

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE
BOARD OF TRUSTEES

January 20, 2021
6:30 p.m.

B E F O R E:

SCOTT P. STRAUSS, Mayor

PAUL A. PEREIRA, Deputy Mayor

PAUL S. CUSATO, Trustee

GEORGE R. DURHAM, Trustee

DENNIS J. WALSH, Trustee

ALSO PRESENT:

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

JOSEPH R. SCALERO, Village Clerk

DANIEL B. WHALEN, Superintendent of
Buildings

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JANINE M. COLASANTI, RPR
OFFICIAL COURT REPORTER

1 MAYOR STRAUSS: Good evening,
2 folks. We have two hearings this
3 evening. I am going to turn it over to
4 Mr. Scalero. The floor is yours.

5 MR. SCALERO: Legal notice public
6 hearing, Incorporated Village of
7 Mineola. Please take notice that the
8 Board of Trustees of the Incorporated
9 Village of Mineola will hold a public
10 hearing on Wednesday, January 20, 2021,
11 at 6:30 p.m., at the Village Hall, 155
12 Washington Avenue, Mineola, New York,
13 11501, or at some other location to be
14 hereafter designated by the Board of
15 Trustees, in order to receive public
16 comment upon the following:

17 APPLICATION OF THE MA MING YAN FOR
18 A SPECIAL USE PERMIT PURSUANT TO
19 CHAPTER 550 OF THE CODE OF THE
20 INCORPORATED VILLAGE OF MINEOLA,
21 ENTITLED "ZONING," SECTION 550-12
22 ENTITLED "B-1 DISTRICTS," SUBSECTION
23 (B) ENTITLED "SPECIAL USES" TO
24 ESTABLISH A SPA PROVIDING SKIN CARE,
25 FACIAL SERVICES AND TEETH WHITENING

1 UPON THE PROPERTY KNOWN AS 143 JERICHO
2 TURNPIKE, MINEOLA, NEW YORK, KNOWN AND
3 DESIGNATED ON THE NASSAU COUNTY LAND
4 AND TAX MAP AS SECTION 9, BLOCK 405,
5 LOT 101.

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

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

19 At the aforesaid time and place,
20 all interested persons will be given an
21 opportunity to be heard.

22 MAYOR STRAUSS: Ms. Whalen, report
23 on the mailings.

24 MR. WHALEN: Yes. I have the
25 affidavit of mailing, and it has been

1 signed and notarized as required.

2 MAYOR STRAUSS: Thank you, sir.

3 Mr. Gibbons.

4 MR. GIBBONS: Mayor, the Nassau
5 County Planning Commission has
6 recommended a local determination, and
7 I'd ask for a SEQRA determination that
8 this is a Type II action.

9 MAYOR STRAUSS: Motion.

10 TRUSTEE WALSH: Motion.

11 MAYOR STRAUSS: Motion by Trustee
12 Walsh.

13 Second.

14 DEPUTY MAYOR PEREIRA: Second.

15 MAYOR STRAUSS: Second by Deputy
16 Mayor Pereira.

17 All in favor.

18 (Whereupon, all Board members
19 replied, "aye.")

20 MAYOR STRAUSS: Proposed. Thank
21 you.

22 Good evening, ladies and
23 gentlemen. This will be the format for
24 tonight's hearing. The application
25 will make their presentation and call

1 any witnesses they have. Then there
2 will be an interaction with the Board,
3 we will ask questions and hopefully get
4 the answers, and then open up to the
5 general public comment.

6 I ask that anyone approaching the
7 podium to please state your name,
8 address, and speak slowly and clearly
9 so it could be accurately reported by
10 the reporter.

11 Who is first up for the applicant
12 for 143 Jericho Turnpike?

13 Good evening.

14 MS. YAN: Good evening. I am
15 happy to be here. Thank you for
16 everybody supporting me.

17 MAYOR STRAUSS: Ma'am, could you
18 speak a little louder for us?

19 MS. YAN: My name is Mingyan Ma.
20 I am very happy to be here today. So I
21 tried to open a new business for skin
22 care. The location is at 143 Jericho
23 Turnpike in Mineola, just two blocks
24 from here. So I'm a licensed
25 esthetician the past three years, and

1 in Bloomingdales. Right now I massage,
2 Port Washington location. So I am very
3 confident doing skin care, and I'm
4 trying to open my own business.

5 MAYOR STRAUSS: Okay. So you are
6 going to open up a skin care?

7 MS. YAN: Yes.

8 MAYOR STRAUSS: Maybe I'll read
9 this for you. My name is Mingyan Ma
10 (Grace Ma). I'm very glad to be here
11 today to present myself for the new
12 business we are trying to open for
13 spa/facial service located in Mineola.

14 I'm a licensed professional
15 esthetician in beauty industry since
16 2005. With my personal interesting and
17 professional training in the past, I am
18 very confident with my working skill
19 with all type of skin and beauty
20 services.

21 I also worked for the world famous
22 beauty brand product before Sisley
23 Paris and SK-II counter at Bloomingdale
24 shopping mall for the product
25 promotion. Under their professional

1 training system and working experience
2 help me get more knowledge for the
3 beauty product.

4 I joined Massage Envy, a large
5 chain store, since July 2019 as
6 part-time esthetician. From there, I
7 got more training from esthetic working
8 procedure. I also learned a lot about
9 the store management.

10 With my personal interest and in
11 the past working experience,
12 professional training and the customer
13 feedback, I'm am very confident with my
14 working skill and knowledge, this is
15 what the customer needs, that's why we
16 are trying to open up a business in
17 Mineola.

18 So thank you for picking Mineola.
19 We really appreciate it. Thank you. I
20 paraphrased here, I apologize, but you
21 got the idea.

22 You are licensed by New York
23 State?

24 MS. MA: Yes.

25 MAYOR STRAUSS: What hours are you

1 looking to have your business operate?

2 MS. MA: Like 9:30 to 7:00.

3 MAYOR STRAUSS: 9:30 a.m. to 7

4 p.m.?

5 MS. MA: Yes.

6 MAYOR STRAUSS: Is that seven days

7 a week?

8 MS. MA: Right now I just take

9 only the weekends.

10 MAYOR STRAUSS: On the weekends

11 for now?

12 MS. MA: Yes. I take appointments

13 only.

