

## INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE

BOARD OF TRUSTEES

October 20, 2021  
6:30 o'clock p.m.

B e f o r e:

PAUL A. PEREIRA,  
Deputy Mayor

PAUL S. CUSATO,

DENNIS J. WALSH,

GEORGE R. DURHAM,

Trustees.

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RECEIVED  
INCORPORATED  
VILLAGE OF MINEOLA  
2021 NOV 12 P 1:03JOHN P. GIBBONS, JR., ESQ.  
Village Attorney

\* \* \*

JOSEPH R. SCALERO,  
Village Clerk

\* \* \*

KELLY CULEN  
Official Court Reporter

1                   DEPUTY MAYOR PEREIRA:   Good evening  
2                   everyone, and, as you can see, I am not Mayor  
3                   Strauss.   He sends his regrets.   He's unable to be  
4                   here.   He has a prior commitment.   We have three  
5                   hearings on for tonight followed by a public  
6                   meeting.   We will start with the three hearings.

7                   Mr. Scalero?

8                   THE CLERK:   Yes.   Legal Notice Public  
9                   Hearing Incorporated Village of Mineola.

10                  Please take notice that the Board of  
11                  Trustees of the Incorporated Village of Mineola  
12                  hold a public hearing on Wednesday October 20,  
13                  2021 at 6:30 p.m. at the Village Hall, 155  
14                  Washington Avenue, Mineola, New York 11501, or at  
15                  some other location hereinafter designated by the  
16                  Board of Trustees in order to receive public  
17                  comment upon the following:

18                  Application of Hootan Moeirzadeh for a  
19                  special use permit pursuant to Chapter 550 of the  
20                  Code of the Incorporated Village of Mineola  
21                  entitled Zoning, Section 550-12 entitled B-1  
22                  Districts, Subsection B entitled Special Uses, to  
23                  establish a fast food take-out restaurant upon the  
24                  property known as 99 Jericho Turnpike, Mineola,  
25                  New York, known and designated on the Nassau

1 County Land and Tax Map as Section 9 Block 450  
2 Lots 242-243.

3 The Village of Mineola does not  
4 discriminate on the basis of handicapped status in  
5 administration or access to or employment in its  
6 projects and activities.

7 Joseph R. Scalero has been directed to  
8 coordinate compliance with non-discrimination  
9 requirements of the Federal Revenue Sharing  
10 regulations.

11 At this scheduled meeting of the Board of  
12 Trustees, reserved decisions from previous  
13 meetings, if any, may be acted upon by the Board  
14 of Trustees.

15 At the aforesaid time and place, all  
16 interested persons will be given an opportunity to  
17 be heard.

18 By order of the Board of Trustees of the  
19 Incorporated Village of Mineola, Joseph R.  
20 Scalero, Village Clerk, dated September 27, 2021.

21 DEPUTY MAYOR PEREIRA: Thank you.

22 Mr. Whalen, notice on mailings?

23 MR. WHALEN: Yes, Mr. Chairman. We have  
24 the affidavit of mailing. It had been signed and  
25 notarized.

1 DEPUTY MAYOR PEREIRA: Thank you. And  
2 Mr. Gibbons?

3 MR. GIBBONS: Nassau County Planning  
4 Commission has recommended a local determination.  
5 I would ask for a resolution declaring it as a  
6 Type II action under SEQRA.

7 TRUSTEE WALSH: Motion.

8 DEPUTY MAYOR PEREIRA: Motion by Trustee  
9 Walsh.

10 TRUSTEE CUSATO: Second.

11 DEPUTY MAYOR PEREIRA: Seconded by  
12 Trustee Cusato.

13 All in favor?

14 TRUSTEE CUSATO: Aye.

15 TRUSTEE WALSH: Aye.

16 TRUSTEE DURHAM: Aye.

17 DEPUTY MAYOR PEREIRA: Any opposed?  
18 Thank you.

19 Ladies and gentlemen, as I said, we have  
20 three hearings tonight. We will go in order, but  
21 this will be the way we conduct all three  
22 hearings. We will hear from the applicants first.  
23 Then the Board will ask some questions. Then we  
24 will open it up to the public for any questions at  
25 which time we may ask the applicant to return to



1 the podium to answer any questions that the public  
2 may have had or any further interaction with the  
3 Board. We ask that when you approach the podium,  
4 you take off your mask, if you would like to, but  
5 that you speak clearly, slowly, tell us your name,  
6 your address and if you have any relationship to  
7 the applicant or if you are the applicant.

8 So with that, do we have anyone here for  
9 the application at 99 Jericho Turnpike, Mr. Or  
10 Hootan Moeirzadeh. Do we have anyone here  
11 representing 99 Jericho Turnpike?

12 HOOTAN MOEIRZADEH: I'm the building  
13 owner.

14 TRUSTEE WALSH: Can you come to the  
15 microphone?

16 DEPUTY MAYOR PEREIRA: Yeah, this is  
17 being recorded. Is this the gentlemen?

18 HOOTAN MOEIRZADEH: I'm sorry, my  
19 architect is hurt. He is moving slow.

20 DEPUTY MAYOR PEREIRA: Just our luck, we  
21 pick out of a hat and we get the one that's not  
22 ready.

23 While we are waiting for the other two  
24 applicants to approach the podium, bring any kind  
25 of displays you have or anything that may help us

1 better understand your application such as  
2 drawings. I mean, we have your applications here.  
3 He can sit right there right by the court  
4 reporter, and I'll try to repeat any --

5 Who is going to start the application?  
6 You, sir?

7 HOOTAN MOEIRZADEH: Yes, sir.

8 DEPUTY MAYOR PEREIRA: So please  
9 introduce yourself, give us your address, speak  
10 slowly, perhaps spell your name. Because that is  
11 challenging and tell us how it's pronounced.

12 HOOTAN MOEIRZADEH: My home address?

13 DEPUTY MAYOR PEREIRA: Or you can give  
14 your business address.

15 HOOTAN MOEIRZADEH: My first name is  
16 Hootan. My last name is Moeirzadeh. Spelling is  
17 H O O T A N, last name M O E I R Z A D E H.  
18 Address of the property is 99 Jericho Turnpike,  
19 Mineola, New York 11501.

20 DEPUTY MAYOR PEREIRA: So tell us about  
21 what you're here for, what your intentions are in  
22 as many specifics as you can regarding the use,  
23 about its operation and such.

24 HOOTAN MOEIRZADEH: Sure. So the space  
25 is approximately a thousand square feet. I'm

1 proposing to build out a restaurant, fast food  
2 type of setting. It's gonna be primarily -- the  
3 kitchen area is gonna be about 60/70 percent of  
4 the space and maybe five, six seats. Primarily,  
5 just pick up, carry out and quick dining. We have  
6 parking in the rear of the building. Specifics as  
7 far as the type of food?

8 DEPUTY MAYOR PEREIRA: Um-hum.

9 HOOTAN MOEIRZADEH: Planning to serve  
10 Mediterranean dishes.

11 TRUSTEE CUSATO: Say that again.

12 DEPUTY MAYOR PEREIRA: Mediterranean  
13 dishes.

14 HOOTAN MOEIRZADEH: Such as falafel,  
15 gyro, chicken kebob and rice or wraps and some  
16 dessert.

17 DEPUTY MAYOR PEREIRA: So everyone  
18 understands, this building is on the corner of  
19 Jericho and Maple Place and, for the longest time,  
20 anybody who has been here a long time, it was  
21 Liffco, and the last thing was a steam clean car  
22 wash, and it has been closed for about a year. So  
23 that's the location.

24 Could you tell us hours of operation,  
25 days of operation, number of employees, number of

1 parking spots?

2 HOOTAN MOEIRZADEH: We have a total of  
3 five parking spaces. One of them is for  
4 handicapped. I'm planning to hire -- I'm planning  
5 to work there full-time myself and hire two or,  
6 potentially, three employees, depending on the  
7 use -- the traffic. I may increase or decrease  
8 the number of employees right now.

9 DEPUTY MAYOR PEREIRA: Okay, and your  
10 days of operation that you're planning at this  
11 point?

12 HOOTAN MOEIRZADEH: So I'm planning to  
13 open seven days a week, possibly six days.  
14 Planning to do seven. Hours from 11 a.m. to 7 or  
15 8 p.m., depending on demand.

