

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE
BOARD OF TRUSTEES

June 13, 2018
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, Trustees.

* * *

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

* * *

JOSEPH R. SCALERO,
Village Clerk

LINDA PARDO
Deputy Village Clerk

DANIEL B. WHALEN,
Supt. Of Buildings

* * *

PATRICIA A. TAUBER, RPR
Official Court Reporter

RECEIVED
VILLAGE OF MINEOLA
JUN 25 P 4:00

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: Ladies and gentlemen, Trustee
6 Walsh was unable to attend this evening, so that's why we
7 have an empty seat in the corner.

8 Mr. Scalero?

9 MR. SCALERO: Yes.

10 "Legal Notice, Public Hearing, Incorporated
11 Village of Mineola.

12 "Please take Notice that the Board of Trustees
13 of the Incorporated Village of Mineola will hold a Public
14 Hearing on Wednesday, June 13, 2018 at 6:30 p.m. at the
15 Village Hall, 155 Washington Avenue, Mineola, New York
16 11501, or at some other location to be hereafter
17 designated by the Board of Trustees, in order to receive
18 public comment upon the following:

19 "Application of Dr. Scott Benson for a Special
20 Use Permit pursuant to Chapter 550 of the Code of the
21 Incorporated Village of Mineola, entitled 'Zoning',
22 Section 550.12, entitled 'B-1 Districts', Subsection (B),
23 entitled 'Special Uses', to establish an emergency
24 veterinary facility upon the property known as 259
25 Jericho Turnpike, Mineola, New York, known and designated

1 on the Nassau County Land and Tax Map as Section 9, Block
2 394, Lot 123.

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 May 16, 2018."

18 MAYOR STRAUSS: We have three hearings on this
19 evening. Obviously, this is the first one.

20 Mr. Whalen, report on mailings?

21 MR. WHALEN: Yes, Mayor.

22 The mailings are in order, the affidavit has
23 been signed and notarized accordingly for this
24 application.

25 MAYOR STRAUSS: Thank you.

1 Mr. Gibbons?

2 MR. GIBBONS: Nassau County Planning Commission
3 has recommended local determination, and I'd ask for a
4 resolution declaring this a Type II Action under SEQRA.

5 MAYOR STRAUSS: Can I get a motion on that?

6 MR. PEREIRA: Motion.

7 MAYOR STRAUSS: Motion by Trustee Pereira.

8 MR. CUSATO: Second.

9 MAYOR STRAUSS: Second by Trustee Cusato.

10 All in favor?

11 MR. DURHAM: Aye.

12 MR. PEREIRA: Aye.

13 MR. CUSATO: Aye.

14 MAYOR STRAUSS: Aye.

15 Opposed?

16 Carried.

17 Ladies and gentlemen, this will be the format
18 for this evening's hearings: The applicant will make
19 their presentation to the Board. There will be an
20 interaction with the Board, at which time we will open it
21 up for public comment.

22 I ask that anybody coming to the podium to
23 please speak slowly, clearly, state your name and address
24 and affiliation, if you have one, with the applicant.

25 Who's up first?

1 Come on up, sir.

2 DR. BENSON: Hi. I am the applicant. My name
3 is Dr. Scott Benson. My address is 4 Reeve Road,
4 Rockville Centre, New York.

5 MAYOR STRAUSS: Could you speak a little louder
6 for us?

7 DR. BENSON: Better?

8 MAYOR STRAUSS: Slightly.

9 How's that working out for you?

10 All right. Thank you.

11 DR. BENSON: My name is Dr. Scott Benson, 4
12 Reeve Road, Rockville Centre, New York 11570, and I am
13 the applicant.

14 MAYOR STRAUSS: How are you, sir? Welcome to
15 Mineola.

16 DR. BENSON: Thank you.

17 MAYOR STRAUSS: Thank you for choosing Mineola.

18 DR. BENSON: Thank you again.

19 About five or six years ago there was a former
20 emergency clinic in Nassau County in Westbury. It was
21 taken over by a corporate structure and formed into a
22 specialty hospital in Westbury. That left a big need for
23 animal owners who just need emergency care, rather than a
24 fancy specialty hospital for them to have their pets
25 taken care of.

1 There is a distinct problem with costs with
2 these facilities. They're overhead is huge and people
3 have been put under a burden that a lot of times forces
4 them to euthanize an animal rather than try to save it.

5 With the advent of this type of specialty
6 hospital, similar to the urgent care centers that exist
7 in medicine today, it's more of an in and out. You take
8 care of the problem, you stabilize, and then you send it
9 back to the referring veterinarian the following day.

10 It is open from 8:00 p.m. till 8:00 a.m., which
11 is when most of the other animal hospitals are closed and
12 can not provide services.

13 MAYOR STRAUSS: Seven days a week?

14 DR. BENSON: Seven days a week.

15 MAYOR STRAUSS: Anything else?

16 DR. BENSON: That's it.

17 MAYOR STRAUSS: How long have you been a vet?

18 DR. BENSON: 40 years.

19 MAYOR STRAUSS: 40 years.

20 You have your own practice somewhere else?

21 DR. BENSON: I have my own practice and I'm
22 affiliated with seven others.

23 MAYOR STRAUSS: Great. How many staff will you
24 have on hand?

25 DR. BENSON: There are three doctors that will

1 be on hand, probably five to six staff members, two or
2 three receptionists. That would be pretty much the
3 entire board.

4 MAYOR STRAUSS: You'll have the full complement
5 8:00 a.m. to 8:00 p.m.?

6 DR. BENSON: 8:00 p.m. till 8:00 a.m. 8:00
7 a.m. we close.

8 THE COURT: So you'll have three doctors on
9 staff or are they on call?

10 DR. BENSON: The doctors will rotate. OK.
11 There will be one or two doctors there, depending on the
12 load at any point in time.

13 MAYOR STRAUSS: Sure. I think it's a good
14 need.

15 DR. BENSON: We picked Mineola because of the
16 central locality. It enables us to draw from the North
17 Shore, the South Shore, the east, OK, and even part of
18 eastern Queens.

19 MAYOR STRAUSS: You're supposed to say you
20 picked Mineola because they have a great Mayor and a
21 great Board of Trustees.

22 (Laughter.)

23 DR. BENSON: I really like --

24 MAYOR STRAUSS: Strike it from the record.

25 All right. Deputy Mayor?

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

2 And just to put it in perspective: So this is
3 on the south side of Jericho, between Horton and
4 Wellington, what is currently, or was, an appliance or --

5 DR. BENSON: I believe an electronics store.

6 MR. PEREIRA: Electronics store. Right. An
7 electronics store.

8 The parking for your employees and for your
9 clients will be in the back, off of Horton?

10 DR. BENSON: That is correct.

11 MR. PEREIRA: OK. What about deliveries? Will
12 you be getting any deliveries of medical supplies, or
13 just general office supplies? When would those be done?

14 DR. BENSON: Those will have to be done during
15 the day. Someone would have to be there to receive them
16 because the facility will not be functioning during the
17 day.

18 MR. PEREIRA: Right. And I asked that because
19 obviously we don't want the beeping of trucks backing up
20 in the back. It abuts residential properties.

21 Will the -- I'm looking at your -- so everyone
22 enters through the front, though.

23 DR. BENSON: That's correct.

24 MR. PEREIRA: So they'll park in the back, walk
25 around on Horton to Jericho, and enter through there. So

1 not the back.

2 DR. BENSON: I believe there's parking in the
3 front as well.

4 MR. PEREIRA: There's parking on the corner of
5 Wellington and Jericho Turnpike. There's a few spots.
6 Probably about six or seven or eight.

7 Now this would be just -- people don't make an
8 appointment. This is an emergency.

9 DR. BENSON: Correct.

10 MR. PEREIRA: You just, if something happens to
11 your animal overnight -- and now obviously predominantly
12 dogs and cats, but other animals as well?

13 DR. BENSON: No. Dogs and cats we'll probably
14 be limited to.

15 MR. PEREIRA: Just going to be limited to dogs
16 and cats.

17 DR. BENSON: Yes.

18 MR. PEREIRA: So there will be no boarding or
19 anything like that?

20 DR. BENSON: No. As a matter of fact, the
21 following day they will be transported by our van to
22 their referring veterinarian. In other words, if you
23 have your veterinarian, you would be bringing your pet
24 back to them the following day.

25 MR. PEREIRA: And you'll be doing -- you could

1 do emergency surgery there, if the animal requires it.

2 DR. BENSON: Yes, we could.

3 MR. PEREIRA: OK.

4 That's all, Mayor. Thank you.

5 MAYOR STRAUSS: Thank you.

6 Trustee Cusato?

7 MR. CUSATO: Thank you, Mayor.

8 Dr. Benson?

9 DR. BENSON: Yes.

10 MR. CUSATO: So, you know, I'm a dog owner for
11 12 years and I rescued two dogs. So my question is --
12 and maybe Mr. Pereira mentioned it, or maybe I missed it.
13 So if I call you at 4:00 a.m. with a problem with my dog,
14 is there someone -- I'm going to get a person that's
15 going to answer my phone at 4:00 a.m. to take care of my
16 dog?

17 DR. BENSON: You're going to get a live person
18 sitting in that office that's going to answer your phone
19 and will triage over the phone and, if warranted, you
20 would be told to come to the office, yes.

21 MR. CUSATO: OK. So now, when you take care of
22 a dog and you operate, I didn't see a place where the dog
23 is going to stay overnight. You're going to transport
24 that dog to another place, or maybe I missed that.

25 DR. BENSON: Well I assume you have a

1 veterinarian for your pets. Your veterinarian would
2 be -- normally the way it usually works is that the owner
3 calls their regular vet. There's an emergency number on
4 that phone, or with the new phone systems we can even
5 have it directly forwarded to our facility. OK.
6 Discussion takes place with what's going on with the pet.
7 You're told to come in. We stabilize, and the following
8 morning we refer you back to your regular veterinarian
9 for follow-up care.

10 MR. CUSATO: So I know, as a dog owner, there's
11 many vet hospitals throughout the area. And I think
12 you're the one area that the back of your building is
13 going to face the residences. So if there's barking of
14 dogs, is that going to be an issue with -- what are you
15 going do to stop barking dogs from affecting our
16 residents in the back?

17 DR. BENSON: Well the one thing I can tell you
18 for sure is that, more often than not, when animals are
19 sick enough to require a medical facility, a veterinary
20 medical emergency facility, they're not barking.

21 Number two, we can put in enough soundproofing
22 and noise reduction materials that the bark would die two
23 feet outside the building.

