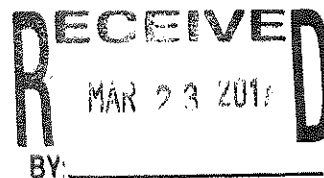


INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE  
BOARD OF TRUSTEES



March 8, 2017  
6:30 o'clock p.m.

B e f o r e:

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

\* \* \*

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

\* \* \*

DANIEL WHALEN  
Superintendent of Buildings

JOSEPH R. SCALERO  
Village Clerk

\* \* \*

PATRICIA A. TAUBER, RPR  
Official Court Reporter

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

5 MAYOR STRAUSS: Good evening, ladies and  
6 gentlemen. We're going to have two hearings tonight.  
7 They're on the agenda.

8 Mr. Scalero?

9 MR. SCALERO: Yes, sir.

10 MAYOR STRAUSS: The first hearing.

11 MR. SCALERO: "Legal Notice, Public Hearing,  
12 Incorporated Village of Mineola.

13 "Please take Notice that the Board of Trustees  
14 of the Incorporated Village of Mineola will hold a Public  
15 Hearing on Wednesday, March 3, 2017 at 6:30 p.m. at the  
16 Village Hall, 155 Washington Avenue, Mineola, New York  
17 11501, or at some other location to be hereafter  
18 designated by the Board of Trustees, in order to receive  
19 public comment upon the following:

20 "Application of Robert J. DeLeo, Jr. for a  
21 Special Use Permit pursuant to Chapter 550 of the Code of  
22 the Incorporated Village of Mineola, entitled 'Zoning',  
23 Section 550.12, entitled 'B-1 Districts', Subsection (B),  
24 entitled 'Special Uses', for the purpose of establishing  
25 a new bagel café upon the property known as 175 East

1 Jericho Turnpike, Mineola, New York, known and designated  
2 on the Nassau County Land and Tax Map as Section 9, Block  
3 267, Lot 26.

4 "The Village of Mineola does not discriminate  
5 on the basis of handicapped status in administration or  
6 access to or employment in its projects and activities.  
7 Joseph R. Scalero has been directed to coordinate  
8 compliance with non-discrimination requirements of the  
9 Federal Revenue Sharing regulations.

10 "At this scheduled meeting of its Board of  
11 Trustees reserved decisions from previous meetings, if  
12 any, may be acted upon by the Board of Trustees.

13 "At the aforesaid time and place all interested  
14 persons will be given an opportunity to be heard.

15 "By Order of the Board of Trustees of the  
16 Incorporated Village of Mineola. Joseph R. Scalero,  
17 Village Clerk.

18 "Dated February 10, 2017."

19 MAYOR STRAUSS: Thank you.

20 Mr. Whalen, report on mailings?

21 MR. WHALEN: Yes, Mayor.

22 We have the appropriate Affidavit of Mailing.  
23 It's been signed and notarized.

24 MAYOR STRAUSS: Thank you.

25 Mr. Trentacoste, anything?

1 MR. TRENTACOSTE: Yes, Mayor. At this time I  
2 ask the Board to entertain a resolution, pursuant to  
3 SEQRA, designating this a Type II Action.

4 MAYOR STRAUSS: Motion?

5 MR. PEREIRA: Motion.

6 MAYOR STRAUSS: By Trustee Pereira.  
7 Second?

8 MR. CUSATO: Second.

9 MAYOR STRAUSS: By Trustee Cusato.  
10 Mr. Scalero?

11 MR. SCALERO: Trustee Durham?

12 MR. DURHAM: Aye.

13 MR. SCALERO: Trustee Pereira?

14 MR. PEREIRA: Aye.

15 MR. SCALERO: Trustee Cusato?

16 MR. CUSATO: Aye.

17 MR. SCALERO: Trustee Walsh?

18 MR. WALSH: Aye.

19 MR. SCALERO: Mayor Strauss?

20 MAYOR STRAUSS: Aye.

21 Thank you.

22 Ladies and gentlemen, this will be the format  
23 for tonight's meeting. The applicant will present their  
24 application and they'll explain what they want to do and  
25 they will interact with the Board. Once we have our

1 questions answered, we'll open up to public comment.

2 I ask that anybody who approaches the podium  
3 please speak slowly and clearly so the stenographer can  
4 accurately record your remarks.

5 Gentlemen?

6 MR. DeLEO: Good evening, members of the Board.  
7 My name is Robert DeLeo of Deli Design, Inc., 5 Bethpage  
8 Road, Copiague, New York. I represent the tenant, Long  
9 Island Bagel Café doing business as Mineola Bagel Café.

10 As you know, we're seeking a Special Use Permit  
11 to operate a bagel café. You have the plans in front of  
12 you. As far as what we'd like to do as far as the  
13 layout, we brought some pictures of previous locations.  
14 They have eight locations now, and this will be their  
15 ninth. So I can bring these up here. I'll pass these  
16 out. There are eight existing stores in Nassau as of  
17 now. I also have some menus, if you want to just see the  
18 kind of variety of what they're looking to do.

19 This establishment is going to be an eat-in,  
20 take-out, with 26 seats. There's no waitress service.  
21 You order at the counter and bring it to your table, or  
22 you could take it out. And they also have a delivery  
23 service, which will be off premises. The hours of  
24 operation are going to be 5:00 a.m. to 8:00 a.m., that's  
25 seven days a week.

1 MR. ANZALONE: 8:00 p.m.

2 MR. DeLEO: Oh. 8:00 p.m.

3 5:00 a.m. to 8:00 p.m. every day, seven days a  
4 week.

5 They will have regular garbage pickup after  
6 9:00 a.m. They will be maintaining their property with  
7 contracted services for the hood duct cleaning,  
8 extermination. All deliveries will be made during normal  
9 business hours.

10 MAYOR STRAUSS: When you say normal business  
11 hours, is that normal for the normal person or normal for  
12 the 5:00 o'clock people?

13 MR. DeLEO: I think it's more like normal for  
14 like a 9:00 to 5:00. There's very little deliveries, you  
15 know, real early or real late. Most of the deliveries by  
16 that time are done. Like 3:00 or 4:00 in the afternoon.

17 You know, the building which they're seeking to  
18 go in has been completely renovated by the landlord as an  
19 improvement. It was an existing Chase Bank. Very old.  
20 Very antiquated. So I don't know if anybody's passed by.  
21 It's been completely redone as far as stucco and brick.  
22 All new storefront material. New parking lot, striping.  
23 It's going to be maintained that way, with landscaping  
24 and -- what else do we have here?

25 You know, we feel like, as far as the area, we

1 feel that we are a good addition to the area. It's going  
2 to add good value to the surrounding businesses and also  
3 the surrounding residences.

4 As far as the experience that the Bagel Cafés  
5 have, it's over 20 years experience. They started back  
6 in the late 1990's. Like I said, they have eight stores  
7 now. They have had multiple stores that they have had  
8 also sold in that time period.

9 I have a little handout as far as the  
10 principles of the company.

11 (Documents handed up to the Board.)

12 MR. DeLEO: So I've done most of the Bagel  
13 Cafés that are in existence now. And I can tell from you  
14 experience, they put a lot of money into their stores and  
15 they run them top-notch. And like I said, they keep up  
16 the maintenance schedule on them on a regular basis. So  
17 I've never seen any issues in other towns, or problems  
18 with residents or building departments.

19 And I think that pretty much covers what we  
20 have to say as far as our application.

21 MAYOR STRAUSS: Thank you.

22 How long has the company been in existence?  
23 How long has the company been existence?

24 MR. DeLEO: Bagel Café?

25 MAYOR STRAUSS: Yes.

1 MR. DeLEO: Since 1999.

2 MAYOR STRAUSS: '99.

3 How many staff is going to be operating in the  
4 building?

5 MR. DeLEO: I think --

6 MR. ANZALONE: I think roughly about 15 to --

7 MAYOR STRAUSS: Sir, if you could introduce  
8 yourself, name and address.

9 MR. ANZALONE: Name and address?

10 MR. KELLY: Yes.

11 MR. ANZALONE: Joe Anzalone. Address: 2984  
12 Trinity Street in Oceanside.

13 Roughly 15 to 18 people is what we usually need  
14 to run a facility like that. That's one of our smaller  
15 facilities. Some of our facilities --

16 THE COURT: In that small a building you're  
17 going to have 15 people?

18 MR. ANZALONE: That's a small -- yes. We have  
19 a manager, assistant manager. You're going to have three  
20 to four cooks. Four people working the counter. Days  
21 off. You know, you need that amount of people.

22 THE COURT: OK. So total 15.

23 MR. ANZALONE: 15 people total.

24 MAYOR STRAUSS: How many people at one time?  
25 Four? Three?



1 MR. ANZALONE: Four in the front, plus a  
2 manager. Three as a cook. So at any given time at least  
3 nine people. And projecting business, hopefully I'll  
4 have 20 people working there. You know . . .

