

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE  
BOARD OF TRUSTEES

October 10, 2018  
Time 6:44 p.m.

RECEIVED  
INCORPORATED  
VILLAGE OF MINEOLA  
2018 NOV 13 P 1:00

B E F O R E :

SCOTT P. STRAUSS,  
Mayor

PAUL A. PEREIRA,  
Deputy Mayor

PAUL S. CUSATO,

GEORGE R. DURHAM,

DENNIS J. STRAUSS,  
Trustees

\* \* \*

JOHN M. SPELLMAN, ESQ.

Village Attorney

BY: JOHN P. GIBBONS, JR., ESQ., of Counsel

\* \* \*

JOSEPH R. SCALERO,  
Village Clerk

\* \* \*

1 MR. PEREIRA: Good morning, ladies and gentlemen.  
2 We have two hearings this morning. One of our cameras is  
3 out. We're televised for those who don't know. We  
4 televise our meetings.

5 One of the cameras is out that's facing the  
6 podium. So for those at home who will be watching this or  
7 wherever you're watching, you will see an extended version  
8 of us, so hi. We are working on getting them fixed.

9 MR. SCALERO: Legal notice public hearing, please  
10 take notice Board of Trustees Incorporated Village of  
11 Mineola will hold public on Wednesday October 10, 2018,  
12 6:30 p.m. at the Village Hall, 15 Washington Avenue,  
13 Mineola, New York, 11501 or at some other time hereafter  
14 designated by the Board of Trustees in order to receive  
15 public comment upon the following:

16 Application of the Studio A Miss Kristin  
17 Production for a special use permit pursuant to chapter 550  
18 of the Code of the Incorporated Village of Mineola entitled  
19 B-1 Districts, subsection B to entitled Special Uses to  
20 establish a dance studio upon property known as 393 Jericho  
21 Turnpike, Mineola, New York, known and designated on Nassau  
22 County Land and Tax Map as section 9, block 20, lots 28  
23 through 34, 55 through 62, 69 through 70.

24 The village of Mineola does not discriminate based  
25 on handicap status in administration or access to or

1 employment in its projects and activities.

2 Joseph R. Scalero has been directed to coordinate  
3 compliance with nondiscrimination requirements of the  
4 Federal Revenue Sharing regulations.

5 At this scheduled meeting of its Board of Trustees  
6 reserved decision from previous meetings, if any, should be  
7 acted on by the board of trustees.

8 At the aforementioned time and place all  
9 interested parties will be given an opportunity to be  
10 heard.

11 By order of the Board of Trustees and Incorporated  
12 Village of Mineola, Joseph R. Scalero, village clerk, date  
13 September 19, 2018.

14 MR. STRAUSS: Mr. Durham.

15 MR. DURHAM: Yes, affidavit mail-in is in order.  
16 It's been signed and notarized.

17 MR. GIBBONS: Nassau County Planning Commission  
18 has recommended local determination has asked for  
19 resolution at the earliest in this type two action under  
20 SEQRA.

21 MR. WALSH: Motion.

22 MR. CUSATO: Motion.

23 MR. PEREIRA: Motion.

24 MR. STRAUSS: Second.

25 All in favor.

1 (Board says aye).

2 MR. STRAUSS: Motion carried.

3 Ladies and gentlemen, this will be the format of  
4 this evenings hearings. Applicants will make their  
5 presentation, call any witnesses there are. We'll interact  
6 with you from the board and when feel open up to public  
7 comment.

8 I ask that anybody approaching the podium to  
9 please speak, clearly, slowly for the reporter and state  
10 your name and address and you're affiliation if need be.

11 Who is up?

12 The floor is yours.

13 MS. IMPERIALE: Good evening, Mayor, trustees,  
14 excuse me, I'm a little nervous, I'm Kristin.

15 MR. STRAUSS: I'm nervous too.

16 MS. IMPERIALE: I ask that you guys don't postpone  
17 your decision and to please decide tonight. I have staff  
18 and kids that are dying to dance. And I have staff that's  
19 dying to make some money and teach. And a school that's  
20 ready to go.

21 I have the architects rendering. There was no --  
22 there is no change in the structure.

23 MR. STRAUSS: If you could state your name and  
24 your affiliation.

25 MS. IMPERIALE: Kristin Imperiale, 67 Hilton

1 Avenue, Garden City, New York.

2 MR. SANNA: Richard Sanna, father, principal of  
3 the business. I live at 91 Sicamore Avenue, Bethpage, New  
4 York.

5 MR. STRAUSS: All right. Go ahead.

6 MS. IMPERIALE: These are the architectural  
7 renderings. There was no structural change to the space  
8 that I occupy currently. It was all -- I just added my  
9 mirrors and fresh coat of paint which is currently --

10 MR. STRAUSS: Pretty simple.

11 MS. IMPERIALE: Except the mirrors.

12 MR. STRAUSS: You can give those to Mr. Scalero.

13 So could you tell us about your -- what you're  
14 looking to do there?

15 MS. IMPERIALE: Just looking open up a dance  
16 studio. I currently I have been in business now this will  
17 be my fifth season.

18 MR. STRAUSS: How many seasons?

19 MS. IMPERIALE: Fifth season. This will be my 5th  
20 season.

21 MR. SANNA: We were formerly in Garden City Park  
22 on Jericho Turnpike. We moved literally --

23 MS. IMPERIALE: An eighth of a mile. I'm actually  
24 eager to -- I'm eager to be in the town of Mineola.

25 I have lots of parents that are from the town of

1 Mineola. Many of my clients are actually within walking  
2 distance. So they are really happy about that.

3 Transportation for my staff is a lot easier  
4 because the bus is right in front of the studio. So I know  
5 parking is somewhat always of a concern. So I kind of feel  
6 like the parking situation at that particular space is  
7 really conducive to dropping off.

8 There is also minimal parking. There are two  
9 municipal lots. I have my own lots with -- two lots with  
10 over ten spots in each place. One of them has ten  
11 specifically for me. So I only need one.

12 MR. STRAUSS: Anything you want to add?

13 MS. IMPERIALE: Well, okay. The reason I'm -- the  
14 reason I'm excited about this new space is because it's at  
15 least double the size of my old space.

16 I have been dreaming of starting a special needs  
17 program. It's the one thing that the studios that occupy  
18 the town and the surrounding towns nobody is doing it. And  
19 I really need the space for it.

20 Just in a weird sort of way this kind of fell on  
21 my lap. Who knew who. And they were recommending the  
22 space. And I just fell into it. And I was like this is  
23 perfect. It just ended up being the perfect space. And it  
24 was so I'm hoping that you guys will --

25 MR. STRAUSS: So for those who might be watching

1 this later on, and we have the application, we know what  
2 you're going to put in there, but if you could explain that  
3 to us that would be great.

4 MS. IMPERIALE: It's a dance studio for all  
5 children, typical children.

6 MR. SANNA: Two years old.

7 MS. IMPERIALE: We even have adult tap classes. I  
8 have a phenomenal staff. I'm fortunate that they got to  
9 come and work with me. I have a dance company. They have  
10 traveled nationally and internationally. We did dance  
11 program in Italy.