24 MR. CUSATO: So you plan to do that, or --

25 DR. BENSON: Yes.

1 MR. CUSATO: OK. Thank you.

2 Mayor, thank you.

3 MAYOR STRAUSS: Great. Thank you.

4 DR. BENSON: I mean, I've run several hospitals
5 and I always said this to my clients, I'd say: You can
6 stop by my hospitals at any point in time. They're
7 immaculately clean, there is no odor, and there is no
8 noise because when you do it the right way there is none.

9 MR. CUSATO: Doctor, as a dog owner, the more
10 vet hospitals, the better for me. In fact, you're going
11 to be like -- if this is approved -- you're going to be
12 like three blocks away.

13 DR. BENSON: You're welcome any time.

14 MR. CUSATO: Thank you.

15 Thank you, Mayor.

16 MAYOR STRAUSS: Thank you.

17 Trustee Durham?

18 MR. DURHAM: So have you affiliated yourself
19 with any other vets now, or is it your offices that
20 you're affiliated with? You said that when you call
21 after hours -- is it going to be a prompt taking those
22 straight to you or something like that? How would you
23 work that out with these other vets?

24 DR. BENSON: This service will be open to any
25 veterinarian in Nassau County.

1 MR. DURHAM: So if they called my regular vet,
2 or whatever, they might have it prompted to emergency
3 after hours and it goes directly to you?

4 DR. BENSON: If they have chosen to use us as
5 their referral for emergency work, the call will go
6 straight to us.

7 MR. DURHAM: OK. And now, you said there's
8 three doctors rotating. So it would be approximately one
9 doctor on at all times. So the other staff, the five,
10 six, staff --

11 DR. BENSON: Technician, reception.

12 MR. DURHAM: OK. With the overnight hours, you
13 said 8:00 a.m., so I guess that's the time most of the
14 other vets are opening, or whatever?

15 DR. BENSON: That's correct.

16 MR. DURHAM: So you have just one van, or are
17 you going to have multiple vans for distribution? How
18 are you -- if there's multiple injured animals, how are
19 you getting them to the --

20 DR. BENSON: That has yet to be determined how
21 many trucks we would have on the road. Initially it will
22 be one because I think one will be sufficient. The big
23 Ford vans now can probably handle anywhere between five
24 and six patients at a time, and they'll be dropped at
25 their various hospitals.

1 MR. DURHAM: So now, say the first animal comes
2 in at 8:30 and needs surgery, or whatever, is there a
3 place that you're going to take and keep the animal till
4 the 8:00 a.m. or, if the animal has already had its
5 surgery, whatever, is it being released with the owner,
6 or do you have an area that you're going to take and
7 stage the animals until 8:00 o'clock in the morning?

8 DR. BENSON: Depending on the severity of the
9 case, OK, there is storage in there, enough cages in that
10 facility that will hold the animals. OK. Certain
11 animals will be able to be discharged relatively quickly.
12 A small cut or laceration, that can be sewn up and
13 discharged within an hour. OK. If a dog has a splenic
14 tumor, for example, that's going to require extensive
15 hospitalization and referral back to their veterinarian
16 the following morning.

17 MR. DURHAM: So you do have an area that there
18 would be kennels?

19 DR. BENSON: In the treatment area -- do you
20 have the plans in front of you?

21 MR. DURHAM: Yes.

22 DR. BENSON: In the treatment area there would
23 be kennels.

24 MR. DURHAM: OK. Thank you.

25 MAYOR STRAUSS: Thank you.

Any other comments from the Board?

1
2 MR. PEREIRA: The only comment, Dr. Benson,
3 that I would make, you know, normally you would encourage
4 people to have their clients park in the rear but in this
5 case, when I think about 8:00 p.m. to 8:00 a.m., most of
6 these people would actually pull up right in front. And
7 we would actually encourage that, for them to pull up in
8 front and not go into the back and have to walk around
9 because potentially -- the dogs may not be barking, but
10 doors are opening, doors are closing, lights and, you
11 know, noise. So we try to encourage them to park on
12 Jericho because at that time, although there are meters,
13 there's obviously no one enforcing the meters and even
14 for your staff, you know, they can park overnight in the
15 front and not in the back or, if you want to leave it --
16 so that would be one observation that I would make
17 because of the hours. And in terms of accessibility to
18 your front door where it would be easier, it would make
19 more sense. So Jericho at that point in that area would
20 be completely open in front of your store.

21 The other thing I would ask is, in terms of
22 signage, that you would work with the Building Department
23 to make sure that, you know, you meet the code
24 requirements. So whenever, if you're approved, that you
25 work with the Building Department to determine the signs

1 and types of signs and that type of thing.

2 DR. BENSON: I figured, honestly, at that hour
3 of the night, OK, we will not be competing with any other
4 businesses on that block.

5 MR. PEREIRA: No. No.

6 DR. BENSON: So therefore that small parking
7 lot that's on the side there --

8 MR. PEREIRA: Yes, That would make more sense.

9 DR. BENSON: -- would probably accommodate any
10 number of people we could possibly have at any point in
11 time.

12 MR. PEREIRA: Yes, and we would actually ask
13 you, we would ask you to encourage --

14 DR. BENSON: We could put up a sign that would
15 say: Please park here.

16 MR. PEREIRA: Then that would completely avoid
17 that rear parking lot and those two or three houses that
18 abut that rear parking Lot.

19 DR. BENSON: That is not an issue at all. I
20 would actually prefer that.

21 MR. PEREIRA: Yes. Thank you, doctor.

22 DR. BENSON: My pleasure.

23 MAYOR STRAUSS: Dr. Benson, anything else?

24 DR. BENSON: Nothing else.

25 MAYOR STRAUSS: At this time I ask you to have

1 a seat and we'll go through the crowd and see if anybody
2 has any comments.

3 DR. BENSON: OK. Thank you.

4 MAYOR STRAUSS: We'll address the comments
5 after the public comment.

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

8 Dr. Benson, come on back up.

9 Again, welcome to Mineola.

10 I'll entertain a motion to approve.

11 MR. DURHAM: Motion.

12 MAYOR STRAUSS: Motion by Trustee Durham.

13 Second?

14 MR. PEREIRA: Second.

15 MAYOR STRAUSS: Trustee Pereira.

16 Mr. Scalero, poll the Board.

17 MR. SCALERO: Yes, sir.

18 Trustee Durham?

19 MR. DURHAM: Yes.

20 MR. SCALERO: Trustee Pereira?

21 MR. PEREIRA: Yes.

22 MR. SCALERO: Trustee Cusato?

23 MR. CUSATO: Yes.

24 MR. SCALERO: Mayor Strauss?

25 MAYOR STRAUSS: Yes.

1 MR. CUSATO: I hope you take good care of the
2 dogs.

3 DR. BENSON: You got it.

4 MAYOR STRAUSS: Welcome to Mineola. Thank you
5 for selecting us. I hope you are very successful,
6 although I don't wish any ill will on any pet. But
7 please, if you need anything from us, please reach out to
8 us. As the Deputy Mayor mentioned about the signage, and
9 as well as any interior work that you do, stay in close
10 contact with our Building Department.

11 And get involved in the Chamber of Commerce.
12 That's a great networking group and you'll find a lot of
13 friends there. Welcome to Mineola, sir.

14 DR. BENSON: Thank you very much.

15 MAYOR STRAUSS: Thank you.

16 * * *

17

18

19

20

21

22

23

24

25

1 MAYOR STRAUSS: Mr. Scalero?

2 MR. SCALERO: Yes, sir.

3 "Legal Notice, Public Hearing, Incorporated
4 Village of Mineola.

5 "Please take Notice that the Board of Trustees
6 of the Incorporated Village of Mineola will hold a Public
7 Hearing on Wednesday, June 13, 2018 at 6:30 p.m. at the
8 Village Hall, 155 Washington Avenue, Mineola, New York
9 11501, or at some other location to be hereafter
10 designated by the Board of Trustees, in order to receive
11 public comment upon the following:

12 "Application of Natalie Economou for a Special
13 Use Permit pursuant to Chapter 550 of the Code of the
14 Incorporated Village of Mineola, entitled 'Zoning',
15 Section 50.12, entitled 'B-1 Districts', Subsection (B),
16 entitled 'Special Uses', to establish a Wow Mom's World
17 franchise, teaching martial arts, yoga, arts and crafts,
18 swimming, with the sale of food and drink upon the
19 property known as 328 East Jericho Turnpike, Mineola, New
20 York, known and designated on the Nassau County Land and
21 Tax Map as Section 9, Block 381, Lot 44.

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 May 16, 2018."

12 MAYOR STRAUSS: Thank you.

13 Mr. Whalen, report on mailings?

14 MR. WHALEN: Affidavit of Mailing Notice is in
15 order. It has been signed and notarized by the
16 applicant.

17 MAYOR STRAUSS: Thank you.

18 Mr. Gibbons?

19 MR. GIBBONS: The Nassau County Planning
20 Commission has recommended local determination and I'd
21 ask for a resolution declaring this a Type II Action
22 under SEQRA.

23 THE COURT: Motion?

24 MR. PEREIRA: Motion.

25 MAYOR STRAUSS: Motion by Trustee Pereira.

1 Second?

2 MR. DURHAM: Second.

3 MAYOR STRAUSS: Trustee Durham.

4 All in favor?

5 MR. DURHAM: Aye.

6 MR. PEREIRA: Aye.

7 MR. CUSATO: Aye.

8 MAYOR STRAUSS: Aye.

9 Anyone opposed?

10 Carried.

11 Folks, as previously, the format will be: The
12 applicant makes their presentation, there will be
13 interaction with the Board, at which time we'll open up
14 to public comment.

15 Again, anybody approaching the podium, please
16 speak clearly and slowly for the reporter, state your
17 name, address and affiliation.

18 Ma'am?

19 MS. SIMONCIC: Good evening, Mayor, members of
20 the Board.

21 MAYOR STRAUSS: Good evening.

22 MS. SIMONCIC: My name is Judy Simoncic. I'm
23 an attorney with the firm of Forchelli, Deegan and
24 Terrana, with offices at 333 Earle Ovington Boulevard in
25 Uniondale. I'm appearing this evening on behalf of the

1 applicant, Natalie Economou, who is with me this evening,
2 as well as Paul Russo, our architect.

3 And before I begin, I did want to state Ms.
4 Economou also believes that you are the greatest Mayor
5 and that this is the best Board, and that's why we're
6 here tonight.

7 MAYOR STRAUSS: Buttering up is good.

8 (Laughter.)

