

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE  
BOARD OF TRUSTEES

September 13, 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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JOHN P. GIBBONS, JR., ESQ.  
Village Attorney

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LINDA PARDO  
Deputy Village Clerk

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PATRICIA A. TAUBER, RPR  
Official Court Reporter

1 MS. PARDO: 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. We are having a  
6 hearing tonight and we'll start off with Ms. Pardo. Our  
7 Village Clerk was unable to be here tonight. So we have  
8 our Deputy Village Clerk filling in.

9 Have at it.

10 MS. PARDO: "Legal Notice, Public Hearing,  
11 Incorporated 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, September 13, 2017 at 6:30 p.m. at  
15 the Village Hall, 155 Washington Avenue, Mineola, New  
16 York 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 Elmer A. Argueta 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 a retail food and  
24 drink (grocery) store upon the property known as 90-12  
25 Jericho Turnpike, Mineola, New York, known and designated

1 on the Nassau County Land and Tax Map as Section 9, Block  
2 336, Lot 418."

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 August 18, 2017."

18 MAYOR STRAUSS: Thank you.

19 Mr. Whalen, report on mailings?

20 MR. WHALEN: Mayor, the Affidavit of Mailing is  
21 in order. It's been signed and notarized. No issues.

22 MAYOR STRAUSS: Thank you.

23 Mr. Gibbons, anything?

24 MR. GIBBONS: Yes. Nassau County Planning  
25 Commission has given us a local determination on the

1 application and I would ask for a motion declaring this  
2 action a Type II action under SEQRA.

3 MAYOR STRAUSS: Motion?

4 MR. PEREIRA: Motion.

5 MR. CUSATO: Second.

6 MAYOR STRAUSS: Motion by Trustee Pereira.  
7 Second by Trustee Cusato.

8 All in favor?

9 MR. DURHAM: Aye.

10 MR. PEREIRA: Aye.

11 MR. CUSATO: Aye.

12 MR. WALSH: Aye.

13 MAYOR STRAUSS: Aye.

14 Opposed?

15 Carried.

16 OK. Ladies and gentlemen, this will be the  
17 format for this evening's hearing: The applicant will  
18 come forth and present their application. They will  
19 state their names -- anybody approaching the podium,  
20 please state your name, your address and your part in the  
21 application, or your reason for being up there. And then  
22 I also ask anybody to please speak clearly and slowly so  
23 the reporter can accurately record the comments and  
24 statements.

25 Gentlemen.

1 MR. SCHNUR: Good evening, gentlemen, and thank  
2 you. My name is Bradley Schnur.

3 MAYOR STRAUSS: Can you adjust the microphone?

4 MR. SCHNUR: Sure.

5 MAYOR STRAUSS: Thank you very much.

6 MR. SCHNUR: Is that it?

7 MAYOR STRAUSS: That's much better.

8 MR. SCHNUR: My name is Bradley Schnur. I'm an  
9 attorney. My business address is 400 Jericho Turnpike,  
10 Suite 226, Jericho 11753. And here to my right is the  
11 applicant, Elmer Arqueta, in connection with the  
12 application for a Special Use Permit.

13 The nature of this permit is that Mr. Argueta  
14 is seeking to open up, in the facility known as 90-12  
15 Jericho Turnpike, Mineola, a mini market. A mini market  
16 that's going to sell grocery type products, but not any  
17 type of hot food. The type of products that are going to  
18 be sold here really cater to people from Central and  
19 South America, which is a large part of and known part of  
20 the community.

21 The premises were previously used as a hair  
22 salon, and there would be very minor conversion in order  
23 to allow it to be used for the purpose that Mr. Argueta  
24 intends.

25 Mr. Argueta did make a prior application in

1 connection with this premises, but did not follow the  
2 procedure properly, which is why you may have in your  
3 notes that there was a prior application which was  
4 denied. This subsequent application was prepared and  
5 submitted on or about August 17, 2017, along with the  
6 copy of the plans, copy of the local site map, and a list  
7 of all the addresses of the potentially affected parties.