12 My own daughter is a title holder. And this  
13 little peanut next to her is first place competition  
14 dancer.

15 MR. STRAUSS: Congratulations.

16 MS. IMPERIALE: I'm proud of the product that I  
17 put out. And I'm proud of the kids that come to my school.  
18 And I'm proud of the message that I am giving them and I  
19 just want to continue doing that.

20 MR. STRAUSS: How many students would you have in  
21 the class?

22 MS. IMPERIALE: Per class, per class day it  
23 depends, but I try to keep the classes small because I like  
24 to keep it intimate. I don't like to have -- I don't want  
25 anyone getting lost in the shuffle.

1 MR. SANNA: There is two spare rooms that  
2 primarily are going to be for private lessons. Maybe one,  
3 two people. And then there is a larger room might be 10  
4 children, 12 children.

5 MR. STRAUSS: And space? Pickup, drop off? The  
6 length of the classes probably an hour.

7 MS. IMPERIALE: Yes.

8 MR. STRAUSS: What hours of operation are you  
9 looking to have?

10 MS. IMPERIALE: Majority of our class is four to 8  
11 p.m. We usually finished around 8 p.m. I stay until  
12 whenever I'm done with paperwork and whatnot.

13 I do have a few classes during the day for the  
14 smaller kids. Twos and threes. That aren't in school yet  
15 and those parents believe it or not, those are the ones  
16 that I tell you really should drop off because if you're  
17 there, they just want you. So it's sort of like it's a  
18 great program.

19 MR. STRAUSS: Seven days a week five days a week?

20 MS. IMPERIALE: I'm going to be working seven a  
21 week.

22 MR. SANNA: It looks like it's going to be five  
23 days a week Monday through Friday. There might be Saturday  
24 mornings or something like that.

25 MR. STRAUSS: I hope you're successful enough that



1           you're seven days week. I don't want to make work hard.

2           MS. IMPERIALE: I don't mind. I love what I do.  
3 I have been doing this since I was three years old,  
4 actually no, two. My brother played soccer. I needed  
5 something to do. So I have been dancing since I could  
6 speak. So this is all I know. And I love sharing it with  
7 the kids.

8           MR. STRAUSS: I can certainly feel the enthusiasm  
9 that you have. So there will be no garbage issue that you  
10 we have to worry about.

11           MS. IMPERIALE: I don't sell food. I don't sell  
12 -- I mean tap shoes. They don't really produce a lot of  
13 garbage. Paper from the printer that's it.

14           MR. STRAUSS: Residual stuff.

15           MR. SANNA: We already have the cleaning service.  
16 They just left an hour ago. So any heavy lifting has been  
17 done.

18           MR. STRAUSS: Deputy mayor?

19           MR. PEREIRA: Thank you very much. You were down  
20 in Jericho Turnpike down by uncle -- has small store --

21           MS. IMPERIALE: Yes.

22           MR. PEREIRA: Used to be tobacco store?

23           MS. IMPERIALE: Yes.

24           MR. PEREIRA: I remember that next door used to be  
25 McGinnis.

1 I obviously have no issue with this. I think that  
2 it's pretty innocuous. You used to be or still currently  
3 part of the factory of some sort of warehouse.

4 MS. IMPERIALE: It's a warehouse believe it or not  
5 actually consecutive to what I do large scale productions.  
6 So it's match made in heaven actually.

7 MR. PEREIRA: Mr. Walsh is excited. That's the  
8 first job he had was in that warehouse. So he'll tell you  
9 all about it. Some secrets beyond those walls, I don't  
10 know.

11 Parties, are you going to have birthday parties?

12 MS. IMPERIALE: It's a possibility, but I keep --  
13 again, I keep everything kind of on the small scale, 15  
14 kids.

15 MR. SANNA: It's a dance studio. It's not party  
16 place. We don't sell snow cones. They teach dance. I  
17 won't teach any dance classes. I promise you guys.

18 MR. PEREIRA: Sounds like you're obviously eager  
19 that other operation has been quite awhile. The one down  
20 in Jericho has been there --

21 MS. IMPERIALE: Yes, I have been doing this for a  
22 while.

23 MR. PEREIRA: You felt like you outgrew the space?

24 MS. IMPERIALE: Hundred percent.

25 MR. PEREIRA: There wasn't that much parking

1 either?

2 MS. IMPERIALE: There wasn't parking that let  
3 where McDonald's was kind of.

4 MR. PEREIRA: Trucks.

5 MR. SANNA: This move has been structured. We  
6 knew over a year ago that are going to move because.

7 MS. IMPERIALE: We just weren't sure where.

8 MR. SANNA: And then these premises were selected  
9 they were chosen.

10 MR. PEREIRA: We're glad that you found a place  
11 that you think that is a really good place for that. And  
12 it's not going to be a big burden on the neighbors. And I  
13 think most of these parents are going to drop off, pickup.

14 You do have that lot across the street, municipal  
15 lot. Other municipal lots just one block over. So I don't  
16 have any problem with it, but my approval will be  
17 conditional to the girls having to put on a demonstration.

18 MR. SANNA: They are ready.

19 MS. IMPERIALE: Seriously this is how I put food  
20 on the table.

21 MR. PEREIRA: I'm kidding, I'm kidding.

22 MR. STRAUSS: You could relax, he's kidding.

23 MS. IMPERIALE: Thank you.

24 MR. CUSATO: Good evening, are you the first or  
25 second floor?

1 MS. IMPERIALE: First floor.

2 MS. CUSATO: I'm done.

3 MR. DURHAM: My only question is, dance recital,  
4 do you have everybody come for a dance recital?

5 MS. IMPERIALE: Not on the premises. In the old  
6 location I did do an inhouse rehearsal. Now that I'm in  
7 the town of Mineola I have the advantage of using the  
8 Mineola High School. So I will be utilizing the facilities  
9 in the town.

10 MR. SANNA: Spring recital off premises. It's at  
11 the space in Westbury. Everything is local, but it's not  
12 in the school itself.

13 MR. SANNA: Has been there for years.

14 MR. WALSH: Yes, thank you.

15 Good evening. How are you?

16 MS. IMPERIALE: Good evening.

17 MR. WALSH: I'm going to consider moving to Garden  
18 Park, Mineola. I know that building went -- I won't get  
19 into the story, but I do have a question, however, for  
20 these people in the front, second row over here, are you  
21 any of you three involved in the dancing?

22 GIRL FROM AUDIENCE: I am.

23 MR. WALSH: How about you? You two are involved?  
24 What do you think we should do? Do you think we should  
25 approve this?

1 GIRL FROM AUDIENCE: Yes.

2 MR. WALSH: Thank you very much. That's all I  
3 have. Thank you, ma'am.

4 MS. IMPERIALE: Thank you.

5 MR. SANNA: Thank you.

6 MR. STRAUSS: Any other questions, comments?  
7 Folks, I ask that you sit down. Don't go too far.  
8 I'm going to open up to public comment.

9 Anybody in the first row, second row, third row,  
10 fourth row, fifth row, sixth row, seventh row, folks?

11 Yes, ma'am.

12 MS. ASSELLA: My name is Destiny Assella. I'm at  
13 106 Dow Avenue in Mineola, New York. Those are my two  
14 children on the end. Dean and Madeline. Madeline has been  
15 dancing with Ms. Kristin since this will be her fourth  
16 year. Her second year on the dance team. She is tiny, but  
17 she's mighty.