16 DEPUTY MAYOR PEREIRA: Okay. And when  
17 you say you have five or six seats, you mean seats  
18 or tables?

19 HOOTAN MOEIRZADEH: Seats, total of  
20 seats, I would say, maybe --

21 JOHN O'BRIEN: Twelve.

22 DEPUTY MAYOR PEREIRA: Twelve?

23 HOOTAN MOEIRZADEH: -- three tables and  
24 then like four or five bench --

25 JOHN O'BRIEN: We have three tables over

1 here and stools along the back.

2 DEPUTY MAYOR PEREIRA: Tables and stools,  
3 okay. Does the building have a basement?

4 HOOTAN MOEIRZADEH: No, sir.

5 DEPUTY MAYOR PEREIRA: So where will you  
6 store the food, a walk-in box? Is there room for  
7 that?

8 HOOTAN MOEIRZADEH: So yes, that's why we  
9 are using the space primarily for the kitchen and  
10 the storage and the fridge and the freezer.

11 DEPUTY MAYOR PEREIRA: What are your  
12 plans for garbage or waste?

13 JOHN O'BRIEN: We have --

14 TRUSTEE WALSH: He has to testify.

15 DEPUTY MAYOR PEREIRA: Give your name to  
16 the court reporter so we have you on the record  
17 and you certainly can testify from there, so give  
18 us your name first, please.

19 JOHN O'BRIEN: John O'Brien, 223 Wall  
20 Street, Huntington New York.

21 DEPUTY MAYOR PEREIRA: So go ahead, sir.

22 JOHN O'BRIEN: As far as the refuse, we  
23 have a spot in this corner so the truck can come  
24 straight down. Four spaces, one of which the  
25 handicap is on the other side. They have access



1 in this way and this way.

2 DEPUTY MAYOR PEREIRA: So your plan is to  
3 have a dumpster of some sort and being picked up  
4 by private carters?

5 JOHN O'BRIEN: Yeah, and the enclosure as  
6 per town specs.

7 DEPUTY MAYOR PEREIRA: And you will  
8 enclose it to make sure -- because there is a home  
9 right behind that.

10 HOOTAN MOEIRZADEH: Yes, sir.

11 DEPUTY MAYOR PEREIRA: Anything else you  
12 would like to add?

13 HOOTAN MOEIRZADEH: As far as myself,  
14 sure. I grew up in Virginia. I lived there for  
15 like 25 years. I went to George Mason University  
16 with a business degree. Right after I finished  
17 college, started my own company. I started with  
18 one location. I offered Verizon Wireless as a  
19 service provider, and I expanded to five  
20 locations. For ten years, I had like 30  
21 employees. I had a pretty successful business for  
22 seven, eight years, and then the business model  
23 changed with Verizon. I was very successful. I  
24 was like the No. 1 retailer in DC market for the  
25 first three, four years.

1           So I know I would potentially add value  
2           to -- I live in Mineola. I love Mineola. It is  
3           very similar to where I grew up in Virginia. I  
4           wanted to -- I actually have passion for this.  
5           I've wanted to do this for a long time. So  
6           because I like the owner and I like the location,  
7           I love the area, I think I can add tremendous  
8           value to the neighborhood, to the community and  
9           give and, you know, actually maybe offer some sort  
10          of like -- participate in some sort of like  
11          nonprofit for maybe children without parents, to  
12          give back, you know. So I want to do a good  
13          thing. Of course, I'm in it for business, a  
14          profit, but I also want to do good things while  
15          I'm successful.

16                 DEPUTY MAYOR PEREIRA: We appreciate  
17                 that. So this is your first venture into the  
18                 restaurant food business?

19                 HOOTAN MOEIRZADEH: I have I worked in  
20                 restaurant business before in college. I was a  
21                 cook before. I've waited tables. I worked in  
22                 restaurants -- California Pizza Kitchen and other  
23                 local shops that were local in Virginia.

24                 DEPUTY MAYOR PEREIRA: Will you be the  
25                 one preparing the food or will you hire a chef or

1 a cook?

2 HOOTAN MOEIRZADEH: I'm planning to both  
3 hire a chef and also be involved with cooking as  
4 well.

5 DEPUTY MAYOR PEREIRA: Okay. And my last  
6 question is because, obviously, parking is  
7 limited, parking -- on street parking is also  
8 limited, and, as you know, Maple Place is a  
9 one-way street.

10 HOOTAN MOEIRZADEH: Yes, sir.

11 DEPUTY MAYOR PEREIRA: There is a  
12 neighborhood immediately behind that. Although as  
13 I said before, for decades there was a lawnmower  
14 and snowblower and landscaping machinery shop  
15 there. So, obviously, that comes with its own set  
16 of challenges in terms of noise and things like  
17 that, but this also comes with a set of challenges  
18 because there's very limited parking.

19 So what percentage of your business do  
20 you anticipate? I know like Grubhub Door Dash and  
21 Uber Eats and since this is fast food, pickup and  
22 go, what do you think? Is that going to be your  
23 focus? You don't have a whole lot of seating.  
24 What is your business model?

25 HOOTAN MOEIRZADEH: I plan to be catering

1 to people's needs, you know, like you said, we  
2 have limited parking. We don't have a lot of  
3 seating. We don't have enough space. So I'm  
4 gonna be particularly working with Grubhub and  
5 other online delivery services and maybe even hire  
6 delivery guy to deliver the food. Because they  
7 charge half the amount and then I'm left with  
8 zero.

9 So I worked on both like design the  
10 exterior. Of course, I want to make it more  
11 presentable to add value to the community.

12 And, of course, I want to make it as  
13 efficient and seamless and no issues for both  
14 myself and the neighborhood as well as the  
15 community. So I will do the best I can to  
16 minimize any issues and make it a clean, positive  
17 experience.

18 DEPUTY MAYOR PEREIRA: All right. Thank  
19 you. Trustee Cusato?

20 TRUSTEE CUSATO: Thank you, Deputy Mayor.  
21 Good evening, sir.

22 HOOTAN MOEIRZADEH: Good evening.

23 TRUSTEE CUSATO: So I have your floor  
24 plan. It looks like this is not a drivethrough;  
25 you have to get out of your car to go inside and

1 get back in your car and go, right?

2 HOOTAN MOEIRZADEH: Yes, sir.

3 TRUSTEE CUSATO: And Mr. Pereira had an  
4 issue with the one-way street, but I guess it will  
5 work out.

6 HOOTAN MOEIRZADEH: Yes.

7 DEPUTY MAYOR PEREIRA: Trustee Durham.

8 TRUSTEE DURHAM: Thank you.

9 With the storage of waste with restaurant  
10 food waste, does that have to be refrigerated on  
11 property and then put out? So do you have a place  
12 to store it? Because I didn't see it in the plans  
13 for storing any food waste before it goes into the  
14 dumpster.

15 DEPUTY MAYOR PEREIRA: What Mr. Durham is  
16 saying, what we ask people who have waste, you  
17 know, garbage can go bad and certainly attracted,  
18 to keep it refrigerated until you are putting it  
19 out to be taken out. So if you have a carter  
20 that's coming three days a week you would store  
21 it -- normally, businesses would store it in their  
22 walk-in box, and then the night before or the day  
23 of that the carter is coming, you would put it  
24 out. Because we can imagine that you're not a  
25 large establishment, so you may not be producing a



1 lot of waste, which you would think is a good  
2 thing, but the problem with that is you would be  
3 putting it out slowly into your dumpster, and it  
4 would be sitting there and sitting there and  
5 sitting there and, obviously, rotting and  
6 attracting.

7 So what we require that you do is that  
8 that is stored inside and climate control until  
9 you put it out.

10 Now, obviously if you're putting it out  
11 daily, not a big -- if it's being taken away daily  
12 or several times a week, not a big deal, and  
13 that's probably one of those things that the  
14 success of your business will dictate that.  
15 Right?

16 HOOTAN MOEIRZADEH: Absolutely. I  
17 definitely don't want to make it --

18 DEPUTY MAYOR PEREIRA: I'm sorry, I don't  
19 mean to interrupt, but that's something that all  
20 of those things -- we're here to discuss the use,  
21 right, and the special permit, but in terms of  
22 building, signage and things like that, make sure  
23 you stay very, very close to the Building  
24 Department, Mr. Whalen, and if you have any  
25 doubts, you should ask.