8 We would ask that, based on the application, if  
9 there are no objections, Mr. Argueta's application be  
10 granted and that he be allowed to convert the space for  
11 the intended purpose.

12 MAYOR STRAUSS: Thank you.

13 What are the hours of operation expected to be  
14 for the building, the store.

15 MR. ELMER ARGUETA: My name is Elmer.

16 MAYOR STRAUSS: Don't speak too close to the  
17 mic.

18 MR. ELMER ARGUETA: My name is Elmer Argueta,  
19 address 215 Cleveland Avenue, Mineola.

20 Just open 6:00 to 10:00.

21 MAYOR STRAUSS: 6:00 in the morning till 10:00  
22 o'clock at night?

23 MR. ELMER ARGUETA: No. No. 6:00 in the  
24 morning to 10:00.

25 MAYOR STRAUSS: Till 10:00.

1 MR. ELMER ARGUETA: Mm hmm.

2 MAYOR STRAUSS: Is that seven days a week, five  
3 days a week?

4 MR. ELMER ARGUETA: Seven days a week.

5 MAYOR STRAUSS: OK. How are you going to get  
6 deliveries into the building, through the front or the  
7 back?

8 MR. ELMER ARGUETA: Through the front.

9 MAYOR STRAUSS: Through the front. OK.

10 All right. How much staff are you going to  
11 have? Are you going to have one person working, two  
12 people working?

13 MR. ELMER ARGUETA: Just me.

14 MAYOR STRAUSS: Just you.

15 MR. ELMER ARGUETA: Yes, and my wife.

16 MAYOR STRAUSS: OK. Have you ever done one of  
17 these stores before? Have you ever opened up one of  
18 these stores before?

19 MR. ELMER ARGUETA: Um --

20 MR. SCHNUR: Have you ever operated a grocery  
21 or mini-mart before?

22 MR. ELMER ARGUETA: Yes -- no.

23 MR. SCHNUR: No. Have you had one previously?

24 MR. DANIS ARGUETA: Excuse me. May I?

25 MR. ELMER ARGUETA: My English --

1 MR. SCHNUR: His brother, who speaks Spanish --

2 MAYOR STRAUSS: Yes, of course. He can come  
3 up.

4 State your name and your address, and you  
5 certainly can translate.

6 MR. DANIS ARGUETA: My name is Danis. My  
7 address is 187 Spindle Road in Hicksville. He's my  
8 brother. So . . .

9 MAYOR STRAUSS: Thank for helping him out.  
10 Appreciate it.

11 DANIS ARGUETA: No problem.

12 No he has not opened anything, but he works in  
13 restaurants. So he knows.

14 MAYOR STRAUSS: And he lives in Mineola now?

15 MR. DANIS ARGUETA: He lives in Mineola.

16 MAYOR STRAUSS: All right. Great. Thank you.

17 I don't have any other questions. I'll put it  
18 over to the Deputy Mayor.

19 MR. PEREIRA: Good evening. Thank you.

20 So you will not be cooking any food?

21 MR. ELMER ARGUETA: No.

22 MR. PEREIRA: No food.

23 You will not be competing with the deli and the  
24 Subway. You're not going to be selling the same  
25 products.



1 MR. ELMER ARGUETA: No. Not compete. Want to  
2 do is, like, just grocery and drinks.

3 MR. PEREIRA: Will you have fresh vegetables,  
4 things that can go bad, or only rice and beans?

5 MR. ELMER ARGUETA: Rice.

6 MR. PEREIRA: But are you going to have  
7 vegetables also, things that can spoil, things that can  
8 go bad?

9 MR. SCHNUR: Don't answer for him, but  
10 translate.

11 MR. DANIS ARGUETA: No --

12 MR. SCHNUR: No. Translate to Elmer what the  
13 Deputy Mayor asked, and then he can answer.

14 (Brother translates for the applicant.)

