

1 INCORPORATED VILLAGE OF MINEOLA

2 HEARING OF THE

3 BOARD OF TRUSTEES

4 November 17, 2021

5 6:30 o'clock p.m.

6 B e f o r e:

7 SCOTT P. STRAUSS,

Mayor

8 PAUL A. PEREIRA,

Deputy Mayor

9 PAUL S. CUSATO,

10 DENNIS J. WALSH,

11 GEORGE R. DURHAM,

12 Trustees.

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

16 * * *

17 JOSEPH R. SCALERO,
18 Village Clerk19 THOMAS RINI
20 Superintendant of Public Works

21 * * *

22 KELLY CULEN
23 Official Court Reporter
24
25

APPLICANT'S NAME/ADDRESS

PAGE

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30

1 MAYOR STRAUSS: Good evening folks. We
2 have two hearings this evening.

3 Mr. Scalero, don't sit down, the floor is
4 yours.

5 MR. SCALERO: Legal Notice Public Hearing
6 Incorporated Village of Mineola.

7 Please take notice that the Board of
8 Trustees of the Incorporated Village of Mineola
9 hold a public hearing on Wednesday, November 17,
10 2021 at 6:30 p.m. at the Village Hall, 155
11 Washington Avenue, Mineola, New York 11501, or at
12 some other location hereinafter designated by the
13 Board of Trustees in order to receive public
14 comment upon the following:

15 Application of Jungho Park, a special use
16 permit pursuant to Chapter 550 of the Code of the
17 Incorporated Village of Mineola entitled Zoning,
18 Section 550-12 entitled B-1 Districts, Subsection
19 (B) entitled Special Uses, to establish a church
20 upon the property known as 167 Willis Avenue,
21 Mineola, New York, known and designated on the
22 Nassau County Land and Tax Map as Section 9, Block
23 411, Lots 664 through 667.

24 The Village of Mineola does not
25 discriminate on the basis of handicapped status in

1 administration or access to or employment in its
2 projects and activities.

3 Joseph R. Scalero has been directed to
4 coordinate compliance with non-discrimination
5 requirements of the Federal Revenue Sharing
6 regulations.

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

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

14 By order of the Board of Trustees of the
15 Incorporated Village of Mineola, Joseph R.
16 Scalero, Village Clerk, dated October 14, 2021.

17 MAYOR STRAUSS: Thank you. Is there a
18 report on mailings, Mr. Gibbons?

19 MR. GIBBONS: Yes, I confirmed with the
20 Building Department and the mailings were done.
21 Nassau County Planning Commission has not yet
22 acted on the application, so this Board cannot
23 vote this application tonight, and I would ask for
24 a motion declaring this a Type II action under
25 SEQRA.

1 TRUSTEE WALSH: Motion.

2 DEPUTY MAYOR PEREIRA: Second.

3 MAYOR STRAUSS: Motion by Trustee Walsh,
4 seconded by Deputy Mayor Pereira.

5 All in favor?

6 TRUSTEE DURHAM: Aye.

7 TRUSTEE CUSATO: Aye.

8 TRUSTEE WALSH: Aye.

9 DEPUTY MAYOR PEREIRA: Aye.

10 MAYOR STRAUSS: Opposed?

11 Carried.

12 Folks this will be the format for this
13 evening's hearings: The applicant may make a
14 preparation, call witnesses. We will hold all
15 questions until the presentation is complete at
16 which time there will be an interaction with the
17 Board of Trustees and the applicant. After that
18 we will open it to public comment. I ask anyone
19 who is approaching the podium to make a comment to
20 please state your name, address and affiliation
21 and speak slowly and clearly so it can be
22 accurately recorded by the reporter.

23 Who is up for 167 Willis Avenue?

24 Folks come on in.

25 MR. JUNGHO PARK: My name is Jungho Park

1 who applied for special permission of use. So we
2 are -- I'm a member --

3 MAYOR STRAUSS: If you wish, sir,
4 personal choice, it's up to you, you can remove
5 your mask.

6 MR. JUNGHO PARK: Sorry about that.

7 MAYOR STRAUSS: You don't have to
8 apologize. You can keep it on if you want.

9 MR. JUNGHO PARK: My name is Jungho Park.
10 I apply for special use for permission. I'm a
11 member of New York Baptist Church currently
12 located in Queens, Whitestone in Queens, and we
13 try to move our church building to one of the
14 buildings located in Mineola that we --

15 Currently, it's used by -- used as a law
16 office, but we are gonna change it to our
17 religious gathering so that's why we apply for
18 permission of special use.

19 MAYOR STRAUSS: Okay, great. How big,
20 how many parishioners do you have? How many
21 parking spots do you have? When are your
22 services? Do you have normal services? Is the
23 building gonna be used other times of the days of
24 the week?

25 MR. JUNGHO PARK: Currently, we have --

1 our church has about 40 to 50 members gathering on
2 Sunday and Wednesday.

3 And, also, we have in this new building,
4 as far as I know, there are eighteen parking lots
5 so that the parking lot is, you know, the capacity
6 of the parking lot is enough to accommodate all
7 the cars who -- used by our church members. Right
8 now, as I said, we have 40 to 50 members gathering
9 every Sunday, and almost all people, young adults
10 and including all the young adults and students,
11 so that counting all the cars that we have right
12 now is almost ten to fifteen cars, depending on
13 the day, but, most likely, we have, you know,
14 around ten cars commuting from home to current
15 gathering place, so that eighteen cars parking lot
16 is more than enough to accommodate all of the
17 members.

18 MAYOR STRAUSS: So eighteen parking spots
19 for your part of the building?

20 MR. JUNGHO PARK: Yes.

21 MAYOR STRAUSS: And you said Wednesdays
22 and Sundays. What hours? Do you have any set
23 hours for services?

24 MR. JUNGHO PARK: Yes, we get together at
25 8 o'clock on Wednesday to listen to the Word of

1 God, and then on Sunday we gather at 11 o'clock in
2 the morning once and then the sermon and service
3 lasts for an hour and thirty minutes.

4 MAYOR STRAUSS: Okay. Deputy Mayor?

5 DEPUTY MAYOR PEREIRA: Thank you.

6 Welcome. I have a few questions. Do you
7 have the address of your current church in
8 Whitestone?

9 MR. JUNGHO PARK: 1021 Clintonville
10 Street, Whitestone, New York.

11 TRUSTEE WALSH: Can you say that street
12 again?

13 MR. JUNGHO PARK: Clintonville Street.

14 DEPUTY MAYOR PEREIRA: 1021 Clintonville
15 Street.

16 MR. JUNGHO PARK: Whitestone.

17 DEPUTY MAYOR PEREIRA: This building, you
18 will occupy the entire building?

19 MR. JUNGHO PARK: No. We are using the
20 second floor of the entire building.

21 DEPUTY MAYOR PEREIRA: The current
22 building?

23 MR. JUNGHO PARK: Yes.

24 DEPUTY MAYOR PEREIRA: You are leasing
25 the building?

1 MR. JUNGHO PARK: Yes, leasing.

2 DEPUTY MAYOR PEREIRA: So outside of
3 Wednesdays and Sundays, you will not be there?

4 MR. JUNGHO PARK: Most likely we gather
5 Wednesday and Sunday, but we have a special on
6 Saturday night, we have young adults gathering
7 for -- only for young adults and sometimes we use
8 entire week to learn about the Bible, which is
9 starts mainly starts from 8 o'clock to 10 o'clock.

10 DEPUTY MAYOR PEREIRA: So the building
11 will be used every day, but you will have services
12 only Wednesday and Sunday?

13 MR. JUNGHO PARK: In general we are
14 planning together to have such special so-called
15 Bible seminar four times a year.

16 DEPUTY MAYOR PEREIRA: Is there any
17 intention to sublet the space to other church or
18 religious organizations? This will be solely
19 through your use --

20 MR. JUNGHO PARK: Yes.

21 DEPUTY MAYOR PEREIRA: -- your
22 congregation's use? It's not going to be then
23 allowed on Tuesday nights and Saturday nights for
24 another congregation; this is specifically for
25 your congregation?

1 MR. JUNGHO PARK: Specifically for us,
2 yes.

3 DEPUTY MAYOR PEREIRA: I assume the
4 building owner will be in charge of property
5 maintenance, such as clearing the snow, garbage?
6 Who will dispose of any garbage that you produce?
7 I'm sure it will not be a lot, but how will that
8 be handled if you're not here during the week?

9 MR. JUNGHO PARK: Our pastor is coming to
10 the church building every day so that he handles
11 almost every things that we are supposed to do.

12 DEPUTY MAYOR PEREIRA: How long has your
13 congregation been at 1021 Clintonville?

14 MR. JUNGHO PARK: We started our
15 congregation in New York February 2017, and we
16 gather the same current building from since that
17 time.

