

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE
BOARD OF TRUSTEES

April 19, 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.

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PETER TRENTACOSTE, ESQ.
Village Attorney

* * *

THOMAS RINI
Superintendent of Public Works

JOSEPH R. SCALERO
Village Clerk

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PATRICIA A. TAUBER, RPR
Official Court Reporter

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2017 MAY -4 P 3:02

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 have a couple of hearings this evening.

7 Mr. Scalero, you're up.

8 MR. SCALERO: "Legal Notice, Public Hearing,
9 Incorporated Village of Mineola.

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

17 "Application of Art-of-Form Architectural
18 Services for a Special Use Permit pursuant to Chapter 550
19 of the Code of the Incorporated Village of Mineola,
20 entitled 'Zoning', Section 550.19, entitled 'Parking
21 Spaces', for the demolition and removal of an existing
22 two-and-a-half story home and freestanding detached
23 garage and construction of a private commercial parking
24 lot upon the property known as 215 Cleveland Avenue,
25 Mineola, New York, known and designated on the Nassau

1 County Land and Tax Map as Section 9, Block 404, lots 750
2 to 751.

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

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

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

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

17 "Dated, March 27, 2017."

18 MAYOR STRAUSS: Thank you, sir.

19 Mr. Gibbons, report on mailings?

20 MR. TRENTACOSTE: Yes --

21 MAYOR STRAUSS: Excuse me. Mr. Trentacoste.

22 MR. TRENTACOSTE: No problem.

23 Yes, Mayor. We have received all the
24 affidavits of mailing for all three hearings tonight.

25 MAYOR STRAUSS: Thank you.

1 The way the hearings are going to go this
2 evening is that the applicants will make their
3 presentation to the Board. The Board will interact with
4 the applicant, ask any questions that we may have, then,
5 at which time we'll open it up for public comment.

6 I ask anybody wishing to make public comment,
7 that they approach the podium, state their name and their
8 address for the reporter. And please speak slowly and
9 clear.

10 Gentlemen?

11 MR. MINEO: Good evening, Mayor, Members of the
12 Board. My name is Peter Mineo. I'm the attorney for the
13 applicant this evening.

14 Before I give my presentation I would like to
15 hand to the Board copies of certain exhibits that I'm
16 going to refer to during the course of the public
17 hearing.

18 MAYOR STRAUSS: Please give them to
19 Mr. Scalero.

20 MR. MINEO: With me this evening is Raymond
21 Caliendo, who is the project architect and prepared the
22 plans that we submitted in connection with this
23 application. Also Kevin Lumpe, who is a representative
24 of the contract vendee of the property, which is 173
25 Mineola Steel, LLC.

1 The premises are located at 215 Cleveland
2 Avenue. In the package of materials I gave you there's
3 an aerial, which I believe is exhibit 1, and it shows the
4 location of the subject property. As was said earlier,
5 it's designated on the Nassau County Land and Tax Map as
6 Section 9, Block 404, lots 750 and 751. It's on the
7 south side of Cleveland Avenue and 105 feet west of
8 Mineola Boulevard.

9 The property -- as you've seen, if you have the
10 site plan before you -- is a 50 by 100 parcel. It has an
11 existing two-and-a-half story frame and brick house with
12 a detached garage at the rear. It was described in the
13 1995 Certificate of Occupancy as a preexisting
14 two-and-a-half story two-family dwelling with one-story
15 front addition, outside cellar entrance, and detached
16 garage.

17 The phrase "preexisting" leads me to believe
18 that at one time it didn't comply with the zoning
19 requirements of the Village. It probably predated those
20 requirements. And as we'll discuss in a little while,
21 actually, as a two-family house, it is on an undersized
22 parcel.

23 The premises is in a Business 2 District and
24 that's shown on exhibit 2, which is the zoning map of the
25 Village, and it's highlighted in yellow. That Business 2

1 District extends 255 feet west of the westerly side of
2 Mineola Boulevard. I believe it does the same thing on
3 the easterly side of Mineola Boulevard as well.

4 So there's a corridor that runs from, I
5 believe, the Long Island Railroad tracks to Jericho
6 Turnpike, along Mineola Boulevard, of a 255-foot wide
7 Business 2 District on either side of that thoroughfare.

8 To the east of the subject property is an
9 office building, or office buildings, 155 and 163 Mineola
10 Boulevard. And again, they're depicted on the aerials.
11 To the west is a house, which is on a lot that's also 50
12 by 100. I'm not sure about the occupancy of the house,
13 but it is a dwelling, and that's depicted on exhibit 5 in
14 the package of materials I gave to you. I think it shows
15 the relationship of the subject premises and the adjacent
16 property.

17 Now to the north of the property and across
18 Cleveland Avenue is 173 Mineola Boulevard, which is about
19 -- it's an office building of about 38,000 square feet.
20 It's a medical office building. Its parking lot extends
21 the entire depth of that Business 2 District. In fact,
22 again, that's very clear from the aerial itself, that it
23 runs right back to the Residence District that abuts it.

24 The proposal is -- and you'll hear probably
25 more about this from Mr. Caliendo. The proposal is to

1 demolish the existing house and the garage and to replace
2 it with a parking lot to be used in conjunction with 173
3 Mineola Boulevard, which is directly across the street.
4 In fact it's so directly across the street that in one of
5 the exhibits, as you look out the front window of the
6 house, you see the parking lot and the building right
7 across the street. So it's directly across the street
8 from the property.

9 We're here this evening because Mineola Code
10 Section 550-19 requires the Board of Trustees to issue a
11 Special Use Permit to establish a private parking lot in
12 any district, notwithstanding the fact that we are
13 already in a Business District. Parking lots typically
14 are accessory uses to office buildings and other
15 commercial uses. We're here pursuant to that Section.
16 I'll have a little bit more to say about that somewhat
17 later during the presentation.

18 As I said, the parking lot that's proposed is
19 for 11 parking stalls, 9 by 20, and the aisle is 30-feet
20 in width.

21 Now if you've looked at the site plan, you'll
22 notice that it shows at this time no landscaping, no
23 fence. Now technically there's no requirement to have
24 landscaping or a fence because it's a business zoned
25 property abutting another business zoned property. But

1 we recognize the reality of establishing a parking lot
2 next to a dwelling, and that the Board would want to
3 treat that dwelling, whether it's in a business zone or
4 not, the same way you would treat it as if it was in a
5 residential zone.

6 But what I am saying is this: That
7 notwithstanding the fact that you don't see a fence or
8 landscaping on the property, it is not the applicant's
9 statement that we're going to park right up to the line
10 and there's going to be nothing between us and that
11 adjacent property. We want the Board to understand that.
12 We think that that's something that perhaps the Building
13 Superintendent might weigh in on. I believe there's a
14 section in your code that talks about the type of fencing
15 that might be appropriate, and it can be a certain type
16 of fence that is delineated in the code, or it could be a
17 fence that the Building Inspector -- Building
18 Superintendent, rather -- feels is more appropriate. And
19 the same thing, I think, is probably true about the
20 extent and the type of landscaping.

21 So again, I don't want the Board to come away
22 from what you have before you with the thought that it's
23 going to be just an asphalt piece of property.

24 The entrance to the parking lot is going to
25 remain where the driveway for the existing house is, and

1 there are two reasons for that. The first is that, if
2 you look at exhibit 5, you'll see that if we were to move
3 the curb cut farther west it would require us to remove a
4 very mature and beautiful tree. It would also put the
5 driveway to the parking lot right next to the driveway to
6 the existing house to the west. And to avoid any kind of
7 conflicts of cars entering and exiting, it was felt that
8 it was -- and I believe Mr. Caliendo has other reasons as
9 well -- but it was felt that the curb cut to remain in
10 that location would be the best choice for this
11 particular project.

12 As the Board is I'm sure aware, parking is
13 tight in the area, and even 11 off-street parking stalls
14 will help to alleviate the parking problems that are
15 experienced in the building, say, at 173 Mineola
16 Boulevard. It's a building that I had -- I was
17 explaining to Mr. Caliendo and Mr. Lumpe earlier -- that
18 I had the occasion to visit numerous times since
19 September because my surgeon is in that building, and
20 I've had the experience of having some difficulties
21 parking.

22 So to add 11 parking stalls, which would be
23 dedicated parking stalls for the staff and the doctors --
24 it wouldn't be at-large. It wouldn't be comings and
25 goings. It would be dedicated parking -- would be of

1 help to that building, which I believe can use some
2 additional off-street parking. I think anybody that's
3 been there would take that position as well.

4 And on-street parking, as I'm sure you all
5 know, there's alternate side of the street parking
6 Monday/Wednesday/Friday, Tuesday/Thursday/Saturday, 7:00
7 a.m. to 7:00 p.m. So on-street parking isn't necessarily
8 a viable alternative. And you certainly don't want
9 that -- even if it was unrestricted, you certainly don't
10 want that going all the way down the residential streets,
11 people parking to work during the day.

12 So the applicant believes that the parking lot
13 is not only consistent with the requirements for a
14 Special Permit, but it's also consistent with the
15 Business 2 District because the Business 2 District does
16 permit office buildings, and accessory parking lots would
17 necessarily be a part of any office building that's
18 there.

19 There's a Section of the code which points it
20 out a little bit more, and it kind of relates to this
21 particular application. Section 550-20, entitled
22 "Required Parking," and it says as follows in Subsection
23 (B): The parking requirements set forth in this article
24 may be provided off the premises on a separate lot where
25 such separate lot is in common ownership with the lot on

1 which the use is located provided that, one, the separate
2 lot is within 300 feet of the lot on which the use is
3 located and, two, the separate lot is in the same zoning
4 district as the lot on which the use is located.

5 Now 173 Mineola Boulevard is owned by 173
6 Mineola Steel, LLC. That is the contract vendee of this
7 property. So the ownership would be in common. The
8 proposed parking lot is also within 300 feet of 173
9 Mineola Boulevard, and it's in the same zoning district.
10 173 Mineola Boulevard is in a Business 2, as is this
11 property.

12 So there's a lot of things, I believe, that
13 come together here that say that notwithstanding the fact
14 there's a house there -- and I know there can be that
15 initial reaction: You're tearing down a house to put up
16 a parking lot. Somehow that's an intrusion into a
17 residential zone. But the reality is that your Master
18 Plan, your zoning code, basically -- not basically -- but
19 they provide for a 255-foot Business 2 District, and
20 that's exactly what we're complying with. This is in
21 harmony with that zoning district.

22 That's, in essence, my presentation, gentlemen.
23 I'm available for questions, as are the other
24 representatives that are here.

25 MAYOR STRAUSS: Fine. Thank you.

1 How does 173 Mineola Boulevard currently handle
2 their parking issues?

3 MR. MINEO: OK. There is valet parking. And
4 because of the necessity for doctors to come and go at
5 certain times, there is certain reserved parking as well
6 on site. And I'm all in favor of that because, if it
7 wasn't for that reserved parking and the ability of a
8 doctor to get from 173 to Winthrop Hospital on September
9 5, 2016, I'd be dead right now. So I'm a big advocate of
10 doctors being able to get where they have to get to. I
11 believe that Winthrop Surgical Associates has certain
12 facilities, certain offices, in that building, and that's
13 where that Dr. Alexander Axelrad -- I want to give him a
14 little shout out for what he did -- practices out of.

15 So there is reserved parking for the staff, and
16 there is also valet parking for patients that come so
17 they can pull right up and go right into the building.

18 MAYOR STRAUSS: I'm sure he could have walked.

19 MR. MINEO: Well some can. Some can't.

20 MAYOR STRAUSS: Yes. I know that, conversely,
21 Winthrop is complaining that they don't have enough
22 parking. So it's ironic that the doctor leaves this
23 building where he's got parking and drives to a building
24 where allegedly there is no parking.

25 MR. MINEO: Well I don't know how he got there

1 because I was unconscious at the time. But --

2 THE COURT: I'm not saying he didn't get there.
3 I hope he wasn't driving around looking for parking at
4 Winthrop.

5 Yes. You know, one of my concerns is that the
6 people next to this house bought this house in, yes, a
7 B-2 District, but in a residential area, and now it's
8 going to become more commercialized. You know, as you
9 said, you know, we're concerned about, you know, OK,
10 we're taking a house down and you're in a B-2 district.
11 But there is a difference here between being in an R
12 District, a B District, and being in a residential area.
13 They're in a residential area for the most part.

14 MR. MINEO: Right.

15 MAYOR STRAUSS: I'd like to hear from that
16 homeowner, or those occupants, to see what they have to
17 say about all of a sudden having a parking lot next to
18 them when they had a house.