14 MAYOR STRAUSS: Appointments only?

15 MS. MA: Yes. I have like four

16 terminals right now because since time

17 just two customers.

18 MAYOR STRAUSS: You have two

19 customers by appointment only?

20 MS. MA: Yes. Other hours.

21 MAYOR STRAUSS: So very limited

22 amount of people in?

23 MS. MA: Yes.

24 MAYOR STRAUSS: Is that because of

25 the staff, you don't have enough

1 employees because of COVID?

2 MS. MA: Yes.

3 MAYOR STRAUSS: Because of COVID.

4 I have to give you credit for looking

5 to open up a business in these times.

6 These are strictly challenging times.

7 MS. MA: Hard times.

8 MAYOR STRAUSS: Hard times is not

9 the answer of the word. Kudos to you

10 for making a stab at it.

11 I'm familiar with the building.

12 There is parking right next to the

13 building. There is on-street parking

14 in front of it.

15 MS. MA: Because I signed the

16 lease, I think last year, January. We

17 just signed the lease for October.

18 MAYOR STRAUSS: You just signed

19 the lease for the property?

20 MS. MA: Yes.

21 MAYOR STRAUSS: You are not

22 selling any food or beverages or

23 anything, just cosmetics?

24 MS. MA: Yes.

25 MAYOR STRAUSS: Deputy Mayor.

1 DEPUTY MAYOR PEREIRA: Thank you.

2 And thank you for choosing
3 Mineola. Just to be clear, this is the
4 building that is the cell phone store
5 on the corner of Willis and Jericho?

6 MS. MA: Yes.

7 DEPUTY MAYOR PEREIRA: Right by
8 Starbucks.

9 MS. MA: Yes.

10 DEPUTY MAYOR PEREIRA: The cell
11 phone store is out of business?

12 MS. MA: Next to it.

13 DEPUTY MAYOR PEREIRA: Oh, next to
14 it, very good. Thank you for opening a
15 business in Mineola. And thank you for
16 doing it during a very difficult time.
17 I wish you great, great success.

18 Just please continue to work with
19 Mr. Whalen in the Building Department
20 when it comes to any signs or anything
21 like that. Make sure you reach out to
22 him.

23 Frankly, I think that this type of
24 business is perfect for that area, and
25 I wish you much success.

1 MS. MA: Thank you.

2 MAYOR STRAUSS: Trustee.

3 TRUSTEE CUSATO: I have no
4 questions. I wish you good luck.

5 MAYOR STRAUSS: Trustee Durham.

6 TRUSTEE DURHAM: I'm just going to
7 wish you good luck. It's a tough time
8 to open a business. I hope you do
9 well.

10 MAYOR STRAUSS: Trustee Walsh?

11 TRUSTEE WALSH: Thank you for
12 coming down tonight.

13 Let me just ask you, are you going
14 to change any writing on the outside of
15 the building? Are you going to do
16 anything to illuminate with lights to
17 the outside of the building?

18 MS. MA: You mean?

19 TRUSTEE WALSH: Are you going to
20 do anything to make brighter the
21 outside of the building?

22 MS. MA: Yes. Right now I didn't
23 have signs, like on door.

24 TRUSTEE WALSH: Okay, you realize,
25 as you were told before, anything you

1 do with that, you have to involve
2 yourself with the Building Department,
3 subject to their approval?

4 MS. MA: Yes.

5 TRUSTEE WALSH: I think that it's
6 great to have stores that are empty,
7 full, and I think this is something
8 that should be welcomed to Mineola.

9 And that's all I have, Mayor.

10 MAYOR STRAUSS: Thank you.

11 Anything else you would like to
12 say?

13 MS. MA: No.

14 MAYOR STRAUSS: Have a seat.
15 Don't go too far. I'll open it up to
16 public comment. I'll ask anybody
17 approaching the podium to state their
18 name and address, and speak slowly and
19 clearly for the reporter. Anybody in
20 the first row? Second Row? Yes?

21 MR. LABRODO: Good evening, Tony
22 Labrodo, 155 Jericho Turnpike,
23 Mineola. Coming here on behalf of the
24 Mineola Chamber of Commerce. I just
25 want to say that we are thrilled to do

1 business coming to Mineola. We hope
2 that the Board will approve it, and we
3 would like to welcome you to our
4 community.

5 MAYOR STRAUSS: Thank you, sir.

6 Anybody else in the third row?
7 Fourth? Fifth? Sixth row?

8 Ma'am, come on back up.

9 As the Deputy Mayor mentioned, we
10 wish you the best success. I'll
11 entertain a motion to approve.

12 TRUSTEE CUSATO: Motion.

13 MAYOR STRAUSS: Motion by Trustee
14 Cusato. Second?

15 DEPUTY MAYOR PEREIRA: Second.

16 MAYOR STRAUSS: Second by Deputy
17 Mayor Pereira.

18 Mr. Scalero, poll the Board.

19 MR. SCALERO: Yes, sir. Trustee
20 Durham.

21 TRUSTEE DURHAM: Yes.

22 MR. SCALERO: Trustee Pereira?

23 DEPUTY MAYOR PEREIRA: Yes.

24 MR. SCALERO: Trustee Cusato?

25 TRUSTEE CUSATO: Yes.

1 MAYOR STRAUSS: Trustee Walsh?

2 TRUSTEE WALSH: Yes.

3 MR. SCALERO: Mayor Strauss?

4 MAYOR STRAUSS: Yes.

5 Congratulations. As the Deputy
6 Mayor mentioned, stay close to our
7 Building Department regarding signs and
8 changes inside, if any, the building.
9 Touch base with our former president of
10 the Chambers of Commerce. It's a great
11 networking group that I have for you.
12 Invite us to the grand opening. We
13 wish you the best of luck. Thank you
14 for choosing Mineola. Good luck.