18 DEPUTY MAYOR PEREIRA: Now, if you are
19 successful in moving your congregation here, will
20 that continue in Whitestone or that will close
21 down?

22 MR. JUNGHO PARK: That will terminate.

23 DEPUTY MAYOR PEREIRA: Terminate that and
24 come here?

25 MR. JUNGHO PARK: Yes.

1 DEPUTY MAYOR PEREIRA: Thank you, that's
2 all of my questions for now.

3 MAYOR STRAUSS: Trustee Cusato?

4 TRUSTEE CUSATO: Thank you. Good
5 evening, gentlemen, so the parking lot on the
6 north side, is that yours or the church, Corpus
7 Christi church? On the north side of your
8 building between that building and the church?

9 MR. JUNGHO PARK: Yeah, that's ours, that
10 belongs to the property.

11 TRUSTEE CUSATO: So if I wanted to go to
12 mass at Corpus Christi, I will not be allowed to
13 park there now, or yes?

14 MR. JUNGHO PARK: Can you ask it one more
15 time.

16 TRUSTEE CUSATO: I know a lot of people
17 that go to mass at Corpus Christi park in that
18 parking lot. If you get permission to do this
19 church, is that going to be solely yours?

20 MR. JUNGHO PARK: Yes.

21 TRUSTEE CUSATO: Okay. So now, again --

22 MR. JUNGHO PARK: That's solely for us.

23 TRUSTEE CUSATO: Have you considered the
24 mass services of Corpus Christi church? They meet
25 like every hour, 8, 9:15, 10:30. I'm a

1 parishioner of St. Aidan's, so I don't know Corpus
2 Christi's mass schedule, but are you not going to
3 conflict with their mass services?

4 MR. JUNGHO PARK: Um --

5 TRUSTEE CUSATO: Have you talked with the
6 people to work out a schedule?

7 MR. JUNGHO PARK: No, but we, New York
8 church, gathers -- the service starts at 11
9 o'clock and only once a week, and, of course, the
10 Wednesday service is different from the Sunday
11 service but on Sunday we gather -- our service
12 starts at 11 and ends at 12:30.

13 TRUSTEE CUSATO: Did you ever consider
14 maybe talking with the people at Corpus Christi to
15 make arrangements so there's not a conflict
16 with --

17 Again, I go to St. Aidan's, but if I'm
18 going to 11 o'clock mass, I'm not going to be able
19 to park because you're there. Maybe if you talked
20 to Corpus Christi, you can schedule times that
21 would work out well for both of you.

22 MR. JUNGHO PARK: Okay, so if necessary,
23 we will meet them and talk to them.

24 TRUSTEE CUSATO: Say it again.

25 MR. JUNGHO PARK: If necessary, we will

1 meet them and talk to them.

2 TRUSTEE CUSATO: Good.

3 Now, the outside of your building, I
4 don't know -- are you going to hang a cross or
5 something on your building? How does that work?
6 How do I know -- you need to do something like
7 that on your building to show it's a church?

8 MR. JUNGHO PARK: We're going to put,
9 yeah, the name. We are gonna put a sign of our
10 name outside of the building, yes.

11 TRUSTEE CUSATO: All right, thank you.

12 I'm done, Mayor, thank you.

13 MAYOR STRAUSS: Thank you.

14 Trustee Durham?

15 TRUSTEE DURHAM: On that topic, you need
16 to speak to the Building Department to get you
17 confirmed that your sign is in good standing with
18 the Village.

19 MR. JUNGHO PARK: Yes.

20 TRUSTEE DURHAM: You talked about only
21 having forty to fifty members, but the papers you
22 submitted you have a small sanctuary that has 72
23 seats and you have a large main sanctuary that has
24 130 seats.

25 MR. JUNGHO PARK: Yes.

1 TRUSTEE DURHAM: So, obviously, you're
2 looking to expand.

3 I think with Corpus Christi having masses
4 and people driving to that, I think there could be
5 conflicts on parking with you having a church
6 service at 11 o'clock and Corpus Chrissi having
7 church services, so that's something that needs to
8 be considered and probably worked out.

9 But, for the most part, I don't have an
10 issue, but I just think that you might be under
11 representing yourself, but I'm not sure, because
12 the size of the sanctuaries that you built, 72 and
13 130, I think, is larger than you're quoting us of
14 how many members.

15 MR. JUNGHO PARK: That's right. We try
16 to expand our community, our church, to a little
17 larger size so that we expect to stay there maybe
18 more than a couple of years. But, most likely,
19 our church members reside in Queens, in the
20 Flushing area, near the current church area, so we
21 have a shuttle that we commute from the Flushing
22 area to this building -- to this area with our
23 church van, so that we don't have a much room --
24 we don't really need -- we don't need many cars to
25 commute -- to come to this place from Queens area,

1 so that I think that might be enough to -- I mean,
2 eighteen parking lots might be enough even if we
3 have expanding so that we have many more people
4 gather in the new building, maybe it can
5 accommodate that too.

6 TRUSTEE DURHAM: So, yes, you commute
7 with a shuttle and stuff from Queens now, but if
8 you get residents of Mineola that want to attend
9 your church, so they are probably going to be
10 coming in cars, so I think that might need to be
11 considered --

12 MR. JUNGHO PARK: Yes.

13 TRUSTEE DURHAM: -- and worked out with
14 Corpus Christi.

15 MR. JUNGHO PARK: Yes.

16 MAYOR STRAUSS: Thank you.

17 Trustee Walsh?

18 TRUSTEE WALSH: Yes, thank you, Mayor,
19 thank you. How are you fellas? Thanks for coming
20 down.

21 You know, I understand that you're
22 leasing that property, and so the parking spaces
23 belong to you, and I guess you understand that
24 there's a church across the street that
25 particularly has some people that are handicapped,

1 that it is a very short walk across the street to
2 go to mass. But, you know, if you lease the
3 building, it's your building, I understand that.

4 Do you have any plans for any kind of
5 summer activity? Any kind of children's
6 activities for summer camp or anything like that?
7 That you didn't mention.

8 MR. JUNGHO PARK: Currently we don't have
9 any such activities for children because we have
10 only a couple of students in our -- children in
11 our church, but we have a sister church in the
12 United States everywhere in the United States, so
13 they gather together in one place.

14 Our retreat center is located in Kentucky
15 so that we gather together there including all the
16 children so that we don't really need any special
17 activity.

18 TRUSTEE WALSH: So the answer is no,
19 you're not planning on having any summer activity
20 or summer camp?

21 MR. JUNGHO PARK: No.

22 TRUSTEE WALSH: Okay. You said there's
23 18 spaces and, you know, the Village divides these
24 spaces up, perhaps, different than you do. It's
25 20 by 9, I don't think they're 20 by 9 in there,

1 but you also said you were going to bring a
2 limited number of cars. Can you repeat that
3 number again?

4 MR. JUNGHO PARK: Counting the cars that
5 we are using right now almost ten to fifteen,
6 depending on, you know, depending on Sundays, but
7 we used to, most likely, ten cars are right now.

8 TRUSTEE WALSH: Yeah, as you wish, but
9 sometimes people -- more people take a car.

10 MR. JUNGHO PARK: Yes.

11 TRUSTEE WALSH: And you're also going to
12 be bringing a van to the services; is that
13 correct?

14 MR. JUNGHO PARK: Yes.

15 TRUSTEE WALSH: So you will be using up
16 that entire parking lot, and next to you there is
17 the Red Cross parking lot; you're aware of that,
18 right?

19 MR. JUNGHO PARK: Yes.

20 TRUSTEE WALSH: So the parking lot you're
21 talking about with the 18 spaces is directly
22 behind that building.

23 What about other folks that are in that
24 building, are they gonna use those spaces as well?
25 Did anybody guarantee you that you can have all

1 eighteen spaces?

2 You're only using the upstairs of the
3 building, correct?

4 MR. JUNGHO PARK: No, no.

5 MR. SEAN KIM: The whole building, the
6 parking lot.

7 TRUSTEE WALSH: Listen, if you're going
8 to speak, you have to tell her who you are.

9 MAYOR STRAUSS: Yes, Sean Kim, real
10 estate agent for Mr. Park.

11 And, yes, they are purchasing the entire
12 building which is including the parking lot of the
13 eighteen spaces, the northern side of the
14 building.

15 TRUSTEE WALSH: So you will not be the
16 only tenant in the building?

17 MR. SEAN KIM: They will be the only
18 tenant.

19 TRUSTEE WALSH: Okay. Because he said
20 something about upstairs.

21 MR. SEAN KIM: They are using the second
22 floor as the main chapel.

23 TRUSTEE WALSH: Okay, and then you will
24 be using downstairs.

25 And it seems to me that you're coming

1 more than Sunday and Wednesday because you're
2 going to be there Saturday night and, you know,
3 this is going to conflict with the Corpus Christi
4 right across the street, but, again, if it's your
5 building, you know, you can do with the spaces
6 which you wish, however, to be a good neighbor and
7 everybody's, you know, this is Christianity here
8 and all people of God as they are in Corpus
9 Chrisi, hopefully you can work out some kind of
10 plan with them.