5 All the neighborhoods we open in, our goal is  
6 to try and get younger people to come in and start  
7 getting to learn some work ethic. We hire locals. We  
8 support the schools. Every neighborhood we're in, we  
9 belong to the Chamber of Commerce. We do anything that's  
10 related to the town.

11 When we first opened up the Long Island Bagel  
12 Café in Oceanside, we were called the Oceanside Bagel  
13 Café. As we kept expanding the company we went to Long  
14 Beach. We called it the Long Beach Bagel Café. Then it  
15 was Bellmore Bagel Café. Then it was Glen Cove Bagel  
16 Café. We ran into an issue that no one knew we were all  
17 connected. So we had to re-brand our name, and two years  
18 ago we changed all the signs and now call ourselves Long  
19 Island Bagel Café to build a brand where people know  
20 they're getting a real old-school hand-rolled bagel  
21 that's boiled and baked the old-fashioned way, and  
22 delivering a quality of food that we take pride in.

23 All this stuff is done in-house in each  
24 location. We don't buy anything. So from the potato  
25 salad to the cream cheeses, everything is done in-house,

1 fresh, and that's what we pride ourselves on.

2 MAYOR STRAUSS: You're going to have a dumpster  
3 on the property. Where are you looking to locate that?

4 MR. ANZALONE: We're going to have --

5 MR. DeLEO: In the rear of the property.

6 MR. ANZALONE: Probably in the rear of the  
7 property. We have to find out what the landlord and  
8 what's good for everybody.

9 And we contract the garbage company and they  
10 will -- it's on my terms. So whatever terms is good for  
11 the community and for us, that's the terms we're going to  
12 set before we sign a contract with that company.

13 MAYOR STRAUSS: Greatly appreciate that, that's  
14 for sure.

15 OK. Mr. Pereira?

16 MR. PEREIRA: Thank you.

17 Thank you very much. And thank you for  
18 choosing Mineola. You chose wisely. And I think it'll  
19 be your number one Long Island Bagel Café if it's  
20 approved.

21 Now yes, we're aware of the landlord. He's  
22 been a long-time landlord in the Village. And he does  
23 excellent work in terms of the workmanship and the  
24 quality of the buildings that he puts together. We know  
25 that he doesn't cut any corners. And I'm sure he's also

1 very particular about the tenants that go in there. So  
2 I'm sure you had to pass that test as well.

3 How many spots are there on the property?

4 MR. TONY DeSOUSA: I think it's 42.

5 MR. PEREIRA: 42 spots. And obviously that's  
6 going to be enough parking.

7 MR. ANZALONE: That was one of the reasons we  
8 fell in love with this spot, because we had plenty of  
9 parking, you know, in and out. The convenience of it.

10 MR. DeLEO: Yes, there's two means of egress  
11 out of the parking lot.

12 MR. PEREIRA: Right.

13 MR. DeLEO: And also, it's a faster turnover  
14 since it's not waitress service.

15 MR. PEREIRA: Right.

16 MR. DeLEO: So the average person that's  
17 sitting down is ten, 15 minutes.

18 MR. PEREIRA: And I asked that because my  
19 concern is immediately to the south of you is a  
20 residential street, Rudolph, and so we don't want people  
21 parking on residential streets. But there's enough  
22 parking on your property. 42 spots. I would think that  
23 for a place that essentially most people are grabbing and  
24 going, a few people are going to sit, that's plenty. So  
25 that certainly should not have a negative impact.

1                   The deliveries, you spoke about the time.  
2                   Where will they be made physically?

3                   MR. ANZALONE: The deliveries are made in the  
4                   rear because the stairs to where we have to put  
5                   everything are in the back. But it's very rare that some  
6                   of these delivery guys get there before 8:00 a.m. Maybe  
7                   the milk guy does. But you don't even hear -- they might  
8                   hear that truck coming around. You don't hear these  
9                   guys. We have several other locations. Like my  
10                  Oceanside store has a whole townhouse behind it, and that  
11                  store is 24 hours. And there's never any complaints of  
12                  delivery service that we get over there. And same thing  
13                  in Bellmore. In my Bellmore location the residents are  
14                  closer. The lot's a lot shorter than the homes that you  
15                  have in Mineola. And we've been there 16 years now.  
16                  We've never had an issue.

17                  MR. PEREIRA: Well my concern is two-fold. And  
18                  I appreciate that you are going towards one of my  
19                  concerns, which is obviously noise and inconvenience to  
20                  the neighbors to the south of you. But the other  
21                  question, when you see a lot of people coming up here and  
22                  saying: Oh, you know, the deliveries will only be done  
23                  at this time, and it's only going to be box trucks, and  
24                  it's going to be on our property, and then we see them  
25                  double-parked on Jericho Turnpike. And Jericho Turnpike,

1       you know, at certain times it can be, you know, a drag  
2       strip. So we want to make sure that those deliveries are  
3       contained on your property and made wholly on your  
4       property, especially since you have 42 spots. You have  
5       plenty of room.

6               And I see that you have a rear door here. So  
7       all the deliveries will come in through there.

8               MR. ANZALONE: Mm hmm. The great thing about  
9       us having so many locations is that when we choose a  
10      vendor the vendor does what we tell them to do or they  
11      risk losing us all. So if we explain to them: I need a  
12      specific time of delivery, that's it. That's the way it  
13      works with us. And they understand that. And they don't  
14      want to lose -- they value our business. And we want to  
15      make sure -- we don't want to interrupt or annoy our  
16      residents in the area. We're coming to this community to  
17      become a long -- to have a long future relationship, like  
18      we've done in all the other communities.

19              MR. PEREIRA: We appreciate that. And I  
20      certainly would ask that you do certainly be cognizant of  
21      those two things. Keep, you know, the deliveries on the  
22      property and certainly do them at a time -- the same  
23      thing with garbage pickup -- where it would not be an  
24      inconvenience.

25              You have to remember that, although this looks

1 beautiful -- and certainly you have a great business  
2 plan, and it's going to be a great addition to that part  
3 of town -- you have residents there that were used to a  
4 bank operating, you know, 9:00 to 3:00 and closed on  
5 weekends. And now they're going to have a store, a very  
6 successful store. Granted that you are pretty far from  
7 the residential area. But certainly anything you can do  
8 to keep those complaints at bay, we would certainly  
9 appreciate, or else we'll sic Mr. DeSousa on you. You  
10 don't want that.

11 MR. ANZALONE: Just to give you a little bit of  
12 something about me. I live directly behind an IHOP. OK?  
13 My property is 100 by 300. But behind that fence is an  
14 extremely busy IHOP and a bank. So I know exactly what  
15 these people would be feeling, and I'm in their shoes as  
16 well in my own neighborhood. So when I moved in, that  
17 IHOP, I made sure their concerns, you know, they knew my  
18 concerns. I don't want to see your garbage truck here at  
19 7:00 o'clock in the morning on a Saturday. I want to  
20 sleep, if I choose to stay home. I get it. And I can  
21 share that with the people who live in the neighborhood.

22 MR. PEREIRA: Great. We appreciate that.

23 And just one more question. If you can  
24 elaborate, it looks like there's a lot going on in the  
25 basement as well. What's going to be going on in the

1 basement?

2 MR. ANZALONE: There's going to be cooking. We  
3 have a full kitchen down there. Storage of walk-in  
4 boxes. An office. There's restrooms down there. And  
5 just storage of --

6 MR. PEREIRA: And those restrooms, though, are  
7 just for the employees?

8 MR. ANZALONE: Yes.

9 MR. PEREIRA: There's going to be no access to  
10 the basement for customers?

11 MR. ANZALONE: No.

12 MR. PEREIRA: OK. Great. Thank you very much.

13 THE COURT: Thank you.

14 Mr. Cusato.

15 MR. CUSATO: Thank you, Mayor.

16 Good evening, gentlemen.

17 To Deputy Mayor Pereira's point, you know, I  
18 see in the basement you have a fryer, charcoal broiler,  
19 you have a six-burner range, you have a canning stove,  
20 you have a convection oven, and then on the top floor you  
21 have a panini grill and then a general grill. They all  
22 have exhaust hoods. I don't see any exhaust fans,  
23 venting hoods. I don't see that. Not needed, or  
24 something the Fire Marshal needs to address?

25 MR. ANZALONE: Isn't that the Fire Marshal --

1 MR. CUSATO: I passed by your place. There's  
2 nothing on the roof, nothing on the side. So I just need  
3 to know what's going on with the venting.

4 MR. DeLEO: Yes. You know, on any kind of  
5 cooking equipment like that it has to be protected by an  
6 exhaust hood, a UL listed hood, with fire suppress --

7 MR. CUSATO: And an ANSUL system.

8 MR. DeLEO: -- with a fire expression system.  
9 We have the four filing receipts for the Fire Marshal for  
10 asking for a permit.

