening, folks. I am
2 going to turn it over to Mr. Scalero. The floor is
3 yours.

4 MR. SCALERO: Legal notice public hearing,
5 Incorporated Village of Mineola. Please take notice
6 that the Board of Trustees of the Incorporated
7 Village of Mineola will hold a public hearing on
8 Wednesday, February 10, 2021, at 6:30 p.m., at the
9 Village Hall, 155 Washington Avenue, Mineola, New
10 York, 11501, or at some other location to be
11 hereafter designated by the Board of Trustees, in
12 order to receive public comment upon the following:

13 APPLICATION OF MITCHELL REIFFMAN FOR A
14 SPECIAL USE PERMIT PURSUANT TO CHAPTER 550 OF THE
15 CODE OF THE INCORPORATED VILLAGE OF MINEOLA, ENTITLED
16 "ZONING," SECTION 550-12, ENTITLED "B-1 DISTRICTS,"
17 SUBSECTION (B) ENTITLED "SPECIAL USES" AND SECTION
18 550-13, ENTITLED, "B-2 DISTRICTS" SUBSECTION (A) (1)
19 TO ESTABLISH A STARBUCKS COFFEE SHOP WITH THE WALK-UP
20 WINDOW UPON THE PROPERTY KNOWN AS 199 SECOND STREET,
21 MINEOLA, NEW YORK, KNOWN AND DESIGNATED ON THE NASSAU
22 COUNTY LAND AND TAX MAP AS SECTION 9, BLOCK 423, LOT
23 4.

24 The Village of Mineola does not discriminate
25 on the basis of handicapped status in administration

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1 access to or employment in its projects and
2 activities. Joseph R. Scalero has been directed to
3 coordinate compliance with non-discrimination
4 requirements of the Federal Revenue Sharing
5 regulations.

6 At this scheduled meeting of its Board of
7 Trustees, reserved decisions from previous meetings,
8 if any, may be acted upon the Board of Trustees.

9 At the aforesaid time and place, all
10 interested persons will be given an opportunity to be
11 heard.

12 MAYOR STRAUSS: Ms. Whalen, report on the
13 mailings.

14 MR. WHALEN: Yes. I have the affidavit of
15 mailing, and it has been signed and notarized as
16 required.

17 MAYOR STRAUSS: Thank you, sir.

18 Mr. Gibbons.

19 MR. GIBBONS: Mayor, the Nassau County
20 Planning Commission has recommended a local
21 determination, and I'd ask for a SEQRA determination
22 that this is a Type II action.

23 MAYOR STRAUSS: Motion.

24 TRUSTEE CUSATO: Motion.

25 MAYOR STRAUSS: Motion by Trustee Cusato.

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1 Second.

2 DEPUTY MAYOR PEREIRA: Second.

3 MAYOR STRAUSS: Second by Deputy Mayor
4 Pereira.

5 All in favor.

6 (Whereupon, all Board members replied,
7 "aye.")

8 MAYOR STRAUSS: Proposed. Thank you.

9 Good evening, ladies and gentlemen. This
10 will be the format for tonight's hearing. The
11 application will make their presentation and call any
12 witnesses they have. Then there will be an
13 interaction with the Board, we will ask questions and
14 hopefully get the answers, and then open up to the
15 general public comment.

16 I ask that anyone approaching the podium to
17 please state your name, address, and speak slowly and
18 clearly so it could be accurately reported by the
19 reporter.

20 MR. EDWARDS: Good evening, Mr. Mayor and
21 members of the Board. For the record, my name is
22 Wayne G. Edwards, Sahn and Ward, 333 Earl Ovington
23 Boulevard, Suite 601, Uniondale, New York. I'm the
24 attorney for the applicant Starbucks.

25 We are here today for a special use permit

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1 for the installation of a proposed walk-up window at
2 Starbucks, at 199 Second Street in the Village.

3 The Starbucks will be located in the new
4 Lazarian residential building in Mineola Morgan Park.

5 Facing -- the entrance will face the
6 interior driveway. I would like to submit for the
7 Board, so can I locate the Starbucks in relationship
8 to the development.

9 MAYOR STRAUSS: Thank you.

10 MR. EDWARDS: I'm sure the Village Board is
11 more familiar with this building than I am. It
12 created spaces with two ways of business uses on the
13 ground floor, east and west side. This will be on
14 the west side closer to Mineola Boulevard. It will
15 be approximately 2,000 square feet.

16 As you will note and see, if you are in the
17 Village all the time, there is a covered walkway that
18 goes around the interior roadway system and we will
19 be locating some outdoor seating there. Showing on
20 the plans, there are three tables with five chairs
21 with one with being handicapped accessible.

22 We are showing the elevations in our plans
23 of the Starbucks. Basically, it's a typical
24 Starbucks with a Starbucks sign facing the interior
25 on the exterior on Second Street building around

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1 Starbucks sign.

2 The walk-up window is a very interesting
3 thing. It really, I would say, most like an
4 afterthought. It's not lined up where food and
5 coffee is made. It's lined up towards the entrance
6 and only used when the store is closed as a result of
7 the pandemic. They had to install them in the City.

8 What will happen, if it is used, is that the
9 window will be servicing only people who purchased
10 beverages and food by app. They come to the window,
11 basically say, we are here. Because it is not
12 accessible, people can't go in and order. People
13 would have to go back and forth. That's the only
14 time. The walk-up window will not be used when we
15 get back to our normal situation.

16 MAYOR STRAUSS: Why is that?

17 MR. EDWARDS: It doesn't line up. If you
18 look at the plan where beverages are made, so what
19 would have to happen is that a person would have
20 to -- an employee would have to take the beverage,
21 find the person who is walking up. It's just easier
22 for them to walk into the store and pick it up.
23 There is an order on the app. If you've done that
24 where they have a special area where they put the
25 food down there. Your name is on it. You go pick it

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1 up that way.

2 MAYOR STRAUSS: Thank you.

3 MR. EDWARDS: As you walk into the store,
4 you note from the plans, there are four chairs for
5 talking and with a coffee table, and then there is a
6 long communal table, and there are seven seats.
7 Again, one space is for handicapped seating. You
8 walk to the left when you walk in, you will see the
9 beverage area with all of the beverages. You have
10 all been to the Starbucks.

11 Behind that are the coffee machines, you
12 have turbo ovens, food things and there are counters,
13 things like that.

14 The cashiers are there, as well and the
15 pick-up area.

16 Behind that is a workroom and storage area
17 for the facilities.

18 In terms of bathrooms, there are two
19 handicapped bathrooms, one for men and one for women.
20 They are accessible to the public.

21 TRUSTEE CUSATO: Did you say they are
22 accessible to the public?

23 MR. EDWARDS: They are accessible.
24 Starbucks happens to be one of the places you can go
25 to the bathroom that's accessible. They are known

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1 for that.

2 The hours will be similar to the one that
3 operates down the town block here, 5:00 a.m. to
4 10:00 p.m., seven days a week. It will operate
5 similar to the one that is over here in terms of the
6 KFC when we did that a couple of years ago.

7 In terms of trash pickup, pursuant to the
8 lease, there is a trash room within the building.
9 Starbucks has a space within that trash room to place
10 their garage, and trash has to be carried there by an
11 employee. It is picked up by their own car four days
12 a week within the compactor room of the building.

13 In terms of employees, since this isn't a
14 drive-through, it would be approximately five to six
15 employees during the peak periods. Peak periods for
16 this store are thought to be 6:30, 6:00 in the
17 morning to around 9:30 in the afternoon, and I guess
18 when the trains get out in the afternoon so between
19 5:00 and 6:30.

20 In terms of policing, Starbucks has a policy
21 that an employee goes out every half our policing the
22 area looking for trash or anything that might be
23 dropped when their own customers or somebody else's
24 trash as well. They will be policing their only
25 area.

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1 In addition, as to the area buildings, I
2 live at One Third Avenue, they do police the area
3 very well around One Third Avenue and will be doing
4 the same thing in this area. You have two people,
5 two institutions policing the area.