9 MS. SIMONCIC: I know how to work it.

10 So we are here tonight seeking a Special Use
11 Permit to permit a Wow Mom's World facility. We're going
12 to be locating it in the Mineola Crossings shopping
13 center which is located on Jericho Turnpike just west of
14 the overpass.

15 I would want to hand up . . . I have some
16 handouts for the Board, and I would like to submit them.

17 MAYOR STRAUSS: Yes. Please give them to Mr.
18 Scalero.

19 Thank you.

20 MS. SIMONCIC: The first sheet on that handout
21 is a site plan of the property and the elevation of the
22 front of the building. I've highlighted in yellow the
23 specific location where we're going to establish the Wow
24 Mom's World facility. It's within the freestanding
25 building that's approximately 5,500 square feet on the

1 west end of the shopping center. This was the location
2 of a former 99 cent store that went out of business late
3 last year.

4 So I'm sure, being all gentleman, you ask:
5 What is a Wow Mom's World, and I will tell you what that
6 is. It is a franchise that actually started in Canada.
7 This facility will be the first of its kind, and we chose
8 Mineola because Mineola is the hub of other great
9 establishments and we feel that this is an appropriate
10 location for this type of use.

11 It really is truly a unique concept which
12 provides for a fun, safe environment for new mothers, and
13 soon to be mothers, and their infants and young children.
14 The services that are offered at Wow Mom's World consist
15 of prenatal and postnatal yoga, prenatal and postnatal
16 massage therapy. There's a baby spa. They do flotation
17 therapy there. There's also one-on-one swimming
18 instructions for infants three months to three years old.
19 There's fitness classes that are offered. Baby and
20 toddler arts and crafts and play areas.

21 There's also an accessory snack bar that serves
22 healthy options for mothers and their children, such as
23 smoothies, muffins, wraps, salads and light bites similar
24 to that.

25 Now the whole concept of Wow Mom's World is to

1 allow moms to come and take care of themselves and be
2 pampered but at the same time be with their children. So
3 it's guilt-free pampering for moms and their children.
4 And there really are no other facilities like this
5 anywhere in Long Island at all.

6 For example, a new mom or expectant mother will
7 go to a yoga studio. They will have areas for children
8 to be watched, but you're not doing it together. Wow Mom
9 allows the mother and the child to do these activities
10 together.

11 It's also going to bring a new dynamic to the
12 this area and to the Village. Traditional retail uses,
13 as we know, are disappearing and this building was
14 formerly occupied by a traditional retail use. This use
15 is really a hybrid use that's appropriate for the area,
16 and it will help maintain the viability of the shopping
17 center. It really fits in well with the other existing
18 uses within the shopping center.

19 I would point out to the Board, too, that the
20 property, we fully comply with zoning. There's
21 sufficient parking. No variances are necessary for this
22 particular use.

23 We also, in terms of construction, really
24 everything is primarily interior construction. We're not
25 changing anything within the shopping center itself.

1 We're doing some minor facade changes, signage and
2 outdoor lighting on the building.

3 In conclusion, I would submit that this use, as
4 I said, is a perfect complement to the other uses in the
5 shopping center. It will bring back tax base dollars to
6 the community.

7 This shopping center, they want it to be viable
8 and right now this particular area has been vacant for
9 quite some time. And the use, again, is in character
10 with the surrounding area and it provides services that
11 are truly needed for new moms.

12 MAYOR STRAUSS: Thank you.

13 Has the applicant ever been in this business
14 before, or is this a new step for you?

15 MS. SIMONCIC: It is a new step for the
16 applicant. The applicant is a mother herself, and she
17 has visited the franchise in Canada numerous times. She
18 is up for the challenge and excited for it and looking to
19 establish it in the Village.

20 MAYOR STRAUSS: What are the hours of
21 operation?

22 MS. SIMONCIC: The hours of operation are
23 Mondays from 9:30 to 6:00 p.m., Tuesday through Friday
24 8:30 to 6:00 p.m., Saturday 9:00 a.m. to 5:00 p.m. and
25 Sunday 9:00 to 3:00.

1 MAYOR STRAUSS: What's the volume of staff?

2 MS. SIMONCIC: In terms of staff, at peak hours
3 we would have maximum between eight to ten employees.

4 MAYOR STRAUSS: How many customers can you
5 handle at once? Does it matter or depend on what they're
6 doing? How do they sign up for certain things, water
7 therapy, or flotation therapy, I should say.

8 MS. SIMONCIC: Well in terms of the sign-up,
9 people pay -- they can do a monthly membership or they
10 can pay for the service individually.

11 We're really limited in terms of how many
12 people we can serve at one time because the swimming
13 classes are one-on-one. So there's two pools within the
14 facility. So we can only do two classes at any given
15 time in terms of the pool service.

16 The gym we can do approximately 12 to 15 people
17 in a yoga class with their child. And then there's an
18 open play area that parents can come and bring their
19 children and sit and watch them. So probably, we
20 estimate, about 35 maximum at any given time.

21 MAYOR STRAUSS: Will music be played inside at
22 all?

23 MS. ECONOMOU: Light.

24 MAYOR STRAUSS: Background.

25 Will there be parties involved, Like kid's

1 parties?

2 MS. SIMONCIC: There will be birthday parties,
3 small birthday parties, and they're generally about 12 to
4 15 kids at a birthday party.

5 MAYOR STRAUSS: Deputy Mayor?

6 MR. PEREIRA: Thank you.

7 Very interesting concept, I have to tell you.
8 My children are a little bit older, but my wife would
9 have been right over there.

10 MS. SIMONCIC: I would too.

11 MR. PEREIRA: Now I notice there's a snack bar
12 area.

13 MS. SIMONCIC: That's correct.

14 MR. PEREIRA: What type of food will they
15 provide? Will there be any cooking on premises, or will
16 it all be prepared? Will it be delivered? Will it be
17 made on the premises?

18 MS. SIMONCIC: There will be some cooking on
19 premises. For instance, they'll make wraps, like chicken
20 wraps or caesar salad wraps, vegetarian wraps. Things of
21 that nature. Primarily smoothies, muffins, light bites,
22 healthy. It's all organic. So they bring it in fresh
23 and they make it daily.

24 MR. PEREIRA: OK. So will there be any open
25 flames or anything like that?

1 MS. SIMONCIC: No.

2 MR. PEREIRA: Just, obviously, the Fire Marshal
3 or our Building Department, anything that goes into their
4 purview, make sure they do that.

5 In terms of waste, including food waste, would
6 you use the dumpsters that are associated with the North
7 Shore Farms, back there, or do they have separate
8 dumpsters?

9 MS. SIMONCIC: We all have separate dumpsters.

10 MR. PEREIRA: In the parking lot right behind
11 there?

12 MS. SIMONCIC: Behind the building, yes.

13 MR. PEREIRA: OK. I don't have any questions.

14 I think it's a great idea, and I hope that it
15 certainly takes off. I think the location is great, and
16 hopefully there's a market for it because, as you said,
17 that building has been empty quite a bit over the years.
18 So hopefully this will be something that will --

19 MS. SIMONCIC: Take off.

20 MR. PEREIRA: Yes.

21 MS. SIMONCIC: There is certainly a market for
22 it. And in fact, recently Gymboree, who has several
23 locations on Long Island, they are going out of business.
24 So we believe there are a lot of mothers, including
25 myself -- my daughter goes to Gymboree -- that will be

1 coming to this facility.

2 MR. PEREIRA: Thank you.

3 MAYOR STRAUSS: Thank you.

4 Trustee Cusato?

5 MR. CUSATO: Thank you, Mayor.

6 Good evening.

7 MS. SIMONCIC: Good evening.

8 MR. CUSATO: So you can utilize that entire
9 building, correct?

10 MS. SIMONCIC: That is correct.

11 MR. CUSATO: And you did mention there's a
12 pool? Is there a pool inside that building?

13 MS. SIMONCIC: It will be like a jacuzzi-type
14 looking pool. It's not an inground pool. There are two
15 pools. They're spas, really. They're heated pools for
16 infants and up to three years old to teach them how to
17 swim one-on-one.

18 MR. CUSATO: OK. Thank you.

19 That's it, Mayor.

20 MAYOR STRAUSS: All right.

21 On the question of the pool, how deep is it?
22 Is there any kind of life hazard issue that you have to
23 worry about?

24 Ma'am, if you could --

25 MS. ECONOMOU: It's two feet.

1 MAYOR STRAUSS: Can you come up to the podium?

2 MS. SIMONCIC: There are certified trainers,
3 instructors, that will be at the facility teaching.

4 If you want to. . .

5 MAYOR STRAUSS: If you could state your name
6 and address.

7 MS. ECONOMOU: Natalie Economou, 175 Whistler
8 Road, Manhasset, New York 11030.

9 So the pool is about two, three feet. I mean,
10 just imagine like a jacuzzi, really. You know. I mean,
11 it's only waist high.

12 MAYOR STRAUSS: And they'll be totally
13 supervised, the kids?

14 MS. ECONOMOU: They're never alone in the
15 water. It's always a one-on-one experience, lesson. You
16 know, it's just the child and the instructor in the water
17 where the mom can watch within arm's reach. That door
18 will be locked at all times if there is not a lesson
19 going on.

20 MAYOR STRAUSS: Thank you.

21 MR. CUSATO: Can I just ask, Mayor?

22 MAYOR STRAUSS: Sure.

23 MR. CUSATO: So there's a place in Williston
24 Park called Flotation something. . .

25 MR. PEREIRA: Hope Floats.

1 MR. CUSATO: Hope Floats, is that the same type
2 of concept?

3 MS. ECONOMOU: I'm not sure what Hope Floats
4 is, but we do -- we will be offering some sort of
5 flotation therapy.

6 So it's pretty much like a tube, I should say,
7 and it goes around the infant's neck. It sounds a little
8 strange but, if you see it, the babies are completely
9 relaxed. They love it. They are in seventh heaven
10 floating around in water. So it really relaxes. It can
11 definitely calm a child, help an infant with gas and
12 colic, or maybe even some behavioral issues when they get
13 a little older.

14 MR. CUSATO: So could a 70 year-old guy be part
15 of that?

16 MS. ECONOMOU: I don't think --

17 MS. SIMONCIC: We can make an exception.

18 MR. PEREIRA: Yes, because Mr. Cusato gets a
19 little bit colicky sometimes.

20 MAYOR STRAUSS: Trustee Cusato, we have the
21 pool opening on Saturday.

22 MR. CUSATO: I'm not jumping in.

23 MAYOR STRAUSS: It's probably better suited for
24 you.

25 MR. CUSATO: Thank you.

1 MAYOR STRAUSS: Thank you.

2 Trustee Durham?

3 MR. DURHAM: Thank you.

4 So looking at the setup for the pool area, you
5 have the doors that appear to be right behind the
6 receptionist? You have to walk behind the receptionist
7 so that those doors can be locked, whatever, at all
8 times?