1 HOOTAN MOEIRZADEH: Absolutely.

2 DEPUTY MAYOR PEREIRA: It is better to  
3 measure twice and cut once.

4 HOOTAN MOEIRZADEH: Absolutely. I always  
5 like to do things like the book and I would follow  
6 every instruction.

7 DEPUTY MAYOR PEREIRA: Mr. Whalen's got  
8 the book. He's got a really big book.

9 HOOTAN MOEIRZADEH: I see that.

10 JOHN O'BRIEN: If it's a daily, you put  
11 the garbage out daily, do you need inside  
12 refrigeration?

13 DEPUTY MAYOR PEREIRA: In that case, no,  
14 if it's being picked up daily, no.

15 JOHN O'BRIEN: But something has to be  
16 stated along the line as to what we're doing?

17 DEPUTY MAYOR PEREIRA: Right, exactly.

18 JOHN O'BRIEN: We have the room for  
19 refrigeration inside, but I would rather keep it  
20 for storage.

21 DEPUTY MAYOR PEREIRA: If it's being  
22 picked up daily, then no, obviously, you're  
23 putting it out and it's getting picked up.

24 JOHN O'BRIEN: Okay, thank you.

25 DEPUTY MAYOR PEREIRA: Anything else, Mr.

1 Durham?

2 TRUSTEE DURHAM: With the sanitation, did  
3 you arrange with a contractor for what time it's  
4 going to be picked up or any of that? So it's  
5 not -- there's residents in the area or whatever  
6 so it's not at 3 or 4 o'clock in the morning  
7 waking up the families that are in the area.

8 HOOTAN MOEIRZADEH: I haven't really  
9 hired -- you know, had a contract negotiated or  
10 discussed with that contractor because the first  
11 step is our meeting. But once we do, I'm going to  
12 be on top of it, and I'll make sure to follow all  
13 of the instructions that you mentioned and  
14 minimize any issues as far as waste. That's not  
15 going to be good for my business either.

16 TRUSTEE DURHAM: With your lot, how are  
17 you going to set up the traffic flow to those  
18 spots? When they come in off of Jericho Turnpike  
19 and they go to the four spots, are they going out  
20 on to Maple and then following one way going  
21 opposite or can they go back out towards Jericho  
22 and back out on to Jericho?

23 HOOTAN MOEIRZADEH: I think it would be  
24 safer for them to go through Maple.

25 TRUSTEE DURHAM: So you're going to have

1 traffic exiting on Maple?

2 HOOTAN MOEIRZADEH: Yes.

3 TRUSTEE DURHAM: You understand Maple is  
4 a one way, and they can't go back out and on to  
5 Jericho?

6 HOOTAN MOEIRZADEH: Yes, sir.

7 DEPUTY MAYOR PEREIRA: Trustee Walsh?

8 TRUSTEE WALSH: Yes, thank you. Hello  
9 how are you?

10 HOOTAN MOEIRZADEH: Good.

11 TRUSTEE WALSH: I'm glad that you chose  
12 Mineola to start your business.

13 HOOTAN MOEIRZADEH: Thank you.

14 TRUSTEE WALSH: Most of the questions  
15 were answered. I just want to stress a point that  
16 Mr. Durham was making.

17 On other occasions at other locations,  
18 that have a commercial property right in the midst  
19 of a residential area, there was many complaints  
20 about carters which have to work at night picking  
21 up these containers, banging them into the truck  
22 and making a lot of noise in the residences.

23 So it's more expensive to have carters  
24 pick it up during the day, but as an agreement as  
25 a codicil to this hearing, you know, I'm going to

1 ask that you have containers picked up during the  
2 day and not at night.

3 HOOTAN MOEIRZADEH: Sure.

4 TRUSTEE WALSH: And that will be read  
5 into your agreement.

6 I also believe that probably 90 percent  
7 or more of your traffic that goes into your store  
8 will be on Jericho Turnpike, remain on Jericho  
9 Turnpike. Especially at night. There's not a lot  
10 of things over there. The Darshana Center is  
11 closed, and so there will be availability on  
12 Jericho Turnpike. I know the parking spaces, and  
13 I saw them today. You say there's five. It sure  
14 does look like four.

15 I talked to the architect, but a parking  
16 space in Mineola, I see you counting, but a  
17 parking space in Mineola is 19 by --

18 MR. WHALEN: Nine by 20.

19 TRUSTEE WALSH: Nine by twenty.

20 When that's measured out, if it's nine by  
21 twenty and it's five spaces, it's five spaces,  
22 otherwise, it's four spaces, and people will come  
23 in and park behind your store and then exit  
24 southbound.

25 But, you know, there's no enforcement,



1 and it's human nature to go where you want to go,  
2 so people are going to come out of your store and  
3 either go into the gas station and cut back on  
4 Jericho Turnpike or whatever they want to do  
5 because that's what people do, and you and I have  
6 no control over there, but your flow is a little  
7 difficult having to head south, so, you know,  
8 people will do what they want to do. That's out  
9 of your control.

10 I like the idea that you're opening up  
11 this type of store. The other place that --

12 First of all my wife is a vegetarian for  
13 40 years so she lives on all of the baba ganoush  
14 and all of that stuff and the closest store is  
15 probably in Williston Park and there may be  
16 another one, but I think there's room for that in  
17 the community and, you know, if your application  
18 is approved, I wish you luck.

19 HOOTAN MOEIRZADEH: Thank you.

20 DEPUTY MAYOR PEREIRA: Okay, anything  
21 else you would like to add at this point?

22 JOHN O'BRIEN: I have one.

23 DEPUTY MAYOR PEREIRA: Sure, go ahead.

24 JOHN O'BRIEN: In the front of the  
25 building, there's one lone tree.

1           DEPUTY MAYOR PEREIRA: In the front of  
2 the building, there's one lone tree?

3           JOHN O'BRIEN: A big tree, kind of ugly.  
4 We would like to remove that and replace the  
5 landscaping in front.

6           DEPUTY MAYOR PEREIRA: We, normally, do  
7 not cut down healthy trees unless there's some  
8 compelling reason to do so.

9           JOHN O'BRIEN: We're replacing it.

10          DEPUTY MAYOR PEREIRA: Like lifting the  
11 sidewalk, lifting up the gutter, if it's in danger  
12 of coming down. What we'll do --

13          JOHN O'BRIEN: It's moving things.  
14 It's --

15          DEPUTY MAYOR PEREIRA: We will have our  
16 DPW superintendent, Mr. Rini, look at it.

17          JOHN O'BRIEN: Okay.

18          DEPUTY MAYOR PEREIRA: And you're saying  
19 you would like to replace it with landscape --  
20 that you would like to landscape that area.

21          JOHN O'BRIEN: And a tree that's a  
22 smaller tree that won't grow as big, maybe, in a  
23 better location.

24          DEPUTY MAYOR PEREIRA: Okay. That's not  
25 something that we will decide here tonight and

1           that certainly won't be part of your application  
2           or our approval of this application, but we will  
3           let Mr. Rini know. He will go by, take a look  
4           and, perhaps, we'll set up a time where we can  
5           discuss what your plans are or if you have some  
6           drawings so that we can address that.

7           JOHN O'BRIEN: Okay, good.

8           DEPUTY MAYOR PEREIRA: I'm not saying no,  
9           but, traditionally, we don't just cut down trees  
10          for the sake of cutting down a tree.

11          TRUSTEE WALSH: You said it had nothing  
12          to do with the application, right?

13          DEPUTY MAYOR PEREIRA: Right, it has  
14          nothing to do with the application.

15          TRUSTEE DURHAM: Are you requesting it  
16          because it's blocking what's gonna be signage in  
17          front of the store and it's taking up the  
18          advertising on Jericho, is that the reason?

19          JOHN O'BRIEN: It's a dense, thick, ugly  
20          tree. I don't even know what it is, to be honest  
21          with you. It will be blocking things, and it's a  
22          visual block to cars coming down the street.

23          DEPUTY MAYOR PEREIRA: We will take a  
24          look at it.

25          JOHN O'BRIEN: Okay, that's all.

1 HOOTAN MOEIRZADEH: Appreciate it.

2 DEPUTY MAYOR PEREIRA: Liffco had a lot  
3 of chainsaws when they were open.

4 HOOTAN MOEIRZADEH: We appreciate that if  
5 you could.

6 DEPUTY MAYOR PEREIRA: We will take a  
7 look at it. We certainly would like to work with  
8 our business community when we can, but we also  
9 like trees.