11 MR. JUNGHO PARK: Definitely.

12 TRUSTEE WALSH: It's better for
13 inclusivity rather than exclusivity, not to
14 exclude other people and just, you know, with your
15 plan and not consider some senior people that are
16 handicapped and such, but that's no dictate.
17 That's something that you should work out, you
18 know, as two Christian organizations. That's just
19 my opinion, you know.

20 And I won't ask anymore questions. I
21 have other questions, but I'm going to wait for
22 the audience to speak, and then we'll see what
23 comes of that. Thank you very much.

24 MAYOR STRAUSS: And would you like to say
25 anything else? Gentlemen, do you need to say

1 anything else?

2 MR. JUNGHO PARK: No.

3 MAYOR STRAUSS: If you can have a seat
4 right here close by, we're going to open it up to
5 general public comment.

6 Again, I ask anybody approaching the
7 podium to please speak slowly and clearly and
8 state your name and address, so it can be
9 accurately recorded.

10 Anybody in the first row?

11 Second row?

12 Third row?

13 Fourth row? Yes, ma'am.

14 PATRICIA MOYETT: Patricia Moyett, 231
15 Lake Road, Mineola. I'm a parishioner of Corpus
16 Chrisi and a trustee of the church, and the
17 parking situation is very difficult now without
18 adding any other difficulties to it.

19 Corpus Chrisi has two masses every day.
20 They have events going on in the evening, and on
21 the weekends there are eight, nine masses. During
22 the week there are funerals, and as it is now, we
23 find that there's not enough parking. I'm on the
24 Ministry of Consolation, and I have gotten a
25 parking ticket because I was on the wrong side of

1 the street, and I just am very concerned. I mean,
2 it's wonderful to have another church. That whole
3 street is a row of churches but it's concerning to
4 me about the parking situation, and whether this
5 church grows and expands, and we have more and
6 more people and no place to put them.

7 MAYOR STRAUSS: Understood, thank you,
8 ma'am.

9 Anybody else in the fourth row?

10 Yes, ma'am, fifth row.

11 LISA SIMEONE: Good evening, gentlemen,
12 my name is Lisa Simeone at 146 Harrison Avenue,
13 Mineola, New York, and I'm a member of Corpus
14 Chrisi. I'm in their choir.

15 I don't drive, but I see the constant
16 difficulty with people trying to find out where
17 they can park, who can -- who needs to have access
18 to the ramp to get into the building because
19 they're in a wheelchair or they're using a walker.
20 It is constant difficulty, and with so many masses
21 and choir practice on Wednesday nights and
22 stuff --

23 I'm not against any religion. I was born
24 Catholic, but I respect all religions, but I hope
25 somehow this Baptist church can get on the same

1 page with Corpus Chrsi and not have any
2 conflicts.

3 MAYOR STRAUSS: Thank you, ma'am.

4 Anybody else in the fifth row?

5 Sixth row?

6 Seventh row? Yes, sir.

7 BILL CASSIDY: Hello, Bill Cassidy,
8 Cassidy Funeral Home, 156 Willis Avenue. Adjacent
9 to your property that you're speaking of.

10 I would just like to talk about parking.
11 We currently already have an issue with parking
12 being that the buildings that were erected next to
13 our property, we've already continuously have
14 stragglers, let's say, that park overnight. It's
15 a rental property, so they're there, they go.
16 It's hard to control. I think parking is, again,
17 going to be an issue. We would like to see
18 something considered in that fact.

19 Thank you.

20 MAYOR STRAUSS: Thank you, sir.

21 Anyone els in the seventh row? Yes, sir.

22 FATHER MALCOLM BURNS: Good evening, I'm
23 Father Malcolm Burns. I'm the pastor of Corpus
24 Chrsi church who could potentially be your
25 neighbors, he did mention. Thank you for letting

1 me speak tonight on behalf of Corpus Christi. I'm
2 very grateful for some of my parishioners speaking
3 about our concerns.

4 First and foremost, as a Christian pastor
5 myself, I would say welcome to anybody who wants
6 to establish a church. And part of the history of
7 Mineola is it's always been called the Avenue of
8 Churches right there on Willis Avenue. So if it
9 does happen, if it's allowed to happen, I would
10 certainly, as a pastor, welcome all of you. And
11 as the Board has said before, that it would be
12 very important for us to work together as brother
13 and sister Christians to be able to make this as
14 best as possible for your church if it happens and
15 our church that's been there for over a hundred
16 years, it's been since 1901.

17 So we're very blessed to be a part of
18 Mineola, of course, and we're also -- I want to
19 reach out to you. As you can see, there's a grave
20 concern in the area with parking and not only with
21 the church, but with the residents because,
22 obviously, where your building is it is on a
23 residential street as well as my building. I'm
24 just to the north of you.

25 And I'm sorry, I didn't give you my

1 address. I'm at 155 Garfield Avenue, but we're
2 the building right to the north of you as well as
3 across the street with our school across the
4 street.

5 So, obviously, parking would be an issue
6 but I think it is --

7 MAYOR STRAUSS: Excuse me, Father, if you
8 could address those to us.

9 FATHER MALCOLM BURNS: Forgive me.

10 MAYOR STRAUSS: I'm a little nervous
11 about asking you to do that.

12 TRUSTEE WALSH: I wasn't going to say it.

13 MAYOR STRAUSS: I have a lot of making up
14 to do.

15 FATHER MALCOLM BURNS: Forgive me, Mayor
16 for I have sinned.

17 MAYOR STRAUSS: This is going to be a
18 long night.

19 FATHER MALCOLM BURNS: But, again, I'm
20 very grateful. I wish Pastor Wilson was here
21 tonight. Pastor Wilson, he is the Assembly of God
22 Church right across the street, and, obviously,
23 you just gave them permission to build that
24 wonderful parking lot that he has for the overflow
25 of his people.

1 Three years ago you gave us permission to
2 build a parking lot for our school, which is very
3 helpful. So we have done some moves with the
4 parking lots, realizing the concerns. The
5 Fairfield buildings, and we thank God we have
6 parking underneath and they park a little bit on
7 the city avenue.

8 So we think of you have as a board have
9 addressed it already with the Assembly of God
10 Church, who I hope you meet also. The pastor
11 there was Father Wilson. He is building an
12 addition to his building, and he's been there
13 longer than I have. I've been there only five
14 years, but it's been wonderful to be welcomed as I
15 have by the community here, and I think you will
16 experience that too, if the Board gives you
17 permission to use the building.

18 It is a wonderful welcoming community
19 here in Mineola, and I think you will experience
20 that as well, but, obviously, parking is an issue
21 for us at Corpus Christi.

22 I have no plans to buy the building at
23 185 Willis Avenue, that's been up for sale for a
24 while. You probably know the status of that
25 building better than I do, but I know they offered

1 it to me a couple of years ago when it went on the
2 market. The building just to the north of Corpus
3 Christi and to the south of the Red Cross
4 building, and that could potentially become a
5 parking lot because it already is, and we use that
6 already. We do use the parking lot, as my
7 parishioners said, we use it for our people
8 especially who are handicapped because there's
9 only two handicapped spaces right there on Willis
10 Avenue right in front of our church, and some
11 people use that. That's our only wheelchair ramp
12 to go into the school right to the north of your
13 building, so many of our parishioners have used
14 that parking lot with the permission of the law
15 offices. We have a very good relationship with
16 them right now.

17 And that building is rather unoccupied
18 right now because it is still the law offices, but
19 after the pandemic hit, most lawyers went home,
20 and that's what they have continued to do. They
21 work at home, and that's why the building is
22 becoming vacant for our brothers here with the
23 Jesus Baptist church.

24 By the way I really like the name of your
25 church as well.

1 MR. JUNGHO PARK: Thank you.

2 FATHER MALCOLM BURNS: Do you have any
3 questions for me as the pastor?

4 MAYOR STRAUSS: Absolutely not.

5 FATHER MALCOLM BURNS: I'm going to come
6 to these meetings more often.

7 But the fine line is I would be very
8 happy to work with you as all of the members of
9 the Board would like us to, to see us work
10 together as brothers in Christ. Thank you.

11 TRUSTEE WALSH: This is a little role
12 reversal for me, Father, because I'm used to
13 listening to you and having you sit here and
14 listen to us --

15 FATHER MALCOLM BURNS: Dennis usually
16 takes up the collection, so I'm going to take up
17 the collection here. I'll pass the basket.