9 MS. ECONOMOU: Yes.

10 MR. DURHAM: And then the design layout is a
11 little different than the pictures you gave us. So it
12 gives us a better layout.

13 The massage rooms and stuff like that, you're
14 going to have licensed massage therapists?

15 MS. ECONOMOU: Of course.

16 MR. DURHAM: So it's licensed massage
17 therapists.

18 And then . . . I'm just trying to understand
19 the tables. It appears to be tables -- oh, it's drawing
20 tables. So you're setting up an area where the kids can
21 use crayons or --

22 MS. ECONOMOU: Yes, the adults or guardians
23 having a snack, and then there's room for child-sized
24 seats for a child to sit as well. There's actually a
25 chalkboard right in front of them to keep them occupied.

1 MAYOR STRAUSS: I apologize. If you could come
2 to the podium, only because we televise our meetings and
3 the residents at home certainly want to be engaged.

4 MS. ECONOMOU: I don't remember the question.

5 MR. DURHAM: Just the table areas and stuff
6 that you have next to the counter and stuff, it appears
7 different than the photos.

8 MS. ECONOMOU: Yes.

9 MR. DURHAM: So I'm just trying to understand
10 that.

11 MS. ECONOMOU: There was seating for the
12 parents or guardian, and then right next to it will be a
13 child-sized seat for the child to sit, and then right in
14 front of them would be a chalkboard with some markers and
15 crayons to just keep themselves occupied.

16 MR. DURHAM: I have nothing further.

17 MAYOR STRAUSS: Anything else, ma'am, ladies?

18 MS. ECONOMOU: No.

19 MAYOR STRAUSS: All right. Great. If you
20 could have a seat, and I'll open it up to the public.

21 Anybody in the first row? Second row? Third
22 row? Fourth row? Fifth row?

23 Yes, ma'am?

24 MS. DOYLE: Hi. My name is Nancy Doyle. I
25 live at 3 Shortridge Drive, which is right behind the

1 parking lot, right behind what was Hollywood Video. It
2 was a 99 Cent Paradise. Now it's going to be Wow Mom's,
3 right?

4 I think it's a wonderful idea. So I'm not
5 against the idea. I'm against the location. We have a
6 major problem with parking. When North Shore Farms is at
7 the height of grocery shopping every single parking spot
8 is used. So I don't know where you're going to use
9 parking.

10 The dumpsters have always been an issue with
11 rats and things like that. So if you're going to bring
12 in more food -- we have all restaurants. We have North
13 Shore Farms --

14 MAYOR STRAUSS: Ma'am, if you can address the
15 comments to me, that would be great.

16 MS. DOYLE: So that's my objection.

17 MAYOR STRAUSS: OK. You have the parking
18 issues and the dumpster.

19 MS. DOYLE: And the dumpster. The parking
20 issue and food waste with rats and stuff.

21 MAYOR STRAUSS: OK. Thank you.

22 Anybody else in the fifth row? Sixth row?
23 Seventh row?

24 Yes, sir?

25 MR. DIGRAZIA: Long time no see, you guys.

1 Brian Digrazia, 4 Rex Court, Mineola, New York
2 11501, also known as the last outpost of Mineola.

3 Paul, nice seeing you the other night. Scott,
4 remember the railroad?

5 MAYOR STRAUSS: Yes.

6 MR. DIGRAZIA: Saw you a little while ago.
7 Nice seeing you.

8 Generally you've seen me to refuse or fight
9 things. This is the polar opposite of that other
10 franchise that we're not going to mention that opened up
11 in the neighborhood that we lost that battle.

12 So I invited some of the neighbors down. Me
13 and Jed are from that neighborhood. Spoke to the moms
14 about the idea. They love the idea. So I'm here to kind
15 of represent the female initiative of that neighborhood.
16 We have a lot of kids. In a ten-house radius there's
17 probably 20-plus kids in our little niche neighborhood.
18 Besides that, I think it's a great idea. I don't see any
19 problem with it. I think it's going to bring a lot
20 better crowd than that other franchise brings around.
21 We've had some weird traffic accidents from the trucks
22 coming to that other place. I think this is going to be
23 a lot better addition to the neighborhood, and this is
24 coming from somebody that lives a stone's throw away from
25 the place.

1 To address the parking situation, I actually
2 think the polar opposite of that last comment. That is a
3 horribly designed shopping center. Whoever designed it,
4 I don't understand the angle and that tight spot by North
5 Shore Farms. To get through, only one car can fit. But
6 where their building is, their parking is fine. There's,
7 like, actual parking. But you go to North Shore and it's
8 the worst designed parking lot ever.

9 The only comments I would make -- and this is
10 not on the applicant -- there's two entrances or exits by
11 their building, and they're not clearly labeled. Like,
12 some people come in and out on one of them, some people
13 use in and out on the other. I would suggest, make one
14 in and one out. That's the only comment I would make.

15 Besides that, it's a go for the neighborhood.

16 MR. CUSATO: Sir, your address is Rex Court?

17 MR. DIGRAZIA: Yes, 4 Rex Court.

18 MR. CUSATO: OK. Thank you.

19 MAYOR STRAUSS: Thank you, Mr. Digrazia.

20 Anybody else in the seventh row?

21 Yes, sir?

22 MR. LEHMAN: Hi. My name is Jed Liebman. I
23 live at 3 Tredwell Road, Mineola, New York. Moved here
24 from New York City three years ago.

25 MAYOR STRAUSS: Welcome.

1 MR. LEHMAN: First of all, I would like to talk
2 about the location. I spoke to the previous business
3 owner many times. He didn't have the correct business,
4 he felt, and it was a very difficult location for him. I
5 think it's a destination location. It's something that
6 people have to try to be looking for.

7 This concept, having a young wife with two
8 young children, she'd be very interested in coming to
9 this place. It's very centrally located. I think the
10 parking is fine. I think there's lots of parking in that
11 area. The North Shore parking, lots of people use it,
12 but they're in and out in 15 minutes. I'm not sure
13 whether that's a problem.

14 There are lots of problems behind North
15 Shore Farms with the -- I'm sure with vermin, rats, but
16 that wouldn't be a problem for this location. North
17 Shore Farms has a lot of issues with refuse and picking
18 up stuff, but I don't think that's incumbent upon what's
19 going on in this business.

20 I think it's something that people should try
21 to get comfortable with because it's an interesting
22 concept and should be given a chance.

23 I don't have anything else to say, except that
24 I know a lot of people in the area that would be happy to
25 use it. We're very close.

1 MAYOR STRAUSS: Thank you. Thank you for your
2 time.

3 Anybody else wishing to make any comment?

4 Yes, ma'am?

5 MS. RETTALIATA: Sheila Rettaliata, and I live
6 on the east side of Mineola Commons, which is the name of
7 that shopping center, behind the 7-Eleven. And all I
8 want to say about this is I wish I had a one to three
9 year-old baby because I would be playing there all day.

10 Thank you.

11 MAYOR STRAUSS: Thank you.

12 Anybody else wishing to make comment?

13 Ma'am?

14 MS. SIMONCIC: I just wanted to address two of
15 the comments, one with regard to the parking.

16 As I indicated before, the shopping center
17 fully complies with the Village parking requirements. In
18 fact, it has 16 excess parking stalls in terms of
19 required parking for the overall center, including
20 calculating the Wow Mom's World facility in it. So we
21 are fine on parking. There will be no parking issue
22 there.

23 And with regards to the waste issue and
24 concern, there's very little food waste generated from
25 this facility. We're not a restaurant. It's just an

1 accessory café that we're providing that service to the
2 moms and children that are coming. So we don't
3 anticipate a large amount of waste, and we will certainly
4 comply with the regulations and requirements with regard
5 to it.

6 MAYOR STRAUSS: So, as mentioned, there have
7 been issues in the past with rodents in the area. Our
8 Building Department has been down there. We're working
9 with the complex owner and the managers of the businesses
10 there.

11 Will you be utilizing the same dumpsters that
12 they use?

13 MS. SIMONCIC: I'm sorry?

14 MAYOR STRAUSS: Will you, or the applicant, be
15 utilizing the same dumpsters, or how are you putting out
16 your garbage?

17 MS. SIMONCIC: We will have a separate
18 dumpster, and my understanding is every tenant in the
19 shopping center is responsible for their own refuse
20 disposal. So we will have our own dumpster for our use
21 solely, and we will have to cart off the material at the
22 appropriate time and get into a proper schedule where we
23 don't accumulate waste and have issues with it.

24 MAYOR STRAUSS: Where will the dumpster be
25 located?

1 MS. SIMONCIC: Directly behind the building.

2 MAYOR STRAUSS: OK. So it's right in the
3 backyard of one of the people that came up and mentioned
4 about the waste issue. So I ask if you're successful
5 tonight that you please, the applicant, if you could
6 please stay on top of the waste. Just, it's normal
7 course of business. It should be a good thing to do.

8 The parking lot is a crowded parking lot,
9 certainly at the peak times, as mentioned. I've been in
10 there all the time, and it's very challenging to
11 navigate. So there will be people parking behind your
12 location, whether they're going to North Shore Farms or
13 to your place, if you're successful tonight. So you
14 don't want to have garbage laying around. So please, as
15 a housekeeping rule, if you could just make sure that
16 that's done, it would certainly make the residents feel a
17 lot better.

18 And to the residents that have the issues
19 there, if they are successful tonight, or if they're not,
20 we'll maintain our vigilance on the issues that are there
21 with North Shore Farms.

22 Anything else?

23 MS. SIMONCIC: No.

24 MAYOR STRAUSS: OK. Thank you.

25 Any other comments from the Board?

1 Yes, sir?

2 MR. DURHAM: I would just say that, if you have
3 a contract with the outside dumpster, to make sure that
4 they're not picking up at 4:00 o'clock in the morning to
5 disturb all the people. Make sure it's after 8:00
6 o'clock in the morning, the dumpster pick-ups.

7 And then, just another question. If approved,
8 a timeline when you're looking to open to the public.

9 MS. SIMONCIC: We anticipate that the
10 build-out -- obviously, we'd have to apply for building
11 permits, but it would take approximately three months to
12 build out the facility. So we will open up as soon as
13 possible thereafter.