11 So obviously, to operate a bagel store, we need  
12 to get the Nassau County Fire Marshal approval. We also  
13 need Nassau County Board of Health approval. After we  
14 have a building permit, we're going to seek approvals  
15 from them. There will be exhaust fans on the roof.

16 MR. CUSATO: Fine.

17 MR. DeLEO: There will be fire suppression.

18 MR. CUSATO: Fine.

19 MR. DeLEO: There will be fire extinguishers  
20 throughout the building, and they will be tagged and  
21 checked on a yearly basis, as per Nassau County Fire  
22 Marshal.

23 MR. CUSATO: That's my only issue.

24 Thank you so much.

25 MR. DeLEO: OK.



1 MAYOR STRAUSS: Thank you.

2 Mr. Durham?

3 MR. DURHAM: You say the vents will be on the  
4 roof. Can you -- I don't know, with the building, can  
5 there be screening or whatever so it's not a . . .

6 MR. DeLEO: The kitchen exhaust ventilators are  
7 manufactured by CaptiveAire, which is a UL rated company.  
8 They're what they call kitchen up-blast fans. So they go  
9 up into the air. They don't go -- they have to be 40  
10 inches above the parapet wall, as far as the exhaust, so  
11 there's no, you know, grease or any kind of smell or  
12 anything. It's already into the atmosphere.

13 There are capped tray filters on the hoods  
14 itself, which captures like 99 percent of the grease and  
15 the smell and anything that's going to affect the  
16 environment. That's all maintained within the hood, in  
17 the filters, and they will be cleaned on a regular basis  
18 with a contracted service.

19 MR. DURHAM: OK. And you said all the cooking  
20 for the restaurant will be done in the basement?

21 MR. DeLEO: As far as the cooking in the  
22 basement is all the salads and the -- all the protein  
23 foods. The bagels will be cooked upstairs in the bagel  
24 oven. And the grill out front, with the panini machine,  
25 is for the short order egg sandwiches and breakfast in

1 the morning. That's done by the clerks. And the cooks  
2 will be doing the prepping throughout the week in the  
3 basement kitchen.

4 MR. DURHAM: And on the deliveries, from your  
5 other stores, is it all box trucks, small vehicles, or  
6 what type vehicles do you have making the deliveries?

7 MR. ANZALONE: Making deliveries --

8 MR. DURHAM: For your supplies that you have  
9 coming to the store, is it box truck's or is it a big --

10 MR. ANZALONE: We do have a box truck that  
11 delivers the dough, but the most are small vehicles and  
12 stuff like that. So the box truck delivers twice a week,  
13 and that's it.

14 And as far as the frying, as far as the oil,  
15 another thing is, we don't do a lot of frying because  
16 that's not what we do. If we fry chicken cutlets it just  
17 makes more sense to have a deep fryer instead of sitting  
18 there with a frying pan and frying up 40 pounds of  
19 chicken cutlets. It's just not -- it was too  
20 labor-intensive. So as far as frying and smoke and  
21 smell, it's nothing. It's a very small part of our  
22 business.

23 MR. DURHAM: OK. Just make sure that no  
24 tractor-trailer trucks because just to the east of your  
25 property is a bus stop and didn't want to get trucks in

1 front that's going to take and block the bus stop.

2 MR. DeLEO: There's no tractor trailers.

3 MR. DURHAM: No. So you don't have any. OK.

4 And you said there's 26 seats for the tables,  
5 and I think that -- you have, with the 42 spots, it  
6 easily covers the amount of parking for people coming in  
7 and going out.

8 MR. DeLEO: I wanted to say on the seats, we  
9 have some booth seating, which holds four seats. Most of  
10 the time there could be one or two people in there. So  
11 that 26 is very rarely 26. It's really a less amount  
12 because very few times you're going to have four people  
13 in every booth. Sometimes there's one person in a booth,  
14 which Joe won't be happy about that but it happens.

15 MR. DURHAM: I have no further questions.

16 MAYOR STRAUSS: Thank you.

17 Mr. Walsh?

18 MR. WALSH: Thank you, Mayor.

19 Thank you. You are Al?

20 MR. DeLEO: I'm Robert.

21 MR. WALSH: Pardon me?

22 MR. DeLEO: My name is Robert.

23 MR. WALSH: No. No.

24 MR. ANZALONE: I'm Joe.

25 MR. WALSH: The man next to you is -- oh. I'm

1       sorry -- Joe Anzalone.

2               MR. ANZALONE:  Yes.

3               MR. WALSH:  Is that correct?

4               You own all of these places yourself?

5               MR. ANZALONE:  My partner and brother-in-law,  
6       who's also in the bio --

7               MR. WALSH:  OK.  Because we just got the bio  
8       now.  I didn't realize.

9               MR. ANZALONE:  He's in a separate business.  I  
10       am the guy who has to deal with all the aggravation on a  
11       daily basis.

12              MR. WALSH:  Well that's good for you.  You look  
13       OK for the wear.

14              You mentioned a box truck.  Do you own a box  
15       truck personally that does all this, or do you hire a  
16       transportation company?

17              MR. ANZALONE:  No.  We own that box truck.

18              MR. WALSH:  You own one box truck.

19              And do you have any plans on leaving that box  
20       truck overnight in the parking lot?

21              MR. ANZALONE:  No.  We own a commissary.

22              What had happened was the business grew.  We  
23       have all our dough is rolled by hand.  So instead of  
24       bringing the bagel rollers from store to store, we  
25       started getting an inconsistent product.  My partner and

1 I bought a building. We put all the bagel rollers  
2 together. And we came up with one consistent product  
3 where we now deliver fresh dough to each of the stores,  
4 whether it's every other day or it whatever maybe. And  
5 then we bake fresh kneaded on premises.

6 And the box truck is parked at our Baldwin  
7 commissary.

8 MR. WALSH: OK. Good.

9 MR. ANZALONE: And it's never -- it's safe.  
10 It's locked up and everything else.

11 MR. WALSH: That's good. Just wanted to make  
12 sure you don't keep it there overnight.

13 Truthfully, I think that that's a very good  
14 area over there. That part of Mineola, the business area  
15 is less quiet than the rest of the Village on Jericho  
16 Turnpike.

17 I believe that, like all these other stores on  
18 Jericho Turnpike, 95 percent of the traffic will come in  
19 from Jericho and return back to Jericho. They're not  
20 going to be driving through the neighborhoods. And this  
21 was -- there were other hearings in the past where people  
22 were concerned that people would be driving through the  
23 neighborhoods. And there were statistics that verified  
24 that stores like yours do have people coming on and off  
25 the main thoroughfare, and my observations have been the

1 same. So I don't believe that you're going to be a  
2 problem to the neighborhood, especially having 42 parking  
3 spaces.

4 A question I have, just to be curious, is most  
5 bagel stores don't stay open until 8:00 o'clock at night.  
6 They close earlier. It's a daytime business. Do you  
7 switch your menu or do you change things at night to keep  
8 yourself busy at night, or how does that work?

9 MR. ANZALONE: It's a different time now. You  
10 have a lot of household incomes, both parents work.  
11 Instead of coming, you know, getting something for  
12 dinner. Hey, kids: Ma, can I have a bagel? We've  
13 become that spot where people have another option to eat  
14 besides pizza, Greek, or some other different foods that  
15 are out, Chinese food. So we just added to that. Some  
16 people come in and get a couple of pastrami sandwiches  
17 and it's something for dinner. And that's what -- we  
18 gained big popularity through that.

19 MR. WALSH: You know something else that I like  
20 that you said is that you have four people on the  
21 counter, which is sometimes a problem when you go into a  
22 place and there's only one or two people on the counter  
23 and it gets to be a long line.

24 So that's all I have to say. I have no other  
25 comments. Thank you.

1 MAYOR STRAUSS: Thank you.

2 One last thing, if I could. I could tell by  
3 the plans that you're not going to have a drive-thru; is  
4 that accurate? So the residents -- no?

5 MR. ANZALONE: No drive-thru.

6 MAYOR STRAUSS: OK. Great.

7 MR. DeLEO: Yes. The landlord already covered  
8 that up.

9 MAYOR STRAUSS: Thank you.

10 The other thing I'd like to say is that, if you  
11 are successful and you do get approved, that the Fire  
12 Department has a Knox-Box program. You might be familiar  
13 with it with one of the other communities that you're in  
14 business in. I strongly urge you to participate in that  
15 so the firefighters will have access to your premises,  
16 God forbid they need to, without having to wait for you  
17 to get there or damaging your door to get in.

18 Mr. Pereira, you said you had another comment?

19 MR. PEREIRA: I just have two questions.

20 Because we talked about fire suppression  
21 system, if you were to be approved tonight, or shortly  
22 hereafter, what's the time frame? What are you looking  
23 at.

24 MR. DeLEO: A normal build-out for the size of  
25 this bagel store and the equipment is about a ten to 12

1 week build-out.