19 MR. MINEO: Of course.

20 MAYOR STRAUSS: To me there is a big
21 difference.

22 Deputy Mayor?

23 MR. PEREIRA: Thank you.

24 Mr. Mineo, how are you?

25 MR. MINEO: Hello.

1 MR. PEREIRA: Glad to see you. Glad that
2 you're here.

3 MR. MINEO: Yes.

4 MR. PEREIRA: So I drive down Garfield every
5 single day, because I work over at Mineola Middle School,
6 and I come up Mineola Boulevard. So I noticed 173, and
7 I've commented a number of times. I mean, it literally
8 looks like it's busting at the seams --

9 MR. MINEO: True.

10 MR. PEREIRA: -- in terms of parking. And I
11 see that the cars park not only in the stalls, but then
12 they park -- I guess the valets park -- the cars in a T
13 in front of the cars that are parked in the stalls. So I
14 certainly can attest to the fact that obviously parking
15 is a problem for 173.

16 My question for you is: Is 173 fully occupied?

17 MR. LUMPE: Yes.

18 MR. PEREIRA: Yes. So it's 100 percent
19 occupied.

20 MR. MINEO: That was Kevin Lumpe.

21 MR. PEREIRA: OK.

22 What is the relationship between 173 Steel, LLC
23 and Interboro Steel, LLC? Are they one and the same?

24 MR. LUMPE: Good evening. Kevin Lumpe. How
25 are you?

1 173 Mineola Steel is the ownership entity of
2 173 Mineola Boulevard. And 155, the other entity --

3 MR. PEREIRA: Right.

4 MR. LUMPE: -- is the owner of the building
5 that sits across the street, which is 155 through 163
6 Mineola Boulevard.

7 MR. PEREIRA: So they're not related.

8 MR. LUMPE: There are some common members, some
9 common owners, but not entirely.

10 MR. PEREIRA: I asked that question because on
11 the site plan I notice that the fence is going to remain.
12 In other words, you're not going to -- this proposed new
13 lot with 11 spots is not going to be contiguous to the
14 lot behind 163; is that correct?

15 MR. LUMPE: 155 to 163 actually has parking
16 beneath it and some at-grade parking.

17 MR. PEREIRA: Right.

18 MR. LUMPE: So it's sufficient for that
19 building now.

20 The need really is for the 173 Mineola building
21 to have, you know, this surplus parking, hopefully, to
22 serve it, not for 155.

23 MR. PEREIRA: All right.

24 From a common sense perspective -- and I just
25 did the math really quick -- if we were to take what an

1 average two-family home costs in Mineola and we were to
2 divide it by 11 spots, you're paying like 40 to 50
3 thousand dollars per spot.

4 MR. LUMPE: More.

5 MR. PEREIRA: More. OK.

6 That seems like a lot to me. I mean, I'm not
7 here to tell you how to invest your money, but that seems
8 like a lot to invest in 11 spots, which leads me to the
9 next question.

10 What's going to prevent you, let's say, to go
11 to 214 Garfield, right, which is across the street on the
12 other side, which is in the same exact situation as 215
13 Cleveland, exact mirror images, across from the parking
14 lot, in the 255. In other words, how are we to know
15 that -- 11 spots doesn't seem like they're enough. So --
16 and I know that you're probably not going to give me the
17 answer. But what's to say that you're not going to come
18 back here in a year, or six months, or two years, and
19 say: Hey, we're going to do the same thing to 214 and
20 218 Garfield.

21 MR. LUMPE: All I can tell you, that's not the
22 intent right now. We don't have plans, look, you know,
23 outside this particular -- and I'm representing the
24 ownership here, by the way.

25 This particular house has somebody who is

1 interested in selling it, and we were able to have a
2 conversation. And that's kinda how the whole thing
3 really started. We have a need and they have a
4 willingness to sell it, and there is an agreement in
5 place, albeit contingent on --

6 MR. PEREIRA: On the sale -- on the approval of
7 the Special Use Permit, of course.

8 Since Mr. Mineo said that this would be
9 dedicated to staff, is there going to be some sort of arm
10 or gate that's going to prevent others from parking there
11 overnight, things of that nature? Because I know that at
12 173 there is a section that is closed off to the general
13 public, and I assume that that's where the doctors have
14 access and staff has access. So are we going to do
15 something like that on Cleveland as well?

16 MR. LUMPE: Other than some signage right now,
17 there is no, unless we have a problem, but there's no
18 intent and no plan to put a gate there. There is a gate
19 in front of 173.

20 MR. PEREIRA: Correct.

21 MR. LUMPE: Some of the leases have exclusive
22 parking for some of the tenants, and that's what that's
23 to serve. The rest of it is a first-come-first-serve
24 basis. But the 215 Cleveland piece would be for a
25 specific doctor and his staff who are there every day,

1 and familiar with the property. And the intent is for
2 them not to be coming and going off of that lot, but to
3 be there for the duration of the day.

4 MR. PEREIRA: And you'll continue, obviously,
5 with valet parking at 173.

6 MR. LUMPE: Yes. The need for the visitors to
7 be able to get in and get out, it actually helps with the
8 efficiency and safety, believe it or not, because we're
9 getting all different types of people in there, from kids
10 to elderly people, and for them to maneuver through
11 parking lots as it is, and ones that are busy, it just
12 becomes a safety thing for us as well, but it helps with
13 the efficiency of the building as well.

14 MR. PEREIRA: OK. I certainly understand the
15 need and I've seen the need. I'm not so sure that 11
16 spots will solve the problem, but that's not for me to
17 decide here. But just like the mayor, I'd want to wait
18 and see if the residents in that area have any comments.

19 Thank you.

20 MR. LUMPE: Of course.

21 MR. MINEO: Of course.

22 MR. PEREIRA: Thank you, Mayor.

23 MAYOR STRAUSS: Trustee Cusato?

24 MR. CUSATO: Thank you, Mayor.

25 Good evening, gentlemen.

1 You know, I had the same concern that Deputy
2 Mayor Pereira had about the amount of money you're
3 spending and losing. But I have a different question.

4 If this gets approved, what are you going to do
5 with the snow? How do you get the snow out of this
6 parking lot? Are you going to dump it onto Cleveland
7 Avenue? Are we going to lose two slots, or . . .

8 MR. LUMPE: Well, the snow is the snow, right?
9 Hopefully we don't have to take it off site. It is an
10 option if we need it to be, if it becomes that
11 problematic, if we get that kind of, you know, deluge of
12 snow. I don't think we're currently doing that. I can't
13 speak to the snow management practices. But I know from
14 other properties that we deal with, we try to keep it on
15 site if we can. If we have to remove it from site, it
16 can be done.

17 MR. CUSATO: But you're not going to plow the
18 snow onto Cleveland Avenue and let the Village take care
19 of it.

20 MR. LUMPE: No.

21 MR. CUSATO: No. OK.

22 MR. LUMPE: We don't do that now.

23 MR. CUSATO: I just -- All right. My other
24 questions have been answered with the Mayor and Deputy.
25 That's it for me.

1 MAYOR STRAUSS: Thank you.

2 Trustee Durham?

3 MR. DURHAM: Looking at the property, you said
4 173 Mineola Boulevard and the residing property next to
5 it, across from Cleveland, does have the same ownership?

6 MR. MINEO: It will, yes. It will.

7 MR. LUMPE: Some of the same owners.

8 MR. DURHAM: Some of the same owners.

9 MR. LUMPE: I'm sorry. Let's be clear about
10 that.

11 So the piece of property 215 Cleveland, the
12 piece that we're here to speak about tonight --

13 MR. DURHAM: Yes.

14 MR. LUMPE: -- and 173 Mineola Boulevard will
15 have the same ownership. 155 Mineola Boulevard, the
16 building adjacent to it on the other side of Cleveland,
17 has some of the same members that own 173, but it's not
18 completely the same ownership.

19 MR. DURHAM: Now I'm just wondering, because
20 I'm just looking at it with the expansion of how 173 goes
21 back, if this is just a start of possibly expanding on
22 the 155, and if it's the same ownership . . .

23 MR. LUMPE: It's not the same ownership. And
24 honestly, we don't have any intent to start trying to buy
25 up parcels to make them parking lots. And we would have

1 to come --

2 MR. DURHAM: No. I'm just talking about
3 whether the building would be built on, or something like
4 that, because it would take -- it means it's in the
5 commercial district, is that the right for building three
6 stories right next to a residential house. So if this
7 becomes your property, and all of a sudden that building
8 decides to be changed and built, all of a sudden they
9 have a three-story building right up next to their house.

10 MR. LUMPE: I understand that, if the two lots
11 were together.

12 MR. DURHAM: Yes. If the buildings are owned
13 by the same people, and that's their plans, or whatever.
14 That's why I want to know if there's different ownerships
15 and stuff.

16 MR. LUMPE: I represent that owner as well.
17 That is not the plan. If it was to be the plan, it would
18 be something that would have to be brought to you anyway.
19 But that's not the intent. The intent really is for
20 parking.

21 I understand the value per space doesn't make
22 sense. It's difficult enough to try to lease and get,
23 you know, these doctors and these jobs in the building.
24 They can go to the next building. It has ample parking.
25 We're trying to keep them close to the hospital, you

1 know, serve the building as good as we can. We take
2 pride in the look of the building. If they decide to buy
3 it. We really do work as hard as we can. This is the
4 only property that we own. These are the two that are in
5 Mineola. The others are in Garden City and some other
6 townships on the island. And we take great pride in
7 being able to try to keep the spaces clean, keep them
8 safe.

9 But there's no intention to put up any building
10 with the other entity, or the other ownership, right now,
11 no.

12 MR. DURHAM: Thank you.

13 MAYOR STRAUSS: Are you done?

14 MR. DURHAM: Yes.

15 MAYOR STRAUSS: Trustee Walsh?

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

17 Hello, Mr. Mineo. How are you?

18 MR. MINEO: Good evening.

19 MR. WALSH: Good to see you.

20 Just let me start off somewhere. The reserved
21 parking that you speak about, the valet parking that you
22 currently use at 173 Mineola Boulevard . . .

23 MR. MINEO: Yes.

24 MR. WALSH: . . . Where do the valet people
25 take those cars?

1 MR. LUMPE: They stay on the 173 property.
2 They don't go off. And they just stack them differently.

3 MR. WALSH: OK.

4 MR. LUMPE: They're able to maneuver them with
5 less room between them because that's what they do for a
6 living.

7 MR. WALSH: OK. I thought they might have
8 taken them off-site.

9 MR. LUMPE: No.

10 MR. WALSH: Now the building that's directly
11 across the street, it says Mineola Center, I believe, on
12 it, right? That's also one of the properties that you
13 represent.

14 MR. LUMPE: Correct.

15 MR. WALSH: And there is some joint ownership
16 in both buildings?

17 MR. LUMPE: That's correct.

18 MR. WALSH: That building has parking
19 underneath it.

20 How much parking does it have underneath it.

21 MR. LUMPE: I don't know off the top of my
22 head.

23 MR. WALSH: Considerable amount or a small
24 amount?

25 MR. LUMPE: Oh, it's the footprint of the

1 building. It's a decent amount of parking.

2 MR. WALSH: OK. Because I notice that that
3 building also has a considerable amount of parking issues
4 where they also T, like you describe.

5 Do they need additional parking also?

6 MR. LUMPE: I don't know that they're parking
7 like that in the lot. I'm not sure.

8 MR. WALSH: I saw it.

9 MR. LUMPE: They may. They may.

10 Parking is a premium. You know.

11 MR. WALSH: Yes.

12 MR. LUMPE: It is. I'll be honest with you.

13 MR. WALSH: It is a premium and, you know, this
14 is one building to start off with.

15 OK. So who is the owner of the house? Is the
16 owner of the house currently in the building here? Is
17 the owner of the house here this evening?

18 MR. LUMPE: I don't know the owner.

19 MR. WALSH: You don't know the owner of the
20 house that's in question, OK.

21 MR. MINEO: No.

22 MR. WALSH: Mr. Mineo, you mentioned that this
23 is in our code and that it is -- Mr. Mineo, you mentioned
24 that a move like this would be in the code and that it
25 could be part of the Master Plan.

1 MR. MINEO: It appears to me that your 2005
2 Comprehensive Plan reproduces the same zoning map, at
3 least as far as the corridor along Mineola Boulevard, as
4 is currently in place.

5 MR. WALSH: And I was at that 2005 hearing. So
6 I kind of remember it.

7 But where you're talking about is not in the
8 Overlay District. So it has -- it's not relevant to the
9 -- the Overlay District ends at Harrison. So it's not in
10 the Master Plan area. I mean, it may be in the wordage,
11 but it's not in the Master Plan area.