6 In terms of the delivery, just like the one
7 here, tractor trailer does come, it's a 53-foot
8 tractor trailer comes and delivers after 10:30 p.m.
9 The driver has a key and the alarm code. He drops
10 off the perishable items into the refrigerator. He
11 puts dry items in the store where they are unpacked
12 by the employees that morning. It happens seven days
13 a week. It's an in and out type of thing.

14 Yes, sir.

15 TRUSTEE CUSATO: I'm sorry. I have a
16 question for later.

17 MR. EDWARDS: In terms of speed of service,
18 one of the most remarkable things in the industry, is
19 not just for Starbucks but the other companies as
20 well, is the use of an app. This has affected in
21 terms of delivery of their product to customers in a
22 much faster and delivery service. Between 40 and
23 42 percent of the customers now use the app.
24 Especially during COVID in-and-out thing hanging
25 around.

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1 In terms of pick up by drivers, I was just
2 speaking to a representative of Lazarian
3 organization, there are parking indentations in the
4 driveway which are setup for pick up at this store.
5 This is the first store of the two banks of retail
6 and commercial upon us. We will see how it works.

7 In terms of that, there will be signage that
8 there will be no parking in that area. They don't
9 want people parking and blocking people picking up
10 their space. They police there themselves on One
11 Third Avenue. That's a much smaller driveway. The
12 concierge is always coming out.

13 It is not only valuable for Starbucks but we
14 get a lot of deliveries at these buildings now,
15 people dropping off food and other items.

16 Do you have any questions?

17 MAYOR STRAUSS: I do.

18 You say there is going to be -- first of
19 all, I really appreciate, if it holds true, I
20 appreciate every half hour someone going out to the
21 street area and policing the street, sidewalk. I
22 wish more of our businesses that have been here do
23 that along Jericho Turnpike. Seeing will be
24 believing now.

25 With regard to the 53-foot trailer, where is

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1 that going to park? I know it is happening at night
2 when traditionally it is quieter at 10:30 at night.
3 I can tell you, when we are done with this COVID
4 issue, I expect that area and soon after we are done
5 with this to be kind of busy again. You have bars,
6 you have other food establishments that go past
7 10:30.

8 Second Street, as I'm sure you know, is a
9 pathway for ambulances coming from the east, come
10 down Roslyn Road, proceed along Second Street into
11 the hospital. I certainly don't want it blocked off
12 by a 53-foot trailer.

13 MR. EDWARDS: That was one of my questions
14 to Starbucks. Our answer, basically, is that we will
15 be on Second Avenue, but if we have to we can put it
16 on at the end of the run at 3:30, 4:00 in the morning
17 when there is nobody on Second Avenue. If that
18 doesn't work, we will have to look at alternatives in
19 terms -- I don't know if we can bring the trailer
20 into the driveway itself.

21 MAYOR STRAUSS: I don't think it can make
22 the turn.

23 MR. EDWARDS: I don't think it can make it
24 out. It will make it in. I did it today. That's
25 what you have to look at. If not, we will figure

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1 something else out.

2 MAYOR STRAUSS: When you have a trailer
3 delivery over her at Starbucks, they have been
4 parking on Willis Avenue which is causing a traffic
5 issue. We reached out to them through the Building
6 Department to adhere to what they agreed upon, to the
7 decision and bring the trailer on the property.

8 My suggestion to you would be maybe to find
9 a smaller vehicle that would deliver to this location
10 on Willis Avenue and Jericho as well as that one.

11 MR. EDWARDS: I think we will explore that.
12 I think the trailer comes to the warehouse but it is
13 servicing not only this one but a number of them. It
14 will be done seven days a week, a lot of stores don't
15 have a space, storage space. They are bringing it in
16 fast. It's not -- look, for example, even 7-Eleven
17 goes pretty fast. In terms of that vehicle.

18 I think what we will do is work with
19 Village. The Lazarian organization has worked with
20 the Village and will come up with an alternative if
21 that's not going to work.

22 MAYOR STRAUSS: Thank you.

23 Deputy Mayor.

24 DEPUTY MAYOR PEREIRA: Thank you. If I can
25 make a suggestion, the mayor is absolutely right. I

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1 remember when you were here about the Starbucks up
2 here on Jericho and Willis. The representation was
3 made that the trailer would park on the property.
4 I've seen it dozens of times -- every single time,
5 blocking traffic. Granted, it's not at five in the
6 afternoon, but it still wasn't what was represented
7 here.

8 The suggestion that I would make, because I
9 have the mayor's concern, if they close at 10:00 and
10 the truck is delivering at 10:30, 11:00, when COVID
11 is over, you have St. James across the street, which
12 is a bar which you know it is open at two, three in
13 the morning, you have Madeira Bar, which is an
14 opening as a bar coming up, so that will be open.
15 People park along that area, park their cars
16 overnight.

17 So the trailer which literally the only
18 place it can park is in the lane of traffic. It
19 would be nowhere else.

20 My suggestion is, there is a walkway between
21 the bridge and Mr. Lazarian's building, if you park
22 on Front Street, on the south side of the building,
23 up right by that walkway -- I assume these things are
24 on some kind of pallets, they would just have to walk
25 the length of the building and deliver it there.

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1 On Front Street, there is no traffic, there
2 is no cars, there is no issues. I'm not sure how
3 aware you are of that area. I'm not talking about
4 the street between.

5 The rear entrance of Mr. Lazarian's building
6 and the train tracks at 10:30 at night, that is a
7 walkway that is probably 10 feet wide that is
8 blacktop, I believe, that you could wheel those
9 things along the side of the building. If I lived in
10 Mr. Lazarian's building, I wouldn't want a truck
11 outside of my window at 3:30 in the morning. This
12 way it's dead space. It's a suggestion.

13 Or there is even an entrance of that
14 overhang you talked about, this is an opening so you
15 can actually come to the front and walk it along the
16 paved area. This is an opening on the side there
17 that connects to the railroad.

18 My suggestion would be you would have to
19 keep the truck off Second Street, it's a safety
20 issue. As the Mayor said, that is the main entrance
21 to Winthrop Hospital, NYU Langone. You have other
22 businesses that are operating. You have other
23 residents who live right across the street from
24 Morgan Mart.

25 If we could make the deliveries on the south

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1 side of the building, essentially on the tracks, then
2 it would not inconvenience really anyone. You are
3 just talking about walking an extra 50 or 60 feet. I
4 would very much like to see that taken into
5 consideration. I think that would be the best for
6 Mr. Lazarian as well in his residence and his
7 building.

8 Will there be garbage bins outside of the
9 property? You know, sometimes outside of these
10 establishments you will have bins outside of the
11 doors where people throw their cups?

12 MR. EDWARDS: Usually in my experience and
13 shopping vendors, it not Starbucks that provides the
14 garbage. It's usually the landlord. If the Board
15 feels that we should have them there, we will work
16 with the landlord.

17 DEPUTY MAYOR PEREIRA: What I was going to
18 say, if you are saying Starbucks is going to provide
19 vigilance every half hour, I know Mr. Lazarian has a
20 staff who wants to keep this beautiful building
21 beautiful, putting one of those receptacles out there
22 will not be a good idea, if you put them they will
23 come.

24 People who have nothing to do with
25 Starbucks, who have nothing to do with Mr. Lazarian's

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1 building will throw their garbage in those
2 receptacles can be sometimes overflow and they get
3 uninvited visitors.

4 MR. EDWARDS: That's my experience also in
5 terms of shopping centers is that because the
6 landlord has to empty them, we empty the ones inside
7 very efficiently when on the exterior. I agree with
8 you for the ones on the inside. Most of our
9 customers are taking their coffee and stuff and other
10 items off premises. They are going to go on to the
11 train. They are going go to the hospital. They are
12 going to go walking around. They sit inside. And we
13 do have the outside chairs, we are policing. I don't
14 think from our location there will be much debris.

