

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE  
BOARD OF TRUSTEES



April 20, 2016  
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

\* \* \*

PETER SMITH  
Building Dept. Clerk

JOSEPH R. SCALERO  
Village Clerk

\* \* \*

PATRICIA A. TAUBER, RPR  
Official Court Reporter

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2016 MAY -4 P 1:26

1 MAYOR STRAUSS: Mr. Scalero?

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

6 MAYOR STRAUSS: Evening, ladies and gentlemen.

7 If anybody is here for the hearing regarding  
8 331 Wills Avenue, it has been canceled at the request of  
9 the applicant. So we'll look to reschedule on that. So  
10 we're only going to have the one hearing this evening.

11 Mr. Scalero?

12 MR. SCALERO: Yes, sir.

13 "Legal Notice, Public Hearing, Incorporated  
14 Village of Mineola.

15 "Please take Notice that the Board of Trustees  
16 of the Incorporated Village of Mineola will hold a Public  
17 Hearing on Wednesday, April 20, 2016 at 6:30 p.m. at the  
18 Village Hall, 155 Washington Avenue, Mineola, New York  
19 11501, or at some other location to be hereafter  
20 designated by the Board of Trustees, in order to receive  
21 public comment upon the following:

22 "Application of Starbucks Corporation for a  
23 Special Use Permit pursuant to Chapter 550 of the Code of  
24 the Incorporated Village of Mineola, entitled 'Zoning',  
25 Section 550.12, entitled 'B-1 Districts', Subsection (B),

1 entitled 'Special Uses', and Section 550.13, entitled  
2 'B-2 Districts', Subsection (A), for the purpose of  
3 establishing a Starbucks with the sale of food and  
4 beverages upon the property known as 210 Station Plaza  
5 North, Mineola, New York, known and designated on the  
6 Nassau County Land and Tax Map as Section 9, Block 422,  
7 Lot 10.

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

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

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

19 "By Order of the Board of Trustees of the  
20 Incorporated Village of Mineola. Joseph R. Scalero,  
21 Village Clerk.

22 "Dated March 31, 2016."

23 MAYOR STRAUSS: Thank you, Mr. Scalero.

24 Mr. Smith, report on mailings?

25 MR. SMITH: Yes, Mayor.

1 The Affidavit of Mailing has been submitted to  
2 the Building Department.

3 MAYOR STRAUSS: Great. Thank you.

4 Mr. Gibbons?

5 MR. GIBBONS: Yes, Mayor.

6 By letter dated April 11, 2016, Nassau County  
7 Planning Commission has advised us they recommended local  
8 determination, and I'd ask for a resolution declaring  
9 this a Type II Action under SEQRA.

10 MAYOR STRAUSS: Do I have a motion?

11 MR. PEREIRA: Motion.

12 MAYOR STRAUSS: Motion by Trustee Pereira.

13 MR. CUSATO: Second.

14 MAYOR STRAUSS: Second by Trustee Cusato.

15 All in favor?

16 MR. DURHAM: Aye.

17 MR. PEREIRA: Aye.

18 MR. CUSATO: Aye.

19 MR. WALSH: Aye.

20 MAYOR STRAUSS: Aye.

21 Any opposed?

22 Carried.

23 Ladies and gentlemen, this will be the format  
24 for tonight's hearing: The applicant will make their  
25 presentation. The Board will ask any questions that we

1 feel we need to ask. And then we'll open up to public  
2 comment.

3 I request anybody that's approaching the podium  
4 this evening to please speak clearly, slowly, and state  
5 your name and your address for the reporter.

6 Is there someone -- thank you, sir.

7 MR. MACDONALD: Good evening.

8 MAYOR STRAUSS: Good evening.

9 MR. MACDONALD: Mayor, Members of the Board, my  
10 name is Neil Macdonald, partner with WFC Architects, with  
11 offices located at 12-1 Technology Drive, Setauket, New  
12 York. I'm here today on behalf of the applicant,  
13 Starbucks Corporation.

14 If it pleases the Board, I have a brief  
15 presentation, and I also have with me today  
16 Christopher Crans, the New York State Registered  
17 Architect and Designer for the project, as well as  
18 Lindsay Trimarchi, Store Development Manager with  
19 Starbucks, and they're available to answer any questions  
20 you may have as well.