18 MAYOR STRAUSS: Make sure he gets his
19 cut.

20 TRUSTEE WALSH: Take it easy.

21 MAYOR STRAUSS: Thank you very much.
22 Anybody else wishing to make public comment on
23 this?

24 Gentlemen, if you can come back up.

25 Any other comments from the Board?

1 Sir, anything else you would like to say?

2 MR. JUN KIM: Yes, I would like to add
3 one more. My name is Jun, JUN, last name Kim,
4 KIM. I'm currently a leader for the elders' group
5 and I'm also a leader for the choir group as well.

6 I heard the issues that you guys are
7 having right now for the parking and I can -- I
8 would like to say that I want to cooperate as far
9 as we don't have any meetings for the elders. We
10 only have on Saturday nights from 7 p.m. to look 9
11 p.m. and besides that time, we do not use the
12 church building unless the times.

13 And, again, as Mr. Park mentioned, we
14 only have like a four to five times a year of the
15 Bible seminar, which we use Monday through Sunday.
16 But besides that, we usually do not come to the
17 church building from Tuesday, Thursday, Friday, so
18 at the time we can cooperate for our brothers and
19 sisters in Christ to use our parking lot.

20 TRUSTEE WALSH: So the question is
21 Sunday, you do have service at 11 o'clock on
22 Sunday, right?

23 MR. JUN KIM: Yes, we do.

24 TRUSTEE WALSH: And there is a 10 o'clock
25 mass and an 11:30 mass, so that's where the

1 conflict is going to come in and not Monday
2 through Friday. And I really do hope that you and
3 Pastor Malcolm Burns and your community can and
4 the parishioners in Corpus Christi and their
5 community can come to some kind of harmonious
6 agreement in that we're all Christians.

7 MR. JUN KIM: Yes.

8 TRUSTEE WALSH: Thank you.

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

11 All right, I'll entertain a motion to
12 close and reserve decision.

13 TRUSTEE CUSATO: Motion.

14 MAYOR STRAUSS: Motion by Trustee Cusato.
15 Do I have a second?

16 DEPUTY MAYOR PEREIRA: Second.

17 MAYOR STRAUSS: All in favor.

18 TRUSTEE DURHAM: Aye.

19 TRUSTEE CUSATO: Aye.

20 TRUSTEE WALSH: Aye.

21 DEPUTY MAYOR PEREIRA: Aye.

22 MAYOR STRAUSS: Opposed?

23 Carried.

24 Thank you, gentlemen.

25 Mr. Scalero.

1 MR. SCALERO: Application of Vincent
2 Vescova for a special use permit pursuant to
3 Chapter 550 of the Code of the Incorporated
4 Village of Mineola entitled Zoning, Section
5 550-12 --

6 MAYOR STRAUSS: Folks, if you could.
7 Thank you very much guys, thank you. Happy
8 Thanksgiving.

9 MR. SCALERO: Entitled zoning Section
10 550-12 entitled B-1 Districts, Subsection (B)
11 entitled Special Uses to establish a Laundromat
12 upon the property known as 90 Herricks Road,
13 Mineola, New York, known and designated on the
14 Nassau County Land and Tax Map as Section 9, Block
15 672, Lot 20.

16 It is also dated October 14, 2021.

17 MAYOR STRAUSS: Thank you.

18 Report on mailings, Mr. Gibbons?

19 MR. GIBBONS: Yes, Mayor, I have
20 confirmed with the Building Department. The
21 mailings were accomplished. Nassau County
22 Planning Commission has not yet acted on this
23 application, so this Board cannot vote the
24 application tonight, and I would ask for a motion
25 declaring this a Type II action under SEQRA.

1 MAYOR STRAUSS: I'll entertain a motion.

2 DEPUTY MAYOR PEREIRA: Motion.

3 TRUSTEE WALSH: Second.

4 MAYOR STRAUSS: Motion by Deputy Mayor
5 Pereira. Second by Trustee Walsh. All in favor?

6 TRUSTEE DURHAM: Aye.

7 TRUSTEE CUSATO: Aye.

8 TRUSTEE WALSH: Aye.

9 DEPUTY MAYOR PEREIRA: Aye.

10 MAYOR STRAUSS: Opposed?

11 Carried.

12 Again, this will be the format for the
13 proceedings there. The applicant will make their
14 presentation. There will an interaction with the
15 Board. After that interaction, we will open it up
16 to public comment. I'm asking anyone wishing to
17 speak please approach the podium, state your name,
18 address and affiliation and speak slowly and
19 clearly so it can be accurately recorded, sir.

20 MR. BROWNE: Thank you Mayor, members of
21 the Board. Good evening, Christian Browne,
22 McLaughlin & Stern, 1122 Franklin Avenue, Garden
23 City, for the applicant.

24 As you heard, this is an application
25 concerning a part of the property at 90 Herricks

1 Road in the Business 1 District to replace a
2 vacant former gym/boot camp facility with a
3 Laundromat which is a permitted use subject to
4 this Board's review for a special permit.

5 The applicant, Mr. Vescova is the
6 operator of a number of Laundromats. He owns, I
7 believe, four other ones in the vicinity of
8 Mineola within about a one mile radius. He is an
9 experienced operator.

10 This is a 6,818 square foot facility. As
11 I said, it was formerly a gym. Under this
12 application the footprint of this tenant space
13 will remain the same. It will be only interior
14 alterations to convert the space into a
15 Laundromat. The Laundromat would have 62 washers
16 and 44 dryers.

17 It will be open -- this is projected, the
18 typical business hours are 6 a.m. to 11 p.m. seven
19 days a week. There will be --

20 There are 30 parking spots on this site.
21 It is a shared site, which I will talk about in a
22 minute. Out of those 30, 14 will be dedicated to
23 the Laundromat and there will be signage placed on
24 the site notifying everybody that these are spots
25 that are dedicated exclusively to patrons of the

1 Laundromat.

2 There will always be at least one
3 attendant on-site, sometimes two during busier
4 periods.

5 There are no attractions at the
6 Laundromat like video games or other types of
7 amusement machines that might draw people into the
8 place to hang out. There are televisions people
9 watch as they're doing their laundry and a snack
10 machine, but that's it.

11 The site is shared, as you probably know,
12 with the daycare center. That center, from my
13 understanding, has been operating for about twenty
14 years. The landlord who owns the site also
15 operates the daycare center, and he's been
16 operating -- Mr. Smiles is here tonight. He's
17 been operating the daycare center for twenty
18 years. If the Board is interested in the
19 specifics facts about the daycare center and how
20 it operates, Mr. Smiles is here, and he can
21 augment what I'm telling you. The daycare runs
22 Monday to Friday; not at all on the weekends.
23 Monday to Friday 7 a.m. to 7 p.m. The time of
24 activity in terms of traffic and parking is really
25 limited to the morning drop-off period, which runs

1 from about 8 a.m. to 9 a.m. and then again during
2 the pick-up period which runs from about 5 p.m. to
3 6 p.m. There's about a hundred children currently
4 in the day care.

5 So the site should work pretty well
6 because these are uses that peak at different
7 times. As Mr. Vescova can tell you, the laundry
8 business is very quiet most of the time during the
9 weekdays -- weekday mornings. The vast majority
10 of patrons who come to the Laundromat typically on
11 weekdays are coming from 6 to close. So about 60
12 percent of his weekday business happens in the
13 evenings when the daycare center is winding down
14 or is closed entirely. During the morning hours,
15 it's anticipated that there would be, you know,
16 eight to ten people, typically, what he calls
17 stragglers coming during the morning hours on
18 weekdays. So it is an evening business that will
19 operate -- its most intense times will be when the
20 daycare center is not there. The daycare center
21 is closed entirely on the weekends, as you
22 probably know. The Laundromat is busiest on the
23 weekends. As to of the total high of business, we
24 estimate about 60 percent of the total business is
25 done on weekends, and during those times, there's

1 no other activity on the site and Laundromat
2 patrons will have, you know, the ability to use
3 the entire parking lot.

4 This was formerly, as I mentioned, a boot
5 camp or a gym that would run exercise classes, you
6 know, regularly throughout the day. So it
7 actually, probably, would have more activity at
8 periods throughout the day consistently than the
9 Laundromat will have because the Laundromat, as I
10 said, we'll have -- we anticipate a rather low
11 volume of traffic during the normal business
12 hours. We will pick up in the evening. The boot
13 camp, from my understanding, worked quite well
14 even though it was probably a little more intense
15 during the hours the day care was operating than
16 the Laundromat will be. It was there for four
17 years, but it was not able to make it through
18 COVID and it closed down over the summer. The
19 space has been vacant since then.