18 And because of the dance program, she's taking  
19 five classes this year, she got poise. She's proud of  
20 herself. She's confident. It's moving into her  
21 schoolwork.

22 Last year when they were working on growth mindset  
23 and it's okay to fail. Ms. Kristin loves to tell them, if  
24 you make a mistake what happens, nothing, you move on. You  
25 learn from this. There is no repercussions.

1 Her teacher told me last year when one of the kids  
2 had made a mistake was really frustrated at her table she's  
3 like nothing happened, you're gonna do it again. You're  
4 gonna be okay.

5 So it's not just the dance that's carrying through  
6 learning how to count to eight. Those fun things. It's a  
7 life-style. It's just confidence, poise that she's  
8 carrying through.

9 It's so wonderful for other girls that are on the  
10 team. It's a great group of kids. Just wonderful young  
11 ladies. It's an enjoyment to watch them.

12 MR. STRAUSS: Thank you very much.

13 Anyone else?

14 Yes, sir.

15 MR. WHALEN: Dan Whalen, superintendant of  
16 buildings Incorporated Village of Mineola.

17 In the interest of the application and for the  
18 record the department received late this afternoon seven  
19 letters of support resounding support, if you will.

20 I have had the opportunity to read each of them.  
21 I'd like to add these to the record of the application.

22 MR. STRAUSS: Sure please do. Thank you.

23 Folks, come on back here.

24 Anything else you would like to add?

25 MS. IMPERIALE: No, I think less is more.

1 MR. STRAUSS: I do too. One question, how do you  
2 advertise?

3 MS. IMPERIALE: Facebook, Instagram, newspaper,  
4 the local newspaper.

5 MR. SANNA: It's primarily word of mouth.

6 MS. IMPERIALE: I was going to say word of mouth  
7 has been the best support. I do have an add at the LA  
8 Fitness in Garden City Park that runs, but I think that  
9 it's just to keep the logo fresh in everyone's mind, but  
10 it's really word of mouth.

11 MR. STRAUSS: That's great. You have stuff  
12 you're bringing with you, you have stuff -- that's stuff.

13 MS. IMPERIALE: I have 98 percent reregistered.  
14 Thank God.

15 MR. STRAUSS: I don't have any other comments.

16 MR. PEREIRA: The other place is a studio?

17 MS. IMPERIALE: I do business as a studio, but  
18 that was for the corporate purposes I couldn't do that.

19 MR. PEREIRA: The only reason I bring this up is  
20 because if you should be approved this evening, and you  
21 want to work on exterior signage, you make sure that you  
22 work with Mr. Whalen and the Building Department to make  
23 sure that the signs conform to the specifications.

24 MR. SANNA: The only sign will be up will say a  
25 studio. Technically it's the studio and Miss Kristin

1 Production.

2 MR. PEREIRA: On Jericho or --

3 MS. IMPERIALE: I don't know if I'm putting in  
4 signs on the building. I think I'm going to put signs on  
5 the windows. I think that would be more prominent.

6 MR. PEREIRA: So if you have any questions make  
7 sure you reach out to the building department.

8 MS. IMPERIALE: Yes.

9 MR. STRAUSS: If you're successful. And I don't  
10 really see why you wouldn't be tonight, but if you have  
11 spare time, a free moment to engage yourself with the  
12 Chamber of Commerce. They are a great group of networking  
13 people.

14 MS. IMPERIALE: Hundred percent.

15 MR. STRAUSS: They will help up further your  
16 business and you could get really involved in the community  
17 know you're working hard, you're trying to do your  
18 business.

19 MS. IMPERIALE: I do a lot of work with the PSS in  
20 your town. So I have been -- I have been donating free  
21 year of dance costumes, leotards tights to all whatever  
22 school asks.

23 MR. STRAUSS: That's great.

24 MS. IMPERIALE: I never say no.

25 MR. STRAUSS: But I mean the Chamber of Commerce



1 maybe may give you things back. As opposed to you giving  
2 out those things.

3 MS. IMPERIALE: Thank you. I appreciate that.

4 MR. DURHAM: I know that you're not in the area  
5 that we're doing it, but we do have a sign program in the  
6 village where we are trying to uniform the signs.

7 So if you haven't purchased new signs and you're  
8 working with the village, you might want to take and follow  
9 the signage format that we're taking and doing downtown.

10 So if you look at some buildings in the downtown  
11 whatever and try and copy that to take we're trying to take  
12 a unified look and stuff. So that's something to take a  
13 look into it.

14 MS. IMPERIALE: Thank you. I appreciate that.

15 MR. STRAUSS: Any other comment for the board?

16 Entertain motion to approve?

17 MR. PEREIRA: Motion.

18 MR. WALSH: Second.

19 MR. STRAUSS: Mr. Scalero.

20 THE CLERK: Trustee Durham.

21 MR. DURHAM: Yes.

22 THE CLERK: Trustee Pereira.

23 MR. PEREIRA: Yes.

24 THE CLERK: Trustee Cusato.

25 MR. CUSATO: Yes.

1 THE CLERK: Trustee Walsh.

2 MR. WALSH: Yes, to the two people in the second  
3 row I say, yes, thank you, mayor.

4 MR. STRAUSS: Absolutely, yes, congratulations.

5 MS. IMPERIALE: Thank you so much.

6 MR. STRAUSS: Good luck.

7 Pleasure is ours to approve this. We feel the  
8 passion and emotion that you have.

9 MS. IMPERIALE: There is not supposed to be  
10 emotion in business, but this is more than just a business  
11 to me.

12 MR. STRAUSS: Live your dream. And hope if we can  
13 help you, we will. Good luck to you. Congratulations.

14 THE CLERK: Legal notice public hearing, please  
15 take notice Board of Trustees Incorporated Village of  
16 Mineola will hold public on Wednesday October 10, 2018,  
17 6:30 p.m. at the Village Hall, 15 Washington Avenue,  
18 Mineola, New York, 11501 or at some other time hereafter  
19 designated by the Board of Trustees in order to receive  
20 public comment upon the following:

21 Application of Starbucks corporation to amend  
22 condition number two, number four and number five of the  
23 Special Use Decision dated March 26, 1999 for the property  
24 known as 139 Jericho Turnpike, Mineola, New York, known and  
25 designated on Nassau County land and tax map as section 9,

1 block 450 lots 220 through 223, 277 through 280.

2 The village of Mineola does not discriminate based  
3 on handicap status in administration or access to or  
4 employment in it's projects and activities.

5 Joseph R. Scalero has been directed to coordinate  
6 compliance with nondiscrimination requirements of the  
7 Federal Revenue Sharing regulations.

8 At this scheduled meeting of it's Board of  
9 Trustees reserved decision from previous meetings, if any,  
10 should be acted on by the Board of Trustees.

11 At the aforementioned time and place all  
12 interested parties will be given an opportunity to be  
13 heard.

14 By order of the Board of Trustees and Incorporated  
15 Village of Mineola, Joseph R. Scalero, village clerk, date  
16 September 19, 2018.