21 As indicated in the notice, the subject  
22 application of Starbucks Corporation is for a Special Use  
23 Permit pursuant to Chapter 550 of the Code of the  
24 Incorporated Village of Mineola, entitled "Zoning", for  
25 the purpose of establishing a Starbucks with the sale of

1 food and beverages upon the property located at 210  
2 Station Plaza North, Mineola, New York, designated on the  
3 Nassau County Land and Tax Map as Section 9, Block 422,  
4 Lot 10.

5 Currently the property consists of a two-story  
6 building with multiple retail tenants across from the  
7 Mineola train station served by the Long Island Railroad.  
8 The existing front facade is an aluminum storefront and  
9 stone veneer, and the rear facade is brick, and the  
10 building has a small outdoor courtyard in the rear.

11 The proposed Starbucks would be a conversion of  
12 the existing Mineola Card and Convenience Store. The new  
13 store will occupy the same exact square footage,  
14 approximately 890 square feet of space on the ground  
15 floor and, similar to the existing use, the proposed  
16 Starbucks will be a grab-and-go store, as this store will  
17 primarily serve commuters and local residents. No public  
18 seating will be provided.

19 Regarding the menu, no Starbucks items will  
20 require extensive preparation. All beverages are  
21 prepared for immediate service in response to customer  
22 orders. All food products, including breakfast  
23 sandwiches, fruit and snack plates, sandwiches, paninis,  
24 wraps, and salads, are preassembled, prepackaged, by an  
25 approved commercial manufacturer and received ready to

1 eat. No washing of fruits, vegetables or other food  
2 items occurs on the site. There is no cooking, cooling  
3 or reheating of any products. Oven-warmed foods are  
4 heated per the customer order, and there are no holding  
5 units.

6 Starbucks has submitted an application for  
7 approval of plans for construction or renovation of a  
8 food service establishment to the Nassau County  
9 Department of Health and was approved on March 28, 2016.  
10 It is Starbucks' intent to submit a food permit  
11 application to Nassau County Health Department once  
12 approval has been obtained from the Village.

13 From a design perspective, both the exterior  
14 and interior will benefit from a significant improvement  
15 and upgrades. The exterior signage, which currently  
16 consists of an array of varying types of back-lit acrylic  
17 neon signs, posters and banners, will be transformed to a  
18 more modest word mark. I have a copy for the Board, a  
19 copy of a photograph of the existing storefront, if I  
20 may.

21 (Same handed up to the Mayor.)

22 MR. MACDONALD: On the display board I have an  
23 elevation of the proposed Starbucks storefront and the  
24 existing storefront, which is currently in a state of  
25 disrepair and will be entirely replaced with new a

1 storefront.

2 Inside the space will benefit from -- I'll just  
3 put the floor plan up -- from a complete renovation. It  
4 will receive all new high-grade floor, wall and ceiling  
5 finishes, as well as new high-efficiency lighting and  
6 mechanical systems.

7 Hours of operation will be seven days a week  
8 from 5:00 a.m. to 10:00 p.m.

9 MR. GIBBONS: I'm sorry. Can you repeat that?

10 MR. MACDONALD: Seven days a week from 5:00  
11 a.m. to 10:00 p.m. A typical shift would consist of a  
12 maximum of 3 employees.

13 Garbage will be placed in covered cans and  
14 placed at appropriate times for curbside pick up. And  
15 the deliveries will be curbside by small van or box truck  
16 and staged and sequenced based on the need for small  
17 delivery size, typically on hand truck through the front  
18 door. And these deliveries will occur off-hours.

19 So in summary, it is a very similar use to the  
20 existing grab-and-go convenience store that is there, and  
21 we think it's going to be an improvement to the  
22 community, and respectfully request a Special Use Permit.

23 MAYOR STRAUSS: Thank you.

24 MR. MACDONALD: Happy to answer any questions  
25 you may have.



1 MAYOR STRAUSS: Thank you. Thank you for  
2 selecting Mineola.

3 The store is a franchise? Is the owner here?

4 MR. MACDONALD: Yes. We have Lindsay  
5 Trimarchi, from Starbucks, here to answer any questions.

6 MAYOR STRAUSS: So she's going to be operating  
7 the store?

8 MR. MACDONALD: Would you like to?

9 MR. GIBBONS: It's my understanding that the  
10 Starbucks are not franchised. They're all operated by  
11 the parent; is that correct?