15 DEPUTY MAYOR PEREIRA: That's been my
16 experience up here. We wish other national chains
17 would do the same.

18 Lastly, you made the representation that the
19 walk-up window is essentially something that is only
20 going to be used during this time period, COVID and
21 that after COVID is over, you are going to eliminate
22 them?

23 MR. EDWARDS: No, we are going to keep it.
24 I guess we won't know if this is going to be a 100
25 hundred-year event going back to 1918 with the flu or

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1 something like that. We don't know what's going to
2 happen. This is only going to do when the store is
3 close, meaning it will be there closed. If the store
4 is open -- it will remain closed.

5 If by chance we have a resurgence or five
6 years from now we experience another pandemic or
7 something like that, if they close the store, for
8 whatever reason, they have this available.

9 DEPUTY MAYOR PEREIRA: Gotcha.

10 MR. EDWARDS: That's what they are doing in
11 the City as well. It's one of those things that was
12 ever planned for. It's not going to be like Rita's
13 Ice where we have a walkup window and we are serving.

14 Maybe in this location because of the
15 elevation within the store, if we were to put the
16 walkup window by where it should be, I believe that
17 the customers walking into the customers stomps
18 because it is lower than the floor. We would have
19 been not face to face. They would have been bending
20 down. It would have been a mess. It is just for
21 that person to have for emergencies and hopefully
22 never used.

23 MAYOR STRAUSS: Trustee Cusato.

24 TRUSTEE CUSATO: Thank you, Mayor.

25 Good evening, sir. Thank you for very the

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1 detailed drawings.

2 I have a question. If I'm tenant in that
3 building, do I need to walk outside, or is there an
4 internal way to get into -- can I go through the
5 halls? Is there a back door?

6 MR. EDWARDS: I think you have to walk
7 outside.

8 TRUSTEE CUSATO: Okay. So if I'm in
9 pajamas, I have to go into the courtyard and go
10 around?

11 The pattern seating, 14 feet, isn't that
12 where all the ramps and things are taking place? Are
13 you going to block up that area?

14 MR. EDWARDS: I didn't see a problem with
15 it. It's only two tables, two or three tables. It's
16 not going to be blocked off. It will be closer to
17 the front, toward Second Street. There is plenty of
18 room there. It is wide.

19 TRUSTEE CUSATO: Thank you.

20 MAYOR STRAUSS: Trustee Durham.

21 TRUSTEE DURHAM: Thank you.

22 My concern is the tractor trailer truck and
23 Mr. Pereira, Deputy Mayor Pereira is suggesting using
24 Front Street. I would say should probably be
25 conditional on approval because we can't have tractor

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1 trailer truck on Second Street stopping. There will
2 be cars there parked there, and it will be blocking
3 the eastbound traffic coming off of the bridge or
4 coming off of Second Street.

5 I think that we would have to take it and
6 possibly made that conditional for the Front Street
7 drop off with the tractor trailer.

8 My other question, with the cars, right now
9 there is four parking spots in the loop. They are
10 loading and unloading only. Right now they are used
11 by people making deliveries to and from restaurants
12 and stuff like that. If we have people pulling in
13 with cars, is Mr. Lazarian going to open up those
14 spots for --

15 MR. EDWARDS: I'm not understanding your
16 question.

17 TRUSTEE DURHAM: Right now there are signs
18 there that say "no parking," "loading and unloading."
19 Right now it's only delivery people that are from
20 local restaurants that pull there, they take the food
21 out, bring it into the lobby and then in the car and
22 are gone. That's what the four spots are used for
23 right now.

24 MR. EDWARDS: We are talking about
25 indentations?

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1 TRUSTEE DURHAM: Yes, the front two
2 indentations.

3 MR. EDWARDS: I believe that the food
4 service has to go through -- ours would be the first
5 one coming in off of Second Street. I don't see a
6 food service.

7 TRUSTEE DURHAM: Right now there is a sign
8 that says "no parking," "loading only."

9 MR. EDWARDS: Yes.

10 TRUSTEE DURHAM: I saw it last night at the
11 restaurant, pulled up, a person got out, and was
12 delivering food. That's what they have been using
13 those spots for. If it is going to be blocked by
14 customers using Starbucks, I don't see --

15 MR. EDWARDS: I think they will have to
16 find -- it's just like everybody else and if there is
17 an open spot to run in and run out, they are dropping
18 the food off.

19 In terms of competition, if that's going to
20 cause an issue for the building and Starbucks, we
21 have to work with anyone.

22 DEPUTY MAYOR PEREIRA: My understanding is
23 that the only time those stops are used is for
24 UberEats and DoorDash to pick up. This wouldn't be
25 used if I want to meet a friend for coffee and spend

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1 hours.

2 MR. EDWARDS: Let's say you put on your app

3 --

4 DEPUTY MAYOR PEREIRA: Run in and out?

5 MR. EDWARDS: You would be similar to the
6 Uber driver, you would run in and run out.

7 DEPUTY MAYOR PEREIRA: This is not long
8 term. This is three minutes, five minutes.

9 TRUSTEE DURHAM: This is looking more for
10 the walkup, people from the building, anybody driving
11 and using their cars would us the one on Willis
12 Avenue?

13 MR. EDWARDS: You expect people to do that.
14 If somebody was driving through and something like
15 that and wanted to pick up -- let's say on their way
16 home, your wife calls up and says, hey, we want to
17 bring something for the kids or something and he is
18 coming out from the communal lot and runs over and
19 makes a right turn, picks up his stuff and leaves.
20 That's the type of customers.

21 Again, the morning traffic is going to be
22 people walking and living in the building.

23 TRUSTEE DURHAM: Yes. I know people in the
24 building are looking forward to it.

25 MR. EDWARDS: To be on honest with you, when

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1 I lived at One Third Avenue, I wish we had it.

2 MAYOR STRAUSS: Anybody else?

3 TRUSTEE DURHAM: No, that's all.

4 MAYOR STRAUSS: Trustee Walsh.

5 TRUSTEE WALSH: Thank you, Mayor.

6 I just have a quick question. About how
7 long does it take for these drop offs of material at
8 night? How much time about?

9 MR. EDWARDS: Depending on the order,
10 probably in the neighborhood of 20 minutes.

11 TRUSTEE WALSH: It is a good idea to keep
12 tractor trailers off Second Street. That is
13 something that never seems to happen. I pass by
14 there all the time during the day and there is always
15 traffic or the trailers making the block a disaster.

16 If we can get as part of an agreement here
17 tonight, it would just be another problem to go along
18 with the problem that already exists. I've seen
19 tractor-trailers or beer trucks, so and so, just park
20 on Second Street. The less that we can do.

21 I also thought directly across the street
22 where your Starbucks is located there is an
23 apartment -- above Rita Boulevard there is an
24 apartment unit up there. That is a very old
25 building. The less noise these people have to hear

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1 at three, four, five in the morning, the better.

2 Directly behind it is a station house north
3 on Front Street. I guess the material could be
4 delivered by a hand truck; is that right?

5 MR. EDWARDS: For that I don't know. I'm
6 getting the feeling that it is going to be delivered
7 by a hand truck.

8 MAYOR STRAUSS: It's a long walk from the
9 warehouse. Thank you for offering that.

10 MR. EDWARDS: The only thing I would ask, if
11 you come up with an alternative method in terms of
12 using a smaller truck or a van, that we would be
13 permitted to do that, can you put that as a
14 condition?

15 TRUSTEE WALSH: That would be fine. You
16 said a large tractor trailer comes from a destination
17 and drops it off. I thought that may not be an
18 option.

19 MR. EDWARDS: It may not be. I'm saying if
20 it becomes an option, the question comes down, if you
21 have truck drivers and don't want to be in violation,
22 I haven't done that. I drove by with my car. It's
23 easy. You are more familiar with it. Tractor
24 trailers have gone down Front Street without an issue
25 and gone underneath the bridge.

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1 MAYOR STRAUSS: They fit underneath the
2 bridge.