10 HOOTAN MOEIRZADEH: Of course.

11 DEPUTY MAYOR PEREIRA: Anything else you  
12 would like to add?

13 HOOTAN MOEIRZADEH: That's it, thank you  
14 so much.

15 DEPUTY MAYOR PEREIRA: So if you can have  
16 a seat right there, and then we will open it up to  
17 public comment, and then just if anyone does come  
18 up and has any questions, just please make note of  
19 it and then answer.

20 Anybody in the second row?

21 Anybody in the third row?

22 Fourth row?

23 Fifth row?

24 Sixth row?

25 Seventh row?

1 CRAIG MURRAY: Do you want me to step up?

2 DEPUTY MAYOR PEREIRA: Yes, please.

3 CRAIG MURRAY: I think I know all of you  
4 guys.

5 Craig Murray from 99 Jericho Turnpike and  
6 Whitney Street in Westbury. He's going to be a  
7 great cook. His father was a cook, right?

8 HOOTAN MOEIRZADEH: Yeah.

9 CRAIG MURRAY: In Iran?

10 HOOTAN MOEIRZADEH: Yes.

11 CRAIG MURRAY: My question is I was in  
12 Mineola, actually, four generations. My son took  
13 over the business down in New Hyde Park, and it's  
14 always been a little bit of an issue with  
15 parking --

16 DEPUTY MAYOR PEREIRA: Step back a little  
17 bit.

18 CRAIG MURRAY: -- in Mineola.

19 I know Lori very, very well in her car.

20 But I notice since I've been out that we  
21 had a terrible accident --

22 DEPUTY MAYOR PEREIRA: A few months ago.

23 TRUSTEE WALSH: On east --

24 CRAIG MURRAY: Eastern, wow, and I  
25 noticed you took my parking spot away and it says



1 no parking in front of my store, which for  
2 twenty-five years, one person can park, walk in,  
3 pay their meter. But you took the meter down and  
4 I heard you're not replacing the meters if there's  
5 been an accident, a car knocked it over.

6 Is that true? Because one space would  
7 add, what, 20 percent more parking with one spot?  
8 And the former Mayor Colbert gave me actually  
9 because of the issue with parking between the  
10 telephone pole on Maple and my driveway gave me  
11 another spot. So it all kind of would help  
12 especially with his -- probably more fast food in  
13 out, pick up go.

14 Is there anything that the Village could  
15 look into taking that no parking sign down in  
16 front to alleviate a little bit of the parking?

17 DEPUTY MAYOR PEREIRA: I'll have to speak  
18 to Mr. Rini and see what the reasoning was behind  
19 putting it there in the first place.

20 CRAIG MURRAY: That would be great.

21 DEPUTY MAYOR PEREIRA: As you know jerk  
22 is a state road, so it may have been something  
23 that was recommended by the state or even by the  
24 Nassau County Police Department in terms of site  
25 lines, but I don't know, so the only thing I can

1 tell you we absolutely will look into it, and I  
2 agree with you 100 percent if we can carve out at  
3 a safe spot, it's 20 percent more parking,  
4 absolutely. We will look into it, and whatever we  
5 can do that certainly mitigates the parking issue,  
6 it would be one less car that is going into the  
7 neighborhood to find parking --

8 CRAIG MURRAY: Right.

9 DEPUTY MAYOR PEREIRA: -- one more car on  
10 Jericho, and I do remember exactly what you're  
11 talking about when you were there having a parking  
12 spot in the front there.

13 CRAIG MURRAY: Every little parking  
14 helped, it really did.

15 DEPUTY MAYOR PEREIRA: Absolutely we will  
16 look into that, and now we have two questions for  
17 Mr. Rini.

18 CRAIG MURRAY: Perfect.

19 DEPUTY MAYOR PEREIRA: And, again, that  
20 won't be considered in terms of our approval of  
21 the application, but it will be --

22 CRAIG MURRAY: I wanted to bring it up.

23 DEPUTY MAYOR PEREIRA: We appreciate you  
24 bringing it up and of course you should.

25 CRAIG MURRAY: Thank you, gentlemen,

1 appreciate it.

2 DEPUTY MAYOR PEREIRA: Thanks so much.

3 Anybody else at all? Anybody else on the  
4 board care to make any other comments?

5 Sir, you want to come back up.

6 HOOTAN MOEIRZADEH: Yes, sir.

7 DEPUTY MAYOR PEREIRA: Anything else that  
8 you would like to add?

9 HOOTAN MOEIRZADEH: Since Mr. Murray  
10 brought up the parking, I just wanted to add, you  
11 probably know yourself, there's also side street  
12 parking as well.

13 DEPUTY MAYOR PEREIRA: Right. Well,  
14 there's parking on Maple, I believe, there's  
15 certainly parking on Washington behind that, but  
16 we, and I'm sure those residents would like to  
17 discourage that. The only question I have for  
18 you -- two questions:

19 Number 1, what is your timeline like from  
20 approval to opening? What do you envision?

21 And the second one is you said that  
22 you're hoping to start with the two to three  
23 employees and you're going to be there, I assume.  
24 I don't know if you're going to drive, you're  
25 going to walk, but where are they going to park?

1           How are they going to get there?

2                   We do have a municipal park behind  
3           Venezia's, the garden center, with plenty of  
4           spots, so that's where I would encourage you to  
5           encourage your employees to park, not on  
6           Washington, not on the residential, but, rather,  
7           to park across the street --

8                   HOOTAN MOEIRZADEH:    Sure.

9                   DEPUTY MAYOR PEREIRA:  -- for your  
10          benefit.

11                  HOOTAN MOEIRZADEH:    Absolutely.

12                  DEPUTY MAYOR PEREIRA:  And by across the  
13          street, I don't mean in the tutor shopping center  
14          because you will get towed.  I'm talking behind  
15          the garden center there's a municipal lot.

16                  HOOTAN MOEIRZADEH:    Sure, that makes  
17          sense because you want to make it easy for the  
18          customers as well as make it less issues for the  
19          town and the neighbors, of course.

20                  DEPUTY MAYOR PEREIRA:  Excellent.  And  
21          what about timeline?

22                  HOOTAN MOEIRZADEH:    Timeline, I'm  
23          planning, to once we get the green light, you  
24          know, we have to go to the next step, the Building  
25          Department.  So as soon as we get that, I'm pretty

1 much ready to make -- you know, start the  
2 construction and then order all the equipment.  
3 There's multiple levels of -- multiple stages of  
4 getting approval. There's plumbing.

5 DEPUTY MAYOR PEREIRA: Right.

6 TRUSTEE WALSH: I have something, if I  
7 could ask. We understand you have to go to the  
8 fire marshal and to the health department, but do  
9 you have any intention of selling alcohol?

10 HOOTAN MOEIRZADEH: No. I may in the  
11 future if it's okay by you guys.

12 TRUSTEE WALSH: But with this  
13 application?

14 HOOTAN MOEIRZADEH: No, sir.

15 TRUSTEE WALSH: You have no intention of  
16 selling alcohol?

17 HOOTAN MOEIRZADEH: Not at this time.

18 DEPUTY MAYOR PEREIRA: That's not up to  
19 us. That's the State Liquor Authority.

20 TRUSTEE WALSH: I just wanted to ask.  
21 And we do have parking permits that you can  
22 purchase to park in that so you're not feeding the  
23 meter every day and you can pay one flat fee for  
24 the year, get a parking sticker for you, your  
25 employees and park there, you know.



1           HOOTAN MOEIRZADEH: I'm familiar with it,  
2           thank you.

3           DEPUTY MAYOR PEREIRA: With that, I will  
4           entertain a motion to close the hearing and  
5           reserve decision?