12 MS. TRIMARCHI: Yes, that's correct.

13 So, Lindsay Trimarchi, 93 Mill River Road,  
14 Oyster Bay, New York 11771.

15 I represent Starbucks. I work on the real  
16 estate team, and I chose this location. I don't have an  
17 operator here, but I'm very familiar with the operations  
18 and can hopefully answer any questions you have.

19 MAYOR STRAUSS: So it's not a franchise?

20 MS. TRIMARCHI: It's not a franchise.

21 So Starbucks has 73 company-owned stores on  
22 Long Island, and this would be one of them.

23 MAYOR STRAUSS: OK. You mentioned that the  
24 store will have a new storefront and signage and things  
25 to what's there now. We're currently beginning a

1 storefront standardization facade program, and we would  
2 like to know if you would be amenable to conforming to  
3 what we're looking to do there and standardize the  
4 storefronts along that whole strip and going into the  
5 other parts of our downtown.

6 MR. MACDONALD: We're certainly happy to take a  
7 look at it. You know, what we propose we think is very  
8 modest in comparison to what's there now.

9 MAYOR STRAUSS: Right.

10 MR. MACDONALD: So if you can share those  
11 standards with us.

12 MAYOR STRAUSS: Yes. It's a pretty good deal,  
13 actually. Through grants we'll pay, like, 75 percent.  
14 So, not that you guys need it, but that's what we're  
15 looking to do.

16 Curbside deliveries. Curbside, I don't think  
17 one exists there. It's a very congested area. The  
18 parking is usually full 24/7.

19 Where would the deliveries be actually made  
20 without double-parking and creating more congestion in an  
21 already incredibly congested area.

22 MR. MACDONALD: That's why the deliveries are  
23 typically scheduled off-hours. So anywhere from, say,  
24 10:00 p.m. to 3:00 a.m., usually when the area is less  
25 congested.

1                   As you know, the site doesn't have any  
2                   capability for a floating dock or off-street parking.

3                   MAYOR STRAUSS: No public seating at all  
4                   inside? So it's strictly grab-and-go?

5                   MR. MACDONALD: Yes. It's a very tight store,  
6                   as you can see.

7                   We have the floor plan here. Primary entrance  
8                   is here, and basically you cue around, place your order,  
9                   and then pick up your drinks here. And there's a  
10                  condiment bar here to add sugar to your coffee. And, you  
11                  know, there's not a lot of room for anything else. The  
12                  back part of the store is storage, refrigeration and so  
13                  forth.

14                  MAYOR STRAUSS: We have historically had a  
15                  tremendous amount of parking and traffic issues in that  
16                  area which we can't seem to make go away. In our Village  
17                  Code we have a part of it that says that we require the  
18                  applicant, if needed, to pay for a traffic study expert  
19                  and we'd ask you to do that. We'll provide you with a  
20                  company, you know, on your dime, and we'll need to get a  
21                  subject-matter expert's opinion on the traffic flow in  
22                  that area with it being a Starbucks.

23                  It's just tremendously tough down there on any  
24                  given day or time. We have school buses that go through  
25                  there for Hofstra and Adelphi. We have Winthrop

1 University Hospital makes their deliveries to the  
2 hospital through that street. I'm sure you've been  
3 there. It's just an incredibly busy location.

4 MS. TRIMARCHI: If I could speak to that?

5 MAYOR STRAUSS: Yes. Please.

6 MS. TRIMARCHI: So, upon choosing this  
7 location, we found typically -- we have very limited  
8 parking -- but because of the train station and the  
9 hospital and the new residential around it, we don't feel  
10 that we'll be capturing much traffic. We're going to be  
11 having foot track of people who are already there  
12 catching the train or using the hospital.

13 MAYOR STRAUSS: Yes. I tend to agree with most  
14 of that, with the exception of I drop off my family  
15 member, or my friend, and while you get out of the car  
16 and go to the platform I'm going to get out of my car and  
17 run into Starbucks.

18 MS. TRIMARCHI: Right.

19 MAYOR STRAUSS: And it's not like you're  
20 pouring a cup of coffee and you're out in three minutes.  
21 You're mixing. You're pressing. You're steaming.  
22 You're triple-shotting. You're doing whatever you do. So  
23 that takes some significant time. And to leave a car  
24 parked in an area where it shouldn't be parked in an  
25 already very, very tight location, we'd just like to have

1 somebody, a subject-matter expert, speak on any pitfalls,  
2 if there are. Maybe there aren't. But we'd like to have  
3 somebody do that for us.