3 MR. EDWARDS: They have to come out and make
4 a right turn on --

5 MAYOR STRAUSS: Third Avenue.

6 TRUSTEE WALSH: Also on top of that, every
7 thing that is delivered to Winthrop Hospital comes
8 down through there. It's doable.

9 MR. EDWARDS: I want to always have an
10 alternative. They can make the decision. If they
11 have to use a van, there are areas they have to use a
12 van. I would like the alternative built in. If you
13 are going to make an issue.

14 TRUSTEE DURHAM: If you are using a van --

15 MR. EDWARDS: If you use a van, I don't have
16 to worry. If you use a van and have to go down Front
17 Street --

18 TRUSTEE WALSH: Stay with me over here. It
19 is very difficult for the stenographer when everyone
20 starts jumping in.

21 The only thing I want to say is our purpose
22 is for land use. I think this is a good use of the
23 land. I think it is a needed thing for the building.
24 It's a plus for the building. Other than that
25 delivery situation, I don't think that there is any

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1 issue with this at all, at least in my mind. That's
2 all.

3 Thank you, Mayor.

4 MAYOR STRAUSS: Thank you.

5 Any other comments?

6 TRUSTEE CUSATO: I do, Mayor.

7 The front entrance is facing the courtyard,
8 or is it facing Second Street?

9 MR. EDWARDS: It's facing the courtyard.

10 MAYOR STRAUSS: Any other comments from the
11 Board?

12 Mr. Edwards, I'm going to ask you to have a
13 seat.

14 I'm going to open it up for public comments.

15 Again, I ask anybody that is approaching the
16 podium, to state your name and your address and speak
17 slowly and clearly so it can be accurately recorded.

18 Anybody in the third row, fourth row, fifth
19 row? Yes, sir.

20 MR. PAUL: Good evening, Mr. Mayor,
21 trustees. My name is Carmelo Paul. I own the coffee
22 shop across the street from that building called
23 Urban Brew. My position today is to oppose the
24 opening up of Starbucks all together. And the
25 reasons for that is well, in that block, or let's say

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1 in the area, two-block area where the Starbucks wants
2 to open, there are several coffee businesses that are
3 doing coffee sales, the main product of the business,
4 myself.

5 Across the street from the building, we have
6 a deli next to us, a couple of stores in front of us.
7 There is another one on Mineola Boulevard that also
8 does coffee as their main business. And then in
9 front of where the train station was, there are three
10 stores there that make coffee as their main business
11 also.

12 On Second Street there is another one on the
13 corner of Main Street and Second Street, another
14 store that sells lottery tickets and coffees also one
15 of the main businesses.

16 So in that two blocks area, how many more
17 coffee shops do we need?

18 We had an interaction through these years of
19 being holding (sic) or being hurt downtown Mineola
20 for everything that was happening, the work that was
21 happening and transformation of downtown, the
22 construction of the building itself that took 40
23 years that disturbed completely our way of doing
24 business in that area.

25 And we, the small business people of that

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1 area, we carry the downtown Mineola to our
2 sufferance, we hurt terribly. They thought all this
3 time that we had the back of the Town. That what the
4 Town wants to do with downtown Mineola was to bring
5 more to more local business.

6 That was a promise that actually a few years
7 ago that Mineola had made publicly, that it wants
8 that area for its own business, walking business, mom
9 and pop business.

10 But we feel that with the multi-million
11 dollar corporation coming into the area, it will
12 probably put all this small business demand of the
13 coffee sales out of business.

14 I just mention that at least seven stores
15 that sell, we are probably going to have seven stores
16 empty in the next year or so.

17 The Starbucks doesn't come from a loyal
18 competition. We can't say that. We love loyal
19 competition there. When I had the coffee, Urban
20 opened the other coffee shop near the hospital was
21 opening, I didn't come in to the Town to oppose
22 because it was a loyal competition. It was a small
23 business opening up.

24 It's not the angle of Starbucks. This
25 multi-billion dollar corporation comes to take

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1 everything that you have around. And we can see that
2 with the stores that are put on Jericho Turnpike and
3 Willis Avenue.

4 How much business they took from across the
5 street, the Portuguese coffee shop. Talking to them
6 a few weeks ago they have told me that more than half
7 of the coffee business was gone. What they had left
8 was the pastries and things that they sell, the
9 bakery part of it. The coffee business they lost
10 most of it.

11 So it is a consequence of what is going to
12 happen. It's clear what was going to happen. And I
13 believe that you will consider that part, consider
14 the livelihood and what everything that we went
15 through, the small business, to keep downtown Mineola
16 moving through all these years of construction and
17 Starbucks, and the moment that you will make that
18 decision to approve or not the opening of this
19 multi-national corporation where we had promise, all
20 of us, the small business, that the town, Mineola
21 will support us.

22 Anyway, that's all I have to say today.

23 Thank you.

24 MAYOR STRAUSS: Thank you. Just so we are
25 clear, we do support business in here. Please don't

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1 take it that we don't, that would be totally
2 inaccurate.

3 MR. PAUL: You did so far. We are surprised
4 we got to this point.

5 MAYOR STRAUSS: We are going above and
6 beyond I think trying to revitalize the downtown.
7 The Morgan and Park building is full. You have the
8 potential of 300 new customers. Will you have other
9 competition, sure.

10 When you said that seven stores will be
11 closed next year if Starbucks opens, I find that hard
12 to believe, to be honest with you. What happens if
13 it wasn't Starbucks that opened up there. That it
14 was another smaller business like yourself, what's
15 the difference?

16 There are only so many people that can go in
17 there. If there was another small coffee shop that
18 opened up across the street, it would be the same as
19 the Starbucks, just a different name. I don't think
20 they would put stores out of business. You didn't
21 put other stores out of business. The other stores
22 that came didn't put the previous stores out of
23 business.

24 As Trustee Walsh mentioned, we don't
25 legislate and worry about, we are concerned about it,

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1 but we can't base our decision on free enterprise.
2 We can't restrict it. If somebody wants to open up a
3 coffee shop there or another shop there, we base our
4 decision on the land use and whether it is
5 appropriate for the use of the land. We can't get
6 involved in the competition of business against
7 business.

8 MR. PAUL: I understand that. Up to a
9 certain point, I agree with you. If it is a small
10 business, the small coffee shop open up from us as it
11 did in the past, as the portion goes down the street.
12 It's a local competition. With the Starbucks, it's
13 not a local competition. Starbucks has billions of
14 dollars behind them. That makes an incredible
15 difference when businesses are competing. So that is
16 the pointer right there.

17 I remember -- I am in business for over 20
18 years with other businesses also. I remember many,
19 many years ago when Dunkin Donuts was trying to open
20 where it is today the shops corner, the shop over
21 there.

22 I remember the opposition of the Town. I
23 came to the meeting. I remember vividly the position
24 of the Town for two business. The Town opposed that.

25 One, because it is a pathway to the

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1 emergency room of Winthrop and what kind of traffic
2 it would bring to that road.

3 And secondly, was that Dunkin Donuts will
4 probably hurt most of the small business of the area
5 opening there. They were denied to open up there.

6 I thought that was the line, and that
7 Mineola, that was made, that beef, that was the line
8 of the Town that would take to irrespective of that
9 area of business. That is, small business would be
10 supported by the Town and that we have to consider
11 the fact that where it is, but most of all, that
12 where behind the Town itself. There is nobody --
13 there is only one corporate business in downtown
14 Mineola which is the Subway which is owned by one
15 person, right.

16 All the rest of business, downtown Mineola,
17 are owned by small businesses, small people.
18 Starbucks will be the first multi-million dollar
19 corporation to enter downtown Mineola, vibrant
20 downtown Mineola, because after that we can't deny
21 Dunkin Donuts to open anywhere in that area. You
22 can't deny any other corporation to open in that
23 area. After you approve the opening of Starbucks,
24 you cannot deny them anymore. The idea of small
25 business in the area will be the end of Mineola.