15 MS. MA: Thank you.

16 MAYOR STRAUSS: We will go right
17 into the next one. Mr. Scalero.

18 MR. SCALERO: Legal notice public
19 hearing, Incorporated Village of
20 Mineola. Please take notice that the
21 Board of Trustees of the Incorporated
22 Village of Mineola will hold a public
23 hearing on Wednesday, January 20, 2021,
24 at 6:30, p.m., at the Village Hall, 155
25 Washington Avenue, Mineola, New York,

1 11501, or at some other location to be
2 hereafter designated by the Board of
3 Trustees, in order to receive public
4 comment upon the following:

5 APPLICATION OF BILLY SHIN FOR A
6 SPECIAL USE PERMIT PURSUANT TO CHAPTER
7 550 OF THE CODE OF THE INCORPORATED
8 VILLAGE OF MINEOLA, ENTITLED "ZONING"
9 SECTION 550-12 ENTITLED "B-1
10 DISTRICTS," SUBSECTION (B) ENTITLED
11 "SPECIAL USES" TO ESTABLISH A PET
12 BOARDING/DAYCARE/GROOMING CENTER UPON
13 THE PROPERTY KNOWN AS 107-111 JERICO
14 TURNPIKE, MINEOLA, NEW YORK, KNOWN AND
15 DESIGNATED ON THE NASSAU COUNTY LAND
16 AND TAX MAP AS SECTION 9, BLOCK 450,
17 LOT 236.

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

1 regulations.

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

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

9 Mr. Whalen, report on the
10 mailings.

11 MR. WHALEN: Yes. I have the
12 affidavit of mailing, and it has been
13 signed and notarized as required.

14 MAYOR STRAUSS: Thank you, sir.

15 Mr. Gibbons.

16 MR. GIBBONS: Mayor, the Nassau
17 County Planning Commission has
18 recommended a local determination, and
19 I'd ask for a SEQRA determination that
20 this is a Type II action.

21 MAYOR STRAUSS: Motion.

22 TRUSTEE WALSH: Motion.

23 MAYOR STRAUSS: Motion by Trustee
24 Walsh.

25 Second.

1 DEPUTY MAYOR PEREIRA: Second.

2 MAYOR STRAUSS: Second by Deputy
3 Mayor Pereira.

4 All in favor.

5 (Whereupon, all Board members
6 replied, "aye.")

7 MAYOR STRAUSS: Proposed. Thank
8 you.

9 Again, this will be the same
10 format. We will ask the applicant to
11 come up and present their application,
12 interact with the Board, and at which
13 time we will open it up for public
14 comment.

15 I ask anyone to approach the
16 podium to state their name and their
17 address and to speak slowly and clearly
18 to be accurate reported. Gentlemen.

19 MR. CHIN: Can we go together?

20 MAYOR STRAUSS: Sure, you can.

21 MR. CHIN: May name is Billy Chin.
22 I'm the new tenant, and the new -- the
23 new owner of 107 and 111 on Jericho
24 Turnpike. We are planning to open up a
25 pet store. What we do there is we have

1 a full line of dog and pet supplies.
2 We do dog grooming and dog boarding and
3 daycare. We don't sell no pets. We
4 have the same concept of a pet store in
5 New York and New Jersey.

6 This is going to be our third
7 location, based on a small business run
8 by me and our partner which is our
9 manager.

10 We see a lot of good opportunity
11 on the Mineola area because there was
12 not many grooming places. We focus on
13 a lot of grooming because the
14 population of the animals. We are not
15 selling cats. Dog owners is getting
16 more. We think it is a good
17 opportunity to open up a location in
18 Mineola.

19 MAYOR STRAUSS: What hours of
20 operation are you going to have?

21 MR. CHIN: We think 9:30 to 8:00,
22 seven days a week.

23 TRUSTEE WALSH: Did you say 9:30
24 to 8:00?

25 MR. CHIN: Since doing daycare, so

1 we probably want to open the door for
2 daycare customer at 7:00 in the
3 morning.

4 Basically, people can drop off
5 their dogs at 7:00, but the store hours
6 are 9:30 to 8:00.

7 MAYOR STRAUSS: You said you are
8 not selling cats.

9 MR. CHIN: We are not.

10 MAYOR STRAUSS: Do you own other
11 businesses like this?

12 MR. CHIN: I have two locations,
13 one in Bayside and one in Edgewater,
14 New Jersey. It's called NY Puppy Club.
15 That's our store. We have the best
16 review and five boroughs in New York
17 City.

18 MAYOR STRAUSS: How many employees
19 are going to be in the building?

20 MR. CHIN: Starting we are
21 probably going to have about ten
22 people. Target is 12 to 15 working in
23 the store number.

24 MAYOR STRAUSS: You have parking
25 next to that building?

1 MR. CHIN: Yes.

2 MAYOR STRAUSS: How many spots are
3 you allotted?

4 MR. CHIN: We are getting ten
5 spots.

6 MAYOR STRAUSS: Deputy Mayor?

7 DEPUTY MAYOR PEREIRA: Thank you.
8 Thank you very much. I actually, while
9 you said that, I just went on your
10 website. You have a 4.7 rating out of
11 5. That's very good. Congratulations.

12 MR. CHIN: Thank you.

13 DEPUTY MAYOR PEREIRA: I agree
14 with you. I am a pet owner, and I have
15 to take my dog to New Hyde Park to be
16 groomed and this is much closer. I
17 think you did stumble on to something
18 new. We do have several animal
19 hospitals and the like, but do not have
20 anything like that. We did have a pet
21 store for about almost years. We were
22 mostly focused on birds, and it did
23 have some pets supplies.

24 Again, as we did with the last
25 applicant, thank you for choosing

1 Mineola. You chose a building that has
2 been completely refurbished. It's
3 brand new. It's a great location. We
4 do have parking on site. It's
5 essentially located.

6 Again, anything to do with
7 signs -- I assume the space is
8 completely open right now, correct?

9 MR. CHIN: Yes.

10 DEPUTY MAYOR PEREIRA: So anything
11 that you are going to do inside, make
12 sure you reach out to Mr. Whelan in
13 terms of electrical, plumbing, signs,
14 lighting and the like so to make sure
15 we can get you started as soon as
16 possible.

17 What is the square footage? You
18 are going to take two stores?

19 MR. CHIN: It's 6,700 square feet.

20 DEPUTY MAYOR PEREIRA: Is that
21 similar to your other stores?

22 MR. CHIN: My other store is
23 10,000 square.

24 DEPUTY MAYOR PEREIRA: A little
25 smaller. And you are going to focus

1 mostly on cats and dogs?

2 MR. CHIN: Just cats and dogs.

3 MAYOR STRAUSS: When you say
4 boarding, is that overnight boarding?

5 MR. CHIN: Yes.

6 MAYOR STRAUSS: There will
7 somebody on premises at all times, or
8 is that by camera?

9 MR. CHIN: By camera. We are
10 planning 40 kennels. Every dog is to
11 stay in their own kennel. Basically,
12 at night everything is locked up. We
13 have a 60-inch TV and have motion
14 sensors and everything. Make sure
15 everything is safe.