15 MR. ELMER ARGUETA: Yes.

16 MR. PEREIRA: You will.

17 What are you going to do with the garbage? How  
18 are you going to dispose, how are you going to get rid of  
19 things that you have to throw out? Are you going to use  
20 the Village's garbage collection, the Village is going to  
21 pick up the garbage, or are you going to contract your  
22 own garbage collection?

23 MR. SCHNUR: The shop that is -- part of his  
24 lease is that a third-party sanitation company would be  
25 carting the trash away, his and any other buildings that

1 are there. I do not believe --

2 MR. PEREIRA: I find that interesting because  
3 if you drive by the property any day there is, you know,  
4 50 bags out front on Jericho, which that's our job to  
5 pick it up and that's fine. He can use the Village's  
6 sanitation. However --

7 MAYOR STRAUSS: He's supposed to use private.

8 MR. WHALEN: He's supposed to use a private  
9 carter.

10 MR. SCHNUR: Right, and it was a requirement in  
11 the lease that it's for a private carter.

12 MR. PEREIRA: OK. As long as he knows that.

13 MR. SCHNUR: I will make sure of it.

14 MR. PEREIRA: Make sure he knows that.

15 MR. SCHNUR: Especially with food that's prone  
16 to spoilage.

17 MR. PEREIRA: Right.

18 So I don't know if you know this at this point,  
19 but you wouldn't know how often that pickup would be. In  
20 other words, traditionally -- and I don't know that these  
21 stores do not have basements -- a lot of times,  
22 especially in the hot summer months, they will store the  
23 garbage in a walk-in freezer and put it out when it's  
24 going to be picked up. We certainly don't want this in  
25 that rear space between the shopping center and the homes

1 to be, you know, stinking --

2 MR. SCHNUR: Right. It would draw animals.

3 MR. PEREIRA: All kinds of things.

4 MR. SCHNUR: And I will remind him of that, and  
5 we'll sit down and go through all of that.

6 MR. PEREIRA: You know, the site plan that you  
7 have here is very rudimentary.

8 Is there going to be a walk-in box of any kind,  
9 a freezer?

10 MR. SCHNUR: No. There's going to be  
11 refrigeration units for beverages, for the beverages that  
12 are there. It's not going to be a freezer. Most of the  
13 products that he's going to be selling are prepackaged  
14 boxed food. He gave you examples of rice.

15 MR. PEREIRA: Rice and beans and pasta.

16 MR. SCHNUR: We will have a refrigerator, you  
17 know, separate for small things. But things will not be  
18 left out in the open. There will not be a large  
19 freezer-refrigerator box like you would find in a butcher  
20 shop or restaurant.

21 MR. PEREIRA: In terms of signage in front of  
22 the store, are there any intended changes? Other than  
23 the name, obviously.

24 MR. SCHNUR: We spoke about this. Other than  
25 the name, there's no, you know, nothing that doesn't

1 blend in with what the landlord's requirements are, and  
2 certainly whatever he does would be within the Village  
3 Code. He would make the proper application, if  
4 necessary. It's not going to be flashing lights or  
5 anything like that.

6 MR. PEREIRA: Right. OK.

7 Mr. Argueta, if you're a mini-mart that's  
8 selling just groceries, why are you opening at 6:00 a.m.?

9 That's kind of early. You know. People  
10 normally don't go grocery shopping at 6:00 a.m. My  
11 concern is just to not be a disturbance to the neighbors  
12 behind you, especially on Saturday and Sunday. I don't  
13 know how many people -- you may find that once you open  
14 the business you may change your hours of operation, but  
15 what is your rationale for opening at 6:00 a.m.?

16 I could understand if you were a deli and you  
17 were making egg sandwiches, or you were providing food  
18 for people who were going to work but, if you are a  
19 traditional grocery store, why are you opening so early?  
20 Especially on weekends.