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1 MAYOR STRAUSS: I don't believe Dunkin
2 Donuts --

3 DEPUTY MAYOR PEREIRA: If I could set the
4 record. Dunkin Donuts previously, what I believe was
5 to open what was the Astasteria, not on that corner.
6 The issues back then, again, I was on that side at
7 that time, was because it was in the middle of the
8 block. There was no parking. There was no way for
9 people to park. It was on Mineola Boulevard. The
10 denial was not based on it being a multi-million
11 dollar company or being a large company. The denial
12 was based on safety factors, traffic parking and
13 other issues.

14 I can tell you, and everyone knows this, if
15 they were denied, Dunkin Donuts, just because it was
16 Dunkin Donuts, Dunkin Donuts would have sued the
17 Village and Dunkin Donuts would have won. You can't
18 deny someone -- just like we because CVS is across
19 from Walgreens, just like we have three pizzerias, we
20 have Spaghetтини, we have Taglios and we have Main
21 Street Pizza, all within a half mile of each other.

22 If a pizzeria wanted to open up in this
23 space, we couldn't deny them unless we thought it
24 would not be a proper use of the land.

25 I remember the story with the Dunkin Donuts,

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1 but, just like there was an issue like two years ago
2 where Starbucks wanted to go down to the train
3 station, and we felt that because traffic, movement,
4 circulation and parking, that it was not a fit. We
5 didn't deny them, but they withdrew their
6 application. Just so that we are talking about the
7 same things.

8 Unfortunately -- and I can tell you, I'm not
9 embarrassed to say this, I don't like Starbucks'
10 coffee. I never have. I'll never go to a Starbucks.
11 I prefer to go to your place, I prefer to go to a
12 deli, or go to Dunkin Donuts. So not everybody that
13 goes to your place is not going to go Starbucks. Not
14 everybody that goes to Second Street Deli is not
15 going to go to Starbucks.

16 I think the point of downtown
17 revitalization, isn't not for you to make it, for
18 everybody to make it. It's for us to create the
19 common downtown, that there will be enough people to
20 have your coffee, their coffee and everyone makes
21 out.

22 Just like you see in downtowns around Long
23 Island, they are successful. You go to Rockville
24 Centre, you go to Huntington or Farmingdale, there
25 are restaurants, next to restaurants, next to

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1 Breweries, next to bars, next to restaurants and they
2 all do well. I think that there is an opportunity
3 there. Not everybody likes Starbucks. Not everybody
4 is going to support Starbucks. I don't think you are
5 going to have seven closed businesses next year.

6 We are up here to make sure that doesn't
7 happen. The Mayor does this at every single meeting.
8 We grew up here, all of us. We live here, all of us.
9 We want you to succeed.

10 Frankly, if I had to choose between you
11 succeeding or Starbucks succeeding, I would choose
12 you a hundred times.

13 MR. PAUL: You be on the wrong side.

14 DEPUTY MAYOR PEREIRA: I don't think so. I
15 have faith.

16 TRUSTEE CUSATO: Mayor, can I say one more
17 thing? Across the street from Starbucks is Dunkin
18 Donuts. And the lines to Dunkin Donuts are just as
19 great as they have been for years.

20 Deputy Pereira said, some people don't like
21 that style of coffee. They are going to go where
22 they want to go.

23 MR. PAUL: I understand. They cannot
24 destroy big business like Dunkin Donuts. It's as
25 best as Starbucks. But the small business, like I

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1 mentioned, coffee shop across the street, they were
2 hurt. Dunkin Donuts were not. It was such a big
3 business just like them. But the small business they
4 were hurt. They were taking off of the business out
5 of their business. But I understand, it's just not a
6 fair competition. When it is a fair competition, we
7 take it. It's not a fair competition.

8 They are support by a company that has
9 assets and a tremendous possibility for support in
10 the store. I could never pay the rent that this
11 store costs, but they have this tremendous operation
12 behind them that can support that. And that is the
13 difference between them and us. It's not the coffee.
14 The capacity of being supported of that.

15 But anyhow, that was all my presentation.

16 MAYOR STRAUSS: We appreciate it. We
17 understand the passion you have. You put your heart
18 and soul into your business heart and soul for how
19 many years you put in the business and certainly
20 understand the stress and anguish this is causing
21 you.

22 As deputy Pereira mentioned, we hope you're
23 successful. I don't like box stores. I like to shop
24 in the mom and pop places which yours is, as so many.
25 There is a great following for you and hopefully that

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1 continues.

2 MR. PAUL: Thank you.

3 MAYOR STRAUSS: Thank you, sir.

4 Anybody else?

5 Yes, sir.

6 MR. VOPEL: Good evening. My name is Greg
7 Vopel. I own Second Street Gourmet Deli, 188 Second
8 Street. So I had a presentation prepared but it
9 seems to shift now based on what you are saying. You
10 are not here to favor one company versus another. I
11 get that. If you would just indulge me for a few
12 minutes.

13 I appreciate you letting me get the
14 opportunity to address the Board concerning this
15 matter. I'm really concerned about the opening of
16 this Starbucks' location. I actually purchased the
17 deli one year ago, last February. I worked there
18 for several months prior to purchasing it and saw the
19 business that it was doing.

20 Since the pandemic hit, I am down, probably
21 on a good day, I'm down 50 percent, on a bad day, I'm
22 down 70 percent. In the course of one year I've made
23 exactly zero dollars. I've seen my rent increase 20
24 percent.

25 I'm behind on my rent, and I struggle every

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1 month to meet my financial obligations such as rent,
2 insurance, payroll, inventory, just to name a few,
3 and I think to this gentleman's comments, what sets
4 us apart, a multi-billion dollar corporation like a
5 Starbucks can afford a lost leader and can afford to
6 have a location lose money for a significant amount
7 of time before they need to cut bait and move on to
8 the next location. I unfortunately cannot. I have
9 sunk everything I have into this business. I'm
10 working my behind off to try to make it successful.

11 To this gentleman's point, there may not be
12 seven businesses that go out of business, but make no
13 mistaken, there will be businesses that go out of
14 business if Starbucks comes in. I appreciate the
15 fact that you don't like it, but there is a reason
16 there are thousands upon thousands of locations
17 across this country.

18 Studies have shown there is a significant
19 difference with regards to the economic impact of a
20 locally-owned business versus national chains in a
21 community. Economic impact is measured by direct,
22 indirect and induced spending. Local stores keep
23 profit circulating within a local economy. They also
24 support a variety of other local businesses. They
25 create opportunities for service providers like

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1 accountants, printers.

2 I use a local printer to print my menus.
3 I'm fairly certain a place like Starbucks is not
4 going to do that. They are not going to use a local
5 accountant, they are not going to use a local bank
6 like I use Dimes Savings Bank to do my banking.

7 The local businesses advertise through local
8 radio stations and local media outlets. They
9 purchase from local and regional business.

10 In this way a dollar spent to a
11 locally-owned business sends a ripple of economic
12 benefits through the community. By contrast, chain
13 stores typically centralize these functions at their
14 head offices. They keep local investment spending to
15 a minimum. They bank with big national banks and
16 they favor large national advertising campaigns.

17 In this way, much of a dollar is spent at a
18 national chain store leaves the community
19 immediately.

20 There is actually a study done in the state
21 of Maine they looked at local businesses versus
22 national businesses, and for a local business that
23 did a \$100 in sales, \$44 of that remained in the
24 local community. When it was spent, \$100 at a large
25 national chain like a Starbucks, like a Walmart to a

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1 larger degree, \$14 of those dollars stayed in that
2 community. Less than one third of that money that
3 people spent stayed in their own community.

4 Local stores create a sense of place of
5 community identity. They reflect the local culture.
6 They give the neighborhood their distinct flavor.
7 They offer a source of community pride and an
8 attraction to visitors.

9 Chain stores by contrast have sat in
10 communities of their character and individuality.
11 Even the most famous American cities are losing their
12 unique appeal.