4 MS. TRIMARCHI: Understood.

5 MAYOR STRAUSS: Thank you.

6 How many staff are you going to have on hand  
7 there?

8 MS. TRIMARCHI: Three at any given time.

9 MAYOR STRAUSS: Where are they going to park?

10 MS. TRIMARCHI: I'm not sure where they'll  
11 park. I assume that there's -- I know there's municipal  
12 parking, and if they live in the area they'll have a  
13 parking permit.

14 MAYOR STRAUSS: If they live in the Village  
15 they're entitled to purchase a parking commuter pass.

16 MS. TRIMARCHI: Right.

17 MAYOR STRAUSS: But then those spots are gone  
18 probably by 6:30, 7:00.

19 MS. TRIMARCHI: Right. I'm not really sure.

20 MAYOR STRAUSS: The rest of it is metered.

21 MS. TRIMARCHI: OK.

22 MAYOR STRAUSS: So two hour meters. And  
23 there's a Intermodal Center on the south side of the  
24 tracks which you can park all day, or I think it's 12  
25 hours for \$6.

1 MS. TRIMARCHI: Right.

2 MAYOR STRAUSS: Parking is at a premium there  
3 too.

4 MS. TRIMARCHI: Right.

5 MAYOR STRAUSS: OK. I'll let some of the other  
6 trustees ask questions.

7 MR. PEREIRA: Thank you, Mayor.

8 Good evening. Thank you for coming down.

9 Will this be the only Starbucks in Mineola?

10 But you did have Starbucks in Mineola not too  
11 long ago on Old Country Road.

12 MS. TRIMARCHI: Correct.

13 MR. PEREIRA: And you had another one a quarter  
14 of a mile away in the Country Glen Center as well.

15 MS. TRIMARCHI: That we closed.

16 MR. PEREIRA: Carle Place.

17 Yes, that you closed.

18 MS. TRIMARCHI: Right.

19 MR. PEREIRA: Right. You closed both of those.  
20 Right.

21 And now you're looking to put this -- have you  
22 looked at -- now, your being with the real estate team, I  
23 guess you scout out locations.

24 MS. TRIMARCHI: Correct.

25 MR. PEREIRA: Did you look at any other

1 locations in the downtown area?

2 MS. TRIMARCHI: We specifically scouted this  
3 location due to the proximity to the train station,  
4 because Dunkin' Donuts services Long Island Railroad  
5 passengers and Starbucks doesn't really have much of the  
6 opportunity. So we wanted -- with the thought this was a  
7 good opportunity, given that it's an express station,  
8 that, you know, we could service some of the Long Island  
9 Railroad customers.

10 MR. PEREIRA: So there were no other  
11 considerations given in and around the train station.  
12 This is the only location you looked at?

13 MS. TRIMARCHI: Oh, on that strip?

14 MR. PEREIRA: Within a tenth of a mile of the  
15 train station, whether on the north side or the south  
16 side of the station.

17 MS. TRIMARCHI: This was the only location.

18 MR. PEREIRA: This was the only location.

19 MS. TRIMARCHI: Correct.

20 MR. PEREIRA: OK. You didn't consider the new  
21 buildings that are being built and that have commercial  
22 within them?

23 MS. TRIMARCHI: We just felt that this had  
24 better visibility. The newer construction, we had just  
25 -- we had chosen this location and afterwards it was sort

1 of brought to us that there was new construction going  
2 on, but we thought that this was the most competitive  
3 position.

4 MR. PEREIRA: OK. Because, you know, to segue  
5 to new construction: On the other side of the bridge,  
6 where you would be, is the Citibank building. There's  
7 going to be a building there called the Village Green.  
8 OK? And they're going to exit on the south side of the  
9 building. They're going to be coming through that plaza,  
10 not all of them, but a considerable number of them will  
11 come through that plaza and exit out, very much as the  
12 Mayor just described the deliveries for the hospital come  
13 through there.

14 So the reason why the Mayor -- and I agree with  
15 him -- why we would want to have some type of traffic  
16 study and parking study done is because we want all those  
17 pieces to be put together.