17 MR. STRAUSS: Thank you.

18 MR. DURHAM: The affidavit of mailing notice is in  
19 order. It's been signed and certified. Thank you.

20 MR. GIBBONS: Nassau County Planning Commission  
21 has recommended local determination has asked for  
22 resolution at the earliest in this type two action under  
23 SEQRA.

24 MR. STRAUSS: Motion?

25 MR. CUSATO: Second.

1 MR. PEREIRA: Motion.

2 MR. WALSH: Motion.

3 MR. STRAUSS: All in favor?

4 (Board says aye).

5 MR. STRAUSS: Again, this will be the format for  
6 this evening's hearing. Applicants will state their case.  
7 We'll interact with you from the board and when feel open  
8 up to public comment.

9 I ask that anybody that's approaching the podium  
10 please speak clearly. State your name, address and  
11 affiliation.

12 Sir.

13 MR. EDWARDS: Good evening, Mr. Mayor. Mr. Mayor,  
14 members of the board.

15 For the record, my name is Glenn Edwards. I'm the  
16 attorney for the applicant Starbucks.

17 The applicant has submitted plans to renovate a  
18 property located at the south east corner of Willis Avenue  
19 in Jericho Turnpike in the village, which is a Kentucky  
20 Fried Chicken, which is right down the block.

21 The applicant is before you today, as dated in the  
22 notice, because in 1999 Board of Trustees granted special  
23 use permit for the then after KFC to construct one-story  
24 building to be used as Kentucky Fried Chicken restaurant  
25 subject property.

1           The village granted special use permit with 14  
2 conditions. We're requesting that three of those  
3 conditions be modified.

4           I'd like to submit for the record a copy of this  
5 decision.

6           MR. EDWARDS: Before I discuss modification of the  
7 restrictions, I just want to -- I guess you're all familiar  
8 with Starbucks and the drive-thru what we're basically  
9 doing is renovating the inside and outside. This  
10 application which is before the Architectural Review Board  
11 in terms of the exterior and interior, I imagine and try to  
12 understand, they granted it except for the signage package.

13           I don't know if you have seen their renderings and  
14 site plan or if you would like to see them again.

15           One for each you.

16           Size of the building which is 2,500 square feet  
17 will remain the same. Will have 34 seats not 42 seats.  
18 Drive-thru will remain the same as indicated in the --  
19 shown by those pictures. Exterior will change  
20 substantially. And the interior will be -- if you have  
21 been to a Starbucks, the inside will look very similar to  
22 what you have seen.

23           Go down to East Meadow that's the new one that we  
24 just did on Hempstead Turnpike. It's a little smaller.  
25 It's drive-thru, but will have the same interior, dark

1 woods, fully done. Right here in New Hyde Park and  
2 Westbury.

3 That's what we're basically asking to change those  
4 conditions. Conditions number two at the hours of  
5 operation for the KFC were limited between 10:30 a.m. and  
6 12 a.m. seven days a week. And noted coffee would expand  
7 service to include breakfast that would go to 6 a.m. to 11  
8 p.m.

9 Starbucks is requesting that be modified to the  
10 hours of operation proposed be seven days a week from five  
11 a.m. to 11 p.m. that's the first modification.

12 Condition four they are asking to modify  
13 deliveries to the premises by tractor trailer. Currently  
14 reads that the deliveries to the premises by tractor  
15 trailer shall be limited Monday through Friday during the  
16 hours of 7:30 a.m. to 10:30 a.m. Starbucks generally has  
17 their deliveries take place when the store is not open.  
18 Basically from 10 p.m. to five a.m. seven days a week. And  
19 you say, well, tractor trailer will come in park in the  
20 parking lot off loading of the tractor only takes between  
21 15 minutes 30.

22 They go from one Starbucks to another Starbucks.  
23 They are delivering, I believe, muffins, packaged goods,  
24 boxes, dry goods, paper cups and coffee. It's really fast.  
25 They will be on the premises and off the premises in that

1 15 to 30 minute, 40 minute exchange.

2 So they are not hanging around. It's not taking  
3 -- they are not bringing a month's worth of Chicken or  
4 whatever it is. And the reason for that, why it's a good  
5 idea, it doesn't block up the parking lot.

6 If we had to go during those morning hours which  
7 is our peak hours that would basically create problems  
8 within the parking lot itself, might cause spill over on to  
9 Jericho, Washington or on to Willis Avenue, which would be  
10 major concern.

11 So that's one of the reasons. Another reason why  
12 we do it at night, they take care of all deliveries. Every  
13 single Starbucks within the area gets the same delivery.  
14 Many of them are near residential properties. There are  
15 never any complaints.

16 I do work for Starbucks. I have represented them  
17 in the past. We haven't had any issues. It's on off and  
18 they go to the next store job.

19 Condition number five that actual refuse will be  
20 removed by private cart under contract of the applicant and  
21 required that all commercial waste shall be refrigerated at  
22 the site until it's picked up. What we're requesting is  
23 that that be amended to reflect that all refuse shall be  
24 removed by cart separate cart under contract where the  
25 applicant -- there's no need to have refrigerated garbage.

1                   Basically dry garbage except for coffee grinds.  
2                   We don't have any raw food. There is no cooking on the  
3                   premises. Heating through convection oven out of the  
4                   package or if they put a piece of muffin in there. They  
5                   warm it up. It's either consumed off the premises or  
6                   consumed. So there is really no need to have -- no smelly  
7                   garbage is going to occur.

8                   Plus they pickup their garbage four times a week.  
9                   So it's not moulding there. And we don't have that issue  
10                  with smells or any other issues regarding that. They keep  
11                  -- they will keep it a lot neater than it's being kept now.

12                  Everything is going to be redone. You will see on  
13                  the site plan if you look, they do have a fenced in area  
14                  for the container. It's kept clean. They have cleaning  
15                  crews that come in maintain. So that they don't want their  
16                  customer looking at it, you know, they really don't have  
17                  any issues like that.

18                  You're more likely with it than anyone else here.  
19                  Business area next door is shopping center where the  
20                  Bethpage Bank across the street is the Mineola diner,  
21                  animal hospital. And Dunkin Donuts drive-thru. And to the  
22                  west are tax payer and telephone store, village hall on  
23                  Washington. As well there are residents down the street.  
24                  This will not affect them at all.

25                  I think it's as a resident of the village I do



1 live here. This is one of the things that we are that, I  
2 think, I have been missing not having in the village.  
3 Closest one is on 7th street in Garden City. You have one  
4 on Glen Cove Road and Jericho Turnpike.

5 There is another one on Marcus on Union Turnpike  
6 and New Hyde Park. And one towards Williston Park, Roslyn.  
7 And one by the entrance to Stewart Avenue, Garden City.

8 The reason I know that because when I'm traveling  
9 I have to figure, let me get in the car, pick one up and  
10 make my road trip on that or if I go sit someplace that's  
11 where I go sit.

12 So I think it will be nice to have one down the  
13 block from me. Really I think it's necessary for the  
14 village because I lived in Merrick for 35 years. We had  
15 one in Merrick. It became a place for people to meet. I  
16 would meet my friends there. We would have a cup of  
17 coffee. We would talk. It's comfortable.