13 Let me ask you a question, do you think the
14 Starbucks on Fifth Avenue in New York City will look
15 any different than the one going in at Morgan Park?
16 They are just cookie cutter. He mentioned it
17 earlier.

18 Independent businesses strengthen the
19 communities through their contributions to civic and
20 cultural life. Local merchants are more than
21 providers of goods and services. They often take a
22 leadership role in human affairs. Many chair
23 organizations and host cultural events and organize
24 local festivals.

25 According to the U.S. small business

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1 administration, small businesses give more time and
2 money to charitable organization than do their large
3 competitors. They live in places where they do
4 business, local merchants tend to be far more
5 committed to the communities well-being and long-term
6 stability than distant corporations.

7 Take a look at jobs. Although it seems when
8 large companies come in they increase jobs, what they
9 are actually doing is cannibalizing those jobs from
10 other organizations that are forced to close because
11 they can't compete.

12 One last bit, and just sitting in the
13 meeting and listening to everything going on, the one
14 last thing I'll add is having to do business on
15 Second Street, I see what a nightmare it is to drive
16 down that block everyday. It was mentioned it is a
17 main thoroughfare for ambulances and the like.

18 Unfortunately, in the last year, I've seen
19 probably a thousand more ambulances going to the
20 hospital with COVID patients than I ever want to see.

21 It appears that when Starbucks on Jericho
22 Turnpike was given their approval, they told the
23 Board that the tractor trailer would park on their
24 property. Clearly, by their comments tonight, they
25 did not adhere to that part of the deal.

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1 I think you are deceiving yourselves if you
2 think they are not going to park a tractor trailer on
3 Second Street at ten to 3:00 in the morning. I think
4 they will find every which way not to -- like this
5 gentleman said, their supplies come from a giant
6 warehouse. They are not all of a sudden magically
7 going to find a U-Haul size van to service this one
8 location. Their answer to you is going to be, we are
9 going to keep doing it until you force us to stop
10 doing it?

11 MAYOR STRAUSS: We forced Starbucks on
12 Jericho to stop.

13 MR. VOPEL: He mentioned this evening that
14 he seen it when driven by.

15 MAYOR STRAUSS: I just -- literally had this
16 week -- I think it was this week, then to assure that
17 tractor trailer gets off the property.

18 MR. VOPEL: How many years?

19 DEPUTY MAYOR PEREIRA: Two.

20 MR. VOPEL: Not to mention that you are
21 looking to put a Starbucks less than seven tenths of
22 a mile from existing an Starbucks.

23 MAYOR STRAUSS: I totally understand that.
24 As we went around with 7-Elevens --

25 MR. VOPEL: Again, my information was

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1 prepared before I knew you couldn't. I just wanted
2 you to take that all into account.

3 MAYOR STRAUSS: We appreciate it. As I said
4 to the gentleman over there, I worked as a kid at the
5 local businesses here. I understand the challenges
6 that you face, and I understand the challenges that
7 you face during the pandemic. We as a Village are
8 facing challenges with the pandemic. I totally
9 understand. It was a well-done presentation that you
10 did. And, actually, I thank you for that. Thank you
11 for doing everything you can to stay afloat in the
12 Village of Mineola.

13 Folks, Gourmet Deli on Second Street between
14 Main Street and Mineola Boulevard, go with it. Let's
15 support it and all the businesses.

16 MR. VOPEL: I agree a hundred percent, but
17 the difference is your example earlier with the
18 pizzeria, that's fine. I'm not seeing a Dominos or a
19 Pizza Hut or a Papa John's.

20 Again, if Joe's Pizza wants to open up down
21 the street from Spaghetтини, those are two individual
22 small business people competing with each other.

23 You are talking about putting a
24 multi-million dollar corporation that literally can
25 afford to not make a penny. In certain, your time

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1 frame, literally can afford not to make a penny; and
2 I, I can't.

3 MAYOR STRAUSS: They can weather the storm.

4 MR. VOPEL: I've been weathering the storm
5 for a year. I'm sure it has not been a fun storm for
6 anyone in this room.

7 There has been times I look at his gorgeous
8 building, and say to myself, I think I would rather
9 leap off the roof than continue to go through what
10 I'm going through. It's a very frustrating time.

11 Again, I'll point out, how many small mom
12 and pop businesses do you see wanting to start a
13 business right now in the middle of a pandemic?
14 None.

15 Here, you have a multi-million dollar
16 corporation that wants to come in to this very
17 beautiful building. What are you going to do when
18 his shop goes out of business and mine. Again, not
19 all seven will go out of business, but they will go
20 out of business. It's just a matter of time.
21 Starbucks can wait it out and we can't.

22 MAYOR STRAUSS: I've said this for a number
23 of years to the Board and everybody that has
24 interacted since I became a mayor, retail is changing
25 and the pandemic escalated that quicker. There is

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1 going to be lot more challenges for all
2 municipalities going forward, for your reason, as
3 well as it's just easier to do things on line. You
4 have to support these bigger companies as Amazon, as
5 you mentioned and Starbucks. We get it.

6 There is a limit as to what we are allowed
7 to do and not do.

8 MR. VOPEL: I understand. I think you need
9 to take into account the conversation about the
10 tractor trailer, about the additional cars, where are
11 they going to park? There is hardly any parking
12 right now. The roads alone are like driving through
13 Volusia. I have an SUV, and I was bouncing out of my
14 seat. They are in such horrible disrepair.

15 We had a gas leak this week on the street.
16 You can't get a truck down there. There were seven
17 Keyspan trucks, not to mention all of the other
18 trucks. How many ambulances are going to get
19 displaced and put around. I just don't think the
20 reality of asking to pull around back is not going to
21 happen. I think you are going to be at a meeting
22 here in a little while discussing what to do about
23 that.

24 DEPUTY MAYOR PEREIRA: I think, if I may,
25 mayor.

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1 MAYOR STRAUSS: Sure.

2 DEPUTY MAYOR PEREIRA: Two things. I agree
3 with every single thing that you said in your
4 presentation. As the mayor said, I think you did a
5 great job. I honestly to my core believe in
6 everything you said. And I wish we could just say
7 no, right, but we can't. For the same reasons that
8 you are saying they can afford -- let's say this, if
9 you were coming down here to open up your business,
10 you would only come down here to make a presentation.
11 You wouldn't hire a lawyer to do it. Enough said,
12 right?

13 But in terms of the truck, we have the owner
14 of the building, Mr. Lazarian who has a number of
15 properties in the building, who has an image to
16 uphold.

17 If we called Mr. Lazarian and say, hey, you
18 have to tell this truck from Starbucks to go around
19 back or not to do this. It's different than here.
20 Here there is not a building of people paying \$4,000
21 for one bedroom. There is a difference where I think
22 you have a landlord that has an image to uphold in
23 the building. As you said, brand-new, a gorgeous
24 building.

25 Starbucks is not going to dictate the rules

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1 to him. He is going to dictate the rules to them
2 That's a small piece. And lastly, I think, and this
3 is a philosophical debate I could have all day, and I
4 agree, me, my wife, our families are all to blame for
5 this. Because we are posting on line, we are going
6 to the big box stores. We are not shopping locally.
7 We are our own worst enemies. We created the
8 Starbucks of the world, the Walmarts of the world and
9 the Amazons of the world.

10 Until we start changing our behavior, as the
11 mayor says, the idea of retail business is changing,
12 evolving. I think the pandemic has exacerbated that.
13 We will continue fighting. Starbucks doesn't need us
14 to fight for them. You need us to fight for you. We
15 will continue to do that. Whatever that means going
16 forward, we will do that, but we can't just simply
17 say no, for the same reasons we couldn't tell CVS to
18 move in across the street from Walgreens. CVS
19 wouldn't take no for an answer, right.

20 We have to have a reason, as the Mayor
21 stated, 7-Eleven. We told 7-Eleven and 7-Eleven sued
22 us. That doesn't mean that we are not going to fight
23 for our residents or we are going to fight for our
24 businesses. It can't just be because we don't like
25 Starbucks.