20 So although it's a shared site, I think
21 those issues can be -- any issues can be overcome
22 by the fact that there's dedicated parking. We
23 don't need a parking variance, and the peak period
24 for the Laundromat will be when the daycare center
25 is largely closed. And there's very little

1 activity in terms of traffic at the daycare center
2 at the bulk of the day except for the pick-up and
3 drop-off period. The children do not leave the
4 site. There aren't people roaming around. There
5 aren't buses coming to the site. It's just
6 parents. Pick-up/drop-off, that's typically done
7 by pulling up to the spots that are right in front
8 of the daycare center. The parent brings the
9 child to the door. There's a code on the door
10 that allows the parent to enter, and a staff
11 member greets the child right at the door. A
12 parent doesn't really go inside the building
13 anymore especially after the pandemic. They have
14 discouraged. So it is a very short process for
15 pick-up/drop-off. These spots are turning over
16 regularly over the course of that hour, and then
17 the traffic and activity drops off to very, very
18 little until the pick-up period, which is, as I
19 said, is in the evening.

20 Otherwise, I know you're familiar with
21 the area. This is Herricks Road. There are no
22 residences that this would affect. The railroad
23 is south. The north is offices and industrial
24 buildings, storage building across the street, a
25 gas or auto mechanic also across the street. So

1 it is a good mix of business in the industrial
2 area. It's a good location in terms of being away
3 from the residential neighborhood. It doesn't
4 need a parking variance. We will have dedicated
5 parking, and, as I said, the store will be staffed
6 during the times that it's open, and there's no
7 issues of --

8 Of course, we will agree to this
9 restriction to have any sort of attractive
10 nuisance, if you will, to draw people to hang
11 around the place, which I know over the years
12 there's been concern in many jurisdictions about
13 Laundromats.

14 As I said Mr. Vescova operates a number
15 of stores. This is his business. He knows how to
16 do it. He will be circulating through his stores
17 throughout the day. So he has never had any
18 complaints or problems at his other locations and
19 he would be happy to speak to you about his
20 professional capacity in running the Laundromat if
21 you like.

22 And that's really the overview of our
23 application.

24 MAYOR STRAUSS: All right, thank you.
25 Thank you for selecting Mineola. If you are

1 successful, welcome.

2 What about chemicals? Is it going to be
3 strictly washing, drying with soap or are you
4 gonna have like a dry-cleaning operation?

5 MR. VESCOVA: No dry-cleaning.

6 MR. BROWNE: No dry-cleaning. It's
7 strictly washers and dryers, and you can also drop
8 off your laundry and have laundry done for you and
9 pick it up.

10 MAYOR STRAUSS: Deputy Mayor?

11 DEPUTY MAYOR PEREIRA: Thank you, yes.

12 We know the spot quite well. Mr. Smiles
13 as well. Any kind of commercial laundry
14 operations? Will this just be individuals or does
15 Mr. Vescova have accounts of large restaurants?

16 MR. VESCOVA: No, nothing, no
17 restaurants.

18 DEPUTY MAYOR PEREIRA: This is literally
19 just for individuals --

20 MR. VESCOVA: Individual.

21 MR. BROWNE: Individuals coming in doing
22 their laundry or dropping it off having it done.

23 DEPUTY MAYOR PEREIRA: Do you happen to
24 know, Mr. Vescova, if Richlee Apartments, if they
25 have their own laundry?

1 Mr. Vescova, the owner.

2 MR. VESCOVA: My name is Vincent Vescova.
3 No, I don't know. I never checked.

4 DEPUTY MAYOR PEREIRA: Okay, and this has
5 no bearing with me anyway on the decision, you
6 know, but when I think of a Laundromat, usually,
7 people walk to them, you know, most people who own
8 a home probably do laundry at home. Most modern
9 buildings that are being built, certainly new
10 ones, they provide washers and dryers. So what is
11 the demographic of your clients?

12 MR. VESCOVA: Right now the times have
13 changed, and what's happened is people want to get
14 done faster. So it's a turnover. There are
15 smaller machines. A whole house will only fit a
16 certain size machine, and our machines are bigger.
17 So you can go and do eighty pounds of wash in
18 forty-five minutes. So some people stay home,
19 load their machine nine times a day and spend the
20 whole day doing laundry on Saturday. They'll come
21 in, in 45 minutes it'll be done. They get their
22 day back. So it is more like for the residents to
23 get done faster. My machine is faster, it's
24 bigger. The little machine in the house no longer
25 handles -- people don't want to stay in the entire

1 day to do wash.

2 DEPUTY MAYOR PEREIRA: Thank you.

3 MR. VESCOVA: It is just the public. No
4 industrial, nothing like that. It's just regular
5 people, residential.

6 DEPUTY MAYOR PEREIRA: And the other
7 question that I have, as you probably know, and
8 Mr. Smiles knows, is that immediately behind you
9 there was a former Superfund site, and so I
10 believe there was a Superfund site.

11 MR. VESCOVA: What's that?

12 DEPUTY MAYOR PEREIRA: The building
13 immediately to your east and north is a former EPA
14 Superfund site. By the look on your face, I think
15 this is the first time you're hearing this.

16 MR. VESCOVA: I'm not familiar with it.

17 DEPUTY MAYOR PEREIRA: So it was
18 contaminated, right? It used to be Jackson Steel.
19 It was a chemical and steel plant. I'm sure that
20 Mr. Smiles knows all about it.

21 The question that I have is when you
22 retrofit this to a Laundromat, is there any kind
23 of digging or disturbing the soil? I know that, I
24 believe, and Mr. Smiles can correct this if I'm
25 wrong, that there are still monitors within his

1 business for the air quality in the daycare
2 center. I'm not sure if there are monitors within
3 the former gym, the boot camp, and if those
4 monitors will continue to be there.

5 Technically, the EPA has kind of washed
6 their hands of the situation, and they say that
7 the property can be developed, and you have
8 someone who has purchased the property. Developed
9 as long as it is not disturbed, right? And you
10 would have to put down vapor barrier and all of
11 that. So I don't know if this is a question for
12 Mr. Browne or for Mr. Smiles, but I just want -- I
13 don't understand how the piping and all of that
14 works.

15 MR. VESCOVA: It is just hot and cold
16 water, that's it. Hooks up to Nassau County
17 Sewer, and a lint trap.

18 DEPUTY MAYOR PEREIRA: So you're not
19 going to be disturbing the ground?

20 MR. VESCOVA: I just got a sewer permit
21 from Nassau County, I get a quote for the
22 bathrooms, and that's it, it's over.

23 DEPUTY MAYOR PEREIRA: I think you need
24 more than that from the Building Department, and
25 from our own water department and sewer department

1 because we have our own water and sewer in the
2 Village.

3 Again, we're not going to be able to vote
4 on this tonight because we're waiting on Nassau
5 County, but I would certainly suggest that you and
6 Mr. Browne and Mr. Smiles stay very close to our
7 DPW as well as our Building Department so that we
8 make sure that, you know, we don't run into any
9 kind of roadblock.

10 And if you would like more information on
11 Jackson Steel, it is all over the Internet, so you
12 can find it.

13 MR. VESCOVA: Okay.

14 MAYOR STRAUSS: To your point, Deputy
15 Mayor, you're going to do some digging on the
16 property to make that connection? I'm assuming
17 you have --

18 MR. VESCOVA: It is an existing parking
19 lot. The sewer is already in his building. They
20 have to have a main sewer line. I just have to
21 get in front of the sewer.

22 MAYOR STRAUSS: If you are going to
23 disturb the ground, you may need to check with the
24 DEC and the EPA.

25 MR. VESCOVA: Yeah. Six feet.

1 MAYOR STRAUSS: Listen, just as a
2 precautionary measure, I recommend you do that.

3 DEPUTY MAYOR PEREIRA: That site was not
4 part of the contaminated site.

5 MR. VESCOVA: Okay.

6 DEPUTY MAYOR PEREIRA: It is a
7 contaminated site, but they have been tracing the
8 plume. Just make sure you know what you're
9 getting yourself into.

10 MR. BROWNE: We will coordinate with the
11 Building Department and any other agencies. Mr.
12 Smiles is telling me that his property has also
13 been given a clean bill of health, but we will
14 double check the jurisdiction of the DEC and EPA
15 in terms of doing the sewer connection.

16 DEPUTY MAYOR PEREIRA: Sure, and the
17 sewer connection would have to go through our --

18 MR. BROWNE: Yes, I understand.

19 DEPUTY MAYOR PEREIRA: That's it.

20 MAYOR STRAUSS: Trustee Cusato?

21 TRUSTEE CUSATO: Thank you, Mayor.

22 Good evening, sir. So just to add on to
23 Deputy Mayor, so you speak about peak times, but
24 there is a potential that you can have 62 washing
25 machines running at one time, yes?

1 MR. VESCOVA: Not really, no.

2 TRUSTEE CUSATO: No? But they're here.

3 MR. VESCOVA: What's that?

4 TRUSTEE CUSATO: There is a potential.

5 MR. VESCOVA: It's high speed. There is
6 availability because I have so many -- there's six
7 different sizes, and people will choose the size.
8 They want a 20 pounder, a 30 pounder, a 40
9 pounder.