14 MR. DURHAM: OK. Thank you.

15 MAYOR STRAUSS: Any other comments from the
16 Board?

17 MR. PEREIRA: Mayor, the only comment I would
18 make is, certainly we're sensitive to the residents'
19 concerns; however, there's a structure there that has
20 been empty and a lot of things could go in there as of
21 right, and a lot of worse things, or things that would
22 have a greater impact on the quality of life of our
23 neighbors, and I really would be hard-pressed to find a
24 lower impact use in that area than this.

25 So I certainly support it. I think it's worth

1 a shot. The store has been empty. I think the parking
2 should not be a problem. I am looking at an aerial photo
3 as I speak, and I'm looking at the number of spots. And
4 even the dumpster, if you put it closer to the building,
5 there's a row of cars that abut the adjoining property
6 behind it. So in actuality the dumpster would not be on
7 the property line with the one resident behind that
8 because on the other side, on the west side, you
9 essentially have the old Motor Parkway utility area with
10 the high power lines behind it. So it's really just that
11 one area there. But there's parking there, and if you
12 put the dumpster immediately adjacent to the building
13 that would be about 50 feet from the property line.

14 MS. SIMONCIC: That's correct.

15 MR. PEREIRA: So I don't see many -- I think
16 the positives and the potential far outweigh any
17 concerns. So I'm in support of the application.

18 MAYOR STRAUSS: Thank you.

19 Any other comments from the Board?

20 I'll entertain a motion to approve.

21 MR. PEREIRA: Motion.

22 MAYOR STRAUSS: Motion by Trustee Pereira.

23 MR. CUSATO: Second.

24 MAYOR STRAUSS: Seconded by Trustee Cusato.

25 Mr. Scalero, poll the Board.

1 MR. SCALERO: Trustee Durham?

2 MR. DURHAM: Yes.

3 MR. SCALERO: Trustee Pereira?

4 MR. PEREIRA: Yes.

5 MR. SCALERO: Trustee Cusato?

6 MR. CUSATO: Yes.

7 MR. SCALERO: Mayor Strauss?

8 MAYOR STRAUSS: Yes.

9 Congratulations, folks.

10 MS. SIMONCIC: Thank you so much.

11 MAYOR STRAUSS: Get involved in the community.
12 Get involved in the Chamber of Commerce. I say this to
13 every applicant that's successful. It's a great
14 networking area.

15 Please stay close to our Building Department
16 when you do the interior renovations, as well as any kind
17 of signage. Please stay close to them. And if you need
18 anything, please reach out to us.

19 MS. SIMONCIC: Thanks so much.

20 MAYOR STRAUSS: Congratulations. Wish you
21 great success.

22 MS. SIMONCIC: Have a good night. Thank you.

23 * * *

24 MAYOR STRAUSS: Folks, we're going to take a
25 very brief recess. We'll be out in a couple of seconds.

(Recess was taken, after which the following
ensued.)

* * *

1 MAYOR STRAUSS: Ladies and gentlemen, we're
2 going to continue with the hearings.

3 Mr. Scalero?

4 MR. SCALERO: Yes.

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

7 "Please take Notice that the Board of Trustees
8 of the Incorporated Village of Mineola will hold a Public
9 Hearing on Wednesday, June 13, 2018 at 6:30 p.m. at the
10 Village Hall, 155 Washington Avenue, Mineola, New York
11 11501, or at some other location to be hereafter
12 designated by the Board of Trustees, in order to receive
13 public comment upon the following:

14 "Application of Peggy P. Chan for a Special Use
15 Permit pursuant to Chapter 550 of the Code of the
16 Incorporated Village of Mineola, entitled 'Zoning',
17 Section 550.12, entitled 'B-1 Districts', Subsection (B),
18 entitled 'Special Uses', to amend the previously granted
19 special use adult day care to include social spaces,
20 quiet room, hair and nail salon, movie room, game room
21 and activity space, upon the property known as 52 Jericho
22 Turnpike, Mineola, New York, known and designated on the
23 Nassau County Land and Tax Map as Section 9, Block 662,
24 lots 13, 15, 16 and 19.

25 "The Village of Mineola does not discriminate

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

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

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

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

14 "Dated May 16, 2018."

15 MAYOR STRAUSS: Thank you.

16 Mr. Whalen, report on mailings?

17 MR. WHALEN: Yes, sir. The Affidavit of
18 Mailing Notice is in order, signed and notarized.

19 MAYOR STRAUSS: Thank you.

20 Mr. Gibbons?

21 MR. GIBBONS: Nassau County Planning Commission
22 has recommended local determination, and I would ask for
23 a resolution declaring this a Type II Action under SEQRA.

24 MAYOR STRAUSS: Motion?

25 MR. PEREIRA: Motion.

1 MAYOR STRAUSS: Motion by Trustee Pereira.
2 Second?

3 MR. DURHAM: Second.

4 MAYOR STRAUSS: Trustee Durham.
5 All in favor?

6 MR. DURHAM: Aye.

7 MR. PEREIRA: Aye.

8 MR. CUSATO: Aye.

9 MAYOR STRAUSS: Aye.

10 Opposed?

11 Carried.

12 This will be the format for this evening's
13 hearings, as I'm sure you're aware of: The applicant
14 will make their presentation, there will be an
15 interaction with the Board, at which time we'll open up
16 to public comment.

17 I request that anybody approaching the podium
18 please speak slowly, clearly, state your name and
19 affiliation for the accuracy of the reporter.

20 Folks, the floor is yours.

21 MR. TAYLOR: Hi. My name is Jason Taylor. I'm
22 the architect for the project.

23 So this is for an amendment to a previously
24 granted Special Use Permit. The Special Use Permit was
25 granted back in November 2017 for a social adult day

1 care. When that application went in it was sort of
2 established that there will be a social adult day care,
3 but there was no plan submitted the night that that
4 presentation was made.

5 Subsequently we, as the architect, were hired
6 to then take the requirements of a social adult day care,
7 put that together with the building code, checked out the
8 space, and designed the final layout.

9 When we submitted a full set of construction
10 drawings for permit the Building Superintendent,
11 Mr. Whalen, had some concerns. He wanted to make sure
12 that the various rooms that we had were appropriate and
13 sort of normal for a social adult day care.

14 So I think the specific rooms on this
15 amendment -- we have some rooms on the plan. There's a
16 game room, an activity area, a quiet room, and then
17 there's a small hair and nail room, and a movie room.

18 All of these are sort of standard for social
19 adult day care. We have designed another facility over
20 in Hempstead. And I want to make sure that they're not
21 sort of overseen as -- like the hair and nail salon, for
22 instance, it's not a salon. It's -- let me just -- I'll
23 go over the uses of each one of the spaces.

24 So hair and nail is simply for elderly people
25 who are coming to have someone either wash their hair or

1 do their nails, just some grooming, and this would be
2 typically stuff that would be requested by their
3 caregiver because they're coming to this facility just
4 for the day. These are elderly and impaired people and
5 so they're being watched over by staff. So it's just a
6 small room so that those kinds of grooming things can
7 happen, and it makes them feel good. It's sort of just
8 generally good grooming for people's well-being.

9 The game rooms, there are three different game
10 rooms and they are for different things. And I should
11 just point out that New York State establishes
12 requirements for social adult day care, and these include
13 spaces for people's social, intellectual, cultural,
14 educational and physical group activities. It also asks
15 for places where they can do some dressing, bathing or
16 grooming, and these would be supervised and assisted.

17 And so the game rooms, everything is
18 supervised. In game room number one there's going to be
19 puzzles and people there, and there's some physically
20 stimulating activities for a free range of motion and
21 motor skills and keeping people, elderly people, just
22 keeping them social and engaged. Game room number two
23 would be for games like chess, and they would sit around
24 and sort of keep occupied and engaged. And then game
25 room three, primarily the thought was that would be just

1 regular board games, Monopoly and those kind of games,
2 for social activity.

3 There was a little concern -- the basic space,
4 the activity space out here, this was an old Rite Aid
5 before. The activity space is primarily -- they're going
6 to be -- there's going to be tables and chairs and
7 they'll be doing projects. There's going to be art work.

8 One of the really nice things about this
9 facility is that the tile pattern on the floor from the
10 old Rite Aid, with the circulation around everything, and
11 there happens to be like a ring around this, just a path
12 in there, and that will be for physical activity to
13 provide so they can just walk around and keep active.

14 So there's art and projects. There's also a
15 room in the back here, and that's just a movie room. So
16 if people want to go and watch a movie or see something,
17 there's that. And then there's a classroom also. That
18 actually wasn't -- and that also falls into the New York
19 State requirements that there be some educational
20 component to this.

21 Movie, social, and then there's a quiet room,
22 and that would be to go and read because there's other
23 activities and there may be people talking, other
24 activities, and so the quiet room is really here at the
25 front, some natural daylight, and there may be some

1 elderly people who, some who have dementia or may have
2 other things, where the quiet is really important for
3 them so they're not overwhelmed and it's a really
4 important part of their day.

5 Those are the basic functions of these rooms.
6 I think it was really -- the general reason that we're
7 here is just to clarify things that are -- for us, having
8 done this, and knowing about social adult day care,
9 they're generally standard. Nothing has really changed
10 about the application. It's just a clarification of,
11 these are the spaces. Now that the initial Special Use
12 Permit was granted, and then we produced the plan, I
13 think the Building Department wanted us to make sure that
14 all of those uses were understood by the Board of
15 Trustees that that's what's going on here.

16 There are other -- you know, there's plenty of
17 social adult day cares where it's one room and people sit
18 around for the day. This, we're really happy to be a
19 part of this one because the owner, Ms. Chan, is really,
20 really passionate about making a space that's really
21 wonderful for the people who are there. And there are so
22 many -- there are different things to do, and there are
23 places to go and engage in. You can go here and not do
24 the same thing every single day. And this will be a very
25 important part of the lives of a lot of elderly people

1 who don't have someone to be home with all day and they
2 can be part of the community.

3 So again, what I was saying, in general I think
4 the reason we're here is essentially a clarification and
5 just to make sure that everybody understands what that
6 initial social adult day care approval was for.