2 MR. PEREIRA: So you're looking late spring,  
3 early summer.

4 MR. DeLEO: We're hoping for Memorial Day maybe  
5 opening, on or about.

6 You know, we have to order equipment. We have  
7 to order refrigeration. We have to get the permits from  
8 the Fire Marshal. We have to get the hoods ordered. We  
9 have to get the equipment rigged on the roof. And  
10 there's a lot of mechanicals, plumbing, electric, tile  
11 work. As you can see by the pictures, you know, the  
12 whole interior is not just like your average vanilla box.  
13 It has a lot of detail, a lot of granite tops, a lot of  
14 decorative tile.

15 MR. PEREIRA: And the second question is: Do  
16 you deliver? Will you be delivering, you know, having a  
17 driver deliver?

18 MR. ANZALONE: At first it's going to be a no  
19 because I really need to observe what's coming in and  
20 what we can handle.

21 So he's saying ten to 12 weeks. I need a few  
22 weeks for myself to train staff and get everything going.  
23 So that ten to 12 weeks could be 15 weeks, whatever it  
24 may be.

25 But as far as deliveries are concerned, that's



1 not my main focus of business. My main focus of business  
2 are the people who drive up to us and get out of their  
3 car and come in to us. That's why we don't do any  
4 texting, you know, text your order in. We're about the  
5 people that come into the store. That's what we pride  
6 ourselves on is the service. You came to us. We want  
7 you out. We know you have someplace to be, and that's  
8 what we do.

9 If we do decide to do delivery, it's going to  
10 be business only. It's never residential. And  
11 definitely catering. We always deliver catering for the  
12 convenience of our customers. And we usually have a van.  
13 It's usually wrapped up and it says our logo on it and  
14 stuff. But for the most part, delivery is not my  
15 business. I really don't want to be in that business.  
16 I'm in the business of the service industry.

17 MR. PEREIRA: Great. Thank you very much.  
18 That's all, Mayor.

19 MAYOR STRAUSS: Any other questions or  
20 comments?

21 MR. WALSH: Yes.

22 And that van is also stored at the other place  
23 where you make the bagels; is that correct?

24 MR. ANZALONE: At some point I will have to  
25 leave it in the parking -- in the front of the parking

1 lot in Mineola.

2 MR. WALSH: OK.

3 MAYOR STRAUSS: Thank you.

4 Mr. Durham?

5 MR. DURHAM: One question.

6 With the back of the building with the  
7 deliveries, are there any plans to change the lighting  
8 back there that there could be any lighting that affects  
9 the residents who are behind you?

10 MR. DeLEO: There's existing lights in the  
11 parking lot now that face away from the residents and  
12 just lights up the parking lot. They're cutoff lights.  
13 So they don't interfere with any of the residents.

14 MR. DURHAM: No additional lighting put in the  
15 back, whatever, so --

16 MR. DeLEO: No. Just what's required over the  
17 back door, as far as an emergency light, and just a night  
18 light, but it's very low wattage.

19 MR. DURHAM: I have no further questions.

20 MAYOR STRAUSS: Thank you.

21 Mr. Anzalone, Mr. DeLeo, I ask that you have a  
22 seat and we'll open up to public comment. If there are  
23 any questions, if you could record those questions and  
24 we'll address them at the end.

25 At this time I'm going to open up to public

1 comment. Anyone wishing to speak, please come to the  
2 podium. State your name, your address and speak clearly  
3 and slowly for the court reporter.

4 Anybody in the first row? Second row? Third  
5 row? Fourth row? Fifth row? Sixth row? Seventh row?

6 Gentlemen, come on back up.

7 MR. DeLEO: We like this town.

8 MAYOR STRAUSS: And you certainly will like it  
9 even more.

10 Would you like to make any other comments?

11 MR. DeLEO: You know, I just want to say that  
12 we're excited to get the ball rolling. And like I said,  
13 I think it's going to be a win-win for Mineola and for  
14 the Bagel Café and for the residents and businesses.

15 MAYOR STRAUSS: Great. Thank you.

16 MR. PEREIRA: One additional question.

17 MAYOR STRAUSS: Yes.

18 MR. PEREIRA: Something I'm thinking about is,  
19 when people park in the rear of the building they have to  
20 walk to the front of the building to get in. There's no  
21 way to get in through the back.

22 MR. ANZALONE: Can't do the square footage for  
23 a long hallway. The space is already limited as it is.

24 MR. DeLEO: There's double doors in the front.

25 MR. PEREIRA: Right. But I'm just thinking it

1       may discourage people from parking in the parking lot.  
2       They're allowed to park legally --

3               MR. DeLEO:  There's parking all the way on the  
4       side, and it's not a deep building.

5               MR. PEREIRA:  Right.

6               MR. ANZALONE:  We have a good product, and when  
7       people want to something, they do.  And we have some  
8       locations where they walk and they wait.  It's busy and  
9       they wait on line.  So that's what we hope.  We hope we  
10      run into the same issues that we do in the other stores.

11              MR. PEREIRA:  Great.  Thank you.

12              That's it, Mayor.

13              MAYOR STRAUSS:  Thank you.

14              I'll entertain a motion to approve.

15              MR. CUSATO:  I'll make a motion.

16              MAYOR STRAUSS:  By Trustee Cusato.

17              Do I have a second?

18              MR. PEREIRA:  Second.

19              MAYOR STRAUSS:  Second by Trustee Pereira.

20              Mr. Scalero?

21              MR. SCALERO:  Trustee Durham?

22              MR. DURHAM:  Yes.

23              MR. SCALERO:  Trustee Pereira?

24              MR. PEREIRA:  Yes.

25              MR. SCALERO:  Trustee Cusato?

1 MR. CUSATO: Yes.

2 MR. SCALERO: Trustee Walsh?

3 MR. WALSH: Yes.

4 MR. SCALERO: Mayor Strauss?

5 MAYOR STRAUSS: Yes.

6 Congratulations, gentlemen.

7 I ask you to do two things. One, work closely  
8 with our Building Department. You'll see that, if you  
9 haven't already, that they're a valuable resource. And  
10 the other is, please get involved in the Chamber of  
11 Commerce. Our president is in the audience. He takes an  
12 active role in everything that the community does.  
13 There's a great group of individuals there. A very  
14 robust and dynamic group that you'll meet. Please be a  
15 part of it. It will certainly help your business along.

16 So congratulations, gentlemen. Thank you for  
17 choosing Mineola. Wish you the best of luck.

18 We'll take a brief recess so that they can  
19 break and so that they can clear out.

20 \* \* \*

21

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25

1 MAYOR STRAUSS: We're going to start the next  
2 hearing.

3 Mr. Scalero?

4 MR. SCALERO: Yes.

5 "Legal Notice, Public Hearing, Incorporated  
6 Village of Mineola.

7 "Please take Notice that the Board of Trustees  
8 of the Incorporated Village of Mineola will hold a Public  
9 Hearing on Wednesday, March 8, 2017 at 6:30 p.m. at the  
10 Village Hall, 155 Washington Avenue, Mineola, New York  
11 11501, or at some other location to be hereafter  
12 designated by the Board of Trustees, in order to receive  
13 public comment upon the following:

14 "Application of Cheng-Sheng Huang for a Special  
15 Use Permit pursuant to Chapter 550 of the Code of the  
16 Incorporated Village of Mineola, entitled 'Zoning',  
17 Section 550.12, entitled 'B-1 Districts', Subsection (B),  
18 entitled 'Special Uses', for the purpose of establishing  
19 a new supermarket upon the property known as 52 Jericho  
20 Turnpike, Mineola, New York, known and designated on the  
21 Nassau County Land and Tax Map as Section 9, Block 662,  
22 lots 13, 15, 16 and 19.

23 "The Village of Mineola does not discriminate  
24 on the basis of handicapped status in administration or  
25 access to or employment in its projects and activities.

1 Joseph R. Scalero has been directed to coordinate  
2 compliance with non-discrimination requirements of the  
3 Federal Revenue Sharing regulations.

4 "At this scheduled meeting of its Board of  
5 Trustees reserved decisions from previous meetings, if  
6 any, may be acted upon by the Board of Trustees.

7 "At the aforesaid time and place all interested  
8 persons will be given an opportunity to be heard.

9 "By Order of the Board of Trustees of the  
10 Incorporated Village of Mineola. Joseph R. Scalero,  
11 Village Clerk.

12 "Dated February 10, 2017."

13 MAYOR STRAUSS: Thank you, sir.

14 Mr. Whalen, report on mailings?

15 MR. WHALEN: Yes, Mayor. We have the Affidavit  
16 of Mailing. It's been signed and notarized.

17 MAYOR STRAUSS: All right. Thank you, sir.

18 Mr. Trentacoste?

19 MR. TRENTACOSTE: Yes, Mayor.

20 At this time I'd ask the Board to entertain a  
21 resolution, pursuant to SEQRA, designating this as a Type  
22 II Action.