12 MR. MINEO: Well there's a page in the Master
13 Plan that says, "Existing Zoning Map," and in that
14 existing zoning map from 2005 showed what appears to
15 be -- because it's not as dimensioned as your current
16 map -- it appears to show a 255 . . . the same Business 2
17 depth on either side of Mineola Boulevard.

18 MR. WALSH: Right. It goes down 250 feet. But
19 again, it's just how -- the Overlay District ends at
20 Harrison. So just to tell you, it's not on the Master
21 Plan area.

22 MR. MINEO: It's not --

23 MR. WALSH: If this were approved, would you be
24 willing to sign an agreement that this will remain a
25 parking lot at all times and not some day become part of

1 a structure?

2 MR. MINEO: That of course is a business
3 consideration, not a legal answer. But . . .

4 MR. WALSH: Well it's something -- see, we're
5 here to learn. So it's something we would like to know.

6 MR. LUMPE: That's a question that I don't have
7 the answer to. We would definitely consider getting back
8 to you. I don't know the answer to that question.

9 MR. WALSH: Yes. Because maybe if you could
10 sign a covenant or something that would, you know,
11 stipulate that is only to be used as a parking lot.

12 MR. MINEO: You may not need a covenant because
13 what will happen is that -- once this is purchased and
14 developed in this way -- it's going to be merged into 173
15 in order to further satisfy the parking requirements for
16 that building, which I don't believe complies with the
17 current requirements. Once that happens, I don't think
18 -- and you'll speak to esteemed counsel about that, or
19 the other esteemed counsel who is not here tonight -- but
20 I think once that happens it's merged as a matter of law.
21 I don't think you can pull them apart. I mean, my client
22 may not like to hear that, but I think that's the reality
23 of it. By operation of law you may not even need a
24 restrictive covenant.

25 MR. WALSH: Well we'll have to -- you'll

1 determine that with your associate here. But I'd like to
2 see that anyway because I don't want to see the building
3 in front of it that you also own, or Winthrop Hospital,
4 buy both of these buildings and have a footprint and look
5 to, you know, expand into that footprint.

6 MR. MINEO: Understood.

7 MR. WALSH: So just something to think about.

8 You did not submit any plans as to the
9 landscaping, or the fencing, or anything like that.

10 MR. MINEO: No, we haven't. And -- but that
11 doesn't mean, as I said at the top of the presentation,
12 that doesn't mean that we're unmindful of the need to do
13 that. Again, not a legal need, because it's business to
14 business. But as the Mayor pointed out, you know, that's
15 not entirely relevant or practical when you have a house
16 next door.

17 So we understand that there's going to be a
18 fence and there's going to be a landscaped area. We
19 understand that. And that would be the same requirement
20 you would have as if this was a business zone abutting a
21 residential zone. So we're going to work with -- in the
22 event that the Board says thumbs up, we'll work with
23 Mr. Whalen and/or others, or take advice from the Board,
24 or come up with our own plan about that. But we
25 recognize that that's what they have at 173. If you look

1 along the rear border of 173, where that parking lot does
2 abut a residence zone -- because it's all the way back to
3 255 feet -- it has a nice beige vinyl six, maybe seven,
4 foot fence. I think we can go as high as seven feet
5 perhaps. And it's got a series of mature trees. I might
6 consider a different type of planting so that the top of
7 the canopy doesn't, you know, exceed the height of the
8 fence. But notwithstanding, we recognize that need to
9 properly buffer this from residents.

10 The other thing I would point out is this --

11 MR. WALSH: But just if I could finish.

12 MR. MINEO: Sure. I'm sorry.

13 MR. WALSH: You went off on a tangent there.

14 Does that mean that, yes, you will submit or,
15 no, you will not submit?

16 MR. MINEO: Yes. It means yes, we will submit.
17 We will be in contact with Mr. Whalen, who I understand
18 couldn't be here this evening. We will be in contact
19 with him. If he has some suggestions, if the Board has
20 some suggestions, we'll take it into consideration.

21 Right now, in fact, Mr. Caliendo has a portion
22 of a fence.

23 Your neighbor's fence I believe; isn't it,
24 Mr. Caliendo?

25 MAYOR STRAUSS: If you could approach the

1 podium and state your name and affiliation.

2 MR. CALIENDO: Good evening, Mr. Mayor, Members
3 of the Board. My name is Raymond Caliendo, Art-of-Form
4 Architectural Services, for the applicant.

5 This is a standard vinyl fence that is similar
6 to the one across the street. This is not the correct
7 tone because we would be using a beige fence, but this is
8 the general construction of the fence. And we went out
9 of our way just to make sure we had a sample in case that
10 question came up this evening.

11 MR. WALSH: Thank you.

12 And that's an example of what you would be
13 using.

14 MR. CALIENDO: Not necessarily the color
15 because --

16 MR. WALSH: But the style.

17 MR. CALIENDO: But the style, yes.

18 MR. WALSH: Not so much about color.

19 MR. MINEO: Again, if you see the fence at 173
20 Mineola Avenue you'll -- that will be pretty much the
21 type of fence.

22 MR. WALSH: OK. But the only point I'm trying
23 to make, Mr. Mineo, is that this is a hearing and, you
24 know, we're here to learn and I just want to know that
25 everything is submitted and, you know, not just down the

1 road they'll put up a fence.

2 MR. MINEO: No. Absolutely.

3 MR. WALSH: OK. Thank you.

4 MR. MINEO: I'm sure that before the Board
5 finally makes a decision, it will want to see exactly
6 what the applicant intends to do with regard to the
7 fence.

8 MR. WALSH: Right. That's just what I asked
9 you. That's was the only question I asked you.

10 MR. MINEO: Yes.

11 MR. WALSH: Let me ask you this, for this
12 gentleman, anyone, if a parking lot were developed a
13 block away from where your building, both buildings are,
14 a municipal parking lot several stories high, would that
15 help your problem?

16 MR. LUMPE: I think that would help our
17 problem, yes. I don't know if that's the solution to the
18 immediate on-site issue. Obviously the further away it
19 is, the less attractive that is.

20 MR. WALSH: Well I said one block away. If
21 there were a parking lot developed, a multiple-tier
22 parking lot, one block from your two buildings, that
23 would help.

24 MR. LUMPE: If we're allowed to park in it and
25 use it for the business, yes.

1 MR. WALSH: OK.

2 I have no other questions at this time. Thank
3 you, Mayor.

4 MAYOR STRAUSS: Thank you.

5 Any other comments from the Board?

6 Yes, sir.

7 MR. PEREIRA: I just have one more question,
8 and this is just to try to get an understanding of the
9 neighborhood.

10 Do we know if the house that you're -- the
11 subject property, is it owner-occupied?

12 MR. LUMPE: There's actually a representative
13 of the owner here. I just found out. I didn't know
14 that.

15 MR. SILVA: Good evening. Marco Silva. I was
16 actually on my way home. Marco Silva, S-I-L-V-A, 221
17 Mineola Boulevard.

18 I actually represent the owner. I just stopped
19 in just to see what was going on. I can attest to the
20 use of the property. It is a non-owner-occupied
21 two-family house.

22 MR. PEREIRA: Non-owner-occupied.

23 MR. SILVA: Non-owner-occupied.

24 MR. PEREIRA: OK.

25 Now the next question may be either for you,

1 Mr. Silva, or Mr. Mineo.

2 How about 217 Cleveland?

3 MR. MINEO: That I do not know. I know notices
4 were sent out. Whether or not the representatives of the
5 owner of that house are present, I couldn't say.

6 MR. PEREIRA: So we don't know if that's
7 owner-occupied or . . .

8 MR. MINEO: I don't believe. I'm not even sure
9 whether it's a single-family or a two-family. I believe
10 in that zone you can have a two-family.

11 MR. PEREIRA: Two-family. Yes. Generally
12 speaking, from the east side of Horton to the west side
13 of Roslyn Road, in that section -- the president streets
14 as we call them -- generally they are two-family.

15 OK. I just wanted to try to get an
16 understanding of whether or not they were owner-occupied.
17 That could potentially make a difference.

18 Thank you, Mayor.

19 MAYOR STRAUSS: Any another comments from the
20 Board?

21 Gentlemen, anything else?

22 MR. MINEO: Nothing.

23 We'll be happy to answer any questions that
24 some of the residents who are interested in the
25 application might have.

1 MAYOR STRAUSS: Great. If you can have a seat.
2 Don't go too far. And we'll open it up to public
3 comment.

4 I wish that anybody approaching the podium
5 state your name, their address and speak slowly and
6 clearly for the reporter.

7 Anybody in the first row? Second row? Third
8 row? Fourth row? Fifth row? Sixth road? Seventh row?

9 Gentlemen, Mr. Mineo, if you could?

10 Anything else you'd like to say?

11 MR. MINEO: No. That completes my
12 presentation.

13 Again, we will work on a landscape plan in the
14 meantime and we'll, with the Board's permission, be in
15 touch with Building Superintendent Whalen about it.
16 We'll be looking for something along the lines of the
17 type of landscaping -- Well actually, I'm thinking of
18 arborvitae because I think they work better, but that's
19 just me -- but the same type of fencing you see at 173.
20 It's a very durable type of fence. And the landscaping
21 we can work on as well.

22 MAYOR STRAUSS: All right. Thank you.

23 Mr. Trentacoste, is there anything from your
24 end?

25 MR. TRENTACOSTE: No, Mayor.

1 MAYOR STRAUSS: Great.

2 I'll entertain a motion to close the hearing
3 and reserve decision.

4 MR. PEREIRA: Motion.

5 MAYOR STRAUSS: Motion by Trustee Pereira.

6 Seconded by Trustee --

7 MR. TRENTACOSTE: Mayor, just if I can real
8 quickly.

9 If the Board is inclined to close the hearing,
10 I would ask that they keep it open for the limited
11 purposes of the landscaping plan to be submitted in
12 conjunction with this application.

13 MAYOR STRAUSS: OK.

14 MR. TRENTACOSTE: As well as any follow-ups as
15 to the covenants and/or restrictions that they might be
16 willing to enter into with respect to the parking lot.
17 Just an answer on that, if you will.

18 MAYOR STRAUSS: OK. Do you need a time frame
19 for that?

20 MR. TRENTACOSTE: Mr. Mineo, would you
21 figure within the next --

22 MR. CALIENDO: One week.

23 MR. TRENTACOSTE: OK. So we'll hold it open
24 for that purpose for a two-week period.

25 MAYOR STRAUSS: OK. Great.

1 I'll entertain a motion that we keep the
2 hearing open for written submissions for a two-week
3 period, but we're going to reserve decision.

4 MR. PEREIRA: Motion.

5 MAYOR STRAUSS: Motion by Trustee Pereira.
6 Second?

7 MR. CUSATO: Second.

8 MAYOR STRAUSS: Trustee Cusato.

9 All those in favor?

10 MR. DURHAM: Aye.

11 MR. PEREIRA: Aye.

12 MR. CUSATO: Aye.

13 MR. WALSH: Aye.

14 MAYOR STRAUSS: Aye.

15 Opposed?

16 Carried.

17 Thank you, gentlemen.

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1 MAYOR STRAUSS: OK. Mr. Scalero, next one.

2 MR. SCALERO: "Legal Notice, Public Hearing,
3 Incorporated Village of Mineola.

4 "Please take Notice that the Board of Trustees
5 of the Incorporated Village of Mineola will hold a Public
6 Hearing on Wednesday, April 19, 2017 at 6:30 p.m. at the
7 Village Hall, 155 Washington Avenue, Mineola, New York
8 11501, or at some other location to be hereafter
9 designated by the Board of Trustees, in order to receive
10 public comment upon the following:

11 "Application of Lauren Duffy for a Special Use
12 Permit pursuant to Chapter 550 of the Code of the
13 Incorporated Village of Mineola, entitled 'Zoning',
14 Section 550.16, entitled 'M Districts', Subsection (A),
15 entitled 'Permitted Uses', and 550.12, entitled 'B-1
16 Districts', Subsection (B), entitled 'Special Uses', for
17 the purpose of establishing a dog grooming and pet
18 daycare facility upon the property known as 221 Liberty
19 Avenue, Mineola, New York, known and designated on the
20 Nassau County Land and Tax Map as Section 9, block 267,
21 Lot 26.

22 "The Village of Mineola does not discriminate
23 on the basis of handicapped status in administration or
24 access to or employment in its projects and activities.
25 Joseph R. Scalero has been directed to coordinate

1 compliance with non-discrimination requirements of the
2 Federal Revenue Sharing regulations.

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

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

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

11 "Dated March 27, 2017."