6           TRUSTEE WALSH: Motion.

7           DEPUTY MAYOR PEREIRA: Motion by Trustee  
8           Walsh.

9           TRUSTEE DURHAM: Second.

10          DEPUTY MAYOR PEREIRA: Second by Trustee  
11          Durham.

12          All in favor?

13          TRUSTEE CUSATO: Aye.

14          TRUSTEE WALSH: Aye.

15          TRUSTEE DURHAM: Aye.

16          DEPUTY MAYOR PEREIRA: Thank you, sir, we  
17          will be in touch.

18          JOHN O'BRIEN: Thank you.

19          DEPUTY MAYOR PEREIRA: Mr. Scalero.

20          THE CLERK: Notice of public meeting.  
21          The Incorporated Village of Mineola. Please take  
22          notice that the Board of Trustees of the  
23          Incorporated Village of Mineola will hold a public  
24          hearing on Wednesday, October 20, 2021 at 6:30  
25          p.m. at the Village Hall, 155 Washington Avenue,

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

5 Application of Indira Singh for a special  
6 use permit pursuant to Chapter 550 of the Code of  
7 the Incorporated Village of Mineola entitled  
8 Zoning, Section 550-12 entitled B-1 Districts,  
9 Subsection B entitled Special Uses to establish a  
10 new bar/lounge selling alcohol and hors d'oeuvres  
11 (no kitchen/stove/fryers) upon the property known  
12 as 174 Jericho Turnpike, Mineola, New York, known  
13 and designated on the Nassau County Land and Tax  
14 Map as Section 9, Block 322, Lot 28.

15 DEPUTY MAYOR PEREIRA: Thank you, sir.  
16 Mr. Whalen, notice of mailings?

17 MR. WHALEN: We have the affidavit of  
18 mailing, it has been signed and notarized.

19 DEPUTY MAYOR PEREIRA: Thank you.

20 Mr. Gibbons?

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

25 DEPUTY MAYOR PEREIRA: I'll entertain a

1 motion.

2 TRUSTEE WALSH: Motion.

3 TRUSTEE CUSATO: Second.

4 DEPUTY MAYOR PEREIRA: Motion by Trustee  
5 Walsh; second by Trustee Cusato.

6 All in favor?

7 TRUSTEE CUSATO: Aye.

8 TRUSTEE WALSH: Aye.

9 TRUSTEE DURHAM: Aye.

10 DEPUTY MAYOR PEREIRA: Any opposed?

11 Okay, so we're going to follow the same  
12 format as we did for the last application.

13 Is there a representative for Indira  
14 Singh?

15 Good evening, sir. Please state your  
16 name clearly.

17 MR. QUATELA: Trustees and Mr. Chair, my  
18 name is Frank Quatela, business address is 3607  
19 169th street, Flushing New York 11358.

20 DEPUTY MAYOR PEREIRA: Okay. Go ahead.

21 MR. QUATELA: I'm here representing Mr.  
22 Indira Singh for the application to open up a new  
23 bar restaurant across the street right here at 174  
24 Jericho Turnpike which is going to replace an  
25 existing pet store that, I believe, has been there

1       for many, many years. The application is for a  
2       retail store at the first floor, approximately  
3       1,042 square feet with a proposed bar seating  
4       about ten people and some tables seating about 40  
5       people.

6               This space is intended to have about four  
7       to five employees serving light hors d'oeuvres.  
8       No cooking, only warming pre-prepared food which  
9       is going to be a tropical organic cuisine.

10              TRUSTEE WALSH: Sir, can you just slow it  
11       down?

12              MR. QUATELA: Sorry, yes.

13              Do you want me to repeat.

14              TRUSTEE WALSH: No, no.

15              MR. QUATELA: So back to the cuisine,  
16       it's going to be organic tropical cuisine, warmed  
17       only, pre-prepared and then delivered to the  
18       restaurant from their vendors. Again, stating  
19       that there is going to be about 40 persons,  
20       patrons at tables and about ten at the bar. They  
21       will intend to serve alcohol. They have already  
22       obtained their liquor license from the State  
23       Liquor Authority. I believe they still have to do  
24       the public posting for that liquor license which  
25       will probably start after the hearing.

1           And from that, I think they will -- sort  
2 of stemming off the previous applicant, since I  
3 know the questions, they do intend to use the  
4 app-based delivery services. They will have daily  
5 trash pickup, and they do intend to use only  
6 disposable utensils, paper plates, organic,  
7 recyclable paper napkins, spoons, forks and that  
8 sort of thing. The only glassware or, I guess,  
9 washable items will be served at the bar for  
10 drinking purposes.

11           They do have all of the other compliances  
12 as far as Health Department and stuff goes.

13           Being that they do have daily trash  
14 pickup, there's very limited, I guess, need for  
15 the refrigerated garbage, but they do intend to  
16 have a walk-in box in the cellar, which they will  
17 store the trash if it does become overwhelming.

18           And then from that, that's pretty much  
19 it.

20           DEPUTY MAYOR PEREIRA: Thank you, Mr.  
21 Quatela. Just a couple of questions. So what are  
22 their days of operation and intended hours of  
23 operation?

24           MR. QUATELA: Seven days a week. They  
25 would prefer to open at 1 p.m., so it's going to



1 be sort of a lunch crowd into the dinner crowd,  
2 and, depending on how the business works out for  
3 them, not certain what the town would respect, but  
4 stay open as a bar would, so probably past the  
5 midnight hour.

6 DEPUTY MAYOR PEREIRA: And how many  
7 employees?

8 MR. QUATELA: Four to five.

9 DEPUTY MAYOR PEREIRA: Right, you said  
10 that, four to five employees.

11 So the question I asked as Mr. Quatela  
12 mentioned this is the site of the For Birds only.  
13 The pet store that was here for 37 years was right  
14 on Jericho Turnpike right across the street from  
15 here, are they renting the entire building or just  
16 the western half?

17 MR. QUATELA: It's one portion of that  
18 store, so it's half of that pet store.

19 DEPUTY MAYOR PEREIRA: So is the half  
20 closest to the driveway?

21 MR. QUATELA: I believe --

22 DEPUTY MAYOR PEREIRA: No, the other  
23 half?

24 MR. QUATELA: The eastern side, I don't  
25 remember.

1                   DEPUTY MAYOR PEREIRA:   So looking at it,  
2                   the eastern side.

3                   MR. QUATELA:    174.

4                   DEPUTY MAYOR PEREIRA:   And there is a  
5                   basement below it?

6                   MR. QUATELA:    There is.

7                   DEPUTY MAYOR PEREIRA:   And what kinds of  
8                   experience do your clients have in this area?

9                   MR. QUATELA:    They both currently work in  
10                  the restaurant business, so, for many, many years,  
11                  so this is something, I guess, that swarms off of  
12                  that where they will do their own, and both of  
13                  their families are in the restaurant business as  
14                  well, which I guess they work for now.   That's  
15                  their experience.

16                  DEPUTY MAYOR PEREIRA:   So my natural  
17                  question is they work in the restaurant business  
18                  and not necessarily the bar business.   Why not  
19                  cook food on the property?   Why not make it a real  
20                  restaurant?

21                  MR. QUATELA:    There's a lot more that  
22                  goes into the investment part of it.   Kitchens,  
23                  exhausts, grease, that sort of thing, so I guess,  
24                  from my understanding, this is going to be a trial  
25                  to see how it turns out.   It's sort of test the

1 waters and see how they can expand based on that.

2 Just getting back to the thing about the  
3 experience, Ms. Singh is a licensed bartender so  
4 she has the bar business experience.

5 DEPUTY MAYOR PEREIRA: And is this going  
6 to be also an establishment that will allow hookah  
7 smoking, that type of thing?

8 MR. QUATELA: We're not sure yet.  
9 They're not sure yet. I don't think. I don't  
10 think right now since there's food.

11 DEPUTY MAYOR PEREIRA: So this is going  
12 to be a place where you're going to go?

13 MR. GIBBONS: Deputy Mayor, I want to  
14 make the comment that that is only permitted in  
15 the M zone, so it would not be allowed.

16 DEPUTY MAYOR PEREIRA: So if that's their  
17 intention --

18 MR. QUATELA: It's not gonna happen.

19 DEPUTY MAYOR PEREIRA: Right, that's what  
20 I was getting at. Again, you would have to work  
21 closely with the Building Department. I don't  
22 just want them to go investing in something or  
23 having envision something that is not gonna be  
24 permissible.

25 MR. QUATELA: I don't think it is a good

1           idea regardless because then there would have to  
2           be exhausts and there's residents behind it. So  
3           the onus would be for the neighboring properties,  
4           I would advise against it.