23 MAYOR STRAUSS: Motion?

24 MR. PEREIRA: Motion.

25 MAYOR STRAUSS: Motion by Trustee Pereira.

1 MR. CUSATO: Second.

2 MAYOR STRAUSS: Second by Trustee Cusato.

3 All in favor?

4 MR. DURHAM: Aye.

5 MR. PEREIRA: Aye.

6 MR. CUSATO: Aye.

7 MR. WALSH: Aye.

8 MAYOR STRAUSS: Aye.

9 Any opposed?

10 Carried. Thank you.

11 Again, this will be the format for this  
12 evening's hearing. The applicant will make their  
13 presentation. There will be an interaction with the  
14 Board, and after that we'll open it up to any public  
15 comment.

16 I suggest that and require and request politely  
17 that anybody approaching the podium to speak, that they  
18 speak clearly and slowly so your comments can be  
19 accurately recorded by the stenographer.

20 Ma'am?

21 MS. HUANG: Good evening, ladies and gentlemen.

22 And basically we --

23 MAYOR STRAUSS: Your name, ma'am?

24 MS. HUANG: My name is Meixia Huang. You can  
25 call me Mesha. It's easier.



1 MAYOR STRAUSS: Mesha?

2 MS. HUANG: Yes.

3 You want to know how to spell?

4 MAYOR STRAUSS: No. Thank you.

5 Your address?

6 MS. HUANG: My address?

7 MAYOR STRAUSS: Yes.

8 MS. HUANG: 39-15 Main Street, Suite 308,  
9 Flushing, New York 11354.

10 MAYOR STRAUSS: Thank you.

11 MS. HUANG: OK. We have an application for the  
12 52 Jericho Turnpike. There was existing supermarket that  
13 was closed probably two years ago. And right now we  
14 propose new supermarket according -- like similar as  
15 existing layout they had before. And there's no  
16 mechanical work, no -- basically just layout, adding  
17 shudders, cashiers, that they were removed.

18 MAYOR STRAUSS: Shudders?

19 MS. HUANG: Shelves.

20 MAYOR STRAUSS: Shelves.

21 MS. HUANG: Shelves, Cashiers and some floor  
22 drains on the floor. But exactly same -- I would say 90  
23 percent of the layout as before, that it is supermarket  
24 before.

25 And they going to sell some -- they have -- we

1 don't change the sprinkler system. We don't change the  
2 mechanical system. Basically we only do, like,  
3 installation things.

4 MAYOR STRAUSS: So for the most part --

5 MS. HUANG: For the most part existing things  
6 over there.

7 MAYOR STRAUSS: So for the most part you're  
8 going to go into that building and just turn the lights  
9 on and operate.

10 MS. HUANG: Basically. And do some floors --  
11 we did the floor already. And painting. Install some,  
12 like, new refrigerators. Most -- like, remove  
13 partitions. That's what we're going to do.

14 MAYOR STRAUSS: Anything else?

15 MS. HUANG: You want to know what we sell over  
16 there?

17 MAYOR STRAUSS: Yes. Explain your business.  
18 Educate us on your business.

19 Please state your name and your address.

20 MR. ZHANG: Name is Weilin Zhang, address is  
21 52-67 69th Street, Maspeth, New York 11378.

22 You guys can call me Eric. It's easier for  
23 everybody.

24 So basically we just -- we own several  
25 supermarkets in the past. We still currently own -- we

1 operate 11 supermarkets currently all over New York and  
2 in Philadelphia.

3 So basically we're trying to turn it into one  
4 of our existing supermarkets, but maybe cater to this  
5 town. And we could help bring a lot of new employment,  
6 new contractors. We can really help the economy of  
7 Mineola. It's a very large place. So we will employ a  
8 lot of local, you know, local Mineola.

9 We're going to sell mostly fruits, vegetables,  
10 meat, seafood, and mostly American products. Similar to  
11 King Kullen, but we're going to have more fruits and  
12 vegetables and more seafood.

13 MAYOR STRAUSS: Anything else?

14 MR. ZHANG: This is the current --

15 MAYOR STRAUSS: If you give it to Mr. Scalero.

16 (Documents handed up to the Board.)

17 MAYOR STRAUSS: All right. Do you have  
18 anything else you want to mention before we start asking  
19 our questions?

20 MR. ZHANG: No.

21 MAYOR STRAUSS: OK. Great.

22 How long have you been in existence with your  
23 other stores?

24 MR. ZHANG: Who? Me, myself, or my parents?

25 MAYOR STRAUSS: Whoever. Whoever the

1 organization is.

2 MR. ZHANG: 25 years.

3 MAYOR STRAUSS: So you've been in the  
4 supermarket business for 25 years.

5 MR. ZHANG: Yes.

6 Me, myself, personally, not that long. About  
7 ten years.

8 MAYOR STRAUSS: What are the hours of operation  
9 that the store is going to be open?

10 MR. ZHANG: We're projecting 7:30 in the  
11 morning to 9:00 o'clock.

12 MAYOR STRAUSS: Is that seven days a week?

13 MR. ZHANG: Yes.

14 MAYOR STRAUSS: What's the name of your other  
15 supermarkets that you have?

16 MR. ZHANG: The other ones?

17 MAYOR STRAUSS: Yes. Are they all --

18 MR. ZHANG: They're on those business cards.

19 MAYOR STRAUSS: They're all in here? Oh,  
20 they're all different names? It's not just one name?

21 MR. ZHANG: Exactly.

22 MAYOR STRAUSS: What's the proposed name? Do  
23 you have one?

24 MR. ZHANG: Right now it's going to be under  
25 Super FL Market.

1 MAYOR STRAUSS: Super FL Market?

2 MR. ZHANG: Yes.

3 MAYOR STRAUSS: Feel free to call it Scott's  
4 Market. Super Scott, actually.

5 MR. ZHANG: Super Scott.

6 MAYOR STRAUSS: OK. I'll turn it over to Mr.  
7 Pereira.

8 Mr. Pereira?

9 MR. PEREIRA: Thank you, Mayor. Thank you very  
10 much.

11 So obviously you understand there was a  
12 supermarket there. It's been there for a long time. It  
13 closed. And certainly we have heard from a number of  
14 residents the need to have a supermarket in this part of  
15 town once again. And there have been a lot of rumors  
16 about what was going to go into that spot. So I think  
17 now at least we know what the proposal is for that spot.

18 How many employees do you traditionally have?

19 MR. ZHANG: We're projecting for this area, if  
20 the business is OK, around 70, maybe 85 employees. If  
21 it's busier, up to 100.

22 MR. PEREIRA: OK. And most of these -- how  
23 does this compare, in terms of square footage, to your  
24 other markets?

25 Obviously you're in places like Philadelphia

1 and Brooklyn, New York.

2 MR. ZHANG: It's, like, a little bit bigger.  
3 Probably extra 10,000 square feet.

4 MR. PEREIRA: OK. Because obviously real  
5 estate in those places is certainly at more of a premium  
6 than here.

7 MR. ZHANG: Yes.

8 MR. PEREIRA: OK. Now you said that your focus  
9 is going to be the traditional dry goods, regular  
10 supermarket --

11 MR. ZHANG: That's correct.

12 MR. PEREIRA: -- with an emphasis on seafood  
13 and fresh vegetables.

14 MR. ZHANG: And fruits.

15 MR. PEREIRA: And fruits.

16 OK. So you're catering to every population.

17 MR. ZHANG: That's correct.

18 MR. PEREIRA: Correct. OK.

19 So the closest operation that you have to here  
20 is the one --

21 MR. ZHANG: In Brooklyn.

22 MR. PEREIRA: -- in Brooklyn. The one that's  
23 in Brooklyn. OK.

24 So what made you come out here?

25 MR. ZHANG: Well my father lives around here.

1 So we were looking around this area for a supermarket for  
2 a very long time. And this one just -- we drove by. We  
3 tried to rent it a few years ago, and we never got to the  
4 right point.

5 MR. PEREIRA: OK. Excellent.

6 Just so that people understand, this is only  
7 the closed King Kullen. It does not include the Rite Aid  
8 portion of the --

9 MR. ZHANG: That's correct.

10 MR. PEREIRA: You're not building into that.  
11 That is a separate --

12 MR. ZHANG: That's a separate building.

13 MR. PEREIRA: -- separate building, and you  
14 don't have any plans at this point of occupying that.

15 MR. ZHANG: No, not yet.

16 MR. PEREIRA: Not yet.

17 Good. Hopefully you'll have to. That would be  
18 good.

19 I'd like to hear from the residents. So I'll  
20 pass my questions on to Mr. Cusato.

21 MAYOR STRAUSS: One other question I have: Do  
22 you own or rent?

23 MR. ZHANG: My father owns the building. I'm  
24 renting it.

25 MAYOR STRAUSS: OK. So you own the property.

1 MR. ZHANG: Yes.

2 MAYOR STRAUSS: OK. Great. Thank you.

3 Mr. Cusato.

4 MR. CUSATO: Thank you, Mayor.

5 Good evening, Eric?

6 MR. ZHANG: Yes.

7 MR. CUSATO: So Mr. Pereira answered my first  
8 question about King Kullen versus the Rite Aid.

9 Clarification. So if I wanted to buy Cheerios  
10 or some detergent, bubble soda, I can get it at your  
11 place as well?