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1 MR. PAUL: I understand.

2 MAYOR STRAUSS: I know that's not the answer
3 you wanted to get coming up here tonight. I hope
4 that it works out for you, for Urban Brew, for Costa
5 Nova, and for everybody above all. I hope it works
6 out for Starbucks too.

7 If you remember, if you've been here a long
8 time, there was a Starbucks on Old Country Road it
9 went out of business. They closed. There is always
10 hope. No offense. No offense. You never know.
11 Starbucks, they have to close sometimes too. There
12 was one on Old Country Road on Roslyn Road for years.
13 They didn't make it.

14 MR. VOPEL: I thank you very much for your
15 time.

16 TRUSTEE WALSH: If I could add this.

17 MAYOR STRAUSS: Sure.

18 TRUSTEE WALSH: Basically, what they had
19 said. First of all, not having anything to do with
20 for the people who like Starbucks. I've never paid
21 for Starbucks in my life. I am an old timer so I
22 don't go to Starbucks.

23 As a matter of fact, the deli you own, I
24 worked there in 1967, '66, out of high school as a
25 deli clerk. I'm very familiar with that area. I

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1 understand the need to stay in business, and the
2 ability is difficult now. But whatever one else
3 said, fortunately or unfortunately, everything that
4 we do here is reviewable, meaning that the Nassau
5 County Supreme Court, someone can take an Article 78
6 hearing and take us to Nassau County Supreme Court.

7 As mentioned about 7-Eleven, the Village's
8 decision about the 7-Eleven on Jericho prevailed in
9 Nassau County Supreme Court. They agreed with the
10 Village. 7-Eleven went to Brooklyn to an Appellate
11 Court. The Appellate Court overturned Nassau County
12 Supreme Court's decision, one of the reasons was it
13 was arbitrary and capricious. I had to look up the
14 word capricious. What's going on here, but we lost
15 then. We do not have the authority to tell somebody
16 no. That's fortunate or unfortunate, but we don't
17 have that authority.

18 MAYOR STRAUSS: Based on certain
19 circumstances.

20 TRUSTEE WALSH: We can say no but we can be
21 reviewed. Legal opinion would tell me that we would
22 lose.

23 MR. VOPEL: Listen, I want to be a good
24 neighbor to Mr. Lazarian. I look at his beautiful
25 building every single day. This was the first of

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1 many businesses going in there. I completely
2 understand that. But I think I wouldn't be able to
3 lay my head on the pillow tonight if I didn't at
4 least come here and voice my concerns.

5 Did I expect to change the five of your
6 minds? I was hoping. I honestly didn't think it was
7 going to happen, but, again, I can go home and look
8 my wife in the eye and say, I did my best, and that's
9 really all I can do.

10 Again, I want to be a good neighbor. He has
11 been a very good neighbor to me. Again, I have
12 nothing against Starbucks personally. I don't drink
13 their coffee ether. In my own deli, I don't drink
14 coffee.

15 MAYOR STRAUSS: Mr. Vopel, not only did you
16 do your very best, you spoke on behalf of every small
17 business, not only in Mineola, but in the state.
18 Well, done, and, sir, we understand, and hopefully
19 the residents understand and hear it and come out and
20 support you guys.

21 MR. VOPEL: Thank you. Have a good night.

22 MAYOR STRAUSS: Anybody else wish to make a
23 public comment?

24 MR. LAZARIAN: Good evening, Mr. Mayor,
25 members of the trustee and everyone here. My name is

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1 Kevin Lazarian on behalf of the ownership of the
2 subject building, Morgan Park, 199 Second Street.

3 I hear the concerns that two of our
4 neighbors have raised from across the street. I
5 believe that hasn't been spoken about tonight, that
6 the best solution is for a rise in tide and more
7 business and more activity for everyone to share in
8 that, not to fight over the same cup of coffee, no
9 pun intended. I really see that when you have an
10 area that has vibrancy, has choices, people want to
11 be in a certain area. It's true, someone may say,
12 hey, let's go to Starbucks, get a couple of coffee.
13 While they are there, Starbucks doesn't make deli
14 sandwiches that you make, it doesn't have the same
15 bagels that you have. The idea is when you have
16 choices, yes, it is competition. It also has
17 vibrancy. It gives the residents different places to
18 go to.

19 Also the idea is to have more vibrancy and
20 more people come there so when they come to the area,
21 it's not that it is desolate or there are no choices
22 and there is nowhere to go.

23 In my view, you want to have different
24 choices of where to go. I've had your coffee many
25 times, it's great. I've had your coffee many times

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1 it's great. I know that when I go out with my kids
2 or my family, my 8-year-old likes to have a
3 strawberry ascia that Starbucks sells. I don't know
4 what's in it, but that's what my little girl wants.
5 I sometimes take her to Starbucks and I like deli
6 coffee, for example.

7 The point is, if Starbucks wasn't there when
8 someone goes to get the one product they go, it
9 doesn't give the other businesses in the area the
10 opportunity of having foot traffic and people walk by
11 and have their choices.

12 The other thing -- I'm a small business
13 myself also, and the other thing that a small
14 business has a choice of doing, a major corporation
15 like Starbucks has you are a lot more nimble. You
16 can change your products. You can do different
17 things a lot faster. It takes Starbucks probably
18 many years to change their product of what they do,
19 and so, if you notice, for example, your business,
20 the Arizona Ice Tea is selling quickly, you know,
21 hey, load up on that. You know the Snapple is not
22 selling, you order less in that.

23 As a small business, you can change your
24 product line. You can do different things that the
25 bigger corporations -- that while they have strength,

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1 there are pros and cons to any business, there are
2 strengths and weaknesses that you can do.

3 MAYOR STRAUSS: Mr. Lazarian, talk to us.

4 MR. LAZARIAN: I'm sorry for that.

5 I think by having more choices in the
6 downtown, having more vibrancy downtown, the idea is
7 to have a bigger type of economic activity for the
8 businesses to share, not that because another
9 competition is going to come, it's going to be the
10 same economic activity to be divided now instead of
11 by, if you say, seven coffee shops to not be divided
12 by eight coffee shops.

13 The idea is to have more economic vibrancy,
14 more dollars spent there, whether it's from the
15 residents of the building upstairs -- until they
16 moved in, they weren't there to buy deli sandwiches
17 from Urban Brew. Some people prefer the national
18 chain product and some people don't.

19 By having choices, someone may say, let's go
20 to that area, if they go with their partner or going
21 with whoever they are with, their child, you stop
22 here and I'll stop there. That commonly happens.
23 You need to have open stores and to have choices to
24 do that, otherwise, they will say, you know what,
25 let's go to other Starbucks and the Dunkin Donuts

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1 across the street somewhere else because those
2 choices don't exist in our Town.

3 The point I would like to raise is, by
4 having choices and by having more economic activity,
5 the idea would be to have more of a pie to share
6 among the businesses, rather than splitting the same
7 pie more ways.

8 Some of the other concerns that were raised
9 whether it was about the cleanliness around the
10 store, the tractor trailer parking in the back of the
11 building, these are all very important. It is our
12 job to be a good steward of the property to make sure
13 that we are not being a bad neighbor in any way.

14 If we can have the trucks park on Station
15 Road in the back and wheel the products across the
16 side alley or through the cut out underneath the
17 courtyard to go through there, that's the idea to do
18 that.

19 Some of the things that were done on the
20 planning side, we made that covered portico
21 underneath because a lot of the sidewalks downtown
22 are very narrow. The covered portico that we had was
23 to find a way having a different element so people
24 aren't fighting for the same sidewalk space, so there
25 could be some outdoor seating in a covered setting.

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1 There are little nuances to add to it, to
2 add to the sense of place and hopefully increase the
3 economic vibrancy downtown.