5                     DEPUTY MAYOR PEREIRA:   Trustee Cusato?

6                     TRUSTEE CUSATO:   Thank you Deputy Mayor.  
7           Good evening, how are you?

8                     MR. QUATELA:   I'm well.

9                     TRUSTEE CUSATO:   I just want to go back  
10          to the idea of no stoves, no fryers, no kitchen.  
11          Again, you mentioned it, but can you go back, if I  
12          walk in -- if we approve your request, I sit at  
13          the bar and I request something, hors d'oeuvres,  
14          is that gonna be hot?

15                    MR. QUATELA:   It's warmed with like an  
16          air fryer, a microwave oven or an electric heater.  
17          There's not formal cooking like frying griddles,  
18          open flame or anything of that nature. All warmed  
19          food.

20                    DEPUTY MAYOR PEREIRA:   And that's coming  
21          from an outside source, you said?

22                    MR. QUATELA:   Some of it is going to be  
23          prepared in house like sauces and that sort of  
24          thing, but most of it will be prepared from  
25          organic farmers, organic other, let's call them,

1 ghost kitchens that they bring into the space and  
2 they actually will compile the menu and call it  
3 their own.

4 TRUSTEE CUSATO: So is a truck going to  
5 actually pull up to the place deliver food and  
6 block traffic on Jericho? I mean, how is that  
7 going to work?

8 MR. QUATELA: No. It's going to be, if  
9 they do the delivery, it will be app-based  
10 delivery services that they will use.

11 TRUSTEE DURHAM: He's talking about the  
12 appetizers that they are going to be serving, how  
13 are they going to be delivered? What truck? How  
14 are they getting the food that will be served?

15 MR. QUATELA: It's going to be a special  
16 truck.

17 TRUSTEE DURHAM: That's what he's asking.

18 MR. QUATELA: Commercial truck.

19 TRUSTEE CUSATO: I'm done, thank you.

20 DEPUTY MAYOR PEREIRA: Trustee Durham?

21 TRUSTEE DURHAM: My question is, if  
22 there's not going to be hookah smoking, why did  
23 Mr. Indira Singh already post pictures of hookahs  
24 and stuff like that, and when you Google the  
25 establishment, it has Allabella Bar and Lounge and



1 already shows the hookah pipes and drinks and  
2 stuff?

3 MR. QUATELA: That's gonna be advised by  
4 me for them to remove, yeah.

5 TRUSTEE DURHAM: Because it's not allowed  
6 in that area, and if it does happen, he will lose  
7 his special permit. He will lose the money he put  
8 in it because he will be given a cease and desist  
9 order.

10 MR. QUATELA: I assume he will lose his  
11 liquor license as well. Again, I will advise him  
12 against it. Again, that was a preliminary  
13 thought, but it will be revised.

14 DEPUTY MAYOR PEREIRA: It's good to know  
15 that ahead of time.

16 Trustee Walsh?

17 TRUSTEE WALSH: Thank you, how are you  
18 tonight? Hello Mr. Singh.

19 Okay, so this was a store that we're all  
20 familiar with for many, many years. It was a pet  
21 store, bird store. It had a lot of fish tanks and  
22 humidity, and I spoke to fireman who had been in  
23 the building for various reasons and the building  
24 is -- needs a lot of work. You're aware of that,  
25 I'm sure, right?

1 MR. QUATELA: Yes, it has been cleaned.

2 TRUSTEE WALSH: Is the owner of the  
3 property going to do any of that work, or is the  
4 new tenant going to do all that work?

5 MR. QUATELA: The first floor has already  
6 been sort of vacated of all storage and anything  
7 relating back to the pet store. The seller has  
8 some still -- some of the owner's storage in it  
9 which is remnants of the pet store, which it is  
10 slowly being cleaned out, but the first floor  
11 itself at 174 is 100 percent totally vacant with  
12 the exception of the bathroom and one partition.  
13 The floor is clean.

14 I inspected the building, as an  
15 architect, I went in and I saw it was sort of  
16 structurally stable, safe with egress and those  
17 sort of things.

18 It's during the course of construction  
19 and post hearing and when I go back into building,  
20 of course, my plans will represent that sort, if  
21 things need to be repaired, they will be. Until  
22 the Department of Buildings inspects, then they  
23 should not --

24 TRUSTEE WALSH: So the landlord will be  
25 offering you this space as-is, basically?

1 MR. QUATELA: That's their agreement,  
2 but, from my understanding, that's how it was,  
3 yeah.

4 TRUSTEE WALSH: How many bathrooms are  
5 currently in that half of the store?

6 MR. QUATELA: One.

7 TRUSTEE WALSH: So will you be putting in  
8 a second bathroom, or are you going to have one  
9 bathroom?

10 MR. QUATELA: I have to figure out the  
11 code --

12 TRUSTEE WALSH: Because you're talking  
13 about --

14 Listen, that goes beyond us, but, you  
15 know, you're talking about fifty people, you're  
16 going to need more than one bathroom.

17 MR. QUATELA: I already spoke to them  
18 about that that we might require one additional,  
19 which would have to be accessible. Right now  
20 there's only one.

21 TRUSTEE WALSH: There's a back door you  
22 can get out?

23 MR. QUATELA: There is a back door.

24 TRUSTEE WALSH: There's no parking. The  
25 openly parking is on Jericho Turnpike, but that's

1 common on Jericho Turnpike, and there is a  
2 municipal parking lot around the corner.

3 MR. QUATELA: Across the street.

4 TRUSTEE WALSH: And Columbia, that's  
5 close enough. This could be your chance to  
6 advertise a little bit. When you said organic and  
7 tropical food, I was a little confused. What  
8 exactly is organic and tropical food?

9 MR. QUATELA: Can he elaborate, if you  
10 don't mind?

11 TRUSTEE WALSH: Please, come up. I would  
12 like to see you any way.

13 MR. JAMES: Ryan James, good afternoon,  
14 89-45 241 Street, Bellrose, New York 11426. My  
15 name is Ryan James; I'm one of the owners.

16 DEPUTY MAYOR PEREIRA: That's what I was  
17 going to ask you, are you one of the owners and  
18 Ms. Singh is an owner?

19 MS. SINGH: Yes.

20 TRUSTEE WALSH: What kind of food is  
21 tropical and organic?

22 MR. JAMES: So, basically, we have in  
23 Lamar, Pennsylvania, that could choose stuffed  
24 grape leaf, which is olives, different stuffed  
25 vegetables, spring rolls, and we have --

1                   (Whereupon, the court reporter asked the  
2 witness to repeat himself due to difficulties  
3 understanding the witness.)

4                   MR. JAMES: International and  
5 Pennsylvania sea bass, cooked already actually.  
6 You put the ingredients in the air fryer. It's  
7 fully cooked. It comes with its own sauce. You  
8 put it in the air fryer a few minutes and it's  
9 cooked. Wrapped cakes from the same factory, and  
10 also most of dishes like chicken wings come from  
11 Chinatown. Chickens come from Chinese. It's  
12 going to be stored in the freezer, take out in the  
13 morning and put back in the refrigerator to a  
14 temperature maybe 140 inside and we take out and  
15 customer order it and we cut it up, put it in the  
16 air fryer, and we have our own dressing and sauce  
17 that is fine. It will be a lot of cucumbers  
18 avocado and, basically, we're not going to need --

19                  TRUSTEE WALSH: That's a good  
20 description, I appreciate that and, you know, I  
21 guess you will be the bartender. Will there be  
22 more than one bartender? There has to be a few  
23 shifts.

24                  MR. JAMES: My wife is a licensed  
25 bartender. She is a licensed trained bartender.



1 She works at Table 7 in New Hyde Park and she  
2 worked for Hilton in Roslyn Heights. Before that  
3 she used to work for Russo on the Bay before  
4 COVID.

5 I myself am a chef. I worked for  
6 DelTanos [phonetic], Justin Daly [phonetic]  
7 Restaurant and Bar. I'm fully qualified to run  
8 bar. I am trained.

9 Our main stuff is frozen Havana Cuban.  
10 It is a blue Hawaiian and a lot of cocoanut cream.  
11 If you like spiced rum, come into my bar, you will  
12 be delighted. It is a great atmosphere. It  
13 chills you in a nice way, but it has a kick in it  
14 with tequila.