18 No ones asking you to move or you don't feel like  
19 you have to move. You could do work there. I met client's  
20 there if I didn't want to bring them to the house.

21 So it provides something. That sometimes missing.  
22 That you can have a place to meet people. Kids like it  
23 too. They don't serve any alcoholic drinks. Kids can go  
24 get a cup of coffee. Kids from high school from Merrick  
25 would go before class. I think it's a nice welcome

1 addition.

2 I have with me some representatives from Starbucks  
3 from the operation.

4 Rosa Ojeda, Adam Akins who is real state. I also  
5 have Catapano Engineering will speak to any my questions or  
6 comments that you may have.

7 MR. STRAUSS: Thank you for presentation. I do  
8 have a couple of questions.

9 Is it possible that the delivery times be  
10 scheduled closer to your closing time? Rather than your  
11 opening time? Since there is a residential area right down  
12 the block. Is it possible to do it 11, 12 o'clock at night  
13 rather than 3 or 4 o'clock in the morning.

14 MS. OJEDA: Yes.

15 MR. STRAUSS: How does that work? Do you bring  
16 people in early or do you have them start later, finish  
17 later to do these deliveries?

18 MR. EDWARDS: Truck driver has access and they  
19 know, you know, whether it's a code or key, they come in.  
20 Basically it's milk. I always thought, having been a  
21 customer for a long time, I thought there would be box  
22 trucks coming. When we started developing this I realize  
23 it's milk products that they need the truck drivers -- no  
24 one on the premises truck driver goes in. They have a big  
25 store, puts the stuff that has to -- items that have to be

1 refrigerated everything is palletized in terms of boxes  
2 this material roles out.

3 They leave in the storeroom or if it's not  
4 storeroom it's in the store and then when the morning crew  
5 comes in they will come in after early. Set up the store,  
6 put the stuff away.

7 That's the way it is. So there is no nobody  
8 waiting late at night. Stores time, it's closed.

9 MR. STRAUSS: There is not a lot of bulk items.  
10 You're doing the delivering a pallet of milk or pallet of  
11 coffee. You're doing deliveries so quickly that's the  
12 reason why they are in and out so fast.

13 MR. EDWARDS: That's it. Seven days a week. It's  
14 the beauty it. Is that tractor trailer could hit 10 or 20  
15 stores in one round.

16 What we'll do we'll make sure that your store is  
17 on the starting loop. This store is on the staring loop  
18 not on the end the loop.

19 MR. STRAUSS: Other question I have regarding  
20 signage. I know you have contact with our representative  
21 from our store front program. You have declined to go buy  
22 into that.

23 I'm asking you to reevaluate that and kind of fit  
24 into the mold of the program that we have instituted in the  
25 village of Mineola. We're looking to bring to Jericho

1 Turnpike off the Jericho Turnpike.

2 Willis Avenue, as you know, is a very active  
3 intersection. And I think it would be beneficial not only  
4 to Starbucks franchise, but also to the community if you  
5 could see your way past that. Reevaluate it. And then  
6 implement it.

7 It would help us move that program along Jericho  
8 Turnpike corridor in a big way.

9 MR. EDWARDS: It's something we'll investigate,  
10 but, you know, unlike an individual proprietor of one store  
11 where it's an easy decision to make. You know, it's like  
12 turning -- it's like turning a tanker one of those large  
13 oil tankers, you know, this goes the whole project goes up  
14 the line. And then, you know, it gets approved.

15 It's not like we can just call up one person and  
16 say hey change the signage. This is all packaged and done  
17 like. We'll make an attempt. We can make an attempt.

18 In terms of being community member Starbucks does  
19 have within its budget and what we do they are active  
20 within the community. They are an actor national level Big  
21 Brothers and Big Sisters. Things like that, but within the  
22 local community just like you have a run, right, you  
23 contact them they will join the Chamber of Commerce. They  
24 will be involved in the community.

25 So that's one good thing and we will be improving

1 the landscaping. You know landscaping now is just  
2 horrible.

3 So when they come in the landscaping areas will  
4 become better. We will try to do that, but I can't sit  
5 here and promise that to you.

6 I want to be, you know, blunt. If we would have  
7 gotten it like 6 or 7 months ago or 8 months ago. We  
8 didn't know about it.

9 Tom said he's been in contact. He said maybe  
10 there's other things we can do. Putting in some street  
11 benches and things like that. Street scape. Something  
12 like that we can do. As well in terms of integrating it,  
13 but I don't want to sit here promise you. And say if I was  
14 dealing one client I would take them aside.

15 STRAUSS: I understand the franchise it's an  
16 international company. And it's got this logos. And it's  
17 not all those things set in place. I understand there have  
18 been other international companies and national companies  
19 that have bought into the program not only here but other  
20 areas.

21 And I'm just asking you to reevaluate it if you  
22 can send it up the food chain. And see what can be done.  
23 It would be great boost to us. Show your community spirit  
24 right off the bat. I know Starbucks is very involved in  
25 their community. They are a part of we're looking forward

1 to that. Mr. Edwards, since you mentioned landscaping. I  
2 hope that you're store maintains the landscaping.

3 Not just put it for the first six months then I  
4 got garbage in the woods and bushes and things like some  
5 are other national chains that we constantly do battle  
6 with. To get them to clear their property.

7 MR. EDWARDS: This is not a franchise. It's a  
8 nationally owned company. From having seen, I have gone to  
9 a lot of them. If it's a freestanding store and they are  
10 sometimes they are in a storefront shopping center thing,  
11 it's on the landlord. This is going to be one of their  
12 stores. Their responsible for, you know, all four corners  
13 of the property.

14 So I think you're not going to have an issue. I  
15 know you're not going to have an issue with that. I know  
16 you're not going to have an issue with that.

17 Plus you got real estate representative plus  
18 operations representative plus we live in the area.

19 MR. STRAUSS: All right. Good. Thank you.  
20 Trustees.

21 MR. PEREIRA: Thank you very much. I don't know  
22 if you're able to disclose this because it may be part of  
23 the internal working of the company, but you bought the  
24 property or you're leasing the property?

25 MR. EDWARDS: Leasing.

1 MR. PEREIRA: How long is the lease ten years?

2 MR. KENTAN: Sam Kentan, I am store development  
3 manager for Starbucks. So I handle all of Long Island, all  
4 of the leasing and really just the project as a whole.  
5 This particular lease like I have -- I have worked on I  
6 have been with the company 6 years.

7 We do ten years initial then options on the back  
8 end five years each. I believe this one has, I believe  
9 this one has four options. So total control would be 30  
10 years, I believe, but I could verify that.

11 MR. PEREIRA: I was just kind of interested in  
12 finding out we can expect you guys to be around for awhile.  
13 Hopefully you are.

14 The mayor mentioned this is certainly Jericho  
15 Turnpike has thousands of people drive down daily. And so  
16 image is very important. And we have had multi-national  
17 companies here that are still here. Come here. Made this  
18 great presentation about their landscaping. And you know  
19 the weeds, the plants, they are putting in. And then a  
20 year later, you know, things are overgrown. They are not  
21 managing.