4 MAYOR STRAUSS: Mr. Lazarian, we appreciate
5 your comments. I know you know this because we have
6 had many conversations in revitalizing our downtown
7 area. We have to understand and appreciate the
8 economic impact that these two gentlemen and the
9 other businesses in the area that are not here
10 tonight, they might suffer. It's a concern. They
11 are doing everything they can to survive now. They
12 have genuine concerns about it. I know that you know
13 this. I appreciate that you understand the necessary
14 and need for small businesses in communities because
15 you have preached it yourself.

16 Again, to your point about vibrancy and
17 choices and downtown and economic impact, you're
18 limited. That's not a conversation we have. We
19 can't make a decision about that. It's about Long
20 Island.

21 TRUSTEE DURHAM: Mr. Lazarian, are they
22 going to be allowed to park in the garage below?

23 MR. LAZARIAN: Yes.

24 MAYOR STRAUSS: Thank you, sir. Any
25 comments?

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1 Sir, come on back up.

2 MR. EDWARDS: Thank you, Mr. Mayor, members
3 of the Board. I think you said in terms of
4 competition and competition is part of this, what has
5 made this country great.

6 I would like to add a little aside. I grew
7 up in a retail background. My grandparents and
8 parents operated a women clothing store in Hempstead
9 which started in 1933. Late 1950s, obviously,
10 Roosevelt Field opened up and we had five stores at
11 that time. It impacted our business, but my
12 grandfather always had a feeling -- a theory, that if
13 he opened up next to his competition, their
14 advertising dollar would pay for his customers and
15 their customers would come to the store.

16 So we often would move with our competitors,
17 Syms and Loehmann's and both are gone. My
18 grandfather's store is gone, unfortunately, but they
19 opened up in Hewlett; we opened up a block away.
20 They opened up in Huntington; and we opened up a
21 couple of blocks away. And he was very successful.

22 In terms of competition, Mr. Lazarian said
23 that bringing this building into that area and not
24 being on the south side of the tracks is bringing a
25 whole new basis.

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1 When I lived at One Third Avenue, going over
2 the tracks was a pain in the neck. Sometimes we went
3 south, sometimes we went off Herricks Road and go out
4 to eat and go on to Jericho Turnpike.

5 This is going to bring people in the
6 downtown area besides the hospital people and the
7 commuters. I think it is going to add a vibrancy
8 especially for the delis. I think it's up to the
9 delis and Urban Brew and St. James Cafe to really
10 attract those customers, to go out after them.

11 No one went really after the residents of
12 One Third Avenue, other than the few businesses. The
13 bar across the street never really looked for our
14 business. They never came to us and said hey,
15 listen, you have 305 apartments on One Third Avenue.
16 You have 700 people, or 650 people here, come down to
17 the bar. Tell us when your happy hour is or
18 something. No one ever did that. Some of the
19 takeout places never did that as well. We have to
20 seek them out.

21 I think in terms of being nimble, I think
22 this will open up new avenues. I think businesses
23 will survive. We are all aware that we are -- Port
24 Washington, Huntington, Farmingdale, Starbucks, the
25 coffee shops, all survived, and are all doing good,

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1 pretty good business there.

2 This has been a Village that has been on
3 cutting edge, I believe, with Patchogue, Farmingdale
4 that has opened up the multi-family here, the
5 opportunity for multi family. I think these
6 Villages, your Village will progress in this
7 transition between losing retail and having the
8 population there to pick up the slack in terms of
9 that.

10 MAYOR STRAUSS: That's what we are hoping
11 on. I hope these guys are successful and the success
12 of Morgan Park in that area.

13 MR. EDWARDS: I had to move to Westchester
14 to be near my grandson. The two and a half years
15 I've spent here, I've enjoyed making my house, making
16 that transition -- or two and a half years I have
17 spent really enjoyed living in an apartment,
18 especially when it snowed. I thank you.

19 MAYOR STRAUSS: Any other comments?

20 DEPUTY MAYOR PEREIRA: Mayor, the only other
21 comment I make, and I know this is easy for me to
22 say, I have a brother who owes a restaurant and bar.
23 He has struggled with same issues that you are making
24 earlier about being behind on rent. He got rid of
25 his morning cleaning crew, he is cleaning. He got

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1 rid of his dishwasher, he is washing the dishes.

2 I pray that a year from now this will all be
3 behind us and we have sunnier skies ahead, but I
4 think if you can hang on, this downtown, with the
5 development like this, the development we approved
6 awhile back on Main Street, with a small development,
7 but as you build that critical mass, as Mr. Lazarian
8 was saying, not everyone wants to go to Starbucks, I
9 think it is a two-edge sword.

10 Here, you have a competition, but you also
11 have a building with 600 people in it that you didn't
12 have two years ago. Unless all 600 of them are going
13 Starbucks, you are getting the benefit from that
14 somehow.

15 I also agree with Mr. Lazarian in the idea
16 that small businesses are more nimble. Again, I'm
17 bringing up Rita Boulevard. Rita Boulevard in the
18 middle of the pandemic took the Village's program of
19 the facade improvement program and used it and now
20 they are reinventing themselves. They are going to
21 be a Chipotle-type place. They put apparently have a
22 Margarita bar so they got a liquor license. So they
23 are trying to find their niche. Obviously, if you
24 are limited -- if you're a coffee house, you're a
25 deli. If you're a deli, you're a deli. A coffee

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1 house is not going to become something else.

2 I believe since I've been on this Board, and
3 it does move slowly, that the revitalization of
4 downtown is going to be beneficial to everyone, to big
5 companies, to small businesses. I think that we are
6 getting there. I know that's not what you need to
7 hear now, but I honestly believe that if you can hang
8 on, that you will reap the benefit.

9 As far as Second Street goes and Main
10 Street, we agree with you. Unfortunately, they are
11 County roads. We are going to be on the County about
12 repaving them and fixing them once all done.

13 Obviously, there is a lot of utility work
14 being done there, sewers. That's definitely on our
15 radar to make sure that we have this beautiful
16 building and we are developing downtown, and like you
17 said, it looks a Volusia or something like that.

18 We will certainly continue to pressure the
19 County and make sure that they pave those road. We
20 have a third track going down. Hopefully, when it is
21 all said and done, it will look beautiful.

22 MAYOR STRAUSS: Any other comment?

23 TRUSTEE CUSATO: Well said, Mr. Pereira.

24 MAYOR STRAUSS: I'll entertain a motion
25 based on what we are allowed to do to approve

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1 considering decisions and certain restrictions that
2 will be in a decision.

3 I will entertain a motion to approve.

4 DEPUTY MAYOR PEREIRA: Motion.

5 MAYOR STRAUSS: Motion by deputy mayor.

6 Second?

7 TRUSTEE CUSATO: I'll second that.

8 MAYOR STRAUSS: Second by Trustee Cusato.

9 Mr. Scalero, I ask that the Board be polled.

10 MR. SCALERO: Yes, sir. Trustee Durham.

11 TRUSTEE DURHAM: Yes.

12 MR. SCALERO: Trustee Pereira?

13 DEPUTY MAYOR PEREIRA: Yes.

14 MR. SCALERO: Trustee Cusato?

15 TRUSTEE CUSATO: Yes.

16 MAYOR STRAUSS: Trustee Walsh?

17 TRUSTEE WALSH: Yes.

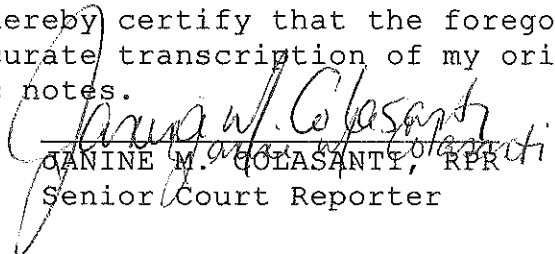
18 MR. SCALERO: Mayor Strauss?

19 MAYOR STRAUSS: Yes.

20 Thank you.

21 * * *

22 I hereby certify that the foregoing is a
23 true and accurate transcription of my original
24 stenographic notes.

25 
JANINE M. GOLASANTI, RPR
Senior Court Reporter