15 But I have 35 years in the business as a  
16 chef and a manager. I was on Wall Street  
17 before --

18 TRUSTEE WALSH: Listen, that's terrific  
19 and, you know, I'm glad that you're qualified and  
20 I'm sure if you worked over there in Howard Beach,  
21 that's a very busy place also. So I understand,  
22 that's terrific.

23 Now, what percentage of your business is  
24 going to be eat-in as compared to go?

25 MR. JAMES: I say 20 percent, probably.

1 TRUSTEE WALSH: Twenty percent is to go?

2 MR. JAMES: We also do Door Dash but if  
3 it comes to the point where we have to do Door  
4 Dash and Uber, fine, because it's just finger  
5 food.

6 TRUSTEE WALSH: So most of the things  
7 would be eaten in and you have a nice bar  
8 environment?

9 MR. JAMES: Yeah, they want chips, they  
10 want wings.

11 TRUSTEE WALSH: Okay, I get it.

12 How about refrigeration? First of all,  
13 there's a lot of work that needs to be done in  
14 that building. Now, the refrigeration, you're  
15 going to need a lot of refrigeration. That's  
16 going to be towards the back of the building, and  
17 that is going to be -- how much refrigeration are  
18 you gonna need?

19 MR. JAMES: Right now I have four  
20 freezers, standing freezers, two is in the  
21 kitchen. Two -- I plan on two more walk-in boxes  
22 on both sides, and I already paid for one. I just  
23 have to wait for Building Department to approve  
24 everything and, basically, all the fridges  
25 downstairs we try --

1 I have to go to Don to find out what I  
2 can do and what I can't, if we get approved from  
3 you guys.

4 TRUSTEE WALSH: Yeah, yeah, I got it.

5 Lastly, your dumpster will be behind the  
6 building; is that correct?

7 MR. JAMES: No, there is no dumpster.

8 TRUSTEE WALSH: I missed it. Where?

9 MR. JAMES: No, sir. We will do daily --  
10 I mean, regular Mineola --

11 TRUSTEE WALSH: You're not going to  
12 produce a lot of garbage off the property, I get  
13 it, I'm fine with that.

14 MR. JAMES: Chicken wings and French  
15 fries and chips. A lot of chick peas and stuff,  
16 and grapevines, stuffed avocados, stuffed jalapeno  
17 peppers.

18 TRUSTEE WALSH: Thank you, that's all.

19 DEPUTY MAYOR PEREIRA: Thank you. If you  
20 don't mind -- unless you have something else, Mr.  
21 Quatela, so if you have a seat, we will open it up  
22 to public comment, and please make note of any  
23 comments or questions, and then we will ask you to  
24 come back up.

25 Anybody in the second row?

1 Third row?

2 GREGORY HUNTER: Good evening, my name is  
3 Gregory Hunter from 177 Banbury Road, so,  
4 obviously, I'm from the block right behind this  
5 request for a special use permit.

6 I have a couple of things that I wanted  
7 to bring up, but one I just heard a minute ago  
8 that really concerned me was that the operating  
9 hours would be sort of bar-ish after midnight.  
10 That seems unacceptable for you to go forward with  
11 that kind of request. For those of us who live  
12 behind, sometime after midnight is really not an  
13 acceptable answer. That really needs to be pinned  
14 down because that makes a great deal of difference  
15 with the other points that I want to bring to your  
16 attention.

17 So a couple of things. One is that one  
18 reason why I think this is inappropriate for a  
19 special use permit is the presence of that  
20 alleyway that you've already noted. There are  
21 other locations in Mineola where there is not an  
22 alleyway that provides direct access to the houses  
23 behind. There are four houses behind, including a  
24 house owned by the synagogue, so there are four of  
25 us directly behind. And that alleyway that,

1 Trustee Walsh, as you said on another application,  
2 people will be people. People drinking at bars in  
3 nice weather will be people. I am really  
4 concerned that those nice people being people will  
5 find their way into that alleyway where the noise  
6 level, sometime after midnight, is going to be  
7 very high. So I would encourage you to suggest  
8 another location that doesn't have that alleyway  
9 with direct access to four houses right behind it.

10 A second matter that concerns me, noise,  
11 I've already mentioned as well. That on Banbury  
12 Road we just had an incident last week where 4:30  
13 someone coming from a bar somewhere who parked in  
14 front of our houses because there is inadequate  
15 parking woke up the whole neighborhood. So noise  
16 is a real real concern.

17 There was one time where we had to come  
18 down here when the bird store was there because  
19 they were not closing their windows, the birds  
20 were keeping us up at night. They also at one  
21 time had a dog in the back, it was barking. So we  
22 have had noise issues with an establishment that  
23 wasn't one where people will be having a good time  
24 and enjoying themselves. So noise is a real real  
25 concern.



1           A third issue: This property -- I walked  
2 around the back, and I would encourage trustees to  
3 come and walk around the back as well, it looks to  
4 me as though there is space there for a patio in  
5 the back. There is sort of a half wooden fence  
6 that is available in the back. So it looks to me  
7 as though there is space potentially out that back  
8 door where there could be seating or just  
9 wandering, again, out into the area where those of  
10 us with the houses are trying to sleep. So that  
11 is something that I would ask you to be careful  
12 about.

13           And the fourth is the issue that seems to  
14 be with everything is parking. If you go -- if  
15 you walk Banbury Road now, you will see two vans  
16 from a restaurant with the names of the restaurant  
17 parked in front of our property. You will see  
18 other cars. The chef parks every day in the same  
19 spot. It's one hour parking. So, you know, we  
20 don't -- fifty more people plus ten more  
21 employees, I know you have a municipal lot there,  
22 our experience on Banbury Road is people are going  
23 to get there, take the spots. They will then tie  
24 them up until the establishment closes. So fifty  
25 people, ten employees.

1           Our parking situation is already  
2           intolerable. I know that's everyone's concern in  
3           Mineola, but it is a real one there. Because our  
4           experience with a number of restaurants as well as  
5           there's an air-conditioning store that we had to  
6           deal with at one time. They just park there all  
7           day.

8           Having said that, I do want to let you  
9           know that there is another restaurant right behind  
10          us Las Vinas, they have been wonderful neighbors.  
11          So -- you know, they have been excellent in terms  
12          of the kinds of things we talked about.

13          I'm just concerned, as a homeowner, about  
14          the critical mass that now we have another  
15          restaurant, if indeed it should go to cooking  
16          food, while we already have problems on our block  
17          with smoke coming down the block from charcoal.

18          So, please, Banbury Road is one of those  
19          buffers that keeps the suburban quality of Mineola  
20          what it is. People want to move in. We have  
21          young families on our block. People find this  
22          area desirable. Please watch out for us on  
23          Banbury Road as you are doing special use permits  
24          like this, and this is one for the reasons that I  
25          said I really hope that you won't approve.

1                   DEPUTY MAYOR PEREIRA: Thank you, thank  
2                   you very much. Okay.

3                   TRUSTEE CUSATO: Good job, thank you.

4                   DEPUTY MAYOR PEREIRA: Anybody else in  
5                   the fourth row?

6                   Fifth row? Yes, sir.

7                   MICHAEL LARGO: Good evening Trustees,  
8                   how are you? My name is Michael Largo; I live at  
9                   175 Banbury Road. I live next door to Greg. My  
10                  property is directly behind the premises that's in  
11                  question for the application.

12                 Although I do understand they want to  
13                 open up a business and they want to be successful,  
14                 I can appreciate that, I'm in business myself, but  
15                 I also have two young children that I'm raising.  
16                 As Greg mentioned, we have several young families  
17                 on the block.

18                 Parking, I agree with everything that  
19                 Greg stated because it's the truth.

20                 I knew John from the pet store. I didn't  
21                 have any issues with him. I heard the birds. It  
22                 was kind of tropical. It didn't necessarily  
23                 bother me, but I can understand.

24                 The restaurant next door, they have been  
25                 good neighbors, never had any issues with them.

1 We know the family that's there. They're very  
2 cooperative. They don't make any trouble. They  
3 keep their garbage clean.