18 There's also been some talk about adding a  
19 third rail to the railroad, to the main line. That is  
20 going to change the physical appearance of the plaza.  
21 How would that impact traffic? How will that impact  
22 parking? Will we lose parking? We don't know that.

23 So we want to have a subject matter expert tell  
24 us, Well, when the building is built with 199 units with  
25 access to this plaza, what kind of impact will that have



1 on traffic, what kind of numbers will that generate. And  
2 these will be people who do drink Starbucks who will stop  
3 and maybe double-park or maybe walk. I don't know. But  
4 we have to look at that.

5 We've all lived here 40 years, 50 years, 60  
6 years. So we know what it looks like when a train comes  
7 down. Nobody parks. They double park. Wait for their  
8 family member. You know, they kind of park side-by-side.  
9 You can barely squeeze through.

10 And as the Mayor said, I can certainly see  
11 someone, Well, the train is five minutes late. I'm just  
12 going to run out and get a coffee.

13 So it's problematic. I welcome and would love  
14 and I think our downtown is going to be the perfect place  
15 for a Starbucks. I really do. I think it's the kind of  
16 clientele. And the demographic is going to be, and is  
17 starting to be, the Starbucks demographic. I'm not so  
18 sure that that location -- across from the ticket booth,  
19 with the parking issues and the traffic issues that are  
20 there now, that will probably only increase with the new  
21 construction -- if that's the place where I would even  
22 certainly feel more comfortable on the side street, on  
23 the street leading down to the plaza. OK? So, you see  
24 what I'm talking about?

25 There was a coffee shop there that just went

1 out of business.

2 MS. TRIMARCHI: Yes.

3 MR. PEREIRA: A diner kind of thing. That, to  
4 me, would make more sense because then people would not  
5 be tempted to double-park because they can't double park  
6 there because it's only one lane. They literally would  
7 then be stopping traffic.

8 So I wish you had looked at other locations  
9 because I think that they may have served us better, but  
10 that's your decision and that's your job and that's what  
11 you're choosing is this place. I think we have to  
12 balance that with the implications that it's going to  
13 have on traffic, flow of traffic, safety. I mean, those  
14 are all big concerns.

15 You mentioned a courtyard. Will there be any  
16 use for the courtyard whatsoever?

17 MR. MACDONALD: It's going to serve as a  
18 location for the air conditioning condensers.

19 MR. PEREIRA: OK. But it will not be open to  
20 the public.

21 MR. MACDONALD: It's not accessible to the  
22 public.

23 MR. PEREIRA: To the public. OK.

24 And garbage, curbside pick up is the only  
25 option? There's no option for private carter, right? So

1 we will pick it up?

2 MR. MACDONALD: That's our understanding, yes.

3 MR. PEREIRA: Right. There's nowhere to put a  
4 dumpster.

5 MR. MACDONALD: There's nowhere to put a  
6 dumpster.

7 MR. PEREIRA: Yes. Exactly.

8 MR. MACDONALD: The rear courtyard is  
9 landlocked by other buildings.

10 MR. PEREIRA: OK. And you will be sure to  
11 maintain that garbage indoors, refrigerated properly,  
12 taken care of until it gets picked up.

13 MR. MACDONALD: Well it wasn't specifically  
14 requested by the county as part of the Health Department  
15 review.

16 MR. PEREIRA: Because you don't have any  
17 putrescible waste? You don't have any --

18 MR. MACDONALD: Right.

19 MR. PEREIRA: OK. That's why. OK.

20 What do you do with the things that expire,  
21 foods?

22 You sell sandwiches, right?

23 Those things get picked up by the person who  
24 drops off?

25 MR. MACDONALD: Yes. They'll be carted away.

1 MR. PEREIRA: So nothing that would --

2 MS. TRIMARCHI: Cause rodents?

3 MR. PEREIRA: Right.

4 -- would stay on the property.

5 Is there a basement?

6 MR. MACDONALD: There is.

7 MS. TRIMARCHI: There is.

8 MR. PEREIRA: And you'll have access to that?

9 MR. MACDONALD: Yes.

10 MR. PEREIRA: What are the plans for the  
11 basement?

12 MR. MACDONALD: Mechanical equipment primarily.  
13 So the water filtration system.

14 MR. PEREIRA: And the Mayor alluded to it, I  
15 think it's very problematic, and it's all part of the --  
16 I'm sure you've figured out the issue is going to be  
17 parking and traffic. And when you talk about curbside  
18 deliveries and you're saying 10:00 o'clock at night, OK,  
19 you're right. It's certainly less congested at 10:00  
20 o'clock because most of the other businesses are closed,  
21 except the bar is not closed, as long as we adhere to  
22 that. But at the same time you also have tenants above  
23 you, correct? People live on the upper floors.