21 And again, you're entitled to open and run your  
22 business essentially any way you see fit, but it just  
23 seems to me that -- are you going to sell coffee and  
24 bread?

25 MR. ELMER ARGUETA: Yes.

1 MR. PEREIRA: OK.

2 MR. SCHNUR: More of a morning stop, bakery  
3 type of thing. But I asked them, his brother, if he can  
4 just clarify the questions to make sure that Mr. Argueta  
5 understood the prior question regarding the hours,  
6 because you raised a point why would somebody come and  
7 buy groceries at 6:30 in the morning. So I just wanted  
8 to make sure that he's clear on the question.

9 So can you translate the question?

10 (Brother translates for the applicant.)

11 MR. SCHNUR: So --

12 MR. DANIS ARGUETA: OK. I'm sorry. He just  
13 wants to clarify that when you asked him about the hours,  
14 he said from 6:00 a.m. to 10:00, but he was from 6:00 to  
15 10:00 p.m. He just wanted to clarify that.

16 MR. PEREIRA: Wait. From 6:00 p.m. to 10:00  
17 p.m.?

18 MR. DANIS ARGUETA: No. I'm sorry. 6:00 a.m.

19 MR. PEREIRA: No. We were clear. We  
20 understood that. We didn't think he was only open for  
21 four hours.

22 MR. SCHNUR: Initially it came out to me as if  
23 he was going to be open from 6:00 a.m. to 10:00 a.m.

24 MAYOR STRAUSS: No. I understood that.

25 But to Mr. Pereira's point, we're just not sure

1        why you would want to start at 6:00 o'clock. But that's  
2        up to you. You know, it's a business decision.

3                MR. PEREIRA: You're entitled to open at 6:00  
4        o'clock. We can't tell you not to open at 6:00 o'clock.  
5        But, you know, in the process of being a good neighbor,  
6        especially on weekends, once you open you may want to  
7        reconsider, you know, for the sake of the neighbors in  
8        terms of noise and traffic and movement. You know, if  
9        you're opening up at 6:00 and you don't have to . . .  
10        Traditionally on weekends people like to sleep in a  
11        little later. You're not going to have people going off  
12        to work. Landscapers and people who normally would go to  
13        work, on Sunday they're not going to go that early, even  
14        on a Saturday.

15                So just a suggestion that you're going to be  
16        right in front of homes where people live. Where you  
17        live, on Cleveland Avenue, you don't want your neighbor  
18        at 6:00 in the morning to start, you know, making noise  
19        on Sunday. Well you may not care because you're going to  
20        be at the store but, you know, you would care if you  
21        weren't there.

22                So you're going to have two employees, you and  
23        your wife.

24                MR. ELMER ARGUETA: My wife, yes.

25                MR. PEREIRA: OK. Are you going to have video

1 surveillance inside the place? Are you going to have  
2 cameras installed?

3 MR. SCHNUR: What kind of security are you  
4 going to have?

5 MR. PEREIRA: Security.

6 MR. ELMER ARGUETA: Yes.

7 MR. SCHNUR: Alarm, cameras?

8 MR. ELMER ARGUETA: Camera, yes.

9 MR. PEREIRA: Are you going to have an alarm?  
10 Right?

11 MR. ELMER ARGUETA: I think he have it already.

12 MR. PEREIRA: There's already an alarm there?

13 OK.

14 OK. That's all my questions. Thank you.

15 MAYOR STRAUSS: Thank you.

16 Before I ask Trustee Cusato to see what he has  
17 to say, I just want to ask: Do you have access to the  
18 basement?