16 Just in case there is anything
17 else, I'm living in Bellrose. It's
18 only ten-minute drive. I could come
19 out. Everything should be safe. I run
20 this business for 20 years. We are
21 doing the same concept.

22 DEPUTY MAYOR PEREIRA: You are
23 saying you can board up to 40 animals
24 overnight?

25 MR. CHIN: Yes.

1 DEPUTY MAYOR PEREIRA: The only
2 last suggestion -- I'm going to take
3 probably Trustee Cusato's thunder here,
4 since you are dealing with animals, and
5 we have a great fire department here,
6 one of the things -- and I don't know
7 if it's on the body -- and it's not
8 really for you but it's for the
9 landlord. It's called a KnoxBox, where
10 essentially a key to your store will be
11 secured in a box that the fire
12 department has access to so God forbid
13 there is a fire overnight, when you
14 have animals inside, they can gain
15 animals immediately, they can rescue,
16 break the doors down.

17 Something to think about. It's
18 not a requirement. We have a lot of
19 businesses that choose to do that,
20 because in the middle of the night, you
21 may be in Bellrose ten minutes away,
22 the fire department is one minute away
23 and they need access to save those
24 animals. Just a thought. Again,
25 nothing that is binding on you tonight

1 or that certainly is not going to
2 change anyone's mind tonight.

3 MR. CHIN: Thank you for the
4 suggestion. I think very good idea.

5 DEPUTY MAYOR PEREIRA: Thank you.
6 Thank you for choosing Mineola.

7 MAYOR STRAUSS: Trustee Cusato.

8 TRUSTEE CUSATO: Thank you for
9 bringing that up.

10 I'm also a dog owner. I rescued a
11 60-pound Pit Bull. I just have some
12 questions. You indicated -- just for
13 clarification, I have no problem, you
14 indicated your address is 107-111.

15 MR. CHIN: Yes.

16 TRUSTEE CUSATO: But the drawing
17 that you submitted, it indicates 105
18 Jericho. Is that a typo error?

19 MR. CHIN: No, actually it's 107
20 and 111. Mistake, that drawing, I made
21 it. It was our job.

22 TRUSTEE CUSATO: On your drawing,
23 you indicate retail space. What does
24 that mean?

25 MR. CHIN: Retail space is dog and

1 cat supplies.

2 TRUSTEE CUSATO: Again, if my dog
3 was sick, I would not go to your place?
4 Just grooming. You are not a hospital?
5 You are not a hospital? If I had a
6 problem with my dog, I would not be
7 going to your place, correct; is that
8 correct?

9 MR. CHIN: Yes.

10 TRUSTEE CUSATO: Thank you.

11 MAYOR STRAUSS: Trustee Durham.

12 TRUSTEE DURHAM: Thank you.

13 On the drawing, you just stated
14 you can have up to 40 dogs but your
15 drawing shows spots for 18 dogs for
16 boarding.

17 MR. CHIN: It's going to make
18 first and second floor.

19 TRUSTEE DURHAM: There will be two
20 levels, big dogs on the lower level?

21 MR. CHIN: Yes.

22 TRUSTEE DURHAM: The playroom in
23 the front, that is a window so the
24 people from the outside can see and see
25 what's going on?

1 MR. CHIN: Yes.

2 TRUSTEE DURHAM: I know other
3 places like this have a spot to take
4 them and walk the dogs outside so they
5 can go to the bathroom. I don't see
6 any design of that in your facility.

7 So the dogs you are boarding,
8 storing, where are you exercising them,
9 to take them to go to the bathroom?

10 MR. CHIN: We don't walk them
11 outside unless the customer requests.

12 TRUSTEE DURHAM: On your own
13 property, the facility normally doesn't
14 have spaces outside that have the
15 enclosed area where you can walk the
16 dogs outside.

17 MR. CHIN: So it is going to be a
18 daycare room, daycare, to drop off in
19 morning and pick up in the night. The
20 dogs are going to be in the whole play
21 area, about 7- or 800 square feet. All
22 the ground floor playing area. The
23 dogs will be running and playing in the
24 daytime. So every dog is going to be
25 boarding. We will let them play during

1 the day time. The only time they go
2 inside the room is when they eat and
3 sleep. When they are in the daycare
4 someone will be watching and playing
5 together, making sure they exercise.
6 The pee and poop, they would clean it
7 right away.

8 TRUSTEE DURHAM: When will the
9 last person that leaves for the day,
10 how long are the dogs alone at night?
11 What time does the last person leave
12 the building and what time does the
13 first person arrive?

14 MR. CHIN: 8:00 at night and 7:00
15 in the morning.

16 TRUSTEE DURHAM: Nobody is there
17 from 8:00 p.m. to 7:00 p.m?

18 MR. CHIN: No.

19 TRUSTEE DURHAM: Any dog that is
20 in the kennel at that time --

21 MR. CHIN: That is the same
22 concept of every kennel in New York.

23 Our concept is to let the dogs
24 free during the daytime, they exercise,
25 expose their energy. Since there are a

1 lot of dogs inside daycare, they can't
2 rest because of watching other dogs and
3 you will see them playing.

4 The nighttime they are going
5 inside the kennel, they just go to
6 sleep right away because they get tired
7 during the daytime.

8 In a different story, when people
9 have a dog, the owner home, the dog
10 wants to play. During the daytime they
11 just waiting for the owner to come to
12 home.

13 In the nighttime the owner home, ,
14 in the nighttime, all the dogs wants to
15 play with their owners. The owner that
16 is tired from work usually does not
17 play with the dog. A lot of time the
18 dog going to sleep.

19 During the daytime they play with
20 other dogs, expose energy and go to
21 sleep at night as well.

22 TRUSTEE DURHAM: I board my dog at
23 a place and they are there 24 hours a
24 day with the dogs so I don't know.

25 No more questions.

1 MAYOR STRAUSS: Thank you.

2 Trustee Walsh.

3 TRUSTEE WALSH: Hello. Thank you
4 for coming down. This other individual
5 here is just standing there, saying
6 nothing. Are you two guys equal
7 partners in this business?