7 With that, does anyone have any questions?

8 MAYOR STRAUSS: Thank you.

9 As you said, this is just I guess -- you're
10 calling it clarification.

11 MR. TAYLOR: It's an amendment.

12 MAYOR STRAUSS: We're trying to get a better
13 understanding as to what you're looking to do there.

14 Maybe it wasn't properly portrayed during the
15 first hearing, but why the change? Why the change from
16 what was presented in November to the change now, and --

17 MR. TAYLOR: So -- sorry.

18 MAYOR STRAUSS: No. Go ahead.

19 MR. TAYLOR: I don't know that there really was
20 a change. I think that there wasn't a floor plan. So
21 when we were hired, we looked at the different
22 requirements, and there would be games, and there would
23 be spaces for all of these things, an activity room, and
24 how those get divided up wasn't completely determined.
25 And we worked with Ms. Chan and created a comprehensive

1 plan. It's not tremendously different from the plan that
2 we had seen. There is no real difference in the
3 activities, and there's no difference really from most
4 other social adult day care centers. I don't believe
5 there really is much of a change.

6 MAYOR STRAUSS: Well the activities now, as
7 opposed to when it was originally presented, certainly
8 are more dynamic and more robust. So that's why you're
9 here --

10 MR. TAYLOR: OK.

11 MAYOR STRAUSS: -- is we wanted to get a better
12 understanding, get a better feel for what you're looking
13 to do, what the applicant is looking to put in that
14 building.

15 Have the hours of operation -- what hasn't
16 changed?

17 MR. TAYLOR: Everything -- so, you know, and
18 when we started the project we looked through what, you
19 know, was granted.

20 There's no cooking going on. There's -- the
21 hours are the same. Nothing has really changed, other
22 than just I think sort of maybe it's a clarified scope.

23 When we sort of, you know, browsed through what
24 are the things that have to be in one of these
25 facilities, you know, based on the New York State

1 requirements, I think we're doing more than meeting the
2 bare minimum. We're doing it well. That's. . .

3 MAYOR STRAUSS: It sounds like a very dynamic
4 and robust place, just like I mentioned.

5 MR. TAYLOR: Yes.

6 MAYOR STRAUSS: But maybe you can educate me a
7 little. What are the New York State requirements for an
8 adult education center? Is grooming involved?

9 MR. TAYLOR: Yes.

10 MAYOR STRAUSS: Does there have to be a
11 grooming place? Does there have to be --

12 MR. TAYLOR: Yes. So I have that. So it says:
13 All programs shall provide the following services, and
14 there's socialization, and there needs to be planned and
15 structured activities which utilize the participant's
16 skills to the extent possible, respond to the
17 participant's interests, capabilities, needs, and
18 minimizes any impairments and capacity to engage in these
19 activities. It must include social, intellectual,
20 cultural, educational and physical group activities. To
21 summarize, it encourages and stimulates the participants
22 to interact with others and seek and maintain and improve
23 the participant's sense of usefulness and self to others.
24 There needs to be supervision and monitoring. Protects
25 the safety and well -- I'm skipping around a little

1 because it's -- personal care shall include some
2 assistance for the participant with toileting, mobility
3 transfer, eating, may include total assistance for those
4 things, may include assistance with dressing, bathing and
5 grooming.

6 So like I said, it's not a nail salon. It's a
7 place that somebody can -- when their caregiver requests,
8 Can you do my grandmother's hair while she's there, you
9 know, that may get done and then they can leave feeling
10 good about themselves at the end of the day. That's the
11 sense of what's happening in that area.

12 MR. GIBBONS: Mayor, if I could.

13 MAYOR STRAUSS: Sure.

14 MR. GIBBONS: It might be helpful if you could
15 just submit to the Building Department the code that
16 you're reading from.

17 MR. TAYLOR: Sure.

18 MAYOR STRAUSS: Thank you.

19 So those are requirements as being a licensed
20 -- so you're going to have a licensed facility --

21 MR. TAYLOR: Yes, licensed facility.

22 MAYOR STRAUSS: -- by New York State, and those
23 are the requirements of having that license.

24 MR. TAYLOR: Yes, and not every facility does
25 it in a room. Sometimes it's all in one space, and it's

1 a little more chaotic and not as nice. They have the
2 space. It's a nice space. And we do know that there is
3 a need for this. There's a lot of people who can use a
4 space like this. We just worked on one in Hempstead and
5 it's too small for the needs that they have there. And I
6 think that there's a lot of old people sitting at home
7 who are infirm who could really use a place to sort of
8 feel good about themselves and not get depressed.

9 So I think it may be that they're divided up
10 into individual rooms, that it wasn't one big open space,
11 might have been the concern. I'm not really sure what
12 happened between the initial presentation and what we
13 submitted and why that was a little different, but I
14 think it was fair of Mr. Whalen to say, Hey, go back and
15 explain that a little bit further. So that's really what
16 we're doing.

17 MAYOR STRAUSS: So when did you get involved in
18 the project, prior to the hearing of November or after?

19 MR. TAYLOR: No, it was after.

20 So they had already had the special use. So,
21 you know, to the best of our knowledge we start designing
22 for a facility that already has approval. And when we
23 submitted, I will say we were a little surprised. But
24 when I spoke with Mr. Whalen, he was very reasonable and
25 he said let's go just bring it to you guys again just to

1 make sure that everything is understood so that you know
2 what's in the building.

3 MAYOR STRAUSS: And I guess you have experience
4 in this particular type of architecture work?

5 MR. TAYLOR: Yes. I mean, we do lots of
6 different kinds of jobs. We recently did one in
7 Hempstead, which has been very successful.

8 MAYOR STRAUSS: All right. So you said the
9 hours of operation haven't changed from the previous
10 application.

11 MR. TAYLOR: Yes, everything is the same.

12 MAYOR STRAUSS: OK. Deputy Mayor?

13 MR. PEREIRA: Thank you. Thank you, Mayor.
14 I actually have a question for Ms. Chan.

15 MS. CHAN: Yes.

16 MAYOR STRAUSS: Ms. Chan, if you could state
17 your name and your address and affiliation for the
18 record.

19 MS. CHAN: Yes. My name is Peggy Chan. My
20 address is 41 Bobolink Lane. I'm living in Levittown.

21 MR. PEREIRA: Thank you and welcome back, Ms.
22 Chan.

23 MS. CHAN: Thank you for having me here again.

24 MAYOR STRAUSS: Welcome back.

25 MS. CHAN: Thank you.

1 MR. PEREIRA: The only question I have for you
2 is: Where do you stand with the licensing and approval
3 from the state?

4 MS. CHAN: OK. First of all, I have to get the
5 building approval first, and then we have to do the
6 construction. After the construction, we have to submit
7 an application online and I have the state come over and
8 see our facility.

9 MR. PEREIRA: OK. Because last time I remember
10 asking that question.

11 So as of right now you don't have approval to
12 operate yet.

13 MS. CHAN: No, until I have the building
14 approval. You guys' approval.

15 MR. PEREIRA: Right. OK. Thank you. That's
16 the only question I have for you.

17 And I have a question for you, sir.

18 MR. TAYLOR: Sure.

19 MS. CHAN: Thank you.

20 MR. PEREIRA: Does this change anything in
21 terms of the requirements of the Fire Marshal in terms of
22 egress and -- you know, because I see some of those rooms
23 and some of these people have limited mobility. Does
24 this change, in your opinion, any of the requirements in
25 terms of the Fire Marshal, the egress and exits and

1 walkability?

2 MR. TAYLOR: No, it doesn't. I mean, the nice
3 thing, one, it's a sprinklered building, a fully
4 sprinklered building. It's all non-combustible concrete
5 and steel construction. So it's a relatively low fire
6 hazard, if anything. And at the same time it has exits
7 at the back and at the front, which is nice. There's
8 sometimes -- we do work all over, and sometimes you have
9 to walk out the front and there's all kinds of things you
10 have do. But in terms of maximum -- minimum required --
11 maximum required travel distances to get to an exit,
12 we're well within range of all of the building code
13 things, and we've provided the Building Department with
14 all of our egress plans and code charts showing what the
15 occupancy is of every space and how people get out.

16 MR. PEREIRA: And so this build-out doesn't
17 change any of that.

18 MR. TAYLOR: No, it doesn't.

19 And again, I'm not the youngest of architects,
20 but young enough that I went to architecture school after
21 the ADA became law. So I've done nothing but design
22 everything as if people -- some people have wheels, and
23 so everything is fully handicap accessible. All the
24 doors are large enough, all of the turning radiuses that
25 are needed. The bathrooms are all compliant. Everything

1 is really accessible, even making sure that doors swing
2 out for elderly people. Sometimes someone falls and you
3 can't get in because they've fallen in front of the door.
4 We're really watching out for the safety of the
5 occupants.

6 MR. PEREIRA: OK. All right. I'll leave the
7 rest of the questions for my fellow Board members.

8 MAYOR STRAUSS: Sure.

9 MR. PEREIRA: Thank you.

10 MAYOR STRAUSS: Trustee Cusato?

11 MR. CUSATO: Good evening, sir.

12 So when we had our first hearing, you know, you
13 presented one page. Tonight you issued us nine pages of
14 changes. And, you know what, I don't want to get
15 technical here, but when your initial request was
16 approved there was a condition on page 5 that there would
17 be no cooking or preparation of food upon the property.

18 MR. TAYLOR: Yes.

19 MR. CUSATO: But when I see that drawing, your
20 kitchenette is much larger than it was originally. And
21 then I see five bathrooms, when originally it was only
22 three bathrooms.

23 MR. TAYLOR: Right.

24 MR. CUSATO: I know I'm getting technical here,
25 but you said there were no changes and I see a lot of

1 changes here.

2 MR. TAYLOR: I can explain.

3 MR. CUSATO: I'm kind of concerned.

4 MR. TAYLOR: OK.

5 MR. CUSATO: This was supposed to be a simple
6 day care center.

7 MR. TAYLOR: Right.

8 MR. CUSATO: And now it's turning into like a
9 mini Roosevelt Field, nail and hair and movies, and I'm
10 just bothered with that. You know. So maybe you can
11 explain. Maybe you already did, but I'm kind of
12 concerned.

13 MR. TAYLOR: OK. So quick one, so even my
14 clients were not particularly happy with us adding
15 bathrooms. We did not want to.

16 So determining the number of bathrooms is a
17 building code mandated thing. So what you essentially do
18 is you have an occupancy classification in the building
19 code, that will then tell you how many square feet each
20 person takes up. That gives you an occupant number.
21 Then you look in the plumbing code and it tells you how
22 many toilets you need.

23 So while this place may need fewer toilets,
24 code mandated this is as few as we can have. And so they
25 came to us and we said, I'm sorry. You're going to have

1 to have more in order for us to meet code. That's why
2 there are more bathrooms.