19 MR. ELMER ARGUETA: No. No basement.

20 MAYOR STRAUSS: No basement. OK. Thank you.

21 Mr. Cusato?

22 MR. CUSATO: Thank you, Mayor.

23 Good evening, gentlemen.

24 So you said that there's no cooking on  
25 premises; is that correct?

1 MR. ELMER ARGUETA: Yes.

2 MR. CUSATO: But you're serving rice and beans.

3 MR. SCHNUR: No. No. No. That's product  
4 that's going to be sold in packages, not cooked, but you  
5 could buy a box of rice or a bag of beans. He's not  
6 selling rice and beans as hot meals --

7 MR. CUSATO: Oh. OK.

8 MR. SCHNUR: -- within the space. It's more of  
9 a grocery store, convenience store, where you can pickup  
10 a box of Spanish rice and bring it home. There's not  
11 going to be any hot cooked food.

12 MR. CUSATO: OK. Actually, I have no other  
13 questions. Thank you.

14 MAYOR STRAUSS: Trustee Durham?

15 MR. DURHAM: Thank you.

16 My only question: The drinks, any alcohol?

17 MR. ELMER ARGUETA: No. No alcohol.

18 MR. DURHAM: No alcohol. So it's just milk,  
19 orange juice.

20 MR. ELMER ARGUETA: Just drink, the bottles of  
21 the drink, the big ones, the small ones. Something like  
22 that. You know, water.

23 MR. SCHNUR: Soft drinks, juices, water, and in  
24 the morning coffees, international coffees.

25 MR. DURHAM: So you'll have coffee urns going



1 during the day for the coffee?

2 MR. SCHNUR: How are you going to serve the  
3 coffee? Is it going to be plugged in during the day? A  
4 thermos? How are you going to serve it?

5 MR. ELMER ARGUETA: No. I just machine a three  
6 cup. Whatever it have.

7 MR. SCHNUR: He's saying just a machine that  
8 makes three cups at a time.

9 MR. DURHAM: OK. Well, good luck.

10 MAYOR STRAUSS: Thank you.

11 Trustee Walsh?

12 MR. WALSH: Yes. Thank you.

13 Hello. How are you?

14 Let me ask the attorney a question. You  
15 mentioned something that he's going to be open at 6:00  
16 a.m., and I heard you say the word bakery. Is he going  
17 to be selling any bakery goods, or -- he's selling  
18 coffee. Is he going to be selling bakery goods, or  
19 buttered rolls, or anything like that in the morning?

20 MR. SCHNUR: Other than coffee in the morning --

21 MAYOR STRAUSS: Let the brother interpret so he  
22 understands.

23 (Brother translates for the applicant.)

24 MR. SCHNUR: He intends on having, you know,  
25 bagels, muffins, that type of --

1 MR. WALSH: So that's not a grocery store. You  
2 know. I mean, you said it's going to be a grocery store,  
3 but you're going to be selling buttered rolls and bagels  
4 and muffins and coffee. And what else would you be  
5 selling in the morning? No eggs, right?

6 MR. ELMER ARGUETA: No eggs.

7 MR. WALSH: So you'll be selling -- you'll be  
8 somewhat in competition with the deli that's there who  
9 also sells breakfast; is that correct?

10 MR. SCHNUR: The question is that there's a  
11 deli that sells breakfast, coffee, bagels, rolls. Are  
12 you going to be competing with them if you were going to  
13 be selling coffee?

14 MR. WALSH: Well he will, in fact, be competing  
15 with them. I mean, you know, it's not a question. I  
16 thought -- I was under the understanding that it's just  
17 going to be a grocery store. And grocery stores that I'm  
18 familiar with -- and I'm familiar with small grocery  
19 stores -- don't usually sell buttered rolls and muffins  
20 and the like.

21 So the reason for him being open at 6:00  
22 o'clock in the morning is because when people, you know,  
23 landscapers that line up at the place next door and  
24 everything else, and he's going to be there to service  
25 these people with breakfast in the morning as well as

1 having a grocery store; is that correct?

2 Have the brother . . .

3 (Brother translates for the applicant.)