24 Will someone be there to get these deliveries?  
25 Does the delivery person have a key?

1 MR. MACDONALD: The delivery person has a key.  
2 So they let themselves in. And they'll stock any of the  
3 perishable items and leave the dry goods for stocking in  
4 the morning when the crew gets in.

5 MR. PEREIRA: OK. I assume that you're not  
6 purchasing the building. This is a lease.

7 MS. TRIMARCHI: Correct.

8 MR. PEREIRA: Are you able to tell me what the  
9 length of the lease is, or would be?

10 MS. TRIMARCHI: It's a standard Starbucks  
11 lease. I'm not sure if --

12 MR. PEREIRA: Five years? Ten years? Fifteen  
13 years?

14 MS. TRIMARCHI: It's a ten-year lease.

15 MR. PEREIRA: Ten-year lease. OK.

16 MS. TRIMARCHI: I don't know if I was allowed  
17 to say that, but . . .

18 MR. PEREIRA: OK.

19 MAYOR STRAUSS: We won't tell anybody.

20 MR. PEREIRA: OK. I'll reserve any more  
21 questions that I have.

22 MAYOR STRAUSS: Thank you.

23 MR. PEREIRA: Thank you.

24 MAYOR STRAUSS: Mr. Cusato?

25 MR. CUSATO: Thank you, Mayor.

1 Good evening.

2 MR. MACDONALD: Good evening.

3 MR. CUSATO: You know, one of the things that  
4 drew my attention over this past several months is  
5 Starbucks' interest in doing coffee, wine and beer.  
6 Ironically, this past Saturday there was an article in  
7 Newsday and there are stores in Miller Place and  
8 Hauppauge, and on and on, and now in Long Beach.

9 Any intent on doing wine and beer in Mineola?

10 MR. MACDONALD: Not at this location. There's  
11 no seating. There's no space for it. It's just not  
12 appropriate for this location.

13 MR. CUSATO: OK. Thank you. That's the only  
14 question I have.

15 MAYOR STRAUSS: Thank you.

16 Mr. Durham?

17 MR. DURHAM: As Trustee Pereira said, I think  
18 there are several areas down there that are more suited  
19 for a Starbucks because of the traffic congestion in that  
20 area.

21 I definitely like the idea of having a  
22 Starbucks in the downtown, and I think it would be a  
23 welcomed addition. But I think with the traffic and the  
24 congestion -- I mean, I go down there and pick up my son  
25 sometimes, and it's hard to come through underneath the

1 bridge, and there's all the cars are double-parked for  
2 the train. If we add more cars to that, I think that the  
3 congestion is a serious problem. And I definitely would  
4 want to see what the engineering report or traffic study  
5 would say about that and the number. Or they can go to  
6 see other Starbucks and see the number of cars that pull  
7 up per hour and have the numbers for us on that to take  
8 and see what type of influx that we're going to have with  
9 traffic and additional cars into that downtown area.

10 I think that's my only statement.

11 MS. TRIMARCHI: Right. We do have another  
12 Starbucks, as you know, in Garden City. We also have a  
13 full café Starbucks in Westbury, in Westbury Galleria.  
14 So we have other Starbucks where people would rather  
15 stay. I completely -- just as a point, I completely  
16 understand your point.

17 MR. DURHAM: But Starbucks is a destination.  
18 People go out and they leave their house and go to  
19 Starbucks with that in mind, that they're going to  
20 Starbucks. And then, so, that's a destination place.  
21 And then, but then we're now putting in that. We have so  
22 many people that are dropping off people. And then  
23 they're going to say, Hey, wait a second. Starbucks.  
24 Whatever. I might as well stop here. I mean, that's a  
25 good thing that you want, whatever. But if there's no

1 parking for them, they're going to take and double-park  
2 and they're going to jam that area. So definitely we  
3 need to take and see what the influx of traffic is going  
4 to be in that. I definitely want to see a traffic study.