8 MR. CHIN: I'm the owner. He is
9 going to be my manager. I am running
10 stores for over ten years right now.

11 TRUSTEE WALKER: You will be here
12 managing this store while the owner is
13 in between both facilities that you
14 own; is that right?

15 MR. CHIN: Basically, I have
16 three stores, three locations. Every
17 store has a manager who run the store.
18 We will have one manager who will stay
19 at this location, but he is the one who
20 is going to control all the store
21 together with me. Basically, he and I
22 will run the store.

23 TRUSTEE WALSH: Can you give me
24 the address of your store in Bayside.

25 MR. CHIN: It's 119-15 Northern

1 Boulevard, Flushing, New York, 11358.

2 TRUSTEE WALKER: So it's in
3 Flushing not Bayside?

4 MR. CHIN: Basically, yes.

5 TRUSTEE WALKER: Yes. You said
6 you are going to have about a
7 ten-person staff. I'm sure they won't
8 all be working at the same time. How
9 many people will be working at the same
10 time?

11 MR. CHIN: I would say maybe six.

12 TRUSTEE WALKER: Where will they
13 be parked?

14 MR. CHIN: I'm probably going to
15 look for staff from here.

16 TRUSTEE WALSH: Say that again.

17 MR. CHIN: Customer service is
18 helping in this town, by local -- we
19 are going to hire some part-time and
20 full-time staff. Basically, the
21 manager -- actually, he lives in New
22 Jersey because he was running the store
23 in New Jersey. His plan is to move to
24 Mineola so he can run to the store.

25 TRUSTEE WALKER: If I bring my dog

1 to your -- the location store, how
2 would I be transporting my dog from my
3 car into your facility where it is
4 safe, the back entrance or going
5 through the front entrance on Jericho
6 or how would that work?

7 MR. CHIN: It's going to be the
8 front of the store.

9 MAYOR STRAUSS: So somebody
10 walking the dog in the front door.

11 MR. CHIN: Yes, parking on our lot
12 and have to walk in the front door.

13 MAYOR STRAUSS: I'm familiar with
14 the building, and I am wondering
15 sometimes it's safer not to be on
16 Jericho, but if that's your plan,
17 that's your plan.

18 Will you be doing daily dog
19 sitting? What percent of your business
20 will be overnight stays as compared to
21 people bringing dogs in during the day
22 and picking them up at the end of the
23 day, a daycare center?

24 MR. CHIN: So my business modo,
25 50 percent of the retail, which is 70

1 retail program. I would say 25 percent
2 of the grooming and 25 percent of the
3 daycare.

4 TRUSTEE WALKER: So 25 percent
5 will be grooming 25, and 25 percent
6 will be daycare, and the other
7 50 percent will be overnight stays.

8 DEPUTY MAYOR PEREIRA: Is that
9 retail?

10 MR. CHIN: I would say 30 percent?

11 TRUSTEE WALKER: You are keeping
12 dogs overnight?

13 MR. CHIN: Yes.

14 TRUSTEE WALKER: First of all,
15 just to add to this story, it has
16 nothing to do with the application.
17 You said the dogs will be exercising
18 during the day and going to the kennel
19 sleeping.

20 I was in the painting business and
21 I painted several veterinary clinics.
22 The places where they kept the dogs
23 were enclosed. I said don't need
24 hearing assistance to go in there, and
25 I lasted about 30 seconds because these

1 dogs all barked same time. I imagine
2 there will be active dogs at night as
3 well during the day. You are saying
4 between 8:00 at night and whatever time
5 about 11 hours or 12 hours there will
6 be nobody in the building.

7 How many dogs do you anticipate
8 that are going to stay overnight on a
9 good night?

10 MR. CHIN: You mean the dog?

11 TRUSTEE WALKER: How many dogs
12 will be staying overnight on a good
13 night?

14 MR. CHIN: If we have a 40, there
15 will be 40.

16 TRUSTEE WALKER: You are hoping
17 for 40?

18 MR. CHIN: Yes.

19 What I was trying to explain to
20 you before, it could be a little
21 confused, but based on my business and
22 knowledge of the dog, during the
23 daytime we let the dog play in the
24 daycare room, they play and get tired.
25 Once they go into a kennel, most of the

1 time they sleep.

2 TRUSTEE WALKER: I have had dogs
3 my whole life. They get tired, but
4 they don't get that tired.

5 MR. CHIN: The kennel we are going
6 to make a size, it will probably be two
7 by six, three by six size. We are not
8 talking about a small crate. It's
9 going to be a place they can live, bed,
10 too, toy and food and water.

11 TRUSTEE WALSH: For many years I
12 recovered Greyhounds. I had two
13 Greyhounds. They are found to be pack
14 animals. You have to have more than
15 one.

16 I had that issue where I took
17 them, places very rarely to stay over
18 night. Some dogs are big and they need
19 a big cage and sometimes that's
20 difficult to get a big cage.

21 MR. CHIN: Greyhound they need
22 exercise, they need more exercise room.
23 We probably won't board them because we
24 are not going to have space.

25 TRUSTEE WALKER: I ran into that

1 problem.

2 MR. CHIN: There is another
3 kennel, doggie place in Roosevelt.
4 They have 200 rooms. I think they have
5 200 dogs. I'm not too sure they have a
6 staff inside at night time. I went
7 inside. We probably have the same
8 concept. They have small cages, very
9 small.

10 TRUSTEE WALKER: How much time
11 will you actually be spending in
12 Mineola?

13 MR. CHIN: For first time, I'm
14 thinking to stay most of the time stay
15 there for about a year, I need to build
16 up my business. I'm doing a lot of
17 investing in my business. I have to
18 work hard to make it successful.

19 TRUSTEE WALKER: Thank you.

20 MAYOR STRAUSS: What are your
21 plans with the pet waste? Do you have
22 a Dumpster you are going to put the
23 waste in?

24 MR. CHIN: Actually, I need to
25 find out what I need to do. If I need

1 to have a container to keep it in the
2 parking lot, I'll do that.

3 MAYOR STRAUSS: We will hook up
4 with Sanitation, if we could, to have
5 them reach out to you and work that out
6 with you. Anything else that you would
7 like to present to us?