4 MR. WALSH: So the answer is yes, that he will  
5 be selling products in the morning?

6 MR. DANIS ARGUETA: Yes. But can I answer?

7 MR. WALSH: Yes. Please do. I would rather  
8 have you explain.

9 MR. DANIS ARGUETA: You know, the way he is  
10 planning to open, I mean, the product that he's going  
11 to be -- if he open in the morning, he's not going to be  
12 selling the product that the next deli selling because  
13 it's going to be unique. Whatever they selling, they're  
14 selling breakfast. They're selling rice, cooked rice.  
15 They're selling beans.

16 MR. WALSH: I know the deli. I've been in  
17 there. I know.

18 MR. DANIS ARGUETA: Yes. But he's telling me  
19 that the only thing he's going to have is just the  
20 coffee, hot coffee, and just maybe a few bagels that  
21 people want to pick up.

22 MR. WALSH: Bagels, buttered rolls and muffins,  
23 and that's it.

24 MR. DANIS ARGUETA: Yes, that's it.

25 MR. WALSH: Now we're going beyond the scope of

1 being a grocery store. You understand that, right?

2 Is he going to be selling any kinds of meat  
3 like a butcher store would have? Any kind of steak or  
4 codfish, or dried codfish, or anything like that?

5 MR. ELMER ARGUETA: No.

6 MR. DANIS ARGUETA: No. No.

7 MR. WALSH: OK. And just as a comment I'd like  
8 to make: Do you have natural gas in that store?

9 You have propane tanks behind that store; am I  
10 correct there?

11 How do you get your gas? It's from propane  
12 tanks, right?

13 I looked at it --

14 MR. DANIS ARGUETA: I'm not sure. I'm not sure  
15 how.

16 MR. WALSH: The reason why I say this, and it  
17 has nothing to do with you, it's not your issue, but I  
18 remember a hearing with the same landlord at the same  
19 location, or right next to it, many years ago and it was  
20 a question about natural gas not being brought into the  
21 building and there's propane tanks behind there. And  
22 there's a house there. And it's not your shortcoming.  
23 It's a shortcoming of the landlord, in my opinion, who  
24 seems to always do things the less expensive way.

25 So you will be getting your gas through propane

1 tanks outside. When you look outside you see propane  
2 tanks, and that's since 2017 I think that the building  
3 still has propane tanks as opposed to natural gas. It's  
4 just a shortcoming of the landlord in my opinion.

5 I have no other questions. Thank you, Mayor.

6 MAYOR STRAUSS: Thank you.

7 Anything else you wish to -- yes.

8 MR. PEREIRA: Just one more question.

9 There's going to be no seating inside, right?  
10 People can't -- if they take coffee or a bagel, they go.  
11 They don't stay.

12 MR. ELMER ARGUETA: Yes. Correct.

13 MR. PEREIRA: No table. No chairs. No  
14 seating.

15 MR. ELMER ARGUETA: No tables. No chairs.  
16 Just go.

17 MR. SCHNUR: It's a small space, relatively  
18 speaking. It's going to have -- it's on the plan -- you  
19 know, shelving for the product. It's going to have a  
20 small counter and cash register. And that's essentially  
21 it.

22 MR. PEREIRA: Yes. It's a very, very, small  
23 space.

24 MR. SCHNUR: Yes.

25 MR. WALSH: But just if I can say something to

1 Mr. Pereira's point before.

2           You're going to be opening up at 6:00 o'clock  
3 in the morning. You're on the outside edge of the  
4 neighborhood there. And landscaping trucks pull up along  
5 that street there, you know, as we both know, and they're  
6 going to be going to your store at 6:30 or 7:00 o'clock  
7 in the morning and buying coffee and buttered rolls and  
8 such. And to me that's just a stretch beyond having a  
9 grocery store. That's why it would be -- you know, you  
10 would think that you would open up at 8:00 or something,  
11 or 9:00, like a normal grocery store, a small grocery  
12 store. At 6:00 o'clock in the morning, seems to me the  
13 idea behind that is to cater to people that want to get  
14 breakfast from you, and that's a stretch beyond a grocery  
15 store. That's all.