12 MAYOR STRAUSS: Thank you, sir.

13 This hearing will be the same format as the
14 last hearing. And I will accept the presentation by the
15 applicant. We ask anybody coming up to the podium to
16 state your name, address, affiliation. And then you'll
17 interact with the Board of Trustees for questions. And
18 then we'll open up to public comment.

19 MR. FARRELLY: Hi. My name is Jimmy Farrelly.

20 MAYOR STRAUSS: What's that? Spell your last
21 name again?

22 MR. FARRELLY: Farrelly, F-A-R-R-E-L-L-Y.

23 And the address in question or home address?

24 MAYOR STRAUSS: Either one. As long as we can
25 hunt you down.

1 MR. FARRELLY: The address is 221 Liberty
2 Avenue.

3 MAYOR STRAUSS: Thank you.

4 MR. FARRELLY: And I am going to be a half
5 owner in this business.

6 MS. DUFFY: Hi, everyone. How are you?

7 My name is Lauren Duffy. The address is 221
8 Liberty Avenue, in Mineola. And I'm the other half to
9 that business.

10 MR. GOULD: My name is Michael Gould. I live
11 at 12 Garrity Avenue, Ronkonkoma, New York. I'm the
12 president of Hounds Town Incorporated, which is the
13 franchise company who these folks are looking for the
14 approval to operate a Hounds Town USA franchise in
15 Mineola. And I'll be answering any questions you have
16 about our business model, what we do, what we bring to
17 the community, etcetera.

18 So thank you for the opportunity for us to make
19 this presentation.

20 MS. DUFFY: I have a couple of packets.

21 MAYOR STRAUSS: Sure. Please give them to
22 Mr. Scalero.

23 MS. DUFFY: I don't think I brought enough for
24 everybody.

25 So basically we're looking for a Special Use

1 Permit. Contrary to the zoning laws for Article 3,
2 Section 550.12(B), we're looking to franchise a satellite
3 location to an existing company within the M District,
4 the Industrial Warehouse District, in Mineola.

5 Really, the business is going to be a full pet
6 care facility, where it focuses on daily activities and
7 daycare. It's a fully functioning pet care facility. So
8 it has all aspects, from grooming to daycare, and
9 basically a camp for dogs, so to say.

10 I got into this because I've been bringing my
11 dog to one of the locations for three years. So it's
12 basically a kennel without the kennel. More like a camp.
13 But Mike is better to give this presentation because he
14 has much more experience.

15 MR. GOULD: She hit the nail on the head.

16 So Hounds Town USA, home to the happiest dogs
17 on earth. I'm considered the Mayor of Hounds Town, by
18 the way. Not unofficial. And what we do, as Lauren
19 said, we have a very unique business model. This, with
20 your approval, will be the sixth location on Long Island.
21 We have four operating in Suffolk, and we're opening one
22 in Hicksville, in the Town of Oyster Bay, within the next
23 few months.

24 And so one of the things I like to highlight,
25 I'm the former commanding officer of the Nassau County

1 Police K-9 unit. And the reason I bring that up is we
2 bring professionalism to this. So it's not just -- this
3 is a business that, since our inception in 2001, we've
4 taken care of 600,000 K-9 visitors. I'm very proud of
5 it. I'm proud of the franchisees that are approved and
6 awarded franchises. It's a mom and pop. It's not a big
7 corporate entity. We vet our franchisees, of course, you
8 know, to see that they financially can operate it but,
9 more importantly, that they fit our culture. So we
10 actually turn away more applications for franchises than
11 we accept. Part of our culture is -- we have a charity,
12 Hounds Town Charities. It's a 501(c)(3). And we give
13 back to the community. That's a very important job.

14 So we have a great relationship with most of
15 the municipal shelters on Long Island, including North
16 Hempstead, Hempstead. And in our package we have letters
17 from all of them attesting to the fact that we do give
18 back. And that's important that the franchisees do that.

19 I'm also a veteran. And one of the things we
20 do is provide boarding for military members that are
21 deployed for extended periods of time. And we do a lot
22 of training, and help out the shelters. When they're
23 over-full, we'll help them. We'll take them. We have an
24 extremely good working relationship with them.

25 So that's the charitable part of it. And for

1 me, that's what I'm very proud of.

2 And if you have questions about how we operate,
3 or what impact it would have in a commercial or
4 industrial area, I could be -- you know, as I said, this
5 would be our sixth location that we're operating. And we
6 do it -- I'm proud of the way we operate.

7 MAYOR STRAUSS: Anything else?

8 MR. GOULD: I don't think so, unless you have
9 questions.

10 MAYOR STRAUSS: I have a couple, but they're
11 easy ones.

12 When you say you give back to the community,
13 how do you do that?

14 MR. GOULD: Well, as I said, we have -- it's
15 very important for us to network with law enforcement.
16 Our client base is really blue collar working people, the
17 core of it. So this location particularly is important
18 to us. We're near the hospital, the court, the school.
19 Our clients are school teachers, blue-collar working
20 people.

21 So we obviously offer discounts to certain
22 members of the community. But more importantly, Hounds
23 Town Charities provides free services to the shelters,
24 the municipal shelters, within the jurisdiction. So I
25 don't know if this is North Hempstead, or I'm not sure

1 what the municipal shelter here is. But I work with them
2 almost regularly, all the shelters, in a voluntary
3 capacity.

4 So when I say we give back, any time they have
5 a problem with a dog, or -- meaning they're overcrowded
6 or they have a situation -- each one of our franchisees
7 will take in two or three of those dogs, whatever town
8 they're in, to take the burden off the shelters that are
9 bubbling over with dogs.

10 MAYOR STRAUSS: Great. You said the applicants
11 for franchises, you turn down more than you accept.

12 MR. GOULD: Mm hmm.

13 MAYOR STRAUSS: What made you accept this one?

14 MR. GOULD: Because we're looking for the mom
15 and pop. So first of all, which I'm proud to say -- she
16 already said -- she's a customer of ours first. So all
17 of our franchisees come organically. So we're not, you
18 know, time share salesmen. The folks come to us
19 organically. We keep a very open and honest business
20 model and business relationship.

21 So how do we determine that? You know, we try
22 to be a good judges of character. As I said, there's
23 financial aspects of it, but we get a sense.

24 As I said, this year alone we've turned down
25 multi-million-dollar investors who just wanted to see a

1 return on their dollar, and that's not what we're looking
2 for as a culture. This is a mom and pop operation. When
3 our customers' dogs get sick, we bring them home. we do
4 all kinds of things for them. And that's what we're
5 looking for. And I'm pretty certain Jimmy and Lauren are
6 the type that express that, that they're willing to do
7 that.

8 And this is a very emotional business. It's
9 not a, you know, yogurt factory or something. This is a
10 -- we're taking care of peoples' animals. And we take it
11 very seriously. So the franchisees have to come into
12 that knowing that.

13 MAYOR STRAUSS: Certainly appreciate it. You
14 know, dogs and pets, they're part of the family.

15 MR. GOULD: Absolutely.

16 MAYOR STRAUSS: They're just not just
17 something --

18 MS. DUFFY: If I can add one thing to that, if
19 that's OK.

20 Jimmy also is -- he owns a real estate --

21 MAYOR STRAUSS: Ma'am, if you could speak to
22 the microphone.

23 MS. DUFFY: Sorry. Too loud. Too quiet.

24 MAYOR STRAUSS: That's all right. We televise
25 these. We want to make sure that --

1 MS. DUFFY: Really? I would have blown out my
2 hair.

3 MR. PEREIRA: The Mayor too.

4 MAYOR STRAUSS: Me too. Don't worry about it.

5 MS. DUFFY: Jimmy can speak more about this,
6 but -- why don't you tell them.

7 MR. FARRELLY: I have a business that I'm kind
8 of backing away from. It basically runs itself. So I'm
9 semi-retired. So I'm looking for something else. I love
10 dogs, and I'm looking for an opportunity. I'm looking
11 forward to this.

12 MS. DUFFY: The business is basically --

13 MR. FARRELLY: Well it's a vacation rental
14 business. So . . .

15 MS. DUFFY: With bookings and, you know, that
16 aspect of it. He has that experience as well. So
17 instead of booking people, we're booking dogs.

18 MAYOR STRAUSS: All right. What are the hours
19 of the operation going to be if you are successful?

20 MR. GOULD: Well I generally would recommend
21 starting between 7:00 in the morning to 7:00 p.m. It's
22 for working people. So primarily, as I said, people drop
23 their dogs off in the morning -- particularly people that
24 are working ten, 12 hours a day -- and they'll adjust the
25 hours to meet the needs of our customers obviously.

1 So we open as early as 6:00 a.m. in our
2 locations out east because the commuters need to get on
3 the train by 6:00, 6:30. So I would recommend they start
4 around 7:00 to 7:00 p.m., and the customers will dictate
5 the hours.

6 MAYOR STRAUSS: Is that seven days a week?

7 MR. GOULD: We're open seven days a week, yes.

8 MAYOR STRAUSS: How many staff will you have on
9 hand?

10 MR. GOULD: That's kind of the good part of our
11 business model. Anywhere between two and four. So the
12 impact, you know, it's minimal. So between two and four
13 employees at any one time.

14 MAYOR STRAUSS: Is there any parking associated
15 with the building?

16 MS. DUFFY: We actually -- Joe is actually the
17 real estate agent for the location. So he might know a
18 little bit more. But there are two dedicated spots right
19 within the property, as well as --

20 MR. FARRELLY: Street parking.

21 MS. DUFFY: -- parking right in front of the
22 building. And then there's -- I don't know if you're
23 familiar with the area. I'm sure you are.

24 MAYOR STRAUSS: Very familiar.

25 MS. DUFFY: But the pool and all that, there's

1 all those spots that nine months out of the year they're
2 always open.

3 MAYOR STRAUSS: Yes, but those three months are
4 rough.

5 MS. DUFFY: Yes. But the good thing about this
6 is there's no long-term parking, except for those two to
7 four employees.

8 MR. GOULD: Most of our clients is a 90-second
9 turnaround, meaning they're literally dropping the dogs
10 off -- if the dogs could get in the door themselves, they
11 would. They go. They drop off the dog. They're off to
12 work and they're coming back at 7:00. So it's literally
13 a 90-second turnaround because it's not really -- they're
14 not coming to shop or anything like that.

15 MAYOR STRAUSS: All right.

16 When you say full service, what do you mean by
17 that? What services do you provide for the pets?

18 MR. GOULD: Well our core business is daycare,
19 dog daycare. Then we do grooming. We have a pet taxi.
20 It's a small percentage, but sometimes people are in
21 need, seniors need to get their dogs to the vet or so
22 forth. We do a limited amount of boarding, as I said,
23 for military folks, or even the shelter, and some of the
24 charitable work that we do.

25 MAYOR STRAUSS: All right. So this is -- I

1 apologize for interrupting, but this is not an overnight
2 stay place for dogs?

3 MR. GOULD: We do, but it's a small portion.

4 MAYOR STRAUSS: Small portion of it.

5 MR. GOULD: It's probably ten percent or less.
6 The majority of it is doggy daycare.

7 MAYOR STRAUSS: OK. Will you be walking the
8 dogs outside, or . . .

9 MR. GOULD: No. No. So that's one of the
10 things that we don't do. So everything is contained
11 within the building. The building is large enough that
12 when we put play areas -- they're going to install play
13 areas inside. Fully interactive, meaning the dogs
14 come -- we have a temperament evaluation we do to see if
15 the dogs are going to get along relatively well. And
16 then we have a soft science, which I'm -- we do have a
17 soft science of getting dogs together. And they play all
18 day long. And at the end of the day they pass out. And
19 that is the community service, so folks can go home and,
20 you know, have a glass of wine without their dogs, their
21 Labradoodles, going crazy when they get home. And it's
22 needed in this area. There's very few of these in
23 operation. I'm not sure exactly why.

24 MAYOR STRAUSS: OK. Great.

25 I don't want to steal any questions from the

1 other trustees, so Deputy Mayor?

2 MR. PEREIRA: Thank you. Thank you very much.

3 Some of the questions, obviously, were asked.
4 So when you do board dogs overnight, does somebody stay
5 in the building overnight or do you guys take them home?

6 MR. GOULD: No. No. They stay overnight, and
7 there's not necessarily anybody overnight. I mean, when
8 you take a dog to most animal hospitals, there's nobody
9 there overnight. But we do have, you know, interactive
10 cameras, surveillance cameras, obviously fire alarms. So
11 if there was a need to do it, we would do it. But the
12 truth of the matter is there's really no need to do it.
13 They're all separate, of course. Yeah. They're not
14 just -- oh, yeah, yeah, of course. They're not running
15 around. All dogs get separated at night, at closing
16 time, 7:00 or 8:00 p.m., whatever the operational hours
17 are, and there's security systems watching. So
18 technology is taking the place of supervision.