22 So is it part of the Starbucks corporate policy to  
23 have a landscape contract. Do they have, you know, so  
24 you're talking about truck drivers comes in. There is like  
25 a system turning tanker and up the pipeline. Everything

1       seems to be, is that part of the -- I don't know if that  
2       question is for you.

3               Is there a contract with a designated landscaper  
4       that we can expect to be at the store once a month, twice a  
5       month or.

6               MS. OJEDA: Rosa Ojeda, 85 Fairfield Way, Commack,  
7       New York. I'm district manager for the company. And I  
8       supervise central area. And also go up North Shore Nassau  
9       County 13 locations 20 year partner with the company. So  
10      I'm very familiar with the topic of discussion the  
11      landscaping.

12              So I happen to be very lucky at this point because  
13      I have a ton of support from local, my local facilities  
14      manager. His name is Paul Ellinger. Who I have worked  
15      with for over six to seven years at this point. Extremely  
16      dedicated. Facilities management is his passion.

17              He has held many positions. And other companies  
18      where this is the one thing he's extremely passionate. And  
19      he's really hands on. He has done a tremendous job since  
20      we've had the luxury to have him back on Long Island. He  
21      lives on Long Island. So his commitment to the whole area  
22      of over a hundred stores from, you know, Queens to the  
23      Hamptons is really to maintain and make sure that we don't  
24      go back, you know, to those times where perhaps we didn't  
25      have consistent contractors.



1                   So he really builds great strong relationships  
2 with the vendors that we rely on for both landscaping as  
3 well as, you know, snow removal and things like that.

4                   So I feel very lucky to have him as a leader and  
5 operator. To have him working side by side with me.

6                   MR. PEREIRA: So the drawback of being so close to  
7 village hall, right, is that our employees including  
8 Mr. Whalen over there was the superintendant of buildings  
9 will be able to see that every single day.

10                  So tell Paul Ellinger that if he doesn't keep the  
11 property clean, we'll get a little visit from Mr. Dan  
12 Whalen. And we hope and we know that it won't come to  
13 that, but we're glad that we have that there is a point  
14 person.

15                  Because in other times dealing with large  
16 corporations it essentially they would respond to notices  
17 of violation, get ticketed. If they get in crew for the  
18 day fix it, but then six months later it would be a problem  
19 again. And at least having someone who is going to be  
20 responsible who we can hold responsible.

21                  It's good to hear and I'm glad that you're doing  
22 some improvements to landscaping.

23                  What about the parking lots are they going to be  
24 restriped and painted?

25                  MS. OJEDA: Yes.

1           MR. WHITNEY: It's a total redo. Thomas Whitney  
2 of Catapano Engineering, 585 Broad Hollow Road, Melville,  
3 New York. I work on a team that manages the construction  
4 documents for Starbucks. The scope for the parking lot  
5 here is to take existing landscape plan, replenish anything  
6 that's the dwindled or nonexistent. Which may be the case,  
7 remulch, clean it up, make it back to what it's supposed to  
8 be.

9           As far as parking lot, it's in fairly good shape.  
10 It's going to be spot repairing then seal, restriping,  
11 cleaning it up. Getting everything operational as soon as  
12 possible for minimal downtime to get everything.

13          MR. PEREIRA: You're not going to change the  
14 configuration, number of spots stays the same, egress,  
15 ingress all remains the same, no curb cut changes or  
16 Washington or Jericho, but you're also not doing overhaul,  
17 you're not rebuilding the curbs or parking lot because they  
18 are in decent shape.

19          MR. WHITNEY: In fairly decent shape. Everything  
20 is ADA complaint. We're maintaining that putting focus on  
21 updating building, getting good finishes so that -- might  
22 experience on the store trying to focus that -- maintains  
23 the essence of the aspects of the original approval. What  
24 we're here to discuss as possible so nothing --

25          MR. PEREIRA: I know many of my friends and

1 neighbors on social media are very excited about having  
2 Starbucks at this location. So I hope that you are  
3 successful this evening.

4 Thank you.

5 MR. STRAUSS: Mr. Cusato.

6 MR. CUSATO: According to your drawings this  
7 you're color is Dorin gray and black. That's a Starbucks  
8 color or is this some new color that's coming to Mineola.

9 MR. WHITNEY: Similar color scheme that is used in  
10 KFC conversion. I have some photographs of before and  
11 after. It's similar looking like slightly different. Some  
12 of the signs slightly different from, but it's very similar  
13 idea of kind of painting, masonry, color that were used.  
14 The color pallet of grays, black fox is a dark gray, not  
15 really black, canvas awnings will be black, signage is  
16 green and white which is typical of the brand, but I can  
17 kind of see it's nice cleaned up look. Less bright than  
18 the current tenant has. No reds, yellows, bright color  
19 like that or in the part of the pallet.

20 MR. CUSATO: You went to the Architectural Review  
21 Board.

22 MR. WHITNEY: I presented.

23 MR. CUSATO: Did they approve the color?

24 MR. WHITNEY: Yes.

25 MR. CUSATO: Thank you.

1 MR. STRAUSS: Before you sit down I have a  
2 question. Will be making drainage improvements to the  
3 parking lot it has a tendency to flood.

4 MR. WHITNEY: That was not brought up to us for  
5 the part of the proposed work that we are --

6 MR. STRAUSS: You might want to take a look at  
7 that. We're expecting some heavy rain. So soon you might  
8 want to take a look at that.

9 MR. WHITNEY: Okay. If there is a storm I live  
10 not too far, so I could come by try to get some  
11 photographs.

12 MR. PEREIRA: It's gonna rain all day tomorrow.

13 MR. STRAUSS: Just for in case.

14 Anything else, trustees?

15 No.

16 MR. DURHAM: My question is for Rosa, we talked  
17 about the landscaping. That property has sidewalks around  
18 three sides. With snow you're responsible for removing all  
19 the snow on that sidewalk. So you're going to need to have  
20 something for that. It's a heavily walked area and we  
21 can't have a business that doesn't clean the sidewalks  
22 there. We have a major company in there. All they do is  
23 clean inside where the customer is.

24 It's on major corner too. So that we have issues  
25 with the snow removal. We have ended up consistently

1           fining the company because of the snow. You will be  
2           losing profits. We will consistently fine you if the snow  
3           is not removed.

4                       So that's you have three major sidewalks Jericho  
5           big walkway. Willis Avenue right to Jericho. So main  
6           walkway. So that snow removal has got to be done and done  
7           promptly by the heavily tracked walking areas.

8                       MS. OJEDA: Absolutely. The I have supervised  
9           drive thru in the past both in the outer boroughs as well  
10          as south Nassau county.

11                      So we are now way more prepared than of with  
12          regards to, you know, really being ready for not just our  
13          customers, but really just make it safe for our partners  
14          before we even open the store.

15                      So we do have vendors who help us every hour on  
16          the hour, you know, there is well set structure in how they  
17          clean up and make sure that it's safe for pedestrians and  
18          for our partners before they get to the stores.

19                      MR. DURHAM: Because, you know, businesses tend to  
20          take care of the inside part first. This is heavy foot  
21          trafficked area. The sidewalks in this area are critical  
22          to be maintained.