8 MR. CHIN: No.

9 MAYOR STRAUSS: Don't go too far.
10 Have a seat.

11 Anybody approaching podium, state
12 your name and address.

13 Anybody in the third row? Yes,
14 sir.

15 MR. LABRODO: Tony Labrodo, 159
16 Jericho Turnpike, Mineola, representing
17 Mineola Chambers of Commerce. Once
18 again to repeat myself, I just want
19 to -- we are trilled in the month of
20 January we have two businesses looking
21 to open here during COVID, and we are
22 also thrilled they seemed to be
23 service-type businesses, we believe,
24 seems to be the future to bring more to
25 retail, since more are struggling.

1 These seem to be the answer to these
2 stores, and I just want to wish them
3 luck.

4 MAYOR STRAUSS: Thank you.

5 Anybody else?

6 First row? Second row? Third row
7 fourth row? Fifth row? Sixth row?

8 MS. SAYSHUS: Good evening. My
9 name is Patty Sayshus. I live at 131
10 Washington Avenue, in Mineola.

11 One of you nice trustees asked the
12 gentleman about whether he would be
13 walking the dogs or not, and he didn't
14 really directly answer the question.

15 I live on Washington right behind
16 where this building is. I can see them
17 going up to the corner, turning around,
18 coming down Washington, where there is
19 a nice, grassy area for the dogs going
20 to the bathroom. I can't imagine 40
21 dogs going to the bathroom inside a
22 building all day long. It doesn't make
23 sense to me.

24 Most veterinary clinics and
25 overnight boarding take the dogs

1 outside for a work to the bathroom,
2 otherwise, inside the place would just
3 stink. It doesn't make any sense to
4 me. I would like some clarification.
5 I really don't want them walking the
6 dogs down Washington.

7 I have tenants, we have problems
8 with parking, and I also own a dog.
9 And it's a small little yappy dog that
10 likes to think she owns all of
11 Washington Avenue. So I can imagine
12 this dog barking 24 hours a day and me
13 not getting any sleep. I'm mostly
14 concerned about walking the dog
15 constantly down the street.

16 MAYOR STRAUSS: Maybe address that
17 issue.

18 DEPUTY MAYOR PEREIRA: If I could
19 address something, I think there is
20 confusion. This place is not at the
21 Bethpage lot.

22 MS. SAYSHUS: Not directly. It is
23 one building down.

24 DEPUTY MAYOR PEREIRA: It's on the
25 corner of Maple and Jericho.

1 MS. SAYSHUS: Right.

2 DEPUTY MAYOR PEREIRA: It is where
3 the old Midas used to be.

4 MS. SAYSHUS: They wanted to walk
5 the dog, they would turn down Maple,
6 walk down Washington or go straight
7 ahead, but the obvious choice would be
8 to go to Washington and turn around the
9 corner and bring the dog home.

10 DEPUTY MAYOR PEREIRA: Your house
11 is the first one next to the municipal
12 lot across from Starbucks.

13 MS. SAYSHUS: Yes, and that is a
14 nightmare too. We won't go there.

15 DEPUTY MAYOR PEREIRA: I grew up
16 on 108 Washington, as well. There used
17 to be a Jack in the Box there forever.
18 So probably as long as we have been
19 here there has been something --

20 MS. SAYSHUS: There has been a
21 Ford dealership. We go way back.

22 DEPUTY MAYOR PEREIRA: That's even
23 worse. As far as the dogs barking --

24 MS. SAYSHUS: I'm not so concerned
25 with the dogs barking as much as I am

1 with them parading down the street and
2 constantly being walked.

3 DEPUTY MAYOR PEREIRA: We will ask
4 him to answer the question.

5 MS. SAYSHUS: He also said they
6 would go mostly inside the building,
7 and I can't imagine 40 dogs every day
8 going to the bathroom inside the
9 building.

10 MAYOR STRAUSS: It seems easy that
11 they would just walk them around the
12 block and bring them right back in.

13 MS. SAYSHUS: Yes, right past my
14 house.

15 MAYOR STRAUSS: Understood. Thank
16 you.

17 MS. SAYSHUS: Thank you. My
18 husband has the same concern although
19 he is not getting up.

20 MAYOR STRAUSS: Thank you.

21 Anybody else, fifth row?

22 Sixth row?

23 Anybody else?

24 MS. SAYSHUS: My husband has the
25 same concern only he is not getting up.

1 MAYOR STRAUSS: You certainly
2 covered it for both of you.

3 MS. SAYSHUS: Thank you.

4 MAYOR STRAUSS: Covered it well.

5 Gentlemen, please address the
6 questions that the resident brought up.

7 MR. CHIN: Our consent is we focus
8 on the small dogs, because we don't
9 have enough space for big kennel.
10 Large breed dog, we couldn't take them
11 a lot.

12 Basically, other store is the
13 same. We have 800 square feet in the
14 daycare room we put Wee-Wee pad. A lot
15 of small dog go inside, they train to
16 pee inside the house. Most of the time
17 they go inside the house, since train,
18 go on Wee-Wee pad. We use the Wee-Wee
19 inside the playroom.

20 Also the dog pee and poop inside,
21 we have staff, stay there together with
22 the dogs and clean right away.

23 The reason I was telling you we do
24 not walk the dog a lot outside unless
25 customer request. We charge them extra

1 fee to walk the door outside because we
2 have to spend more time with the dog
3 walking outside. A lot of the time we
4 don't do that because it is not safe.
5 It is not safe, just because of safety
6 issue. Just in case they do runaway.

7 Of course we have to work with the
8 ventilation system in the area. I
9 don't think we are going to have issue
10 here with the smell inside kennel in
11 daycare.

12 The reason we get a lot of good
13 review in my store, like I said we have
14 a most and best review pet grooming and
15 kennel-side in New York. We keep it
16 clean. Every customer walk into out
17 store. They don't think it is a
18 boarding place or daycare place, it
19 doesn't smell. We keep it nice and
20 clean all the time.

21 Walking the door outside, we have
22 a full-trained staff who is going to
23 pick up after the dog.

24 I have my house too. I don't want
25 somebody to come in and see my carpet

1 and peeing and grass get -- they die,
2 right. I don't want other dogs come to
3 my lawn, so we control that. We make
4 sure we are trained to pick up the
5 poop. We don't get no complaint from
6 the neighborhood.

7 MAYOR STRAUSS: Are you willing to
8 work out with us for a number say to
9 walk the dogs, so you are not walking
10 40 around the lot.

11 MR. CHIN: We can't do that. I'm
12 going to have a lot of staff to walk
13 outside. Like I said, most of the
14 customer we charge extra to walk the
15 dog outside and they don't want to.
16 They do go for walks.