19 MR. PEREIRA: Now I see you have these kind of
20 kennel things. You have 19 of them numbered here. Those
21 are little houses, I guess, and that's where they kind of
22 hang out. And then they come out into the common play
23 area. That sort of thing.

24 MR. GOULD: That's right. Exactly.

25 MS. DUFFY: Yes. I think they basically eat

1 there and sleep there, in the kennel, because they have
2 to be alone when they do those things.

3 MR. GOULD: They're separated as needed during
4 the day. But there's really -- 80 percent or 90 percent
5 of the activity is in the play groups that you see marked
6 off there.

7 MR. PEREIRA: And if this were to be approved,
8 just for your understanding, is it's really not three
9 months a year. You know, soccer, baseball, start now, in
10 April, and they don't end until November, especially that
11 field at the very end. You're across the street from the
12 pool. That field, which is Field 3, is in use currently,
13 right now.

14 So I appreciate the fact that you're saying
15 it's a 90-second or 3-minute turnaround time. That
16 actually concerns me a little bit more because that means
17 people are in a hurry to drop these dogs off and there
18 are -- I mean, we have hundreds of kids on any given
19 weekend, and even at night. Monday night there's
20 training. Tuesday night there's training. Wednesday,
21 Thursday, there's football and lacrosse. And we know
22 that kids sometimes --

23 MR. GOULD: Of course.

24 MR. PEREIRA: -- can seem like dogs in terms of
25 running around. As soon as they get out of the car

1 they're running.

2 So I certainly would hope that we would do
3 something to mitigate, you know, maybe educate your
4 customers. You have to drop them off on this side of the
5 street, and when you turn around, you know, do it
6 properly, keep your eyes open, because it really is . . .

7 MR. GOULD: That's right. Absolutely.

8 MR. PEREIRA: Although in theory it does seem
9 like a pretty benign location for this type of operation,
10 and it does seem like a good location for your business
11 model because no houses are close by, so the barking and
12 the noise and all that won't matter. It is an industrial
13 area. So nobody is going to complain. This is actually
14 a less, you, know intrusive kind of use.

15 But because you are abutting the pool and three
16 -- and our largest recreation facility. We have a summer
17 camp there that hosts about 400 kids for five or six
18 weeks in the summer. They use the pool. They go down to
19 Voice Road to laser tag.

20 So although you may have been down there, you
21 know, in November, December, January, February or March,
22 and it looks like a ghost town, it's going to look very,
23 very, different now. So -- and I'm just saying that for
24 your own knowledge because we know the neighborhood
25 certainly much better.

1 MS. DUFFY: It makes sense. And it might make
2 sense, you know, during those months of the year to set
3 up the pickup and drop off outside of the --

4 MR. PEREIRA: I would love to have someone --
5 one of your staff, perhaps -- out there directing
6 traffic. Say: Hey, one car at a time. No
7 double-parking. And you know, if these people are
8 pulling into those spots that you mentioned on the other
9 side, and they're pulling in and pulling out quick, you
10 know, kids are running around. And so certainly safety
11 is paramount.

12 I'm glad to hear that we don't walk the dogs,
13 because I was concerned that, you know, Field 3 was going
14 to become . . .

15 MR. GOULD: That's a big liability. So all the
16 dogs are contained safely, door, after door, after door,
17 within the building and they don't -- and to address that
18 point, yes, absolutely. So we'd like to consider
19 ourselves fluid. So there's no perfect location anywhere
20 for anything, particularly this type of business. But we
21 certainly can make adjustments. As we said, valet,
22 having one of our employees take the dog from, you
23 know --

24 MR. FARRELLY: We could do a curbside service.

25 MR. GOULD: Curbside service. And it's not,

1 you know -- again, I don't want to give you the
2 impression that there's going to be a line of 20 cars
3 racing to get in.

4 MR. PEREIRA: Right. Not everybody comes in at
5 the same time.

6 MR. GOULD: Right. Over -- between 7:00 and
7 9:00 p.m. our check-ins are done pretty much. For the
8 most part people are off to work. So I'm not sure
9 exactly how that will impact the activities.

10 MR. PEREIRA: Right. If it's that early, it
11 certainly has less of an impact because the camp doesn't
12 -- the summer rec doesn't start until about 9:00.

13 MS. DUFFY: Yes. We can make the pickup within
14 certain hours. When I've taken my dog, the most cars
15 I've ever seen in the parking lot in Farmingdale was
16 three cars, ever.

17 MR. PEREIRA: Now what do you do with the
18 waste? How is that disposed of?

19 MR. GOULD: Well, unlike the snow removal, we
20 take this waste off site.

21 MR. PEREIRA: And you put it out in the
22 streets?

23 MR. GOULD: No. No. But at the end of the
24 day, we take the waste.

25 MR. PEREIRA: But you handle the waste removal.

1 MR. GOULD: Absolutely.

2 MS. DUFFY: Every day.

3 MR. GOULD: Yeah. Every day at the end of the
4 day, you know, we take care of the waste, whether it's a
5 private carter or goes to the town dump. So we're not
6 adding waste to the town. I mean, dogs -- very
7 truthfully, most of our clients' dogs relieve themselves
8 before they get there and when they get home. Not to say
9 that there's not. But if we have 20 dogs, that doesn't
10 mean there's 20 -- you know, what's the word -- waste,
11 poop, dog poop? Yes. So we keep it simple. We take it
12 with us. And it doesn't have an impact on the
13 environment. We don't flush it down the toilet.

14 So in fact, you know, as I was saying, three or
15 four people are going to be using the facilities, not --
16 if it's a building this size, 4,000 square foot, might
17 have 20 or 30 human beings in there using the septic
18 systems and the cesspool. So we're going to have less of
19 an impact on that.

20 MR. PEREIRA: OK. Do you, because you're
21 saying -- someone mentioned camps. In the summer do you
22 have, like, dog camp?

23 MS. DUFFY: No. I was just referring to it --
24 that's what I, when I say my to my dog: Do you want to
25 go to camp, his tail goes crazy. That's all that that

1 was. I call it that.

2 MR. PEREIRA: I mean, I can't even believe I'm
3 asking this question, but do we have dog birthday parties
4 where a lot of people will come in?

5 MR. GOULD: Oh, yeah. Valentine's dances.

6 MS. DUFFY: No. No. We're not -- no. No.

7 MR. GOULD: But they do have --

8 MS. DUFFY: We take pictures.

9 MR. GOULD: Yeah. We have Halloween parties,
10 Valentine's Day. The funny thing is we have to remind
11 the humans that they're really not invited to the
12 Valentine's Day dance.

13 MS. DUFFY: We put pictures online.

14 MR. GOULD: Yeah. We put it on Facebook. But,
15 yeah, it's very popular.

16 MS. DUFFY: My dog one second place two years
17 in a row.

18 MR. GOULD: Right. Two in a row.

19 See, I like the Mayor is shaking his head.

20 MAYOR STRAUSS: I'm restraining myself.

21 MR. PEREIRA: And I'm going to leave some
22 questions for the other trustees.

23 But tell me more about that temperament thing
24 that you do, because we're thinking about using the same
25 thing for our department heads.

1 MR. GOULD: So yeah, temperament evaluation is
2 really very simple. We keep this down and we have kind
3 of our secret formula, so-to-speak, is keeping this
4 simple. Dogs just want to come into a playroom. Dogs
5 are dogs. Fish swim in water. Dogs want to come in.
6 They want to smell each other's butts, run around --
7 Well, that's what they enjoy doing. That's their life.

8 MR. PEREIRA: They're paying attention.

9 MR. GOULD: I'm sorry. I'm sorry. So --

10 MAYOR STRAUSS: I don't think our department
11 heads will want to do that.

12 MR. GOULD: I don't know. But the point is:
13 Dogs come in. The owners are usually very excited
14 because they think it's like, you know, Yale University
15 for their kids. And we just want to see that the dogs
16 aren't overtly aggressive towards humans or other dogs.
17 And we see the playful style. It takes about three or
18 four minutes to really understand the nature of the dog.
19 And that's what we're good at. And that's what we teach
20 our franchisees. And they go into play groups and they
21 play like children play. And we don't read stories to
22 them. Our business model is very straightforward. We
23 don't sell bottled water. You don't pay extra for us to
24 give them belly rubs or read stories.

25 So the answer to the question is: The

1 temperament evaluation is just that. The dogs come in
2 and then we make an assessment of them pretty quickly.
3 And the dogs have a fantastic time.

4 MR. PEREIRA: Great. Thank you very much.

5 MAYOR STRAUSS: Thank you.

6 Trustee Cusato?

7 MR. CUSATO: All my questions have been
8 answered, unfortunately. You know, I was a dog owner for
9 many years. So I'm glad you're doing something in
10 Mineola. Thank you.

11 MAYOR STRAUSS: OK. Trustee Durham?

12 MR. DURHAM: Looking at the setup that you
13 have, is there a special area that you take the dogs to
14 walk the dogs for going to the bathroom or not?

15 MS. DUFFY: No, they're separate. And he'll
16 explain it better. But I like to use the example: We
17 bring our dog to Bark in the Park at Citi Field every
18 year. And it's amazing because they set up these little
19 turf boxes, and no dogs go to the bathroom anywhere but
20 these turf boxes. There's a scent on them. We would
21 have something similar. So even though it's inside of a
22 warehouse, in most of the areas, it's still designated to
23 those turf areas. So there's no walking, no leashes,
24 outside of the facility.

25 MR. DURHAM: Yes, because I've seen that,

1 actually, in one of the apartment buildings where they
2 had, like, kitty litter underneath and the little turf,
3 or whatever, and the dogs walk over and they go in it.
4 OK.

5 MS. DUFFY: And all the dogs -- just to add,
6 all the dogs have to have their annual shots and they
7 will not -- like, I know from bringing my dog, I can not
8 bring my dog unless he has the papers every single
9 August. So you have to have all your heartworm, all your
10 tests, so there's no disease going on.

11 MR. DURHAM: And now, so if there were boarded
12 dogs they would be in one of the 19 rooms.

13 MR. GOULD: Right. Separated for the night.

14 MR. DURHAM: Separated for the height.

15 MR. GOULD: Mm hmm.

16 MR. DURHAM: What are the rates for a day? How
17 do you do that? Is it by hours? Is it by days? What do
18 you -- what do you take and do? How do your business
19 model for --

20 MR. GOULD: We try too keep it, again,
21 straightforward, not a lot of upselling. I think it's
22 \$45 a night to board your dog, which is --

23 MR. DURHAM: No. I'm talking about just for
24 the day, basically for the day.

25 MR. GOULD: Oh. I think it's \$26. And I say I

1 think because it varies by location. But approximately
2 \$26, \$27, a day. There's packages if you come five days
3 a week, or three days a week. Some people come literally
4 six days a week. I have teachers, fire -- every aspect
5 of society. Golfers come once on Saturdays. They drop
6 their dogs. So everybody has a different need to have
7 their pet taken care of. The price structure is
8 somewhere around there, 26, 27, up to 30 dollars, I
9 think, for a day of daycare.

10 MS. DUFFY: And they can then get a bath. If
11 they get a bath, then that's an additional cost.

12 MR. GOULD: Yeah. There's an extra charge for
13 that.

14 MR. DURHAM: So now you said if, like, the Town
15 of North Hempstead shelter needed coverage, whatever, the
16 most you could take is a couple of dogs.

17 MR. GOULD: Yeah.

18 MR. DURHAM: And now, you said also veterans,
19 or whatever, if they went into service, whatever, you
20 would take their dogs or something?

21 MR. GOULD: Right. We give vets special
22 discounts. And I -- so there's two components. There's
23 the business model and there's the charitable model. So
24 the charity does things, you know, on a case-by-case
25 basis. And we bend over backwards and go out of the way.