3 MR. CUSATO: So the estimated people that would
4 be starting, what, November?

5 MR. TAYLOR: Yes.

6 MR. CUSATO: You're expecting more people than
7 you originally anticipated?

8 MR. TAYLOR: No, they're not expecting that.

9 So the thing about the building code, the way
10 it works is you don't do this -- egress and plumbing
11 fixtures are not done based on actual occupancy. They're
12 done based on an occupancy that's determined by the
13 building code.

14 So the building code may say that for a certain
15 type of room you'll have one person in every 15 square
16 feet. Well that's not going to happen, but you need to
17 design egress for that number. It's really working on a
18 lot of worst case scenarios.

19 Nonetheless I thought, because it is an elderly
20 population, people can take their time. I didn't mind
21 having -- right now we have one men's room and then --

22 MR. CUSATO: Yes.

23 MR. TAYLOR: -- there's three, essentially,
24 women's bathrooms, and then one bathroom that has a
25 shower. We have to have a shower.

1 MR. CUSATO: OK.

2 MR. TAYLOR: And the men's bathroom is two
3 toilets and two urinals, which gives us a count of
4 essentially three fixtures. Two urinals counts as one
5 toilet in the building code.

6 We think that it's probably pretty nice -- it
7 would be lousy for someone who was having trouble -- and
8 they will have aides going to the bathroom with them
9 sometimes, and sometimes it's a little difficult and they
10 need people to help them. So having extra rooms, if
11 someone is taking long, it's expensive. This is the most
12 expensive part of the build-out. They didn't want to do
13 it. This is the building code that really pushed us into
14 doing the additional bathrooms.

15 MR. CUSATO: OK.

16 I also noticed you have a demolition drawing.
17 So what happened all this last three or four months?

18 MR. TAYLOR: Well, so what we put together is a
19 full set of construction drawings, and maybe it was more
20 information than you guys needed, but Ms. Chan submitted
21 the full set which is for the contractor to use. The
22 contractor -- there are a couple of walls around, they're
23 going to take those down and just empty the space out and
24 build new walls. So you have the demolition plan, but
25 it's all non-load bearing partitions, and there's some

1 areas of dropped acoustic ceiling that will be removed,
2 and some old light fixtures that are going to be removed
3 and changed.

4 So as architects, we have to give that. We
5 have to produce those plans. So you happen to have more
6 of the technical plans. I think you may also have -- if
7 you have nine pages --

8 MR. CUSATO: Yes, it is nine pages. You're
9 correct.

10 MR. TAYLOR: Well you probably have all the
11 code and zoning notes. You probably have all the
12 handicap accessibility clearances and the graphic
13 symbols, and you start to realize why architecture takes
14 so darn long.

15 There's an egress plan, actually, on one page
16 that shows how people would get out and there's
17 calculations. And then we had to show a plan for the
18 basement, which there's no work going on in the basement
19 but we have to show that --

20 MR. CUSATO: Yes, I did notice that.

21 MR. TAYLOR: We have to show that there's no
22 work going on in the basement. And at the same time, we
23 were doing a little bit of improvement on making sure
24 that the fire rating on the stair was up to code.

25 MR. CUSATO: OK. So please --

1 MR. TAYLOR: It's all technical stuff for the
2 contractor. Probably stuff you didn't need.

3 MR. CUSATO: You have to understand, I spent 40
4 years in electronic design. When I see technical
5 drawings, I have to look at them. That's what I did for
6 my bread and butter. So I look at them all.

7 Now tell me about this movie room. Can I just
8 walk in and see a movie?

9 MR. TAYLOR: Peggy, you might be -- I think
10 I'll ask her to explain it.

11 MS. CHAN: I want to explain about the movie
12 room. It's not really a movie room. It's just an
13 entertainment room for whoever wants it because some
14 elderly they're used to watch TV at home and we can not
15 just change the habit right away. So we decide to have a
16 room for them to watch TV, or they can sit there and read
17 some books. That's it. And we're not, like, having a
18 movie theater there.

19 MR. CUSATO: OK. So just like rent a movie
20 from someplace and show it or. . .

21 MS. CHAN: If they request.

22 MR. CUSATO: OK.

23 MS. CHAN: Yes.

24 MR. TAYLOR: It's just a big TV.

25 MS. CHAN: Yes, just a big TV.

1 MR. TAYLOR: And they can watch together with
2 other people, instead of sitting at home and watching
3 alone.

4 MR. CUSATO: OK. So let me just make sure.
5 I guess I'm done. Thank you.

6 MS. CHAN: Thank you so much.

7 MR. TAYLOR: We're sorry if the name movie room
8 threw it off. It's more of an entertainment room --

9 MR. CUSATO: Say that again?

10 MR. TAYLOR: I said, I'm sorry the name movie
11 room may have been a little disconcerting. It's just a
12 room.

13 MR. CUSATO: You know what? I'm just kind of
14 concerned because this whole thing -- in three months or
15 two months this whole concept has changed.

16 MS. CHAN: May I speak?

17 MR. CUSATO: Of course.

18 MS. CHAN: I'm so sorry for that because it
19 takes a lot of time and especially money, and we did a
20 lot of research. And we find a lot of architects. And
21 we finally know that Jason is the best because he knows
22 the people, the requirement of the state. So he can help
23 me to go through this process.

24 It's not easy, and it takes a lot of courage
25 too because you know that people will rely on you. You

1 have to be careful what you do for other people.

2 So right now I'm so excited to have the adult
3 day care open, but in the meantime I'm worried, a lot of
4 worry. But I have a good team and big support,
5 especially my daughter, my husband, and the people in the
6 back. So that makes me go for the project.

7 MR. CUSATO: OK. I understand.

8 And just one question, please don't tell me
9 that you eliminated the piano. I saw a piano in your
10 first drawing. I don't see the piano. Please don't tell
11 me it's gone.

12 MR. TAYLOR: They tend to not make it into the
13 architectural drawings.

14 MR. CUSATO: Say it again?

15 MR. TAYLOR: They tend to not make it into the
16 architectural drawings.

17 MR. CUSATO: OK.

18 MR. TAYLOR: However, I do have in our -- I'm a
19 musician myself. I happen to have all the instruments
20 drawn out in the computer, so I could put them back in.

21 MR. CUSATO: Please, put them back in.

22 All right. Thank you.

23 I'm done. Thank you, Mayor.

24 MAYOR STRAUSS: Thank you.

25 Trustee Durham?

1 MR. DURHAM: Ms. Chan, just for clarification,
2 so when you came to us first you probably didn't know all
3 the requirements and all the things that you needed in
4 the building when you proposed it first and then, after
5 going through everything, that's when you determined that
6 these changes had to come about?

7 MS. CHAN: Yes. It's a big project, and
8 especially the bathrooms. We thought -- originally we
9 have two bathrooms, and we thought we may have to add
10 either one or two more. But then, after Jason went
11 through the code, he found that at least we have to add
12 five bathrooms in order to operate the building. So this
13 is an expensive project, but we didn't get any funding
14 from the government or any organizations. You have to --
15 we have to -- we invested our own. Like privately owned
16 company.

17 MR. DURHAM: My other question, I know it's not
18 a full service nail-hair salon, but is that going to be a
19 separate fee? Does somebody have to take and pay for
20 that service, or is this included with the monthly fee?

21 MS. CHAN: It's included in the monthly fee.

22 MR. DURHAM: So it's not -- and now, are you
23 hiring a professional hairdresser, or how is that brought
24 about?

25 MS. CHAN: The purpose for the nail and hair

1 salon -- room, actually -- we don't really -- the
2 hairdresser -- we don't hire any hairdressers now. Only
3 for washing, and trimming the nails when they need to
4 because when they eat, when they use their hands, you
5 would try to have the clean cuticle and nails. That's
6 all.

7 MR. DURHAM: It's for body maintenance for
8 individuals.

9 MS. CHAN: Nothing to do with the -- it's only
10 what the people always say, you look good, you feel good.

11 MR. TAYLOR: It's not a beauty salon. It's
12 more just helping these people with some grooming.

13 MR. DURHAM: When we got this we were under the
14 impression, or whatever, that it could be different
15 businesses inside, sub-businesses.

16 MR. TAYLOR: There's no additional fee, and
17 it's only when the primary caregiver is requesting it to
18 be done.

19 MR. DURHAM: OK. I have nothing further.

20 THE COURT: Great. Thank you.

21 Folks, if you can have a seat.

22 Anything else you'd like to mention?

23 MR. TAYLOR: I just wanted to -- just that the
24 question was -- do you have that plan from the original?
25 I'm sorry.

1 MAYOR STRAUSS: The original? I think Trustee
2 Cusato --

3 MR. TAYLOR: This plan, and actually they gave
4 this to us.

5 MR. CUSATO: Yes, that's it.

6 MR. TAYLOR: The functions in this are actually
7 all really very similar. It was just that there are
8 these game tables here, and rather than having -- because
9 it's a big space. It's actually bigger than some of the
10 others, which is nice. It was nicer to just break them
11 out into separate rooms, and there's very little that
12 changed.

13 So the question was, like, did you not know
14 what you were going to have in here? And it really is
15 very, very similar to what there was. I think the hair
16 and nail -- there was a quiet room in here. It's not
17 labeled, but we knew which one was the quiet room. And
18 there was a little office, and there was a quiet room
19 back here, and there was a classroom back here, and a lot
20 of the stuff was the same, just a lot of these table
21 functions and stuff then made their way into rooms.

22 So it's not nearly as different as it may seem
23 and, if anything, like, the basic stuff is all along the
24 back and the games and stuff were just along the left
25 side. They're just now in rooms.

1 MR. DURHAM: The game rooms, are there going to
2 be windows for visibility from the main section to what
3 is inside there?

4 MR. TAYLOR: Game room one has windows. We
5 don't on the other two game rooms. And there will always
6 be staff with the people when they're in there.

7 MR. DURHAM: OK.

8 MR. TAYLOR: They're always supervised.

9 MR. DURHAM: OK.

10 MR. TAYLOR: They have to be.

11 MAYOR STRAUSS: Thank you.

12 Any other comments from the Board?

13 Sir, anything else?

14 MR. TAYLOR: No, not that I can think of.

15 MAYOR STRAUSS: Have a seat. We'll open it up
16 to public comment.

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

19 Yes, ma'am?

20 MS. RETTALIATA: Sheila Rettaliata, 4 Jay
21 Court, Mineola.

22 I didn't know this was going to happen tonight.
23 I just came because I love to learn about the Village and
24 how it works. We lived here a long time, but it just so
25 happens that -- and I hope this doesn't sound like

1 tooting my own horn, but it could be important.