12 MR. ZHANG: Of course.

13 MR. CUSATO: All right. That's it. Thank you.

14 MAYOR STRAUSS: That was quick. Thank you.

15 Mr. Durham?

16 MR. DURHAM: So now I just wanted to just  
17 clarify. So your father purchased the property,  
18 whatever. So he owns the entire --

19 MR. ZHANG: He owns the whole lot --

20 MR. DURHAM: He owns the whole lot --

21 MR. ZHANG: -- with the Rite Aid.

22 MR. DURHAM: Ok. And then you're just --

23 MR. ZHANG: I'm going to be the tenant.

24 MR. DURHAM: You're going to be the tenant for  
25 the supermarket.



1 MR. ZHANG: Mm hmm.

2 MR. DURHAM: And you said you're going to take  
3 and try and hire local employees.

4 MR. ZHANG: Of course.

5 MR. DURHAM: OK. And you said it's going to be  
6 a basic regular supermarket. So that --

7 MR. ZHANG: Yes. Of course. Exactly the same.

8 MR. DURHAM: I have no further questions.

9 MAYOR STRAUSS: All right.

10 Mr. Walsh?

11 MR. WALSH: Yes. Thank you, Mayor.

12 And thank you for coming out tonight.

13 Well first of all, King Kullen closed in  
14 October 2014. So people have been very curious as to why  
15 there wasn't another grocery store in there. And so I'm  
16 happy that you're at least making an application.

17 You said that you are going to hire between 75  
18 and 100 employees, and that you would consider using  
19 local people.

20 King Kullen had union cashiers and union people  
21 in the fish and meat department. Do you have any problem  
22 with that, or are you going have --

23 MR. ZHANG: I don't think we're going to have  
24 union.

25 MR. WALSH: You will not have.

1 MR. ZHANG: I don't think so.

2 MR. WALSH: OK. Because King Kullen had that.

3 You are going to be a supermarket that has  
4 everything similar to what King Kullen had, or you're  
5 going to have a different type of items?

6 MR. ZHANG: It's going to be similar, very  
7 similar.

8 MR. WALSH: Very similar. And you're also  
9 going to have Asian items, I imagine, maybe?

10 MR. ZHANG: Yes, but not as much. Very small.

11 MR. WALSH: OK.

12 MR. ZHANG: Because if we can't cater to the  
13 community, we're really going to go out of business. Of  
14 course we're have to cater to the community.

15 MR. WALSH: Yes. Yes. Yes. No. No. I just,  
16 you know . . .

17 Let me see. How about garbage? You're going  
18 to come up with a tremendous amount of garbage. Are you  
19 going to have closed containers on the property?

20 MR. ZHANG: We're going to have a compactor.

21 MR. WALSH: You're going to have a compactor,  
22 and a baler, I assume --

23 MR. ZHANG: That's correct.

24 MR. WALSH: -- for the cardboard.

25 And then after you compact and you bale, where

1 do you keep that material?

2 MR. ZHANG: It's going to be on the premises,  
3 in the back.

4 MR. WALSH: Outside or inside?

5 MR. ZHANG: Outside.

6 MR. WALSH: OK. So where exactly are you going  
7 to keep these compacted bales and the corrugated board?

8 MR. ZHANG: We have a loading dock in the back.

9 MR. WALSH: Right. I know where the loading  
10 dock is on Sagamore Avenue, right?

11 MR. ZHANG: Mm hmm.

12 MR. WALSH: OK. And then where are you going  
13 to keep the material?

14 MR. ZHANG: The bales?

15 MR. WALSH: Yes.

16 MR. ZHANG: We don't need -- there's four  
17 loading docks. So we don't need all four of them because  
18 it's not that busy. But take one of the loading docks  
19 and make it into extra space for the --

20 MR. WALSH: So the ramp leading to the loading  
21 dock is what you're talking about, because you just said  
22 you're going to keep it outside, correct?

23 MR. ZHANG: Yes.

24 MR. WALSH: So the ramp leading to the loading  
25 dock, you're going to fill this up with corrugated board

1 and --

2 MR. ZHANG: Just cardboard.

3 MR. WALSH: Just cardboard. But you said you  
4 had a baler and a compactor. So compactor is for more  
5 than just cardboard.

6 MR. ZHANG: It's only for cardboard. We have a  
7 compactor for the garbage, but that's separate.

8 MR. WALSH: OK. So then let me get this  
9 correct. You have a baler for corrugated cardboard.

10 MR. ZHANG: Mm hmm.

11 MR. WALSH: Only because when I was a kid I  
12 worked in a company that repaired compactors and balers.  
13 So there's two separate pieces of equipment.

14 MR. ZHANG: That's correct.

15 MR. WALSH: You have a compactor for garbage.

16 MR. ZHANG: Yes.

17 MR. WALSH: Where are you going to store the  
18 compacted garbage after it's wrapped, after it's  
19 compacted and baled?

20 MR. ZHANG: It's going to be outside.

21 MR. WALSH: Also outside on the ramp leading up  
22 to it?

23 MR. ZHANG: Yes.

24 MR. WALSH: And how often is that going to be  
25 picked up?

1 MR. ZHANG: Probably once a week.

2 MR. WALSH: Once a week. See, because I'm just --

3 MR. ZHANG: Well if it's full, they'll take it  
4 away. If it's empty --

5 MR. WALSH: How about if there's left over food  
6 products, because you have a lot of left over food  
7 products that you throw out that spoil and such, or if  
8 you have electrical problems --

9 MR. ZHANG: We'll probably set up a donation.  
10 We try to work out something with donation if it's about  
11 to expire.

12 MR. WALSH: No. I'm not talking about that.  
13 I'm talking about food products that go bad or food  
14 products that you have to get rid of. I'm sure you have  
15 in a grocery store food products that go bad, or that you  
16 have to get rid of. What are you going to do with that?

17 In other words, do you have any refrigerated  
18 area that you keep spoiled food in before it's taken away  
19 by a carting company?

20 MR. ZHANG: That I'm not sure.

21 MR. WALSH: OK. Because I think you should  
22 look into that, because just -- for example, the fish --

23 Go ahead. Please speak. Anyone.

24 MS. HUANG: Basically we're doing twice a week  
25 for the garbage. And also we going to look for, like,

1 local, like a local company to arrange a time and will  
2 come and have --

3 MAYOR STRAUSS: And that will increase, if you  
4 need increased garbage pickup.

5 MR. ZHANG: Of course.

6 MS. HUANG: Yes.

7 MR. WALSH: OK. Good.

8 How about -- you know, in the past, in King  
9 Kullen, there was a problem that I became familiar with  
10 of these bins that people put out for clothing pickups,  
11 because it tends to be that people overfill those, or  
12 others go in and steal clothing, believe it or not, to  
13 use it for rags and everything else. And just from my  
14 opinion, these bins for clothing pickup sometimes become  
15 a problem. Are you planning having any of those?

16 MR. ZHANG: Currently we have none in any of  
17 our locations, but we can always work with the trustees  
18 and we'll discuss something.

19 MR. WALSH: I mean, that's how I look at it.  
20 Because listen, there are many places in need of  
21 clothing, but they solicit it from people's houses and  
22 everything else. And I just have seen in the past that  
23 these bins become problematic.

24 OK. When are you planning on opening? How  
25 long do you think this will take, if you're approved?

1 MR. ZHANG: If we are approved, we project  
2 maybe five, six months.

3 MR. WALSH: Five to six months.

4 How much of the parking in the front of the  
5 King Kullen -- not on the side to the east, but in the  
6 front to the south -- is yours?

7 Because there are several stores on Jericho  
8 Turnpike that have a portion of that parking.

9 MR. ZHANG: The whole parking lot is ours.

10 MR. WALSH: The whole parking lot is yours.

11 MR. ZHANG: Yes.

12 MR. WALSH: So how does this place, like, the  
13 locks, where you can get out of the -- what is that store  
14 called where you can come out of a room?