23                      MS. OJEDA: Absolutely. And we have actually  
24          double downed on, you know, just the amount of trucks that  
25          are out there. And this is just from, you know, even just

1 the past two winters that we have had. They have been a  
2 little bit tough on all of us, I'm sure. So but we have  
3 learned from it. And, you know, obviously doubled down on  
4 the amount of support that we have at any given time.  
5 Particularly when we know it's going to be a major storm.

6 MR. WHITNEY: Can I speak on that as well. As  
7 part of the plan, the existing walk in boxes that are part  
8 of the KFC where they store chicken and perishable items  
9 will be removed. There will be additional landscape area  
10 onsite so then, you know, parking lot doesn't go over the  
11 sidewalk which probably happened because very close to curb  
12 condition there.

13 So there will be a little more resources there for  
14 snow to be kept more onsite which may help with some of  
15 these problems.

16 MR. DURHAM: You have snow blowers to clean  
17 sidewalks.

18 MR. WHITNEY: They have vendors that come in with  
19 the equipment.

20 MR. EDWARDS: They have vendors like major  
21 shopping stores that come in and do it. Usually they are,  
22 you know, they watch the weather just like you do. And  
23 they go to the various things. Starbucks doesn't have,  
24 none of their partners are going to come out with a snow  
25 blower or snow shovel. They have people who do it and from

1 one Starbucks to the another Starbucks.

2 MR. STRAUSS: We're kind of hard on you on this  
3 topic because we have been burnt in the past. And I'm here  
4 getting the wrath of other people. We hope that you set  
5 the standard. And beat the standard that we have set.

6 And continue to keep the streets, sidewalks clear.  
7 It's a constant battle with us for some of other  
8 businesses.

9 MR. EDWARDS: Some Starbucks are in shopping  
10 stores. So it's the landlords responsibility. One is  
11 right on as Starbucks to do so when you said they are right  
12 next to village hall. If you were walking over and you  
13 have to walk through three or four inches of snow, I guess  
14 with your coffee you will be given violations.

15 MR. STRAUSS: Yes. All the other businesses will  
16 be getting violations too.

17 MR. EDWARDS: Proximity to village hall.

18 MR. STRAUSS: That really has nothing to with it  
19 because there are right where I live have drive me insane.  
20 Their lack of caring.

21 MR. EDWARDS: I would have the same concern.

22 MR. STRAUSS: Anything else?

23 MR. STRAUSS: Trustee Walsh.

24 MR. WALSH: Thank you, mayor.

25 Good evening. How are you? Just a few questions

1 I got to ask you. You're manager? What is your position  
2 again, your title?

3 MS. OJEDA: I'm district manager for Starbucks. I  
4 cover 13 stores.

5 MR. WALSH: So you maybe person I want to ask.  
6 What percent of the business is take in and what percentage  
7 is to go?

8 MS. OJEDA: On average we typically will do it  
9 does depend on each location, but just as a high current  
10 drive thru we do about 48 percent. And then a little over  
11 50 percent on the cafe side.

12 MR. WALSH: Do you expect that same percentage at  
13 this location?

14 MS. OJEDA: Typically we do approach about a 50/50  
15 once the store is well seasoned. We're able to build the  
16 business. It's convenience that a lot of our customer  
17 really appreciate.

18 MR. WALSH: You did do a traffic impact study on  
19 this property, but my question is and other locations that  
20 have put in businesses on Jericho Turnpike have done  
21 traffic impact studies. And it normally turns out that or  
22 had turned out that around 90 percent of the traffics comes  
23 off Jericho Turnpike and returns back to turnpike.

24 That's in the case of a gas station that has  
25 convenience store, but I think also in the case of other



1 type of stores on Jericho Turnpike, do you have any  
2 knowledge of that?

3 MR. EDWARDS: We were here for modification in  
4 1999. I assume of that for the drive-thru window they did  
5 a drive thru study. So in terms of we never did a traffic  
6 impact in terms of that. In addition one of the, you know,  
7 in terms of the coffee versus the drive thru one of the  
8 things that that I have noticed, and I have conferred with  
9 Rosa, is that the app, the new app they have a lot of  
10 people younger people use.

11 I don't use it, but where they pre-order that's --  
12 so I remarkable effect on people coming in using the  
13 drive-thru that there is no longer a wait because you're  
14 putting the order in to instead of saying giving order at  
15 the order window, you're coming up. It's waiting and their  
16 order is ready because they pre-ordered before you left  
17 your house or your business.

18 And things like that. So and you see it when  
19 you're sitting in the Starbucks. People will come in and  
20 they have actually signs at the parking spaces for people  
21 to come in they gave their order and they leave. Because  
22 no interaction with the cashier or partner making the  
23 drinks. So that's all have an effect.

24 We have if you note one of the modification that I  
25 believe it says no right turn to left turn on to Jericho

1 Turnpike.

2 MR. WALSH: Which always existed coming out of  
3 that drive thru -- one second, you know I just wanted to  
4 know if you did a recent traffic study. Okay. That would  
5 have sufficed. 1999 is 19 years ago. Traffic has changed.  
6 I was just curious as to if you do a traffic study. The  
7 answer is no.

8 I wonder if I could ask the woman a few more  
9 questions.

10 You had said that you would to the mayors question  
11 if you would seek to that deliveries from in the early part  
12 of the evening. But can you guarantee that? And my  
13 question comes from this direction where do the -- where  
14 does delivery come from? Where do they start? How can you  
15 -- can you guarantee if this store will be at the front of  
16 the list and not some store in Massapequa or where do they  
17 get that material from?

18 MS. OJEDA: Based on my experience that I have  
19 working with logistics team, the orders get packed and  
20 basically leave New Jersey. They have different routes.  
21 Multiple routes that service all of Long Island.

22 Those routes can very easily be altered to meet  
23 the different needs of different villages, different towns.  
24 So I know that when we have put a request in the past they  
25 worked closely with us and helped us to make sure that we

1 achieve the time frames that meets guidelines of the  
2 communities were we have our business.

3 MR. WALSH: This stuff comes from Jersey you say  
4 you believe that you can guarantee that we would have  
5 earlier deliveries rather than later deliveries. Would you  
6 be able to make that part of the agreement in the  
7 application?

8 MS. OJEDA: I would probably ask for some help to  
9 answer that.

10 MR. WALSH: You know as close as possible.

11 MR. EDWARDS: I have no problems putting that as a  
12 condition of the grant, but I don't the only word I have  
13 objection is guarantee.

14 If the George Washington bridge is tied up it  
15 might take -- we will indicate that we will try to keep the  
16 deliveries I guess between 10 and 12 a.m.

17 MR. STRAUSS: That would be great.

18 MR. WALSH: That would be great. Thank you.

19 MR. EDWARDS: Word guarantee scares me.

20 MR. WALSH: The only other thing I see I have to  
21 say here is that the later opening of the allowed to stay  
22 open at night. I personally don't see as a probably  
23 because this has been going back to when it was a Jack in  
24 the Box there many years ago. They had active to go  
25 business at night late into the night at least until 11

1 o'clock at night.