2 THE COURT: Ma'am, if you could address us.

3 MS. RETTALIATA: I'm sorry.

4 MAYOR STRAUSS: That's OK.

5 MS. RETTALIATA: I was educated at the
6 University of Pennsylvania in the School of Social Work,
7 and when I moved to New York my first job was working
8 with what was termed in those years the frail elderly in
9 New York City with an amazing expert. Her name is Janet
10 Singer. Then later I worked on the North Shore from
11 ground zero, starting a senior center from ground zero
12 with private funding, only private funding, until we grew
13 into such a position that we could then recruit students
14 from the school of social work to work with us and they
15 also wrote grant proposals and they gave public testimony
16 about what was happening.

17 What I want to say, I'm not getting any
18 younger, and there may come a time when I would like to
19 attend such a facility, and I don't know of any around.
20 I haven't been shopping for one particularly. But I do
21 know that when the community came together in the
22 community where I started from zero, so many of the
23 people were accustomed and habituated, as you said, to
24 being alone and depressed and hiding, hiding capabilities
25 and disabilities from whoever they were afraid to show.

1 But when they came together their courage grew.

2 MAYOR STRAUSS: Ma'am, if you could address the
3 Board.

4 MS. RETTALIATA: I'm sorry.

5 When they came together their courage grew and
6 they became self-governing and were creating -- they had
7 the space, the physical capability, to interact with each
8 other in very creative and positive ways, which was not
9 possible when they were staying at home, which had been
10 the culture of the community at that particular time. At
11 the time it was, I don't know, seen as socially correct
12 to get old and stay home.

13 And so I really am hoping for the best for this
14 to be an addition to the Village of Mineola. And I would
15 offer any kind of consultations that you may want based
16 on my experience. I have considerable.

17 And that's all I want to say. Thank you.

18 MAYOR STRAUSS: Thank you.

19 Anybody else in the seventh row?

20 Folks, come on back up.

21 Any other comments from the Board?

22 MR. PEREIRA: Just clarification. Mr. Cusato
23 asked the question, but you didn't answer it. I think I
24 know the answer, but I want you to state it on the record
25 that there will continue to be no preparation of food on

1 the premises. You have the kitchenette for the employees
2 to warm up some food, their lunch or something like that,
3 but you're not going to be cooking on the premises. That
4 condition will continue?

5 MS. CHAN: Yes.

6 MR. PEREIRA: OK. And that the uses of these
7 rooms are not open to the general public, people just
8 can't walk in off the street and get their nails done or
9 hair done, or go and watch a movie, or go in and play a
10 game. These are people who come and then they use these
11 activities throughout their stay, and then they leave.

12 MS. CHAN: Yes. Correct.

13 MR. PEREIRA: OK. And my understanding is,
14 this is my own personal understanding, that the use
15 hasn't really changed much and the application hasn't
16 changed.

17 I'm glad you came back here because I think
18 sometimes things get lost in translation and names. You
19 call something a movie room or salon and we get a
20 different image. I think the explanation -- so I'm glad
21 Mr. Whalen asked for that to be explained so that we are
22 all on the same page.

23 But at the end of the day, I don't see that the
24 application, in essence, has really changed. You know,
25 these are the details.

1 I wish, Ms. Chan, and you probably would have
2 saved a lot of money had you done this the first time
3 around. You know the old adage --

4 MS. CHAN: I learned my lesson.

5 MR. PEREIRA: Right.

6 -- measure twice, cut once, you know, kind of
7 thing. But, you know, we approved this use back in
8 November, and I feel comfortable with approving this
9 amendment, if you will, to the use because I don't think
10 that the use has really radically changed, other than
11 some minor details in my opinion.

12 So, Mayor, I'm prepared to vote on this this
13 evening.

14 MAYOR STRAUSS: Thank you.

15 MR. CUSATO: Mr. Pereira, thank you for raising
16 those questions.

17 And, sir, thank you for coming tonight to
18 answer my questions.

19 MR. TAYLOR: Sure. Thank you.

20 MAYOR STRAUSS: Yes. You certainly cleared up
21 a lot of questions and a lot of concerns that we had. So
22 thank you.

23 MR. TAYLOR: Yes. I think in those eight
24 pages, even in the kitchenette I think we have an
25 elevation of the cabinets. There's no cooking

1 appliances.

2 MR. CUSATO: I saw that too, yes. I saw that
3 too, yes.

4 MR. TAYLOR: This is one of those things where,
5 like, the architect is, like, we have extra room. It
6 would be nice to make it a little bigger. And so I'm
7 sorry if it was a little frightening.

8 MR. CUSATO: No. Thank you again.

9 MR. TAYLOR: Yes.

10 MAYOR STRAUSS: Anything else you would like to
11 say?

12 MR. TAYLOR: No.

13 MAYOR STRAUSS: Ma'am?

14 MS. CHAN: No.

15 MAYOR STRAUSS: I'll entertain a motion to
16 approve.

17 MR. PEREIRA: Motion.

18 MAYOR STRAUSS: Motion by Trustee Pereira.
19 Second?

20 MR. DURHAM: I'll second.

21 MAYOR STRAUSS: Trustee Durham.

22 Mr. Scalero, poll the Board.

23 MR. SCALERO: Yes, sir.

24 Trustee Durham?

25 MR. DURHAM: Yes.

1 MR. SCALERO: Trustee Pereira?

2 MR. PEREIRA: Yes.

3 MR. SCALERO: Trustee Cusato?

4 MR. CUSATO: Thanks to you, yes.

5 MR. SCALERO: Mayor Strauss?

6 MAYOR STRAUSS: Yes.

7 Thank you. Congratulations again on the
8 amendment, as you were aware of back in November.

9 Thank you, Mr. Taylor, for making the
10 presentation and giving us a comfort level that we didn't
11 have prior to the hearing.

12 Wish you the very best for success.

13 MS. CHAN: Thank you.

14 MAYOR STRAUSS: Please get involved with the
15 Chamber of Commerce as I mentioned all night tonight, and
16 I will continue to mention. And stay close to our
17 Building Department with signage and interior
18 configurations and structure changes and things like
19 that. Stay close to the Building Department. Avoid any
20 problems down the line.

21 MS. CHAN: Yes.

22 MAYOR STRAUSS: Congratulations.

23 MR. TAYLOR: They're good and helpful. Thank
24 you very much.

25 MAYOR STRAUSS: All right. Thank you very

1 much.

2 MS. CHAN: Thank you very much.

3 MAYOR STRAUSS: I'll entertain a motion to
4 close the hearings.

5 MR. GIBBONS: One more.

6 MAYOR STRAUSS: I'm sorry. We do have one
7 more.

8 Thank you, Mr. Gibbons.

9 * * *

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 MAYOR STRAUSS: Mr. Scalero?

2 MR. SCALERO: Yes.

3 "Legal Notice, Public Hearing, Incorporated
4 Village of Mineola.

5 "Please take Notice that the Board of Trustees
6 of the Incorporated Village of Mineola will hold a Public
7 Hearing on Wednesday, June 13, 2018 at 6:30 p.m. at the
8 Village Hall, 155 Washington Avenue, Mineola, New York
9 11501, or at some other location to be hereafter
10 designated by the Board of Trustees, in order to receive
11 public comment upon the following:

12 "Proposed Local Law amending the Municipal Code
13 of the Incorporated Village of Mineola Chapter 54,
14 entitled 'Financial Disclosure', Section 54-6, entitled
15 'Time for Filing'.

16 "The Village of Mineola does not discriminate
17 on the basis of handicapped status in administration or
18 access to or employment in its projects and activities.
19 Joseph R. Scalero has been directed to coordinate
20 compliance with non-discrimination requirements of the
21 Federal Revenue Sharing regulations.

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

25 "At the aforesaid time and place all interested

1 persons will be given an opportunity to be heard.

2 "By Order of the Board of Trustees of the
3 Incorporated Village of Mineola. Joseph R. Scalero,
4 Village Clerk.

5 "Dated May 16, 2018."

6 MAYOR STRAUSS: Thank you, sir.

7 Mr. Gibbons?

8 MR. GIBBONS: Yes, Mayor.

9 This is a housekeeping matter. Pursuant to the
10 Village's Code, each elected official and appointed
11 official is to file with the Village Clerk a financial
12 disclosure form. That person is to file within 30 days
13 of employment, election or appointment, and on April 1st
14 thereafter.

15 The Village Clerk pointed out to me that April
16 1st is most often prior to Organization Night and
17 therefore delaying the filing to April 30th would be
18 necessary administratively, and that's the reason for the
19 amendment.

20 MAYOR STRAUSS: Great. Thank you.

21 Any comments, questions or concerns from the
22 Board?

23 MR. CUSATO: So we're expanding it to April
24 30th, Mr. Gibbons?

25 MR. GIBBONS: Yes, we are.

1 MR. CUSATO: OK.

2 MAYOR STRAUSS: So it's just a matter of
3 housekeeping, as Mr. Gibbons had mentioned. It's very
4 simple.

5 Any comments from the Board?

6 I'll open it up to public comment. Anybody in
7 the first row? Second row? Third row? Fourth row?
8 Fifth row? Sixth row? Seventh row?

9 Excellent. I'll entertain a motion to approve.

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

11 MAYOR STRAUSS: Motion by Trustee Cusato.

12 Second?

13 MR. PEREIRA: Second.

14 MAYOR STRAUSS: Trustee Pereira.

15 Mr. Scalero, poll the Board.

16 MR. SCALERO: Yes.

17 Trustee Durham?

18 MR. DURHAM: Yes.

19 MR. SCALERO: Trustee Pereira?

20 MR. PEREIRA: Yes.

21 MR. SCALERO: Trustee Cusato?

22 MR. CUSATO: Yes.

23 MR. SCALERO: Mayor Strauss?

24 MAYOR STRAUSS: Yes.

25 I'll entertain a motion to close the hearings.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. PEREIRA: Motion.

MR. DURHAM: Second.

MAYOR STRAUSS: Motion by Trustee Pereira.
Second by Trustee Durham.

All in favor?

MR. DURHAM: Aye.

MR. PEREIRA: Aye.

MR. CUSATO: Aye.

MAYOR STRAUSS: Aye.

Any opposed?


Carried.

Folks, thank you very much for coming out
tonight.

* * *

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 6/13/2018 -

I N D E X

<u>SUBJECT</u>	<u>PAGE</u>
Dr. Scott Benson 259 Jericho Turnpike	2
Natalie Economou 328 East Jericho Turnpike	19
Peggy P. Chan 52 Jericho Turnpike	44
Local Law Amending Municipal Code Chapter 54, Section 54-6	78

* * *