15 MAYOR STRAUSS: Can You Escape.

16 MR. WALSH: Great Escape.

17 How about the Great Escape and those other  
18 stores along there?

19 MR. ZHANG: They don't -- no. That's our  
20 parking lot.

21 MR. WALSH: That's all your parking lot. So  
22 that will be strictly for your use only.

23 MR. ZHANG: That's correct.

24 MR. WALSH: OK. OK. Good.

25 At this time that's all the questions I have.

1 Thank you, Mayor.

2 MAYOR STRAUSS: Mr. Cusato?

3 MR. CUSATO: Eric, one more question.

4 When King Kullen existed there was a roadway  
5 that took you from the parking lot into Windsor Avenue,  
6 that little driveway. Are you going to maintain that  
7 same roadway, driveway?

8 MR. ZHANG: Oh, yes. Of course.

9 MR. CUSATO: OK. Thank you.

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

12 MR. PEREIRA: I just have one question.

13 I understand that the young lady said that  
14 there's going to be very minimal mechanical, electrical,  
15 structural changes.

16 What about aesthetics? What about the facade?  
17 It certainly it looks like it could use a fresh coat of  
18 paint.

19 MR. ZHANG: Outside?

20 MR. PEREIRA: Yes, outside.

21 What are you planning to do? Are you planning  
22 to change the visual, the color?

23 MR. ZHANG: No, the visual stay the same, maybe  
24 fresh coat of paint.

25 MR. PEREIRA: OK. And signs? Obviously -- not



1 that you have to tell us tonight what you're going to  
2 decide on signs, but you're going to have to work with  
3 the Building Department in terms of signs and lighting  
4 and size and what is acceptable and what isn't  
5 acceptable, including the freestanding signs that you'll  
6 have on Jericho Turnpike.

7 So we just ask you to make sure to stay in  
8 touch with the Building Department, even if you change  
9 your mind in the meantime, that you're going to do  
10 electrical work, or mechanical work, I'm sure that you'll  
11 encounter stuff that you will have to work with  
12 Mr. Whalen.

13 MR. ZHANG: Yes, of course.

14 MAYOR STRAUSS: Any other comments from the  
15 Board.

16 MR. WALSH: Yes.

17 MAYOR STRAUSS: Yes, sir.

18 MR. WALSH: We didn't speak about deliveries  
19 yet.

20 Are you planning on having -- this is a very  
21 large store. You're going to have a lot of deliveries.  
22 I know you have some large loading docks, and you'll be  
23 getting deliveries on Sagamore Avenue with tractor  
24 trailers and such. But what times are you intending to  
25 have stuff delivered to your store?

1 MR. ZHANG: Only in the mornings.

2 MR. WALSH: And when you say in the morning,  
3 what time in the morning?

4 MR. ZHANG: Like 7:30 to 12:00.

5 MR. WALSH: 7:30 to 12:00. OK.

6 So there won't be anybody working in there at  
7 night or such like that?

8 MR. ZHANG: No.

9 MR. WALSH: And how about the people that pick  
10 up your garbage? Sometimes they come late at night,  
11 these commercial companies. What are your plans for  
12 that? What time do you -- because they make a lot of  
13 noise also, and there are residents not far away.

14 MR. ZHANG: Well right now we didn't talk to  
15 any garbage companies yet.

16 MR. WALSH: OK. But in your other stores what  
17 time do they make pickups?

18 MR. ZHANG: Other locations, pickup at night.

19 MR. WALSH: At night.

20 MR. ZHANG: Yes.

21 MR. WALSH: OK. Because quite often that  
22 causes a problem in communities where -- I know a few  
23 places where -- there's people in the room here that have  
24 had problems with pickups at night.

25 MR. ZHANG: Crown Waste is, like, right next to

1 us. So we can always work out a schedule with them.

2 MR. WALSH: I'm sorry. Who did you say is next  
3 to you?

4 MR. ZHANG: Crown Waste. They're right next to  
5 us. So we can always work out special details with them.

6 MR. WALSH: OK. Thank you.

7 MAYOR STRAUSS: Any other comments from the  
8 Board?

9 All right. Sir, I'll ask you to take a seat  
10 and we're going to open up to public comment now. If  
11 there are any questions, I ask that you record those  
12 questions. We'll address them at the end.

13 Again, as I open it up to public comment, I ask  
14 anybody who is approaching the podium to please speak  
15 slowly, clearly, state your name and your address for the  
16 stenographer.

17 Anybody in the first row? Second row? Third  
18 row? Fourth row? Fifth row? Sixth row?

19 Yes, sir.

20 MR. MARIANI: My name is Joe Mariani, 374 White  
21 Road, Mineola.

22 MAYOR STRAUSS: How are you, sir?

23 MR. MARIANI: How are you doing?

24 MAYOR STRAUSS: Very good.

25 MR. MARIANI: I just got a couple of questions.

1 I know you said you had stores in Brooklyn, Queens.

2 MAYOR STRAUSS: Sir, if you address your  
3 comments my way.

4 MR. MARIANI: I know he said he had stores in  
5 Brooklyn, Queens. Could he just identify some of the  
6 logos?

7 MAYOR STRAUSS: Yes.

8 MR. MARIANI: Did they go under?

9 MAYOR STRAUSS: We will --

10 MR. ZHANG: We --

11 MR. MARIANI: You got the card?

12 MR. PEREIRA: We have the names, the names and  
13 the locations.

14 (Business cards handed to Mr. Mariani by  
15 Ms. Huang.)

16 MR. ZHANG: Not Queens. Just Brooklyn.

17 MR. MARIANI: Just Brooklyn.

18 My concern is that -- what type of  
19 supermarkets? There are different types of supermarkets.  
20 High end. You know, King Kullen is King Kullen, and  
21 Whole Foods is Whole Foods. What kind of products? Who  
22 are you purchasing your product from? Could you identify  
23 your supplier.

24 MR. ZHANG: It's Krasdale --

25 MAYOR STRAUSS: Hold on, sir. At the end we'll

1 address the comments.

2 MR. ZHANG: I'm sorry.

3 MAYOR STRAUSS: Thank you.

4 MR. MARIANI: I'd just like to know who his  
5 supplier is going to be because in my experience the  
6 supplier is everything. Some can give you a wide variety  
7 of product. Some can not. And that type of store is a  
8 huge location and you're going to have to fill it with a  
9 lot of product.

10 Again, my concern is what type of supermarket.  
11 Are you gearing more to high end, or -- and you say  
12 you're basically going to service the community. But in  
13 my experience you tend to float away from that. Before  
14 you know it you are -- you're going to have to service  
15 everybody. You just can't service just the community.

16 And the facade, I know it's an existing  
17 supermarket, but it looks like it's just going to come in  
18 and go in. I mean, what actual work are you doing to the  
19 inside and the outside to the store? It makes a big  
20 difference.

21 I'm not familiar with the locations. But  
22 there's a difference between operating in an the inner  
23 city and when you're coming out to the suburbs. The  
24 clientele is different. The people's needs are  
25 different. And I think it's very important to know

1 exactly what type of supermarket that we are going to get  
2 in Mineola.

3 King Kullen was there. King Kullen was sort of  
4 a high end supermarket. They didn't consider themselves  
5 a high end, but when you walked in there everything was  
6 quality. There was a certain amount of quality that you  
7 got when you walked into a King Kullen.

8 And those are my questions. Where are you  
9 purchasing your meat from, your produce, your groceries?  
10 Will you have the capabilities to fill that location with  
11 a variety of product?

12 And in my experience, I know Krasdale, and they  
13 don't have the product to actually fill that supermarket,  
14 and I know you're going to have to go elsewhere, but I  
15 also know the type of products they sell.

16 So I'm just concerned about the type of  
17 supermarket we are going to get in the Village of  
18 Mineola. And that's where I'm gearing to. And as I said  
19 before, suburbs, inner city, two different areas. Can't  
20 operate the same way.

21 Those are my concerns and those are my  
22 questions.

23 MAYOR STRAUSS: Thank you very much.  
24 Appreciate it.

25 Anybody else in the fifth row? Sixth row?

1           Anyone else?

2                   Yes, sir.

3                   MR. GRILO: Good evening Mayor, Board of  
4 Trustees, Mr. Trentacoste. Glad to see you again.

5                   Just one question. First of all -- oh. I'm  
6 sorry.

7                   Joe Grilo, 318 Wellington Road, in beautiful  
8 Mineola.

9                   First thing is I'm very happy to hear that  
10 we're going to have perhaps two new businesses in  
11 Mineola. Mineola is a great place to have a business.

12                   My question about the supermarket is: Could  
13 they go into detail a little bit concerning the trash? I  
14 know Mr. Walsh was asking about it, about a compactor and  
15 a baler, and they were talking about picking up the trash  
16 twice a week.

17                   Now if they're selling seafood, if they're  
18 selling meats, fruits, there's going to be some type of  
19 need for those items to be taken care of, maybe in a  
20 freezer or something. But if they could detail that, I  
21 would appreciate it.

22                   Thank you.

23                   MAYOR STRAUSS: Thank you.

24                   Any other comments from the -- yes, sir.

25                   MR. CAROL: Hi, folks. John Carol, 154 Banbury

1 Road, Mineola.

2 There's about three ways to get into that  
3 property, and the parking lot or the roadway has quite a  
4 few potholes and is beat up. Is there going to be any  
5 addressing of the overall entrance and getting out of  
6 there?