10 TRUSTEE CUSATO: But you could have 62
11 machines running at one time.

12 MR. VESCOVA: No. Never, never. I have
13 four stores. I have 62 machines. They're never
14 full at one time. They're not -- they all start
15 at different times that people go in. So, you
16 know, when two people start, some people will be
17 finishing. Another one will be starting. Another
18 one finishing. Another one will be starting.
19 There's never all capacity, never. It's just
20 availability. Some people want to use the 80
21 pounds, some -- we have five eighty pounders.
22 They want to use 40 pounders. There are only ten
23 40 pounders. They want to choose -- they come in
24 with bags of clothes and they want to choose
25 what's available. They don't want to be stuck

1 with one small machine. That's why they don't go
2 to the small stores because they're limited to
3 what they choose from, availability. They don't
4 want to go up to the state home to do wash in
5 their regular machine. They come to me to get
6 bigger machines to get done quicker.

7 TRUSTEE CUSATO: Why are you spending
8 money on 62 machines?

9 MR. VESCOVA: Because of availability for
10 the people to prepare for the rush when they do
11 come in. When they come in, you have to have the
12 size available for them.

13 TRUSTEE CUSATO: Do you have enough water
14 coming into your building to supply those
15 machines?

16 MR. VESCOVA: Yes, I do.

17 TRUSTEE CUSATO: And the sewer and the
18 waste would be covered as well.

19 MR. VESCOVA: The waste is covered. The
20 waste is a six inch waste and it ties into the
21 lint trap. It catches the lint on the way out.
22 The screen, it has to be cleaned frequently. I
23 clean the lint trap and that's really it. And the
24 water I usually get from the ground. I usually go
25 down and get the water from the ground.

1 TRUSTEE CUSATO: So there's no need to
2 bring in a larger water --

3 MR. VESCOVA: I've been doing this for 40
4 years. I drill all my own wells. Every store I
5 have in Westbury is all drilled. I go down to the
6 water table about 260 feet, and I pull up the same
7 place that you pull up from.

8 MAYOR STRAUSS: You're not going to be
9 drilling here, right?

10 MR. VESCOVA: What's that?

11 MAYOR STRAUSS: You're not going to be
12 drilling here?

13 MR. VESCOVA: What do you mean drilling?

14 MAYOR STRAUSS: To get into your wells.
15 You're going to be using our water?

16 MR. VESCOVA: I don't plan --

17 MAYOR STRAUSS: You're planning on
18 drilling wells?

19 MR. VESCOVA: It's a five-inch hole, but
20 I get a permit from the DEC. Everybody else
21 drills holes.

22 MAYOR STRAUSS: I get it, but, again,
23 you're on a former Superfund site, so you really
24 need to check everything, like really dot your Is
25 and cross your Ts.

1 MR. VESCOVA: Okay, okay.

2 MAYOR STRAUSS: So I apologize for
3 interrupting you, Paul, that's okay.

4 TRUSTEE CUSATO: So you're not going to
5 use Village water; you're going to use your own
6 water?

7 MR. VESCOVA: Use my own water. It's
8 economical. We all come from the same place.
9 Everybody throughout Long Island drill down 60
10 feet, everybody has the same water. It all comes
11 from the same place. We live on an island.

12 TRUSTEE CUSATO: So you're going to drill
13 straight down on Herricks Road?

14 MR. VESCOVA: Straight down. No on
15 Herricks Road. On the site. It is a six-inch
16 hole, per the DEC guideline.

17 MAYOR STRAUSS: I understand. My concern
18 is the contamination, possible lingering
19 contamination and disturbing the ground. So you
20 guys really need to do your homework before you do
21 anything at all.

22 Sorry Trustee Cusato.

23 TRUSTEE CUSATO: No, no, I'm fine. You
24 know what, I'm just kind of concerned and confused
25 what's going on here. I don't know why you would

1 spend money on 62 machines if you're not going to
2 use 62 machines.

3 MR. VESCOVA: We build for the rush when
4 people come we have availability.

5 MR. BROWNE: I think what he's saying it
6 is unlikely that all of the machines will be
7 operating at once, but he builds it to have
8 capacity to allow people to choose to use
9 different machines. Somebody may want to come and
10 use one machine for a smaller wash and then
11 another one for a larger wash. So it is just to
12 have the excess capacity so that you don't get
13 jammed right at -- if you have 30 machines, you're
14 probably more likely to have all thirty running
15 than if you had 60 machines.

16 DEPUTY MAYOR PEREIRA: Redundancy?

17 MR. BROWNE: Yes.

18 TRUSTEE CUSATO: So I have a Laundromat
19 on my corner. Why would I go there and why not go
20 to your place? What do you have to offer me.

21 MR. VESCOVA: There will be a machine
22 available for you when you get there.

23 MR. BROWNE: I think the idea, again, at
24 a smaller place, the economics are you have to
25 wait longer. You're sitting there waiting for a

1 machine to be free. Here, you're almost
2 guaranteed you're going to get a machine and
3 you're going to save your time. That's the idea.

4 TRUSTEE CUSATO: Thank you.

5 MR. BROWNE: In terms of the DEC, yes,
6 you do need a DEC permit to hook into the water,
7 and we will advise regarding the fact that this
8 site was affected by the neighboring Superfund
9 site.

10 MAYOR STRAUSS: All right, thank you.
11 Anything else Trustee Durham?

12 TRUSTEE DURHAM: Mr. Gibbons, does the
13 county have to be notified on their hearing that
14 they plan on digging into the water themselves?
15 Is that part of the record for the county?

16 MR. GIBBONS: The only notice requirement
17 is to the Nassau County Planning Commission. I
18 would have to defer to DPW with regard to any type
19 of water hookup.

20 TRUSTEE DURHAM: Tom, anything?

21 MR. RINI: Well, as the gentleman stated,
22 that is NYDEC's jurisdiction; it is not ours. If
23 they're going to go into the aquifer to draw
24 water, they need a well permit through New York
25 State DEC for that.

1 MR. BROWNE: And the sewer connection is
2 through the Village and/or the county --

3 MR. RINI: It would be the Village.

4 MR. BROWNE: So here it is the Village.

5 TRUSTEE DURHAM: Is there a basement in
6 this building?

7 MR. BROWNE: No.

8 TRUSTEE DURHAM: So the piping, do you
9 have to disturb the -- for running all of the
10 pipes, do you have to disturb --

11 MR. VESCOVA: The pipes are above ground.
12 They're on the wall. On the interior.

13 TRUSTEE DURHAM: Pipes are all above
14 ground?

15 MR. VESCOVA: Strapped to the wall behind
16 the washers.

17 MR. BROWNE: There's already a connection
18 from the street to the building for the sewer.

19 MR. VESCOVA: They have working
20 bathrooms. There has to be a connection there,
21 there has to be.

22 TRUSTEE DURHAM: Okay, I have no further
23 questions.

24 MAYOR STRAUSS: Trustee Walsh?

25 TRUSTEE WALSH: Thank you.

1 Thank you for coming down.

2 MR. BROWNE: Thank you.

3 TRUSTEE WALSH: Can I speak to the other
4 gentlemen. I don't know your name.

5 MR. BROWNE: Of course.

6 TRUSTEE WALSH: How are you?

7 MR. VESCOVA: Good.

8 TRUSTEE WALSH: My question is can you
9 describe -- first of all, you're going to be
10 drilling into the lower aquifer; is that correct?

11 MR. VESCOVA: It is --

12 TRUSTEE WALSH: There is an upper aquifer
13 and a lower aquifer.

14 MR. VESCOVA: I don't really know. I'm
15 not really familiar with it. I'm -- I just had it
16 for the last 35 years --

17 TRUSTEE WALSH: Yeah, you're going to go
18 into --

19 I just want to tell you something. I was
20 at this hearing in 2005. Mr. Smiles is familiar
21 with it, and this area was a Superfund site, and
22 it was mitigated to a point, and then the
23 Superfund site ran out of money, and then it was
24 mitigated a little bit more by the state and there
25 were all kinds of testing equipment that still

1 exists in some spots. So as the Deputy Mayor
2 said, you should be aware of that.

3 But can you describe this type of
4 drilling that you're gonna do?

5 MR. VESCOVA: It's only a three-inch hole
6 that goes down.

7 TRUSTEE WALSH: It's a three-inch wide
8 hole?

9 MR. VESCOVA: Straight down, steep.

10 TRUSTEE WALSH: What type of equipment
11 are you going to use to drill that?

12 MR. VESCOVA: It is American Well Pump,
13 they're a well company. It is my understanding
14 too, in all new buildings, everybody gets the
15 water down below, for the cooling. It's the
16 biggest thing right now.

17 TRUSTEE WALSH: So you will be hiring a
18 company --

19 MR. VESCOVA: They hire a company --

20 (Whereupon, the applicant and Trustee are
21 speaking at the same time.)