1 And not necessarily, by the way, just for military
2 people. People in need.

3 So we have senior citizens that can't afford
4 their electric bill, let alone their dog food. So that's
5 another important part of when we talk about giving back.
6 We do courses on K-9 CPR that we give to the community.
7 So it's not just military people -- we do that -- but
8 also people in need in general. It doesn't really matter
9 that --

10 MR. DURHAM: So if somebody was going into the
11 hospital for an operation you could take the dog for --

12 MR. GOULD: Oh, absolutely.

13 MR. DURHAM: -- a couple of days, or something
14 like that.

15 MR. GOULD: Yes. Yes. Absolutely.

16 MR. DURHAM: So that sort of thing.

17 OK. I have no further questions.

18 MAYOR STRAUSS: Thank you.

19 Trustee Walsh?

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

21 Good evening. I just -- so I can get -- your
22 name, sir, is?

23 MR. GOULD: Michael Gould.

24 MR. WALSH: Gould.

25 MR. GOULD: Gould, G-O-U-L-D.

1 MR. WALSH: Thank you, Mr. Gould.

2 And what is your name, ma'am?

3 MS. DUFFY: I'm Lauren Duffy.

4 MR. WALSH: Duffy. Thank you.

5 And you're Mr. Duffy?

6 MR. FARRELLY: No. Jimmy Farrelly.

7 MR. WALSH: I'm only kidding.

8 MR. FARRELLY: Jimmy Farrelly.

9 MS. DUFFY: Oh, my dad would love to hear that.

10 MR. WALSH: I'm sorry.

11 At the maximum, how many dogs do you have a day
12 in your facility?

13 Let me start before. You are the franchise
14 seller?

15 MR. GOULD: Yes.

16 MR. WALSH: That's correct?

17 MR. GOULD: Franchiser.

18 MR. WALSH: You're the franchiser.

19 MR. GOULD: Franchiser.

20 MR. WALSH: How many hours in a day will you be
21 spending at this facility in Mineola?

22 MR. GOULD: None.

23 MR. WALSH: None. OK. So these two will be
24 the owners. So let me speak to you two.

25 How many dogs, at maximum, do you have in a

1 day?

2 MR. FARRELLY: I think we're hoping between 40
3 and 50.

4 MR. WALSH: 40 and 50 dogs. OK.

5 MAYOR STRAUSS: Could you stand at the podium?
6 Whoever is going to answer a question, just stand by the
7 microphone. Thank you.

8 MR. WALSH: So you have around 40 or 50 dogs
9 coming in a day. So that's 40 or 50 --

10 MR. FARRELLY: That's what we're hoping.

11 MR. WALSH: Yes.

12 MR. FARRELLY: We'll start out, there will
13 probably only be between, you know, five and ten to start
14 out with.

15 MR. WALSH: Yes.

16 MR. FARRELLY: It's a learning curve. We'll
17 have to find out what we're comfortable with.

18 MR. WALSH: OK. What is the maximum that you
19 can handle in day?

20 MR. FARRELLY: I would think somewhere around
21 50.

22 MR. WALSH: Around 50 dogs.

23 Do you have a vet on -- let's say, you know,
24 during the day something happens to the dog, it has a
25 seizure or something like that, do you have a vet that

1 you call, or how do you handle that?

2 MR. FARRELLY: We will have a vet that we will
3 use.

4 MS. DUFFY: An on-call.

5 MR. WALSH: You'll have an on-call --

6 MR. FARRELLY: We don't have someone yet.
7 We're still in the beginning stages of this business, but
8 it is something that we will make sure that we have.

9 MR. WALSH: So now, you said that most of the
10 dogs are dropped off by 7:00 a.m. and picked up by 9:00
11 a.m.

12 Do you have people that come during the day
13 just for grooming?

14 MR. FARRELLY: Yes. Yes.

15 MR. WALSH: So that would be additional to the
16 50 dogs.

17 MS. DUFFY: It's small.

18 MR. FARRELLY: It's not many.

19 MS. DUFFY: It's small.

20 MR. WALSH: A small amount, right?

21 OK. How about this pet taxi, where do you
22 store that?

23 MR. FARRELLY: Well it would be one of our
24 vehicles.

25 MR. WALSH: Oh, one of your vehicles. OK.

1 MR. FARRELLY: I have a large SUV.

2 MR. WALSH: I thought maybe you had a special
3 pet taxi. I've never heard of a pet taxi, but I did hear
4 of cardiac units that drive around Manhattan and give
5 dogs cardiograms, and then it goes back to Mineola and
6 the guy reads the cardiograms in Mineola. So I know that
7 dogs are treated quite well. I've always had a dog in my
8 life. I understand.

9 How many square foot -- without getting into
10 this -- about how many square foot is your --

11 MR. FARRELLY: It's roughly 4,900 square feet.

12 MR. WALSH: 4,900 square feet.

13 MR. FARRELLY: Yes.

14 MR. WALSH: And how will people who are in a
15 rush -- because people in the morning are in a rush --
16 how do they get their dog into your building?

17 Does someone from your business come out and
18 greet them on the street, or do you have them --

19 MR. FARRELLY: We --

20 MR. WALSH: Pardon me?

21 MR. FARRELLY: They would usually come into the
22 lobby. There's a lobby area where they --

23 MR. WALSH: So they'll have to exit their car,
24 come into your building with their dog, and then --

25 MR. FARRELLY: If parking is an issue, we can

1 offer curbside service where we can go out and greet
2 them.

3 MS. DUFFY: Kind of like when you drop your
4 kids at camp and the counselor comes and takes the kids
5 from the car. We can do something similar based on the
6 traffic of the time of year as well.

7 MR. WALSH: And if you have 50 dogs there,
8 you're going to have two employees.

9 MS. DUFFY: Well it would be about -- I think
10 it's one employee for every ten dogs. So if there were
11 50 dogs --

12 MR. WALSH: OK.

13 MS DUFFY: -- or 40 dogs, there would most
14 likely be the full four, four employees.

15 MR. WALSH: So are you willing to come into an
16 agreement that you would have one employee for every ten
17 or 12 dogs?

18 MR. FARRELLY: Yes.

19 MR. WALSH: OK. As part of the agreement,
20 just, you know . . .

21 And you two would be there almost all the time;
22 is that correct?

23 MR. FARRELLY: Yes.

24 MR. WALSH: OK.

25 MR. FARRELLY: I plan on being a full-time

1 manager.

2 MR. WALSH: Yes. And everything will be
3 contained inside the facility.

4 MR. FARRELLY: Yes.

5 MR. WALSH: OK. I have no other questions.

6 But you do know that, as everyone else said, in
7 the summertime, when the pool is open, weekends
8 especially, every space that you see that are angled
9 parking over there, they're all taken up, and a lot of
10 people in and out and children. So you are aware that
11 there's -- see, I thought there was going to be like 25
12 or 30 dogs. Now you're talking about, at the max, 40 or
13 50 dogs. That's a lot of cars. Fifty cars in. Fifty
14 cars out. That's 100 cars, plus people coming for
15 grooming.

16 I do understand that it's a very quiet area. I
17 know the area. And I also -- is the owner of the
18 building here?

19 MR. FARRELLY: No.

20 MS. DUFFY: His realtor is -- actually, he was.

21 MR. WALSH: He just stepped out. He left. OK.

22 Because I mean, listen, an owner of a property
23 does have the right to lease out his property, and this
24 isn't the worst use at all. The only concern is
25 excessive, you know, cars when the pool is open. That

1 would be my concern.

2 MS. DUFFY: You know, we can even work
3 something out with staggered drop-off where you only
4 have, you know, one to two dogs being dropped off every
5 15 minutes, 20 minutes.

6 MR. WALSH: But wouldn't that be difficult if I
7 was running to work and I had to be at work at 7:00 and
8 it was, you know, at 8:00 and it was -- you know, that's
9 not going to work out.

10 But you know, in any case, that's all I have at
11 this time. Thank you, Mayor.

12 MAYOR STRAUSS: Thank you.

13 Could you just clear up, clarify, the waste
14 removal?

15 When you say you're going to take it, you take
16 it off site, are you going to take it home? What do you
17 do with it?

18 MR. GOULD: No. Well, no.

19 MAYOR STRAUSS: What, are you going to have a
20 private carter?

21 MR. GOULD: Yeah. So I don't know the setup
22 here, but in the other locations we pay a private carter
23 for dumpsters, and they understand that waste removal,
24 just like children's diapers or other waste, is going in
25 the dumpster. It's not --

1 MAYOR STRAUSS: Is --

2 MR. GOULD: Go ahead. I'm sorry.

3 MAYOR STRAUSS: No. No. No. Go ahead.

4 MR. GOULD: That's how -- when I say it's
5 removed, it's not left on site or put into the cesspool,
6 the sewer or the cesspool. It's removed by the carter,
7 the private carter. I don't know if the Village provides
8 that, or --

9 MAYOR STRAUSS: Well we have garbage service,
10 but if you're going to have a private carter for the
11 property then that's certainly appreciated.

12 Is there a dumpster on the property now?

13 MR. FARRELLY: I don't believe there is now.

14 MS. DUFFY: I don't know, no.

15 MAYOR STRAUSS: OK. Thank you.

16 Any other questions, comments, from the Board?

17 MR. PEREIRA: It's too bad that the realtor is
18 not here.

19 But was this a building that was subdivided?

20 Is this part of a bigger building.

21 MR. FARRELLY: Part of a bigger building.

22 There are three different units in the building.

23 MR. PEREIRA: Right. So there's 12,000 square
24 feet, and you're going to occupy about a third of that.

25 And the other two-thirds, are they currently in

1 operation?

2 MS. DUFFY: One is vacant and one is a
3 manufacturing company that manufactures, like, window
4 pieces. But they recently went down from 30 employees to
5 three. And the building owner is actually, you know,
6 open to us --

7 MR. PEREIRA: Expanding.

8 MS. DUFFY: -- you know, just making it a
9 little bit bigger, should we need to in the future. But
10 he owns it all. So he's fine with the business concept.

11 MR. PEREIRA: I would think -- and again, I'm
12 trying to visualize that area on Liberty -- that there
13 would have had to have been at some point a dumpster
14 somewhere because we certainly were not picking up their
15 garbage; correct, Mr. Rini?

16 MR. RINI: Correct.

17 MR. PEREIRA: So there has to be a dumpster
18 somewhere in the back, in an alley, in the adjacent
19 building.

20 As long as we would -- I would certainly
21 require, request, that it not be kept in the front of the
22 building where it would be visible and where people could
23 smell it.

24 MR. GOULD: Right. It's important for our
25 customers --

1 MR. PEREIRA: Right.

2 MR. GOULD: -- not to come and smell odor.

3 MR. PEREIRA: Right. You don't want that
4 visual.

5 MR. GOULD: Right. Absolutely. Absolutely.

6 MR. PEREIRA: Now I notice that the one you
7 have here, it's very colorful. Is that part of the
8 business model as well, that you're going to paint it
9 teal?

10 MR. GOULD: We want it to stand out.

11 MS. DUFFY: We are all going to stick to the
12 color theme, but we also have a little bit of flexibility
13 with our vision as well. And you know, I'm crazy. I
14 already know what I'm going to do with the lobby and
15 everything. And you know, I don't know if we're going to
16 do like a whole green and blue icon, maybe a little more
17 plain.

18 MR. PEREIRA: But I'll stop you there, before
19 you go any further. What you do inside, that's fine.

20 MS. DUFFY: Yes, I get it.

21 MR. PEREIRA: Outside you're going to have to
22 talk to the Building Department. We have certain
23 requirements for signage, lighting, colors. We have an
24 Architectural Review Board. So you may actually -- if
25 you're going to be that crazy -- you may actually need to

1 get --

2 MS. DUFFY: My crazy is a little -- it's more
3 plain. I was thinking more --

4 MR. GOULD: That building is a corporate
5 location.

6 MR. PEREIRA: Right.

7 MR. GOULD: It's owned by me, and I'm the
8 landlord. So I'm allowed to do it in the Town of
9 Brookhaven. It's in a commercial/industrial area. But
10 of course if they said that wasn't allowed, we wouldn't
11 do it.

12 MR. PEREIRA: Yes. There are certain limits as
13 to what you can do in terms of aesthetics.

14 MR. GOULD: Yes. Absolutely.

15 MR. PEREIRA: So that is my only concern at
16 this time.

17 Thank you, Mayor.

18 MAYOR STRAUSS: All right. Thank you for
19 touching on that.

20 Anything else you'd like to say before we open
21 it up to the public?

22 Oh. Yes. Trustee Durham?

23 MR. DURHAM: If you did have 40 to 50 dogs on
24 the property, the question, if you had some sort of
25 incident, how do you separate the dogs and contain the

1 dogs?

2 They're going to take and require multiple
3 people. Say a dog got injured, or something like that,
4 and multiple staff people are going to have to be
5 attending to that one dog and arranging for that. How
6 are you separating and containing the other dogs on the
7 property during that time frame?

8 MR. GOULD: We have a plan for that. Just like
9 you said. We'll separate them. So we have an emergency
10 plan, whether it's fire, whatever it is. The dogs get
11 separated. Each dog will have an enclosure or, if it's a
12 real emergency, crates.

13 But just to answer the question about the 40 or
14 50 dogs, it's really -- that, too, is fluid. Again, if
15 you have 40 Chihuahuas, or 40 Great Danes, there's a big
16 difference. So it really depends on the size. So we
17 can't say 50 dogs or 70 dogs. So that's why we're kind
18 of stumbling a little bit. Again, 40 -- we could have
19 60 Chihuahuas and 20 Great Danes.