7 Also, it's one building, right? It's one huge  
8 building that's King Kullen -- we know it as King  
9 Kullen -- and Rite Aid. And so they're specifically only  
10 going to lease what we now know as just the King Kullen  
11 portion.

12 MAYOR STRAUSS: Right. I believe they're going  
13 to utilize for the supermarket just King Kullen. The  
14 former King Kullen.

15 MR. CAROL: OK. Finally, my same thought was,  
16 what is a supermarket today? Compared to, Dennis used,  
17 grocery store, bodega or convenience stores, and all  
18 this. So again, it's what kind of products would be in  
19 there. And again, the suppliers. Who would supply them?  
20 And, like, King Kullen would have pet food, pots and  
21 pans, light bulbs, along with cereals and so on. So it  
22 was what you would call a supermarket.

23 Thank you.

24 MAYOR STRAUSS: All right. Thank you,  
25 Mr. Carol.



1 Any other comments from the public?

2 OK. Folks?

3 So we have a couple of questions for you.

4 Who are going to be your suppliers of food  
5 products, produce, etcetera?

6 MR. ZHANG: Well for produce there's a lot of  
7 companies.

8 Right now, one of our supermarkets in Brooklyn,  
9 we're running 200 vendors. But our main vendors will be,  
10 for the American products, will be Krasdale, General  
11 Trading, and some other local ones. Ace is also. We  
12 have Boar's Head.

13 MAYOR STRAUSS: For example, for cereals and  
14 things, you have Kellogg's? You have name brands.

15 MR. ZHANG: Of course. We have Kellogg's.  
16 What was the other one?

17 MAYOR STRAUSS: Sir, I think the gentleman's  
18 concern was that you'll have name brand products, not --

19 MR. ZHANG: Yes. It's going to be similar to,  
20 like, Key Food. Similar to that.

21 MAYOR STRAUSS: OK. So whether it's high end  
22 versus low end, I'm assuming --

23 MR. ZHANG: It's going to be, like, pretty  
24 normal. It's not that high. It's not that low. It's  
25 just like a Pathmark or a Key Food. Similar to that.

1 We'll stretch it out, make it a little bigger, and we're  
2 going to focus more on freshness of fruits and vegetables  
3 as well.

4 MAYOR STRAUSS: And the facade, deputy Mayor  
5 Pereira mentioned and you said that you were going to  
6 paint it, add a sign. So you're going to maintain the  
7 outside of the building, but are you going to change the  
8 outside of the building at all?

9 MR. ZHANG: Outside of the building is going to  
10 be pretty similar. We're going to re-do the whole  
11 parking lot. We're going to scrape that whole thing off  
12 and re-cement the whole thing.

13 MAYOR STRAUSS: So you're going to put new  
14 asphalt down and get rid of the potholes.

15 MR. ZHANG: Yes. We're going to repave the  
16 whole thing. We're going to spend a couple of million  
17 dollars easily, close to three to five million.

18 MAYOR STRAUSS: All right.

19 And I have not been at your other stores. Do  
20 you think you can fill the size of that store?

21 MR. ZHANG: Of course.

22 MAYOR STRAUSS: Really.

23 MR. ZHANG: Yes.

24 MAYOR STRAUSS: I like to hear your enthusiasm.

25 MR. ZHANG: We're going to spend around \$3

1 million, easily, just off the bat.

2 MAYOR STRAUSS: OK. All right. Good enough.

3 Mr. Grilo mentioned about dovetailing off of  
4 what Mr. Walsh said about your trash pickup. Can you go  
5 into that with a little more detail, your operation and  
6 how often it's going to be picked up?

7 MR. ZHANG: Right now we don't have a schedule  
8 with the garbage company. But if you guys are really  
9 concerned about that, I will make it my personal promise  
10 that we'll take care of the garbage. I can speak to them  
11 and schedule two times a week or, if you don't like it,  
12 maybe three times a week just to make the community  
13 happy.

14 MAYOR STRAUSS: Well we don't want you to do it  
15 just to make us happy. We want you to do it because it's  
16 the right thing to do for your business as well as our  
17 concerns.

18 And one of the other questions was, you'll be  
19 selling the normal things that a supermarket sells.

20 MR. ZHANG: Yes.

21 MAYOR STRAUSS: Light bulbs, pots and pans.  
22 You know, they have those aisles of seasonal stuff.

23 MR. ZHANG: It's, like, 42,000 square feet. We  
24 will have pots and pans. We will have most of the stuff.

25 THE COURT: OK.

1 MR. ZHANG: We will also have cat food. We  
2 will supply the neighborhood. We will.

3 MAYOR STRAUSS: OK. Great.

4 Mr. Walsh, you said you had something?

5 MR. WALSH: Yes. Just one comment, if I can  
6 make.

7 In other words you will have, like, an  
8 international aisle or something, but everything else  
9 would be like normal grocery stores around here.

10 MR. ZHANG: That's correct.

11 MR. WALSH: OK. Thank you.

12 And just one other question. Your father is  
13 the landlord; is that correct?

14 MR. ZHANG: Yes.

15 MR. WALSH: And did your father also buy Rite  
16 Aid, the other store, or just King Kullen?

17 MR. ZHANG: No. We own both of them.

18 MR. WALSH: The entire parking lot and the  
19 entire building you own.

20 MR. ZHANG: Yes.

21 MR. WALSH: OK. Around last October or  
22 something that?

23 MR. ZHANG: Mm hmm.

24 MR. WALSH: OK. Thank you.

25 MAYOR STRAUSS: Yes, sir.

1 MR. PEREIRA: I'm glad to hear that you --  
2 because what Mr. Grilo asked, I was thinking about, and  
3 what Mr. Carol said as well. The parking lot certainly  
4 does need a face-lift, and I'm glad that you are  
5 investing in that because it sorely needs it. That will  
6 go a long way.

7 We would also ask that there's an area up by  
8 Jericho Turnpike and Sagamore where there is some  
9 landscaping.

10 MR. ZHANG: Yes, we take care of the  
11 landscaping as well.

12 MR. PEREIRA: I hope that you take care of  
13 that, and not just for the grand opening but as time goes  
14 on. There are some islands there with some shrubbery.  
15 You're going to replace those and beautify those.

16 MR. ZHANG: Yes. Of course.

17 MR. PEREIRA: Of course.

18 And I think -- to Mr. Mariani's question, so  
19 you're not going to focus on organic, like a Trader  
20 Joe's --

21 MR. ZHANG: No. No.

22 MR. PEREIRA: -- or a Whole Foods, but you're  
23 also not going to be a low end. You're just going to be  
24 an average supermarket.

25 MR. ZHANG: Yes.

1 MR. PEREIRA: What most people think of when  
2 they think of a supermarket.

3 MR. ZHANG: Yes.

4 MR. PEREIRA: OK. Thank you.

5 MAYOR STRAUSS: All right.

6 Any other comments from the Board?

7 MR. DURHAM: Just a question on the purchase of  
8 the property.

9 Did it entail the Chase Bank and the other  
10 things? Is it the whole section of the property.

11 MR. ZHANG: Just the Chase Bank.

12 MR. DURHAM: The other two buildings were not  
13 included?

14 MR. ZHANG: No. That's correct.

15 MAYOR STRAUSS: OK. Great.

16 Any other comments.

17 Mr. Trentacoste, anything?

18 MR. TRENTACOSTE: No.

19 MAYOR STRAUSS: I'll entertain a motion to  
20 reserve decision.

21 MR. WALSH: Motion.

22 MAYOR STRAUSS: Motion by Trustees Walsh.

23 Second?

24 MR. PEREIRA: Second.

25 MAYOR STRAUSS: By Trustee Pereira.

1 All in favor?

2 MR. DURHAM: Aye.

3 MR. PEREIRA: Aye.

4 MR. CUSATO: Aye.

5 MR. WALSH: Aye.

6 MAYOR STRAUSS: Aye.

7 Opposed?

8 Carried.

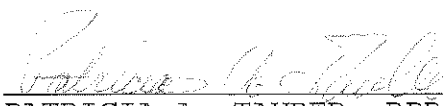
9 Thank you. We're going to reserve decision.

10 We're going to review the information that you gave us  
11 and you'll be hearing from us in the very near future.

12 Thank you very much for your presentation.

13 Thank you.

14 \* \* \*  
15 This is to certify that the within and foregoing is a  
16 true and accurate transcript of the stenographic notes as  
17 recorded by the undersigned Official Court Reporter.

18 \* \* \*  
19   
20 PATRICIA A. TAUBER, RPR  
21 OFFICIAL COURT REPORTER  
22  
23  
24  
25

- Board of Trustees Hearing of 3/8/2017 -

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