22 MR. VESCOVA: You hire a company, you
23 hire a company. They're responsible to have the
24 permit.

25 TRUSTEE WALSH: Do you have the name of

1 that company?

2 MR. VESCOVA: American Well and Pump.
3 They have been working 35 years. Father and --

4 TRUSTEE WALSH: Terrific.

5 You said that you owned four other
6 Laundromats?

7 MR. VESCOVA: Eight sites. I have four
8 that are close to here. Four in Westbury.

9 TRUSTEE WALSH: Four in Westbury; none in
10 Mineola?

11 MR. VESCOVA: None in Mineola.

12 TRUSTEE WALSH: It is a very large space,
13 7,000 square feet. You can have as many machines
14 as you choose, it's your space. If you want to
15 have 64 of them, you know --

16 MR. VESCOVA: We're not occupying the
17 whole space. I'm using some for storage. I'm
18 only using 5,000 square feet. The rest is for
19 storage. We're not using the whole 6,000.

20 TRUSTEE WALSH: You can use the machines
21 as you like, whatever services your business.

22 MR. VESCOVA: Right.

23 TRUSTEE WALSH: As far as parking, I know
24 in the past with Mr. Smiles opening up that
25 daycare center, there was questions about fire

1 trucks getting in and out and access, and that's
2 all been answered. There hasn't been a problem.

3 So, you know, I think that this will be
4 an asset to the area --

5 MR. VESCOVA: Thank you.

6 TRUSTEE WALSH: -- and I hope that the
7 application will be approved at one point, and you
8 can go ahead with your business.

9 MR. VESCOVA: I will add to it, if there
10 is a problem, which you're making me aware, which
11 I had no idea about, which, of course, the
12 American Well and Pump has to get me the permit.
13 That's what they do for a living. I don't do this
14 for a living. If they tell me there's problem,
15 I'm not going to get a permit. If that goes bad,
16 of course I'm going to come to Mineola
17 Incorporated Village for water and ask them what's
18 next. If I can't get water, I can't build a
19 store. So it's up to the Mineola water district
20 to tap into their water for two inches and let me
21 grab the water. And what it comes down to is a
22 bill, you know --

23 TRUSTEE WALSH: And Mr. Rini has been in
24 this business a long time, and he will be here to
25 help you out and the Village is here to --

1 MR. VESCOVA: Guide us.

2 TRUSTEE WALSH: -- guide you to help you,
3 if your application is approved.

4 (Whereupon, the applicant and Trustee are
5 speaking at the same time.)

6 TRUSTEE WALSH: The stenographer is
7 trying to tape, so while I'm talking, you wait and
8 when you talk, I'll wait, because we're both
9 talking at the same time.

10 MAYOR STRAUSS: I just want to mention I
11 didn't have that problem with the pastor. I
12 didn't have that problem with Father Malcolm.

13 TRUSTEE WALSH: No, you didn't.

14 So I mean that's about it. I think that
15 this store may or may not be utilized. If it's
16 not, you won't be there; if it is, you will be
17 there, and I'm sure you know what you're doing if
18 you have several other locations, so I have no
19 other questions.

20 Thank you, Mayor.

21 MAYOR STRAUSS: Any other comments from
22 the Board?

23 TRUSTEE DURHAM: No.

24 MAYOR STRAUSS: Gentlemen, anything else?

25 MR. BROWNE: No, no. Thank you for your

1 time. I understand you have to reserve, wait for
2 the Planning Commission.

3 MAYOR STRAUSS: We're going to open it up
4 to public comment first. Gentlemen, you can have
5 a seat. Don't go too far.

6 Anybody in the first row?

7 Second row?

8	Third row?
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9 Fourth row? Yes, sir.

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10      GUS LODATO:  My name is Gus Lodato.
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11 Good evening gentleman. Question on the
12 hydraulics part of it. You mentioned they are
13 going to drill three-inch pipes into the aquifer.
14 Is there anyplace else in the Village where that's
15 been done?

16 MAYOR STRAUSS: Not that I'm aware of.

17 GUS LODATO: So we have no studies that
18 have ever been done about any kind of effects that
19 type of operation, you know, will entail and, of
20 course, the Jackson Steel site was an EPA site,
21 and you're not allowed to dig in that area.

22 Do we have any guarantee that there's a
23 part of it that he might be able to be -- have
24 those drills placed or not?

25 MAYOR STRAUSS: Okay, so we don't know if

1 you can drill in that area or not. We know that
2 you can't drill in the area of Jackson Steel
3 itself, but this is further southwest, and they
4 were monitoring the air quality for several years.
5 I don't know about the ground, about the aquifer
6 drilling down to it, which is why the DEC from the
7 state runs that operation, and they will need to,
8 as the gentleman mentioned, have -- the well
9 drilling company will need to get the permits from
10 the DEC, and they will give them the okay or not
11 to do the drilling.

12 GUS LODATO: The other question is you
13 have water coming in and a lot of machines. And
14 in those machines there's a lot of chemicals --
15 soaps, dyes, maybe dyes, any kind of additives,
16 they might be legal to be used. Now that huge
17 amount of water, which has never been a problem
18 or, you know, a capacity at that point, the waste
19 sewer, would never have to accommodate, now, all
20 of a sudden, that's a huge amount of --

21 Well, the marine --

22 Type of waste water, gray water. Is
23 there any study done beforehand to see whether our
24 system is capable of that extra capacity?
25 Especially in lieu of all of these extra chemicals

1 which will be included in that huge amount of
2 water.

3 In other words, the sewer system in that
4 part of town, can it accommodate that extra load?
5 And that extra load will be, you know, over a long
6 period of hours every day, at least up to 11 p.m.
7 and 6 a.m. to 11 p.m. at night that the Laundromat
8 is in operation. So drainage, to me, would be a
9 problem. I don't know, I'm not an engineer, but
10 I'm just thinking in terms of the capacity which
11 it had never had to use before, and that's it.

12 MAYOR STRAUSS: All great points. We
13 will find those answers out for you, sir.

14 GUS LODATO: Thank you very much.

15 MAYOR STRAUSS: Anybody else in the
16 fourth row?

17 Fifth row?

18 Sixth row?

19 Seventh row? Yes, ma'am.

20 JEANNE FALABELLA: Jeanne Falabella, 446
21 First Street, Mineola. Good evening.

22 MAYOR STRAUSS: Nice to see you.

23 JEANNE FALABELLA: It's been a long time.

24 TRUSTEE CUSATO: It has been, yes.

25 JEANNE FALABELLA: Driving through

1 Mineola just today on Mineola Boulevard, we have
2 Johnny's that's been vacant for years and the
3 small storefront next to that. And in that area
4 you have a number of apartment buildings, a lot of
5 foot traffic. Also, on Jericho Turnpike we have
6 the big store where we used to have the bird
7 store, a lot of foot traffic there. Those seem
8 like much better, more practical places, to put in
9 a Laundromat than the location that's being
10 discussed. There's not a lot of foot traffic over
11 there. And the idea that no residences would be
12 affected by this Laundromat coming in is something
13 I have to take issue with because that area is
14 surrounded by residences. Not just Mineola
15 starting on First Street and moving up to
16 Garfield, et cetera, but on the other side of
17 Herricks Road, which is Garden City Park, which
18 doesn't concern us, technically, but those are all
19 residences and, of course, you've got on Old
20 Country Road the residences on Twelfth Street,
21 et cetera.

22 And the idea that this is going to be
23 running from 6 in the morning until 11 o'clock at
24 night is very upsetting to somebody who moved to
25 Mineola twenty years ago from Queens specifically

1 for peace and quiet. And that area was very quiet
2 until the apartment buildings went up on Old
3 Country Road, which I realize are a distance away,
4 but that has generated so much more traffic.
5 There is so much more volume in this Village than
6 there was twenty years ago, and there is more
7 traffic for a longer amount of time on Herricks
8 Road and on First Street.

9 When I first moved there, I'm right down
10 the street from a hospital. You would think there
11 would be a lot of ambulances and all kinds of
12 traffic. There wasn't. It was busy from about 3
13 o'clock when the schools got out and then you had
14 the hospital workers getting out, and by 6:30,
15 First Street was quiet, and a lot of the traffic
16 on Herricks Road had subsided.

17 Now there's traffic on Herricks Road
18 until 11 o'clock at night, and there's much more
19 traffic on First Street, and it's loud traffic.
20 It's people with their music blasting out of their
21 cars, they're base is thumping. So what I'm
22 saying is this Laundromat, if it's gonna be
23 running from 6 to 11 and 60 percent of the
24 business is going to be on evening hours, that's
25 when the rest of us who live in the residences and

1 work all day, that's when we're home when we want
2 our peace and quiet. And we're not gonna want
3 additional traffic coming in and people parking on
4 the streets, and because that parking lot is not
5 big.

6 And God bless this man, he wants to have
7 a successful business, that's not the place to put
8 a Laundromat, so that's my little contribution,
9 okay?