16           MR. DANIS ARGUETA: Can I translate?

17           MR. WALSH: Can you tell him that, please?

18           (Brother translates for the applicant.)

19           MR. DANIS ARGUETA: He's reconsidering. He  
20 didn't realize how early. But he said now he's saying  
21 that he probably reconsider opening, instead of 6:00,  
22 8:00 or 9:00.

23           MR. SCHNUR: Based on the comments that are  
24 made tonight, he will take some of the comments and  
25 suggestions under advisement and he's not going to, this

1 evening, determine. He still has a long way to go, if  
2 this application is approved, even to get this store  
3 open.

4 MAYOR STRAUSS: We appreciate that because, as  
5 the other trustees mentioned, there's concern about the  
6 residents in the neighborhood starting out that early.

7 Thank you.

8 MR. SCHNUR: Definitely. Thank you.

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

11 Gentlemen, if you could have a seat briefly.  
12 We'll open it up to public comment.

13 MR. SCHNUR: Thank you.

14 MR. ELMER ARGUETA: Thanks.

15 MAYOR STRAUSS: I'll open it up to public  
16 comment. Anyone wishing to make a comment, please  
17 approach the podium. Speak slowly and clearly for the  
18 stenographer.

19 Anybody wishing to come down to make public  
20 comment at all? No?

21 Gentlemen, come on back up.

22 Anything else you'd like to say?

23 MR. ELMER ARGUETA: No.

24 MR. SCHNUR: Just to thank you for your time  
25 and, based on the information presented this evening, as

1 well as in the application, we would ask that the Village  
2 does grant Mr. Argueta the special use that he's applied  
3 for.

4 MAYOR STRAUSS: Thank you.

5 I'll entertain a motion to approve.

6 MR. PEREIRA: Motion.

7 MAYOR STRAUSS: Motion by Trustee Pereira.

8 Do I have a second?

9 MR. WALSH: Second.

10 MAYOR STRAUSS: Second by Trustee Walsh.

11 Ms. Pardo, can you poll the Board?

12 MS. PARDO: Trustee Durham?

13 MR. DURHAM: Yes.

14 MS. PARDO: Trustee Pereira?

15 MR. PEREIRA: Yes.

16 MS. PARDO: Trustee Cusato?

17 MR. CUSATO: Yes.

18 MS. PARDO: Trustee Walsh?

19 MR. WALSH: Yes.

20 MS. PARDO: Mayor Strauss?

21 MAYOR STRAUSS: Yes.

22 Gentlemen, congratulations. Best of luck to  
23 you.

24 Please work hand-in-hand with our Building  
25 Department and get involved in the Chamber of Commerce,



1 if you can. That would be a great boost to them and  
2 probably to you.

3 Thanks for living in Mineola, and thanks for  
4 staying in Mineola, and good luck to you.

5 MR. SCHNUR: Thank you all very much.

6 MAYOR STRAUSS: Congratulations. Good luck.

7 I'll entertain a motion to close the hearing.

8 MR. PEREIRA: Motion.

9 MAYOR STRAUSS: Motion by Trustee Pereira.

10 Seconded by?

11 MR. DURHAM: Second.

12 MAYOR STRAUSS: Trustee Durham.

13 All in favor?

14 MR. DURHAM: Aye.

15 MR. PEREIRA: Aye.

16 MR. CUSATO: Aye.

17 MR. WALSH: Aye.

18 MAYOR STRAUSS: Aye.


19 Any opposed?

20 Carried. Thank you.

21 \* \* \*

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

25 \* \* \*

  
PATRICIA A. TAUBER, RPR  
OFFICIAL COURT REPORTER