20 But to answer your question, we have in our
21 franchise training an emergency plan to have a local vet,
22 know where your animal emergency hospital is, what are
23 you going to do if a dog gets sick.

24 The truth of the matter is, it very rarely
25 happens. Very rarely. We have a better safety rating,

1 or ratio, than most school districts, most kindergarten
2 classes. It just doesn't happen because we have -- our
3 manual is this thick for our franchisees to follow. And
4 we have thought these things out. And we have a plan for
5 these different types of emergencies, evacuations,
6 etcetera.

7 MS. DUFFY: One of the reasons we chose to go
8 with the franchise is because it's a well-oiled machine.
9 And us, you know, being new in this field, it's nice to
10 have basically somebody saying, This has worked for so
11 long, and we're just going to expand it to another
12 location. So we will do training. All our employees go
13 through a full training. They work at existing locations
14 for a month to get the full training. So this isn't like
15 a new beta site. This is something that's worked for 17
16 years. So we're looking to open up a satellite location.
17 And I chose this area -- I was looking at Manhasset. I
18 was looking at numerous different areas. But I chose
19 this location because I feel like it's, like, a very
20 central location that has working class family members.
21 And you know, I'm in medical sales. So I'm in the
22 hospitals all the time. And I see the amount of working
23 people and I know that there's a need for it here. And I
24 already have people coming up to us, you know, when are
25 you opening in Nassau, when are you opening in Nassau,

1 because there's so many in Suffolk but nothing in Nassau.

2 MAYOR STRAUSS: All right.

3 Any other comments?

4 MR. WALSH: Mayor, just one more.

5 MAYOR STRAUSS: Sure.

6 MR. WALSH: Mr. Gould, you have several other
7 locations, you said, right?

8 MR. GOULD: Yes, sir.

9 MR. WALSH: What is your largest location?

10 MR. GOULD: They're all about approximately the
11 same.

12 MR. WALSH: OK. So today at your --
13 approximately all these are about the same location --
14 how many dogs do you have in your largest location today?

15 MR. GOULD: 50 to 60 today.

16 MR. WALSH: 50 to 60. And did you have that
17 proportion of one per ten dogs? Did you have five or six
18 employees for 50 or 60 dogs?

19 MR. GOULD: Roughly. It's really -- again,
20 it's a --

21 MR. WALSH: I mean, do you have any locations
22 that have three people with 50 dogs?

23 MR. GOULD: No, but it could be a 15 to 1
24 ratio. So -- yeah.

25 MR. WALSH: Well I just asked her if she was

1 willing to sign an agreement.

2 MR. GOULD: She will. She said she would.

3 MR. WALSH: OK. OK. That's what I mean.

4 So what I'm trying to get at is: Do you have
5 any locations where you have just three employees with 50
6 dogs?

7 MR. GOULD: No. We would have four when it
8 gets up to 50.

9 MR. WALSH: You would have four. OK. I just
10 wanted to verify that. OK.

11 Thank you. That's all.

12 MR. GOULD: You're welcome.

13 MAYOR STRAUSS: Thank you.

14 Anything else you'd like to say before I open
15 up for public comment?

16 Great. Folks, if you could have a seat, we'll
17 open up to public comment. Don't go too far.

18 Anybody in the first row? Second row? Third
19 row? Fourth row?

20 Yes, sir. Please state your name and your
21 address, please.

22 MR. BORKES: My name is John Borkes, 215
23 Liberty Avenue, Mineola.

24 I just want to start out by saying I'm a big
25 dog lover. But I'm the owner for 20 years at the 215

1 location, which is the adjacent building of this proposed
2 site, and that building is at the dead end of Liberty
3 Avenue. So there's such congestion down there. It's
4 just -- I don't know. I don't know. I just don't have a
5 good feeling about it. And it's more than just three
6 months. It's six -- it's a very, very, congested area
7 down there. Again, a lot of young little kids. And it's
8 a concern, you know.

9 That's basically what I wanted to say.

10 MR. PEREIRA: What kind of business?

11 MR. BORKES: Steel. Steel manufacturer.

12 MR. PEREIRA: And how many --

13 MR. BORKES: We have tractor trailers going in
14 and out. And it's tough to get the trailers in just with
15 the cars. That whole side, during the pool season, is
16 set up for handicapped parking. So there's no parking
17 whatsoever.

18 MR. PEREIRA: How many employees in your
19 facility?

20 MR. BORKES: I have five.

21 MR. PEREIRA: And where do they park, on the
22 street?

23 MR. BORKES: We have a parking lot also, and
24 they also park on the street. But we have two -- and
25 that one building that's up for discussion, it's one

1 building. So he must be subdividing. Right now they're
2 operating out of the whole thing.

3 MR. WALSH: Can I ask you a question, sir?

4 MR. BORKES: Sure.

5 MR. WALSH: You say that you are at 215 Liberty
6 Avenue.

7 MR. BORKES: Yes.

8 MR. WALSH: You have that steel --

9 MR. BORKES: Atlantic Steel.

10 MR. WALSH: I understand.

11 The building they're talking about, the address
12 is 229, in fact.

13 MR. BORKES: Right.

14 MR. WALSH: But they call it 221.

15 MR. BORKES: Right.

16 MR. WALSH: So it probably hasn't been
17 subdivided yet. I know the building.

18 MR. BORKES: That's what I'm saying. It's one
19 building right now. So I guess they're planning on a
20 subdivision.

21 MR. WALSH: Right. But their current address
22 is 229; is that correct?

23 MR. BORKES: I'm not sure of that.

24 MR. WALSH: OK. Thank you.

25 MR. BORKES: OK. Thank you.

1 MAYOR STRAUSS: Thank you, sir.

2 Anyone else wishing to make comment?

3 Folks, come on back up.

4 As you heard the gentleman just prior to this,
5 he's concerned about congestion and the traffic volume,
6 as are we. And being that it's a dead end street, people
7 will be making u-turns and doing the best they can to
8 navigate it. Tractor trailers coming and going. The
9 little leagues. The summer camps. The pool people at
10 times. It's more than three months that it's congested
11 there. It's probably even, you know, January, February,
12 there's still activity going on there at some levels. So
13 that is a concern for us. But I appreciate you selecting
14 Mineola.

15 We're going to -- I'll entertain a motion to
16 close and reserve decision.

17 MR. WALSH: Motion.

18 MR. CUSATO: Motion.

19 MAYOR STRAUSS: Motion by Trustee Walsh.

20 Seconded by Trustee Cusato.

21 All in favor?

22 MR. DURHAM: Aye.

23 MR. PEREIRA: Aye.

24 MR. CUSATO: Aye.

25 MR. WALSH: Aye.

1 MAYOR STRAUSS: Aye.

2 Any opposed?

3 Carried.

4 So we're going to reserve decision on this and
5 -- but if -- we'll make a decision in the very near
6 future and we'll notify you of our decision.

7 But if you do become successful in this, I ask
8 you that, as Mr. Pereira mentioned, make sure you are
9 linked closely with the Building Department for signage
10 and colors and things. And also, the Chamber of Commerce
11 is probably a good networking thing for you. And because
12 of the pet population that you may have there overnight,
13 if you are successful, I will ask you to reach out to the
14 Fire Department here. They have a Knox-Box program, and
15 I think they'd be interested. There's two of us that are
16 firefighters. They'd be interested in your emergency
17 plans, God forbid the building should have an issue.

18 So with that being said, thank you very much.
19 Good luck to you.

20 MS. DUFFY: Thank you.

21 MR. FARRELLY: Thank you.

22 THE COURT: Great.

23 * * *

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1 MAYOR STRAUSS: Mr. Scalero, next one.

2 MR. SCALERO: "Legal Notice, Public Hearing,
3 Incorporated Village of Mineola.

4 "Please take Notice that the Board of Trustees
5 of the Incorporated Village of Mineola will hold a Public
6 Hearing on Wednesday, April 19, 2017 at 6:30 p.m. at the
7 Village Hall, 155 Washington Avenue, Mineola, New York
8 11501, or at some other location to be hereafter
9 designated by the Board of Trustees, in order to receive
10 public comment upon the following:

11 "Application of Meta-Burn Fitness for a Special
12 Use Permit pursuant to Chapter 550 of the Code of the
13 Incorporated Village of Mineola, entitled 'Zoning',
14 Section 550.12, entitled 'B-1 Districts', Subsection (B),
15 entitled 'Special Uses', and Section 550.13, entitled
16 'B-2 Districts', Subsection (A), for the purpose of
17 establishing a fitness, nutrition and exercise
18 training/wellness center upon the second floor of the
19 property known as 212 Station Plaza, Mineola, New York,
20 known and designated on the Nassau County Land and Tax
21 Map as Section 9, Block 422, Lot 111.

22 "The Village of Mineola does not discriminate
23 on the basis of handicapped status in administration or
24 access to or employment in its projects and activities.
25 Joseph R. Scalero has been directed to coordinate

1 compliance with non-discrimination requirements of the
2 Federal Revenue Sharing regulations.

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

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

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

11 "Dated March 27, 2017."

12 MAYOR STRAUSS: Thank you.

13 This hearing will also commence like the other
14 ones. The applicant will make their application and
15 their presentation. There will be an interaction with
16 the Board of Trustees, and then we'll open up to public
17 comment.

18 MR. KALAFATIC: Good evening, gentlemen. My
19 name is Greg Kalafatic, 212 Station Plaza North.

20 This is my business partner.

21 MR. SLAUGHTER: Good evening. My name is Rahz
22 Slaughter, 212 Station Plaza North, Mineola.

23 THE COURT: Your last name is what?

24 MR. SLAUGHTER: Slaughter.

25 MAYOR STRAUSS: Slaughter.

1 Go ahead.

2 MR. KALAFATIC: So we don't have an extensive
3 presentation tonight, like everyone else here. But yes,
4 we're applying for a Special Use Permit for 212 Station
5 Plaza North for a personal training one-on-one studio and
6 also nutrition counseling.

7 MAYOR STRAUSS: All right. Educate us. What
8 kind of company is this? What kind of services are you
9 going to provide?

10 MR. KALAFATIC: Sure. So our company is
11 Meta-Burn Fitness. We have three locations, which
12 Mineola is the third. One location in Oyster Bay.

13 MAYOR STRAUSS: If you could slow down just a
14 little bit.

15 MR. KALAFATIC: Sure.

16 MAYOR STRAUSS: Just for the court reporter.
17 Thank you.

18 MR. KALAFATIC: So we have three locations.
19 One location is in Oyster Bay. Second location is in
20 Locust Valley. And the third location is in Mineola.

21 So we are a one-on-one personal training studio
22 that services a majority of women. We do lot of
23 nutrition counseling, personal training. No heavy
24 machinery or anything like that. That's pretty much it.

25 MAYOR STRAUSS: What are your hours of

1 operation?

2 MR. KALAFATIC: From 5:30 a.m. till about 8:00
3 p.m.

4 MAYOR STRAUSS: Five days a week, seven days a
5 week?

6 MR. KALAFATIC: Six days a week.

7 MAYOR STRAUSS: All right.

8 So that was 5:30 a.m.?

9 MR. KALAFATIC: Correct.

10 MAYOR STRAUSS: To 8:00 p.m.

11 MR. KALAFATIC: To 8:00 p.m., Monday through
12 Friday. Saturdays we're from 7:00 a.m. to 1:00 p.m.

13 MAYOR STRAUSS: How long have those other
14 businesses been in existence, those other locations?

15 MR. KALAFATIC: Ten years.

16 MAYOR STRAUSS: Ten years.

17 By you?

18 MR. KALAFATIC: Both, yes, correct.

19 THE COURT: OK. How many staff will you have
20 on hand at this one?

21 MR. KALAFATIC: We have currently two coaches,
22 including myself and Rahz.

23 MAYOR STRAUSS: So there's four people all day
24 long?

25 MR. KALAFATIC: Not all day long. It's all

1 one-on-one. So it's 30-minute sessions. So people are
2 in and out.

3 So we have, I guess, if you want to call them
4 shift trainers. So between 5:30 and 12:00 we'll have one
5 trainer, and then between 4:00 and 8:00 p.m. we have
6 another trainer.

7 MAYOR STRAUSS: OK.

8 Deputy Mayor.

9 MR. PEREIRA: Thank you.

10 Now I remember Mr. Slaughter, because you
11 wrestled at Wheatley, and I coach wrestling at Mineola.

12 MR. SLAUGHTER: Very popular.

13 MR. PEREIRA: Yes, it's very good.

14 Now because I heard Oyster Bay and I heard
15 Locust Valley, and immediately I think: Locust Valley,
16 big wrestling community, lots of success.