10 MAYOR STRAUSS: Thank you.

11 JEANNE FALABELLA: Happy Thanksgiving
12 everybody.

13 DEPUTY MAYOR PEREIRA: Ms. Falabella, as
14 you're saying about being here twenty years, and I
15 certainly understand your concerns, but I will say
16 this: Those of us who have been here 40 years or
17 longer there was a billiard hall there, there was
18 Wagon Wheel, the bar, there was a grade crossing
19 and there was Jackson Steel.

20 I think we're trending in the right
21 direction. That's not to take away the merit of
22 your arguments, but if you had lived here 30, 40
23 years ago, you would have had a bar, not a
24 bar/restaurant, a bar, you would have had --

25 JEANNE FALABELLA: Where Jackson Steel

1 was?

2 DEPUTY MAYOR PEREIRA: No, where the
3 restaurant is now, it was a bar called Wagon
4 Wheels. Where they want to put the Laundromat, it
5 was a billiard hall opened past midnight. That
6 grade crossing didn't -- you know, there was a
7 grade crossing there so you had the trains backing
8 up, and Jackson Steel existed across the street
9 from your house.

10 So all in all, 20 years ago, I think you
11 made a good decision coming here. And, again,
12 just to put some historical perspective behind
13 that, it's better today. It may not be what you
14 would like it to be, but it certainly, I think,
15 has improved in terms of your neighbors. And by
16 "your neighbors," I mean your commercial
17 neighbors.

18 JEANNE FALABELLA: It was better when I
19 moved here twenty years ago, and the bar had good
20 hamburgers.

21 TRUSTEE WALSH: It was called Weidele's.

22 DEPUTY MAYOR PEREIRA: Weidele's?

23 TRUSTEE WALSH: Weidele's.

24 DEPUTY MAYOR PEREIRA: Wagon Wheels was
25 on Hillside.

1 MAYOR STRAUSS: Thank you Ms. Falabella.

2 Anyone else in the seventh row?

3 Any other comments from the Board?

4 Gentlemen, come on up.

5 Any other comments from the Board?

6 TRUSTEE WALSH: No.

7 MAYOR STRAUSS: Gentlemen, anything else?

8 MR. BROWNE: No. Just understanding you
9 have to reserve decision. I guess we would just
10 add, in terms of the drilling and the sewer
11 connection, obviously, that's subject to
12 permitting by other authorities, certainly akin to
13 a building permit. You know, we're here for a
14 zoning review, and we understand that we would
15 have to secure permits from the DEC and/or the
16 Village or, potentially, the water district if we
17 can't tap down which may affect the ability of the
18 business to go forward in the end, but those would
19 be addressed by other, you know, jurisdictions.

20 And otherwise, you know, I think -- I
21 hope you would look favorable on it, and I think
22 it is an ideal location, actually, from a zoning
23 perspective because I think most people would not
24 want a Laundromat in sort of the heart of the
25 downtown. This is sort of a quasi-industrial

1 area.

2 While that would be Mr. Vescova's
3 challenge to overcome to get the traffic, I think,
4 from an impact perspective, it is a site that
5 works well for the Village.

6 So with that, I will close.

7 MAYOR STRAUSS: So one of the residents
8 had a couple of questions about the sewer system,
9 if it can accommodate -- we're not even sure how
10 much volume you are going to be pushing out into
11 the sewer system.

12 Are your machines high efficiency
13 machines?

14 MR. VESCOVA: All up to specs. It all
15 runs on half of what it used to years ago.

16 MAYOR STRAUSS: So water --

17 MR. VESCOVA: Sorry. Water is like half
18 the amount they used to use. They're running very
19 efficient. That's why everything is built
20 efficient.

21 MAYOR STRAUSS: Sir, can you educate me a
22 little on that? What's the -- five pounds, twenty
23 pounds?

24 MR. VESCOVA: Twenty pounds.

25 MAYOR STRAUSS: First educate me a little

1 bit on the weight of the laundry. Is it dry
2 laundry, is that the weight it's calculated on?

3 MR. VESCOVA: Pretty much, yeah, I guess
4 they focus on what it weighs.

5 MAYOR STRAUSS: So it is dry laundry, not
6 wet?

7 MR. VESCOVA: You can fit 20 pounds into
8 a machine, 40 pounds into a machine, 60 pounds
9 into a machine, 80 pounds into a machine and a
10 hundred pounds into a machine in one shot.

11 MAYOR STRAUSS: What's the gallons that's
12 used for a 40 pound machine?

13 MR. VESCOVA: I don't know the specs on
14 the gallons. I just know it is half of what it
15 used to run years ago. Years ago I used to always
16 use a well. So I'm so used to using wells, I
17 never stopped. People say I'm crazy to use a
18 well, but we all get it from the same place. I
19 don't want to pay --

20 MAYOR STRAUSS: You are going to have to
21 pay for it when you drill.

22 MR. VESCOVA: When I drill. I only pay
23 for the one shot. Once I drill it, the pump runs
24 ten years of volume.

25 MAYOR STRAUSS: What's that cost?

1 MR. VESCOVA: Probably about 36,000, and
2 it lasts ten years. The pumps are 8,000 if it
3 breaks.

4 TRUSTEE WALSH: But your bill is probably
5 1,200.

6 MR. VESCOVA: We all live in the same
7 place, and I'm only using it for washing. It is
8 not drinkable. I'm still going to use yours for
9 the bathroom. You still can't drink out of the
10 faucet in the machines.

11 So I just opened a brand new location at
12 535 Old Country Road in Westbury across the street
13 from Fortunate's, The Source, and if they want to
14 see, I mean, it's not like your old style
15 Laundromats where you go in there and people like
16 go in there, they like go on Friday night. It's
17 not like -- well, she's saying people hang out.
18 It is not a bad element. People go in and come
19 out. They won't stay in there and hang out. It
20 is nothing like that any more. It is a new day.
21 It is a matter of convenience. People want to go
22 to a nice place, a clean place, a place they can
23 get done fast and there is availability, as
24 opposed to going to a store with 30 washers and 30
25 dryers and they have to wait. Everybody wants to

1 go at the same time. They want to go at 7, but
2 they want to go home. They want to get in and get
3 out. They're not there, you know, to do anything
4 else but the wash.

5 It's low, it's low, it's no problems.
6 Like I said, I have four in Westbury. If you want
7 to see the new one it's at 535 Old Country Road in
8 Westbury, and, again, I was in the Village of
9 Westbury, and I also drilled there. I had no
10 problem. Those inspectors were nice and
11 everything was fine. It's been the same for 35
12 years, since I was 21. So --

13 MAYOR STRAUSS: Understood. I'm assuming
14 you supply, for a cost, the soap? If somebody
15 didn't want to bring their own.

16 MR. VESCOVA: Yes.

17 MAYOR STRAUSS: Biodegradable soap?

18 MR. VESCOVA: Yeah. We have all brands
19 of soap. I mean, it is the same soap as any well
20 else, Tide, whatever they put in their wash at
21 home. So you are getting in one shot. It's not
22 like they're getting it in one shot themselves at
23 home. It is all going to the same place. I mean,
24 it is like -- I don't know what to say.

25 MAYOR STRAUSS: Good enough for me.

1 MR. VESCOVA: Pretty simple. There's no
2 chemicals. It is not a drive-through. There's
3 one clerk. There's no -- only washers and soap
4 that they sell in the supermarket. That's it.
5 There's no trick to it. There's nothing else to
6 it.

7 MAYOR STRAUSS: Understood, thank you.
8 Any other comments from the Board?

9 DEPUTY MAYOR PEREIRA: No.

10 MAYOR STRAUSS: I'll entertain a motion
11 to close the hearing and reserve decision.

12 DEPUTY MAYOR PEREIRA: Motion.

13 MAYOR STRAUSS: Motion by Deputy Mayor
14 Pereira. Do I have a second?

15 TRUSTEE DURHAM: Second.

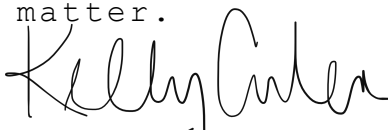
16 (CONTINUED ON THE NEXT PAGE TO INCLUDE
17 THE CERTIFICATION.)
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1 MAYOR STRAUSS: Second by Trustee Durham.
2 All until favor?
3 TRUSTEE DURHAM: Aye.
4 TRUSTEE CUSATO: Aye.
5 TRUSTEE WALSH: Aye.
6 DEPUTY MAYOR PEREIRA: Aye.
7 MAYOR STRAUSS: Opposed?
8 Carried.

9 [TIME NOTED: 7:44 p.m.]

10 * * * * *

11 I hereby certify that the foregoing is
12 a true and accurate transcription of my stenographic
13 notes in the captioned matter.

14 
15 _____
16 Kelly Cullen
17 Official Court Reporter
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