17 Most of time they don't want to
18 walk outside because of the safety
19 issue.

20 We are making the place like a
21 play area. They will pee and poop in
22 the daycare room, playroom. We have 40
23 dogs a day like busy time. We are not
24 going to walk 40 dogs. We are going to
25 walk five, six, dogs a day, I'm

1 thinking.

2 MAYOR STRAUSS: Do you walk all
3 the dogs at the same time?

4 MR. CHIN: No, one at a time. If
5 I'm going to walk 40 dogs, I have to
6 have lot of staff to walk the dogs
7 outside. We only charge \$40 a night,
8 \$40 to \$50 a night. It's not worth it
9 for our business.

10 TRUSTEE CUSATO: I'm confused
11 here. So if I board my dog, I go on
12 vacation, I board my dog for seven
13 days, you are going to keep my dog in
14 the cage for seven days. Never going
15 to go outside for seven days.

16 MR. CHIN: If you request and pay
17 extra and we walk the dog. We charge
18 extra. Every customer wants to walk
19 their dog outside, they have to pay \$10
20 extra every day, every morning and
21 night. If someone wants to pay extra
22 walk, we charged them. We walk them.
23 There is a lot of customer won't do
24 that.

25 TRUSTEE WALKER: Can I ask a

1 question?

2 MAYOR STRAUSS: Yes.

3 TRUSTEE WALSH: I was a little
4 confused. Part of the problem is that
5 my hearing of what you're saying with
6 the mask on is muffled. I'm having a
7 little difficulty understanding what
8 you're saying. I thought that you had
9 said in your presentation that the dogs
10 were always inside -- and, in your
11 presentation, I didn't hear you mention
12 anything about walking dogs outside.
13 Now you are saying you are going to
14 walk dogs outside; is that correct?

15 MR. CHIN: No, if people want to.

16 TRUSTEE WALSH: Can you pull it
17 down?

18 MR. CHIN: To be clear, if you
19 want to go to our website, this is not
20 my first time running the store. I
21 have a store in New York. How you run
22 the store is, usually we charge
23 customers over night. Depends on the
24 size, \$50 per night. If they want to
25 walk the dog, \$10 extra, each walking

1 \$5, walking around the block.

2 Most of the time we have a lot of
3 small dogs coming to the store. They
4 want to let the dog play in the play
5 area. We are talking 800 square foot.
6 The dog will run. It's like a dog run
7 inside a store.

8 If the dog pee and poop inside, we
9 have to stop and clean and play
10 together and throw the ball.

11 TRUSTEE WALKER: But for dogs
12 urinating, you say this is interior, it
13 is going to be with these Wee-Wee pads?

14 MR. CHIN: No. We will have
15 Wee-Wee inside room with kennel. We
16 usually keep Wee-Wee in the corner of
17 the daycare room, playroom area. There
18 is a lot of dog training on Wee-Wee pad
19 and going outside. I'm talking about
20 small dogs.

21 TRUSTEE WALKER: How many dogs do
22 you have in Flushing? What's your
23 capacity?

24 MR. CHIN: Right now we have no
25 dog because of the Pandemic. Before it

1 happened, we have about 50 dogs.

2 TRUSTEE WALKER: You were able to
3 manage that by walking dogs outside?

4 MR. CHIN: We have about six,
5 seven dogs outside. Ten, 15 percent
6 want to walk outside.

7 TRUSTEE WALKER: In Mineola here,
8 when you are allowed to store dogs or
9 watch and keep dogs overnight, what
10 percentage of dogs do you think are
11 being walked outside?

12 MR. CHIN: Could be a little more,
13 10 to 20 percent want to be walked
14 outside.

15 TRUSTEE WALKER: So you are
16 thinking for to eight dogs are going to
17 be walked outside on a daily basis?

18 MR. CHIN: Probably.

19 TRUSTEE WALKER: Could be more?

20 MR. CHIN: Yes.

21 TRUSTEE WALKER: That's going to
22 be handled by dog walkers that you
23 bring in.

24 MR. CHIN: No, we have a staff
25 working.

1 TRUSTEE WALKER: Your staff is
2 going to do this. Okay.

3 MR. CHIN: I'm opening a business
4 in town. I don't want to be involved
5 arguing with the neighborhood. I want
6 to be nice with everything. It's going
7 to be my hometown. I try to be keeping
8 clean and not argue with any
9 neighborhood.

10 TRUSTEE WALSH: See, our job here
11 is to find a balance between the
12 commercial and the residential. And
13 everybody needs to be treated fairly.
14 That's why we are asking you these
15 questions.

16 MR. CHIN: Of course, I could
17 train my staff to be more aware of her
18 house, not be aware of her house.

19 MAYOR STRAUSS: No, then you will
20 be around somebody else's.

21 MS. SAYSHUS: That works for me.

22 TRUSTEE WALSH: That doesn't work
23 for anybody. That's not neither here
24 nor there that you would keep it away
25 from one house. The idea is community

1 and not individually, you know.

2 Thank you, Mayor.

3 TRUSTEE DURHAM: You said the dogs
4 play in the playroom. How do you
5 acclimate the dogs to each other? Do
6 you have any procedure? If the dog
7 turns vicious on another dog, what is
8 your procedure.

9 MR. CHIN: Every dog that wants to
10 enter into our facility, we do a
11 temperament test. That's free
12 temperament test before they drop off
13 dog. The dog, if fail the test, they
14 cannot use our facility. The dog
15 aggressive with food or toys, another
16 aggressive nature with dog, a dog not
17 nurtured or spade, they cannot be
18 enter. Before they check them in, make
19 sure there is a temperament test. We
20 know the dog and everything is safe, we
21 give them a pass to leave the dog to
22 facility.

23 TRUSTEE DURHAM: Do you check
24 vaccinations and all of that? Yes,
25 vaccination for rabies, for

1 Bordetella -- it's a New York State
2 law.

3 TRUSTEE WALSH: Do you have a
4 licensed veterinarian affiliated with
5 your business?

6 MR. CHIN: I do. I'm trying to
7 work in -- my plan I wish to work with
8 the veterinarian across the street from
9 me, Mineola Animal Hospital. There are
10 two animal hospitals in Mineola. I'm
11 trying to work with them.