5 MAYOR STRAUSS: Thank you.

6 Mr. Walsh?

7 MR. WALSH: Thank you.

8 Good evening.

9 MR. MACDONALD: Good evening.

10 MR. WALSH: Going last, everything has been  
11 asked already.

12 I do want to speak a little bit about -- well,  
13 first of all, can you give me other examples of Starbucks  
14 located at train stations in Nassau County?

15 MS. TRIMARCHI: We have one Starbucks in Port  
16 Washington that's at a train station.

17 MR. WALSH: Which is across the street on Main  
18 Street, in Port Washington.

19 MS. TRIMARCHI: On the same side of the street  
20 as the train station, on Main Street.

21 MR. WALSH: OK. So that's not -- OK. I know  
22 where it is. I didn't think of that. But there's  
23 nothing along the main line.

24 See, Port Washington is a different type of  
25 train station for me. Port Washington is a place where



1 the train stops, sits. It serves the people from Port  
2 Washington. Mineola is a -- was the second most  
3 populated train station behind Hicksville. I believe it  
4 is now most populated, or it will be at some time in the  
5 near future.

6 So for me -- and it may be repeating what the  
7 Mayor said, but I want to highlight a few things. One,  
8 every hour on the hour a bus the size of a school bus  
9 comes from Hofstra University to pick up students and  
10 drop off students. So every half hour they're at Hofstra  
11 and half hour at the train station. So does --

12 MR. PEREIRA: Adelphi.

13 MR. WALSH: -- Adelphi, the university, has a  
14 bus about every 45 minutes, a little bit smaller than  
15 Hofstra University. The loading dock at Winthrop  
16 Hospital, every single thing that comes in or goes out of  
17 Winthrop Hospital comes parallel to the Mineola Boulevard  
18 bridge on that street -- if you're familiar with it --  
19 makes a turn through that Station Plaza North and goes to  
20 the loading dock around the corner. Tremendous amount of  
21 stuff there.

22 Also, the Long Island Railroad often brings  
23 several trucks the size of a small box truck to a van to  
24 clean the platform, clean the area, clean the stores, and  
25 they sit there for long periods of time double-parking

1 next to, you know, where commuters wait.

2 Every single time a train comes in heading  
3 towards Manhattan, or every half hour a train comes in  
4 heading towards Manhattan. And every time a train comes  
5 in, about five or ten minutes before the train comes in,  
6 a minimum of 15 to maybe 25 cars pull into Station Plaza  
7 North. They block the street that parallels the railroad  
8 tracks, which is Station Plaza North, the road that goes  
9 down to Main Street, and you can hardly get out of there.  
10 You know what I'm saying? You could hardly get into the  
11 plaza because people park -- they double-park. They stop  
12 their car. They talk to the person in the car. And they  
13 don't let people out. People, as you may know, sometimes  
14 are rude and they just stay in their car and they're not  
15 concerned with who's beeping.

16 I just foresee people double-parking their  
17 vehicles, getting out of their vehicle, maybe  
18 double-parking in front of the angled parking, getting  
19 out of their vehicle, going into Starbucks fast, before  
20 the train comes, or they'll think it's fast, and just  
21 clogging up the area. So there's so much stuff that goes  
22 through there, and I believe that people will get out of  
23 their vehicles, go into Starbucks, and just leave their  
24 vehicle running, or not running, and just make it even  
25 worse, because I drive down there every day. I know the

1 area. And sometimes it's very difficult to get through.

2 You say that it will be a walk-up, and I  
3 believe that a lot of the people will be walk-ups, but I  
4 also believe that more people will use Starbucks than use  
5 the current store to exit their vehicle and go into  
6 Starbucks.

7 So that's my concern. Thank you.

8 MAYOR STRAUSS: Thank you.

9 Any other comments from the Board?

10 MR. PEREIRA: That was the question I was going  
11 to ask them.

12 These are the types of things that we need to  
13 know, if we can compare to other Starbucks locations and  
14 similarly located, and we can get a better idea what  
15 we're dealing with.

16 And as Mr. Macdonald said, yes, the current use  
17 is a grab-and-go kind of place, but we certainly are not  
18 going to compare this to Starbucks in terms of volume, in  
19 terms of draw.

20 As Trustee Durham said, people go to Starbucks.  
21 People leave their houses, make phone calls or get on  
22 social media and, like, I'm going to Starbucks, does  
23 anybody need anything? Or I feel like having a  
24 frappuccino, so I'm going to Starbucks. Nobody is saying  
25 that here.