2 I don't remember it causing any problems. Jericho  
3 turnpike is more open. The time only have problems during  
4 rush hour, morning, afternoon like everyone else has.

5 So I think that there is all I really questions  
6 that I have very much.

7 MR. STRAUSS: Thank you.

8 What is the expected opening date?

9 MS. OJEDA: It's a little bit up in the area right  
10 now. Definitely going to be in 2019. You know, there is  
11 agreement with the existing with the landlord regarding the  
12 KFC employees certainly notices that had been given.  
13 Workers still working on release. Depending on timing, you  
14 know, with the lease and what the landlord wanted to do  
15 with the existing store team.

16 It's really up in the air. Definitely by 2019. I  
17 would say spring, but that could shift this summer mid  
18 2019.

19 MR. DURHAM: The inside design just looking for  
20 the number people for seating was going to be occupancy max  
21 occupancy inside.

22 MR. EDWARDS: 32 seats.

23 We have floor plan that we which submitted.

24 MR. DURHAM: 32 seats.

25 MR. STRAUSS: Anymore comment from the board.

1 MR. PEREIRA: Do they participate in Ubereats?  
2 You can't, you know, I teach high school and kids order  
3 food and then it gets delivered like in a car. So you  
4 can't order a latte. The reason why I ask is that is  
5 because it does compound inner circulation of the parking  
6 lot if you have these drivers come in and out.

7 MR. EDWARDS: Starbucks does not do Ubereats.

8 MR. WALSH: But I believe there is an app you  
9 could have everything delivered. I don't know what it's  
10 called but people could have coffee delivered.

11 MR. EDWARDS: At this point in time they don't do  
12 this stuff but, you know, life changes.

13 MR. PEREIRA: If they start doing it I had the  
14 idea.

15 MR. EDWARDS: I can't see there being. At this  
16 point I will say they are not doing any Seamless or  
17 Uber-eats. In my building we get drivers all the time from  
18 those dropping off food orders, but not going to come from  
19 Starbucks.

20 MR. WALSH: Just one more question. If you're  
21 application is approved tonight do you know how much longer  
22 Kentucky Fried Chicken intends to stay where they are?

23 MR. EDWARDS: I think the landlord existing  
24 landlord is working out the Kentucky Fried Chicken closure.  
25 They have to give notice pursuant to state law various

1 employees. What they are going to do with the team. Stuff  
2 like that. I think that --

3 MR. WALSH: No date?

4 MR. EDWARDS: Looking for spring of 2019.

5 MR. WALSH: Okay.

6 MR. STRAUSS: Any or comment from the board?

7 I'll open up to public comment.

8 Yes, sir.

9 MR. ONEAL: Frank O'Neal, Beebee Road. If you all  
10 notice with Dunkin Donuts with their drive in Jericho  
11 Turnpike can be ridiculous. They didn't do any kind of  
12 traffic study. You think that could be a possible problem.  
13 You see Dunkin Donuts. It's horrendous.

14 MR. STRAUSS: Personally I think it could be a  
15 problem. I know the traffic on Jericho Turnpike certainly  
16 in the morning it builds up.

17 I think that the benefit of where the drive thru  
18 is at Kentucky Fried Chicken you have in and around the  
19 entire facility to get to the drive-thru.

20 Where on the Dunkin Donuts it's on back end.  
21 Although with the length of time it takes to get whatever  
22 order at Starbucks versus a quick cup of coffee although  
23 Dunkin Donuts is branching out into many different things  
24 that could increase the wait time, but I think the location  
25 of the drive thru of the future Starbucks might help us

1 with that.

2 And being on the corner as opposed to being in the  
3 middle of the block where Dunkin Donuts is. I think that  
4 would help.

5 Also you can't block Willis and Jericho. People  
6 will kill you. Talk about road rage.

7 MR. EDWARDS: If you're in the right lane certain  
8 times you can't get over.

9 MR. STRAUSS: Where Dunkin Donuts is because I  
10 have looked at that also. I think Starbucks location is a  
11 lot more beneficial to easing the traffic problem if it's  
12 spilling into the street because of the backup of the drive  
13 thru.

14 Unlike Dunkin Donuts it's right there and there is  
15 place where cars can stacked in the right hand lane. All  
16 the way to Nassau Boulevard where there isn't that  
17 opportunity to stack up on Jericho Turnpike.

18 MR. EDWARDS: There is a red light.

19 MR. STRAUSS: I doubt we need to stack on to  
20 Willis Avenue, but we'll certainly address that to the  
21 police if there is a problem.

22 MR. EDWARDS: Thank you.

23 MR. STRAUSS: Any other comment from the public?

24 Mr. Edward come back to the podium.

25 MR. EDWARDS: That concludes our presentation. We

1           hope the board grants the modification that we're seeking.

2           MR. STRAUSS: Any comment from the board?

3           MR. PEREIRA: Addressing this so we're all aware  
4           the issues I think it's a valid concern, but I agree with  
5           you that I think configuration and location. And the facts  
6           that there are four curb cuts -- there are four ways to get  
7           in and out two from Jericho.

8           Two from Washington and the fact that the property  
9           of longer it allows cars to cue of deeper.

10          Where as Dunkin Donuts they have -- you have two  
11          or three cars and you're on Jericho Turnpike.

12          But if it is a problem we'll keep an eye on it to  
13          make sure that it's addressed.

14          And the fact that the people would be coming to  
15          the drive thru really from Washington not from Jericho I  
16          think that would alleviate that.

17          MR. STRAUSS: Any other comments?

18          MR. DURHAM: We'll just watch. They don't cue  
19          back into the box to block the fire department coming out  
20          on Washington. So that's something that we have to  
21          monitor.

22          MR. STRAUSS: Entertain motion to approve request  
23          amended items 2, 4, 5 previous decision.

24          MR. PERIERA: Motion.

25          MR. WALSH: Second.



1 MR. STRAUSS: Trustee Walsh second.

2 THE CLERK: Trustee Durham.

3 MR. DURHAM: Yes.

4 THE CLERK: Trustee Pereira.

5 MR. PEREIRA: Yes.

6 THE CLERK: Trustee Casuto.

7 MR. CASUTO: Yes.

8 THE CLERK: Trustee Walsh.

9 MR. WALSH: Yes.

10 THE CLERK: Mayor.

11 MR. STRAUSS: Yes.

12 MR. STRAUSS: Congratulations, folks. We wish you  
13 the best of luck. Please work closely with our Building  
14 Department. And like we mentioned earlier Starbucks I know  
15 does this, but stay involved in the community. Get  
16 involved in the Chamber of Commerce. It benefit everyone.  
17 Congratulations. Thanks for choosing Mineola.

18 MS. OJEDA: Thank you.

19 MR. EDWARDS: Thank you.

20 MR. STRAUSS: Motion to close the hearing close.

21 MR. CUSATO: Motion.

22

23 (Continued on following page).

24

25

1 MR. STRAUSS: Folks, there won't be a work session  
2 since there is no work to be discussed.

3 So will see you next week. Enjoy the night.

4 CERTIFIED TO BE  
5 TRUE AND CORRECT

6  
7 *M Leon*

8 MELINDA LEON, RPR  
9 SENIOR COURT REPORTER

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