17 But so you're not going to have group training.
18 This is going to be one-on-one. We're not going to have
19 packs of kids coming in and doing any kind of wrestling.

20 MR. KALAFATIC: Correct. All one-on-one
21 personal training, adults majority. We might have a few
22 children, but it's only going to be one-on-one.

23 MR. PEREIRA: So essentially, obviously, you
24 know, the location 212 Station Plaza, parking is at a
25 premium. You're going to have literally two to three

1 people at any one given time. There are no classes.

2 MR. KALAFATIC: No classes.

3 MR. PEREIRA: No classes. So it's going to be
4 the trainer and the customer, and maybe the customers may
5 overlap, you know, one may arrive five minutes early,
6 before the other one leaves, but --

7 MR. KALAFATIC: Right.

8 MR. PEREIRA: -- essentially we're never going
9 to have a multitude of people.

10 MR. KALAFATIC: Right.

11 MR. PEREIRA: Do you have mats on the floor?

12 MR. KALAFATIC: Yes --

13 MR. PEREIRA: What kind of --

14 MR. KALAFATIC: Yes. It's all matted. I think
15 it's about one inch diameter.

16 MR. PEREIRA: OK. And below you is . . .

17 MR. KALAFATIC: Quest Diagnostics.

18 MR. PEREIRA: The blood collection place.

19 Right. OK.

20 How large is the . . .

21 MR. KALAFATIC: About 400 square feet.

22 MR. PEREIRA: 400 square feet.

23 Is this about the same thing as your other two
24 locations?

25 MR. KALAFATIC: No. Our other two locations:

1 Locust Valley is 900 square feet, Oyster Bay is about
2 1,100 square feet.

3 MR. PEREIRA: OK. Excellent. And I assume
4 that people get in through the front of the building,
5 right? There's a door next to the Quest Diagnostics
6 place?

7 MR. KALAFATIC: Correct. Yup.

8 MR. PEREIRA: OK. That's all my questions.

9 MAYOR STRAUSS: All right. Great.

10 Trustee Cusato?

11 MR. CUSATO: Thank you, Mayor.

12 Good evening, gentlemen.

13 My main concern is parking. Do you have
14 parking issues in your other two spots? Do you have
15 parking lots in Locust Valley and . . .

16 MR. KALAFATIC: In Locust Valley and Oyster Bay
17 we have private parking lots, correct.

18 MR. CUSATO: So Mineola is going to be a
19 problem for you, right, because it's going to be very
20 congested, I believe.

21 MR. KALAFATIC: From our experience, we haven't
22 had any issues. When our clients come in, no one is
23 unhappy. They find spots relatively fast.

24 MR. CUSATO: Really.

25 MR. KALAFATIC: Yes.

1 MR. SLAUGHTER: I've been there since we
2 started in August, and we have had no complaints about
3 parking. Everyone knows this is meters. And they also
4 park along -- like he said, it's 30 minutes in and out.
5 So rarely does anyone have to spend more than 50 cents.

6 MR. CUSATO: OK. Thank you, Mayor.

7 MAYOR STRAUSS: Great. Thank you.

8 Trustee Durham?

9 MR. DURHAM: So you've been, you said, open
10 since August?

11 MR. SLAUGHTER: Correct.

12 MR. DURHAM: And they're just coming in
13 conforming with the Village.

14 Number of people that you've been having during
15 the course of the day?

16 Right now, since you've been open, how many
17 people? How many lessons?

18 MR. SLAUGHTER: We're averaging probably
19 anywhere from, I'd say, nine to 14.

20 MR. DURHAM: Nine to 14 a day you're averaging
21 now?

22 MR. Slaughter: Mm hmm.

23 MR. DURHAM: And the staffing that's on the --
24 how many people do you have right now as staffing?

25 MR. SLAUGHTER: It's always one personal

1 trainer there. So we have one from 5:30 till about
2 12:30, and then from 4:00 to 8:00.

3 MR. DURHAM: So, You know, from --

4 MR. Slaughter: Between those hours we
5 usually -- we don't do any training because everyone is
6 going home to eat or workout themselves.

7 MR. DURHAM: OK. And now, on your other
8 locations, more staffing?

9 MR. SLAUGHTER: It's the same model. So our
10 business model is that we serve as one-on-one personal
11 training. So there's always one coach to one client. In
12 Locust Valley, which was our first, occasionally there's
13 two trainers and two coaches because it's a little more
14 busy and we've been established there longer in the
15 community.

16 MR. DURHAM: So you hire the staff and -- so
17 did you start at one of the other locations and hire
18 staff to take and cover those locations, or how is it . . .

19 MR. SLAUGHTER: So the way it works is that
20 we -- Greg and I created the model. Greg and I were the
21 personal trainers in Locust Valley originally. As we've
22 grown, we've grown to train and create the Meta Burn
23 Training System. This system is actually a certification
24 that we take our trainers through, 30 days, before they
25 are even able to work as a personal trainer with our

1 clients.

2 MR. DURHAM: So your staff that you're
3 training, they have to work with you for 30 days --

4 MR. Slaughter: Absolutely.

5 MR. DURHAM: -- before they even meet with the
6 public to take and work with the public so that they have
7 your format down.

8 MR. SLAUGHTER: Correct.

9 MR. DURHAM: The training.

10 OK. Thank you.

11 MAYOR STRAUSS: Thank you.

12 Trustee Walsh?

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

14 Hello. Thank you very much for coming down
15 tonight.

16 About how many people -- about how many -- most
17 of your customers are women. About how many women in a
18 day do you deal with?

19 MR. SLAUGHTER: Well we're averaging probably
20 about nine to 14 per day.

21 MR. WALSH: So you're running that operation
22 between nine and 14 sessions a day with people.

23 MR. SLAUGHTER: Correct.

24 MR. WALSH: And each session is a half an hour.

25 MR. SLAUGHTER: Correct.

1 MR. WALSH: That sounds like you could use an
2 uptick in people, and I hope that that happens for you if
3 you're given the application.

4 MR. SLAUGHTER: Thank you.

5 MR. WALSH: What type of equipment do you have
6 upstairs?

7 MR. SLAUGHTER: So most of it is all body
8 weight. But we do have some dumb bells. We do have
9 kettle bells. And we have sandbags. We have TRX. I'm
10 not sure if you're -- it's suspension training. So it's
11 all basically nothing machinery. It's the second floor
12 apartment, or building, so we . . .

13 MR. WALSH: Second floor. It's the second
14 floor. That's what I was going to say.

15 You came there in August and you built this
16 facility. What was there prior to you?

17 MR. SLAUGHTER: I didn't build it. The -- my
18 other partner, Sean -- it was an apartment -- converted.

19 MR. WALSH: It was an apartment and it was
20 converted into this.

21 And you were fined in September for
22 nonconformity with a Special Use; is that correct?

23 MR. SLAUGHTER: Correct.

24 MR. WALSH: And you paid that fine.

25 MR. SLAUGHTER: Correct.

1 MR. WALSH: And you are here today, several
2 months after August, to apply for a Special Use Permit
3 and get that permission and be granted that permission
4 hopefully.

5 Why didn't you do that originally back in
6 August?

7 MR. SLAUGHTER: So in our other two locations
8 we didn't need it. And my partner, Sean, he's away in
9 the military currently. So he was the one who was
10 handling that. Greg and I were in Locust Valley, and we
11 didn't know what was happening until it was too late.
12 And then once we took it over and said, Hey, we're going
13 to make sure this gets done, we came down and we applied.
14 And we didn't have the date for the previous month. Sean
15 had gotten --

16 MR. WALSH: And this Sean, this is a fellow who
17 was here once before for an application; is that correct?
18 And he's away now? He's away now.

19 MR. SLAUGHTER: Yes. Correct.

20 MR. WALSH: And he was here for an application
21 for another gym. OK. I know who he is.

22 And you know that you have to speak with the
23 Building Department about any signage.

24 MR. SLAUGHTER: Correct.

25 MR. WALSH: That was part of the problem that

1 you had, right?

2 MR. SLAUGHTER: Yes, and we removed those
3 signs.

4 MR. WALSH: OK. But now you have a sign in the
5 window that has a picture of a woman and it says: Free
6 30-minute tryout, or something like that. I don't know
7 whether you need approval for that signage or not, but
8 you very well may. So you'll have to speak with the
9 Building Department about that.

10 MR. SLAUGHTER: Even if it's inside?

11 MR. WALSH: You know, it's exposed to the
12 outside. It's not inside. It may be on the inside of
13 the window, but the picture that is displayed on the
14 outside and, speaking with counsel, he said that you may
15 need . . .

16 MR. SLAUGHTER: OK. We can look into that.

17 MR. WALSH: And I just think that if there's --
18 how many people -- no more than one or two people at one
19 time are being trained in there?

20 MR. SLAUGHTER: Correct.

21 MR. WALSH: So I don't see that as being a big
22 problem for parking. Although you know it's a very
23 congested area. We all know what it's like down there.
24 It's also the thoroughfare for all the loading docks at
25 Winthrop University Hospital. So, the trains coming in

1 and out. It's tough. But if there's only going to be
2 one or two people, you know, at a time, I don't see that
3 being a problem.

4 And I have no further questions, Mayor, at this
5 time.

6 MAYOR STRAUSS: Thank you.

7 MR. WALSH: Thank you.

8 MAYOR STRAUSS: Mr. Trentacoste, have the
9 mailings been done?

10 MR. TRENTACOSTE: Yes, Mayor, they did submit
11 their Affidavit of Mailing.

12 MAYOR STRAUSS: OK. Thank you.

13 Any other comments from the Board?

14 MR. PEREIRA: The only comment I would have,
15 Mayor, is when I saw the application and I saw the
16 location, obviously I had some concerns, not only from
17 our perspective in terms of congestion and parking, but
18 also from your perspective in terms of how do you make it
19 a viable business.

20 But now, hearing the applicants explain the
21 business model, the fact that it is one-on-one, I do not
22 have any concerns about parking or additional congestion.
23 As Mr. Slaughter said, you know, if the customers are
24 coming in and they're putting two quarters in the meter
25 and they're staying for 30 minutes and they're leaving,

1 you know, I'm OK with that.

2 And they've been operating this way since
3 August. And as long as they are in conformity with the
4 Building Department, the use and the signs, I certainly
5 don't see a problem with this operation.

6 MAYOR STRAUSS: It seems to be low impact.

7 MR. PEREIRA: Low impact. It's not a
8 Starbucks.

9 MAYOR STRAUSS: Gentlemen, anything else you
10 would like to add?

11 MR. SLAUGHTER: No.

12 MR. KALAFATIC: No.

13 MR. SLAUGHTER: Thank you.

14 MAYOR STRAUSS: You can have a seat right here.
15 We'll open up to public comment.

16 Anybody wishing to make a comment at all on
17 this hearing?

18 Folks, why don't you stand back up.

19 As you heard here, you know, I ask you that you
20 get involved with the Building Department, work with them
21 closer than you are already to make sure that you're in
22 conformance with our codes.

23 And I will entertain a motion to approve.

24 MR. PEREIRA: Motion.

25 MAYOR STRAUSS: Motion by Trustee Cusato.

1 Second --

2 MR. PEREIRA: Trustee Pereira.

3 MAYOR STRAUSS: I'm sorry. Trustee Pereira.

4 MR. CUSATO: I will second.

5 MAYOR STRAUSS: Trustee Cusato is going to
6 second for you.

7 Mr. Scalero, poll the Board.

8 MR. SCALERO: Trustee Durham?

9 MR. DURHAM: Yes.

10 MR. SCALERO: Trustee Pereira?

11 MR. PEREIRA: Yes.

12 MR. SCALERO: Trustee Cusato?

13 MR. CUSATO: Yes.

14 MR. SCALERO: Trustee Walsh?

15 MR. WALSH: Yes.

16 MR. SCALERO: Mayor Strauss?

17 MAYOR STRAUSS: Yes.

18 Gentlemen, congratulations. I ask again that
19 you link up with the Building Department. Get involved
20 in the Chamber of Commerce. They're certainly a good
21 group that you can probably benefit from being a part of.

22 Thank you for choosing Mineola. Welcome.

23 MR. KALAFATIC: Thank you.

24 MR. SLAUGHTER: Thank you.

25 MAYOR STRAUSS: Congratulations. Good luck.


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That's the end of the hearings.

* * *

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

* * *


PATRICIA A. TAUBER, RPR
OFFICIAL COURT REPORTER

- Board of Trustees Hearing of 4/19/2017 -

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