1                   So it's a different use, although it's a  
2                   similar use. It's a permitted use. We understand that.  
3                   And I certainly don't want you to get the idea -- we're  
4                   undergoing transformation in the downtown that I think is  
5                   going to be great. I think Starbucks would be a great  
6                   addition to the downtown. And I certainly foresee a  
7                   downtown where there may be a Starbucks where people can  
8                   sit. A traditional Starbucks, where maybe you will serve  
9                   wine and beer. I don't know. And I know that that's not  
10                  the application that's before us now.

11                  And our concern is really -- my concerns  
12                  revolve around traffic, parking, safety. Those are the  
13                  things that I'm most concerned about. I'm not concerned  
14                  with the use. I'm not concerned with a coffee shop down  
15                  there. I'm not concerned with Starbucks. I think it  
16                  fits in the downtown. I'm just not sure that it fits in  
17                  this location, considering what's there now and what will  
18                  be there in two or three or four years. And then we're  
19                  going -- you'll be gone, you'll be somewhere else, and  
20                  we're going to have to sit up here and answer to why the  
21                  traffic is this, or why the parking is that, or why  
22                  people are running across and putting themselves in  
23                  danger.

24                  So those are my comments. Thank you.

25                  MAYOR STRAUSS: Any other comments from the

1 Board?

2 I ask at this time if you guys can have a seat  
3 and we'll open up to any public comment. Any questions  
4 that may be raised, please record them and then we'll  
5 answer them at the end of the public comment session.

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

8 Come on back up.

9 MR. MACDONALD: That was quick.

10 MAYOR STRAUSS: Yes.

11 Do you have anything else you need to say?

12 MR. MACDONALD: We appreciate the Board's  
13 comments. And certainly, we'll endeavor to perform that  
14 traffic study. And my office will reach out to you for  
15 recommendations in that regard as well.

16 You know, I think the use here is, in fact,  
17 mitigated by the fact that, you know, it is a very  
18 pedestrian locale. Proximity to the train station makes  
19 it so. Its proximity to the hospital makes it so. And I  
20 think that, you know, that separates it and  
21 differentiates it in many ways from a typical Starbucks  
22 where people will park and stay and create an added level  
23 of congestion in that regard. The transient nature of  
24 this particular installation I think is something that  
25 will, we think, you know, not impact to the degree of

1 concern that you've expressed, but we understand your  
2 concerns.

3 MAYOR STRAUSS: Appreciated.

4 I think I can speak for the Board. We're  
5 excited to have you come down to that downtown area. I'm  
6 not so sure that this will be the best place for us as  
7 far as traffic and pedestrian flow and things, but let  
8 the expert bear that out.

9 Any other comments from the Board?

10 MR. PEREIRA: No.

11 MAYOR STRAUSS: I'll look to --

12 MR. GIBBONS: Mayor, just so there's no  
13 confusion, the way we do it is we will retain the parking  
14 expert, traffic expert. Before we retain the expert,  
15 we'll share with you what the projected cost is. If  
16 that's OK with you, then we'll then proceed. OK?

17 So I assume your contact information is in the  
18 Building Department file?

19 MR. MACDONALD: Correct.

20 MR. GIBBONS: Then I will get in touch with  
21 you.

22 MR. MACDONALD: Great.

23 MR. GIBBONS: Thank you.

24 MR. MACDONALD: Thank you so much for your  
25 time.

1 MAYOR STRAUSS: You're very welcome.

2 We'll look to continue the hearing. I guess  
3 we'll set a date when we get back the parking and traffic  
4 study.

5 Is that appropriate, Mr. Gibbons?

6 MR. GIBBONS: Yes. For now we're just going to  
7 continue it to the May meeting.

8 So if anyone is watching, either in the  
9 audience or at home, this is for the May meeting.

10 So you don't have to redo your notices. If for  
11 some reason the study is not completed at that time, we  
12 would adjourn the matter in public so the people would  
13 know the next date.

14 Does the Village Clerk know when the next  
15 hearing date is?

16 MR. SCALERO: May. May 11.

17 MR. GIBBONS: May 11.

18 THE COURT: OK. Thank you very much.

19 MR. MACDONALD: Thank you very much. Have a  
20 good night.

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