12 TRUSTEE WALSH: You have another
13 business. How many have you been a
14 success in Flushing?

15 MR. CHIN: I'm sorry?

16 TRUSTEE WALSH: How many years
17 have you been involved in the business
18 both in Flushing and New Jersey?

19 MR. CHIN: About 10 to 20 years.

20 TRUSTEE WALSH: I'm sure over the
21 last ten to twenty years there have
22 instances where one dog bites another
23 dog. When that happens, what do you
24 do?

25 MR. CHIN: Of course, we have to

1 find out what happened and why it
2 happened?

3 TRUSTEE WALSH: What I'm trying to
4 get at, what do you do? Do you contact
5 the vet if the dog is injured?

6 MR. CHIN: The customer have to
7 sign a contract when they leave the
8 dog. If we have an accident in the
9 store, we have permission to bring the
10 dog to an animal hospital. Somewhere
11 we can find medical contract with them.
12 If there is any accident, we bring the
13 dog to animal hospital nearby. We get
14 the permission from the owner before
15 they drop them.

16 TRUSTEE DURHAM: With the
17 grooming, is it all done by staff, or
18 is it self service?

19 MR. CHIN: We don't have self
20 service. We have dog groomers who are
21 trained from us.

22 MAYOR STRAUSS: Any or questions
23 from the Board?

24 DEPUTY MAYOR PEREIRA: I'll just
25 say this for the record, Mr. Chin is

1 here, very politely answering the
2 questions. We are always interested in
3 learning about the business. Thank you
4 for doing that. I want you to know you
5 are here for a special use permit.
6 That's what we are dealing with, the
7 use, not necessarily how you run your
8 business, because you have to answer to
9 New York State.

10 You obviously have a successful
11 business. You have to answer to New
12 York State. I'm looking at your
13 website, you have 203 comments or
14 reviews, rather, and a 4.7 rating out
15 of 5. Obviously, you are doing
16 something right.

17 Just on myself -- it's important
18 we get those things and address the
19 concerns of your neighbors and that you
20 are attentive, and you said you will be
21 attentive. We hope you are true to
22 your word. If you are not, we will
23 hold you accountable for that.

24 Those stores have been empty quite
25 awhile. What was there before was an

1 auto repair shop. This, in my opinion,
2 is much better, so thank you, again,
3 for choosing Mineola.

4 MR. CHIN: Thank you very much.

5 MAYOR STRAUSS: Any other comments
6 from the Board?

7 I'll entertain a motion to
8 approve.

9 DEPUTY MAYOR PEREIRA: I'll make
10 that motion.

11 TRUSTEE WALKER: I'll second.

12 MAYOR STRAUSS: Second by Trustee
13 Waker.

14 Mr. Scalero, poll the Board.

15 MR. SCALERO: Yes, sir. Trustee
16 Durham.

17 TRUSTEE DURHAM: Yes.

18 MR. SCALERO: Trustee Pereira?

19 DEPUTY MAYOR PEREIRA: Yes.

20 MR. SCALERO: Trustee Cusato?

21 TRUSTEE CUSATO: Yes.

22 MAYOR STRAUSS: Trustee Walsh?

23 TRUSTEE WALSH: Yes.

24 MR. SCALERO: Mayor Strauss?

25 MAYOR STRAUSS: Yes.

1 Congratulations. I ask, as the
2 Deputy Mayor mentioned, stay close to
3 the Building Department. Stay
4 conscious of your neighbors. Make sure
5 that you are good neighbors.

6 As Deputy Mayor mentioned, the
7 fire department about the KnoxBox. We
8 will have the Fire Department reach out
9 again. Stick with the Chamber, a great
10 group. They used to be down the block.
11 Very active. They ought to be a good
12 support for you opening up a business.

13 Thank you for choosing Mineola.

14 DEPUTY MAYOR PEREIRA: Thank you
15 for committing to hiring local workers.
16 That will be great. Between the
17 veterinarian and you said you will be
18 looking for local cashiers and staff.
19 That would be great. It will minimize
20 parking issues on the premises and also
21 give employment opportunity to our
22 residents. Thank you for offering
23 that.

24 MR. CHIN: Thank you very much.
25 We plan to be -- my manager plans to

1 move into the town. So he will be in
2 Mineola.

3 MAYOR STRAUSS: Thank you.

4 DEPUTY MAYOR PEREIRA: Excellent.

5 MAYOR STRAUSS: Folks, we are
6 going to take a brief recess and come
7 out for your Board extension.

8 Thank you for coming out.

9 I make a motion to close the
10 meeting.

11 DEPUTY MAYOR PEREIRA: Second.

12 MAYOR STRAUSS: Deputy Mayor
13 Pereira second.

14 Trustee Durham.

15 TRUSTEE DURHAM: Aye.

16 All in favor?

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1 (Whereupon, all Board members
2 replied, "aye.")
3

4 * * *

5
6 I hereby certify that the
7 foregoing is a true and accurate
8 transcription of my original
9 stenographic notes.

10 *Janine M. Colasanti*

11 JANINE M. COLASANTI, RPR
12 Senior Court Reporter
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<p>A a.m. [1] 8/2 able [1] 47/1 about [19] 7/7 19/20 20/20 23/16 26/20 30/5 32/24 33/4 34/7 35/14 37/11 38/13 45/11 46/18 46/25 47/3 50/18 52/2 54/6 access [4] 3/8 15/20 23/11 23/22 accident [2] 51/7 51/11 acclimate [1] 49/4 accountable [1] 52/22 accurate [2] 17/17 56/6 accurately [1] 5/8 across [2] 39/11 50/7 acted [2] 3/17 16/4 action [2] 4/7 16/19 active [2] 33/1 54/10 activities [2] 3/9 15/21</p>	<p>A a.m. [1] 8/2 able [1] 47/1 about [19] 7/7 19/20 20/20 23/16 26/20 30/5 32/24 33/4 34/7 35/14 37/11 38/13 45/11 46/18 46/25 47/3 50/18 52/2 54/6 access [4] 3/8 15/20 23/11 23/22 accident [2] 51/7 51/11 acclimate [1] 49/4 accountable [1] 52/22 accurate [2] 17/17 56/6 accurately [1] 5/8 across [2] 39/11 50/7 acted [2] 3/17 16/4 action [2] 4/7 16/19 active [2] 33/1 54/10 activities [2] 3/9 15/21</p>	