4 The parking is out of control. Okay?  
5 Everything that Greg stated is true.

6 We have two very successful restaurants  
7 on both opposing corners on Willis Avenue and  
8 Mineola Boulevard. I'm happy for them, but as a  
9 neighbor living in the middle of that block, it's  
10 a disaster. The vans are there. The entire staff  
11 parks on our block. There is no enforcement of  
12 the one hour parking law. We're the only block  
13 between Jericho and Hillside Avenue to have one  
14 hour parking and no parking on either side. So  
15 they would have one side to park on. Their  
16 employees park there all day. Sometimes they get  
17 ticketed during the day. After 3:30 there's no  
18 ticketing enforcement, and that's the problem that  
19 Greg has outlined.

20 They do have special permits for their  
21 employers and their staff. I don't know why some  
22 of those restaurants don't enforce that or use  
23 that. They do have huge lots set behind Willis  
24 Hobbies, but my concern is where they're the  
25 parking after the midnight or so hours that the



1 architect described are concerning. I have a  
2 fence right back there. I have two young kids. I  
3 enjoy my backyard. Probably keep Greg up some  
4 nights, but my kids do play back there.

5 I'm happy to be part of the Village, but  
6 I'm really concerned about the potential for harm  
7 to the quality of life on the Banbury in addition  
8 to the other things that are going on.

9 DEPUTY MAYOR PEREIRA: Thank you, Mr.  
10 Largo. I will say that, in terms of parking, a  
11 couple of things, No. 1, if you see that the  
12 current restrictions are not working for you, you  
13 can get a petition together with your neighbors.  
14 As long as a majority of the neighbors agree, we  
15 can look into, potentially, adjusting them.

16 Having said that, we do have people out  
17 past 3:30. We have them, actually, as late as 6  
18 or 7. If it's not being enforced, thank you for  
19 bringing it to our attention. We have a parking  
20 supervisor, Mr. Winters, he will look into it, and  
21 he will be there tomorrow making sure it's  
22 enforced.

23 And the third thing is, and I find it  
24 interesting, because during COVID what we did in  
25 the Village for about 12 months we gave free



1 parking passes to the businesses to park behind  
2 Willis Hobbies exactly for that reason because we  
3 knew that businesses were struggling, and so to  
4 kind of make it a little easier for them, so I  
5 find it interesting that they would still choose  
6 to park on your block.

7 And as far as the commercial parking,  
8 certainly overnight they're not allowed to --

9 MICHAEL LARGO: They don't do overnight,  
10 in fairness, but it goes on to about 11 o'clock.  
11 It goes on until the restaurant closes.

12 DEPUTY MAYOR PEREIRA: That's a separate  
13 issue from this.

14 MICHAEL LARGO: Of course.

15 DEPUTY MAYOR PEREIRA: I'll just speak  
16 for myself, if I were going to 174 Jericho, I  
17 probably wouldn't park in front of 175 Banbury and  
18 walk all the way around. It's probably not what I  
19 would do. I'm not saying that there couldn't be a  
20 cascade effect, but not only do we have the  
21 municipal lot behind Noches de Colombia, we have a  
22 municipal lot across the street from the proposed  
23 location. I would think that most people would  
24 probably park on this side. I think your issues  
25 are probably the two restaurants that you're

1 speaking of, the Irish Society and when they have  
2 events, and when they have events, which is not  
3 daily. So I don't know --

4 I certainly understand the parking on  
5 Banbury. Listen, I live on Mineola Boulevard as  
6 well, so we all have issues. I'm not so sure but  
7 I certainly, you know, hear you in terms of the  
8 noise, the parking and the hours and that stuff.  
9 The parking I think is a separate issue.

10 MICHAEL LARGO: The parking is the  
11 employees because, if you look at it, it's right  
12 across the street. You have the street you can't  
13 park on. You have the municipal lots they have to  
14 pay for and Jericho is crowded and limited.  
15 Mineola Boulevard has some parking. Willis Avenue  
16 has some parking but proximate to the business.  
17 I'm more concerned about the employees because  
18 that's really been the issue on Banbury. I can't  
19 blame a patron from a restaurant taking advantage  
20 of free parking. We have all probably done the  
21 same, so I try to be understanding of it, so it is  
22 really the staff.

23 DEPUTY MAYOR PEREIRA: So it is really a  
24 matter of enforcement.

25 MICHAEL LARGO: Yes.

1           DEPUTY MAYOR PEREIRA: So right now  
2           you're saying on the south side of Banbury it is  
3           one hour of parking, and you're saying it's not  
4           being enforced.

5           MICHAEL LARGO: Yeah. You can imagine  
6           having a barbecue on a Saturday in the summer  
7           because Saturday is also one hour.

8           DEPUTY MAYOR PEREIRA: As a resident,  
9           would you like that to be different?

10          MICHAEL LARGO: Sure. I mean, it's  
11          twofolded, two edged sword. If you take away the  
12          restrictions, they park there all day. I could  
13          understand. It's just difficult. I have two  
14          young kids, try throwing a birthday party and the  
15          parking. It's employees that I'm concerned about  
16          in general, not so much the patrons.

17          TRUSTEE DURHAM: The vans that you said  
18          parked there, do they move into a municipal lot  
19          after the restaurant closes?

20          MICHAEL LARGO: No. They move into their  
21          lot.

22          TRUSTEE DURHAM: They move into their  
23          lot?

24          DEPUTY MAYOR PEREIRA: Because their  
25          patrons are now gone.

1 Thank you, Mr. Largo.

2 MICHAEL LARGO: You're welcome.

3 DEPUTY MAYOR PEREIRA: Anybody in the  
4 sixth row?

5 Seventh row? You're good?

6 Okay, Mr. Quatela, if you don't mind  
7 addressing some of the issues, some of the  
8 concerns, noise, hours.

9 MR. QUATELA: Yes.

10 Mr. Largo, I'll just respond to you in  
11 kind, as we stated, certain things about the hours  
12 of operation, obviously, that's to be determined  
13 because the business is not established. So we're  
14 definitely going to test the market, and if it  
15 needs to be respectful to the neighbors and the  
16 hours of operation need to be changed, then,  
17 obviously, the proprietors of the business will do  
18 so. Because they do want your business as well, I  
19 would assume.

20 The alleyway where your houses do face  
21 the back of the building, it is not accessible to  
22 any of the patrons of the restaurant. It is  
23 through the back service part of the restaurant,  
24 which is inaccessible, only to the business  
25 owners. So we will be mindful of that as well or

1 I will be advising them to be mindful of that as  
2 well, and that is, though, the access to the  
3 cellar or the basement from their space, so they  
4 will be frequenting that staircase, but it's not  
5 for patrons.

6 The noise levels. Part of the Department  
7 of Buildings' application that we will provide  
8 after the hearing, part of the details that we do  
9 provide in these type of establishments is a form  
10 of sound attenuation. So our details will sort of  
11 encourage them to do it and construct the space  
12 that way. So there are windows, there are doors  
13 that sometimes are open and closed and noise does  
14 travel, but it's part of our job to take that into  
15 account.

16 Like, again, the rear patio or the rear  
17 space, it's not for the patrons, so it's not going  
18 to be accessed by them.

19 Parking we really do not have control  
20 over. We would hope that the people are pouring  
21 out of the door of the restaurant, we can only  
22 hope for that, but it's something beyond our  
23 control, and, as we said before, we would like for  
24 them as the owners and some of their employees to  
25 obtain that parking pass. So it is a great idea.



1 I didn't know about it either, and now they know  
2 about it, so we'll see if we can get that done as  
3 well.

4 That's -- if that's satisfactory, I would  
5 say that's it.

6 DEPUTY MAYOR PEREIRA: The one question,  
7 and it wasn't asked, but it does relate to noise  
8 is are there any plans for music or any kind of  
9 amplified performances or is it just ambient  
10 music? Is it going to be TVs, sports? Is it  
11 going to be live music?

12 MR. QUATELA: No. Well, just in the  
13 design of the space, it's not going to be live  
14 music. It is going to be ambient dinner music.  
15 Once in a while, if there's a game, there's a  
16 game, and if it does get loud, we would --

17 DEPUTY MAYOR PEREIRA: No karaoke night?

18 MR. QUATELA: No. No live bands, no  
19 dancing, none of that. No cabaret space, no dance  
20 floor, no bump music. That's not the intention.  
21 It's a restaurant/bar as opposed to that other  
22 venue.

23 DEPUTY MAYOR PEREIRA: So is it a  
24 bar/restaurant or a restaurant/bar? What's kind  
25 of the --

1 MS. SINGH: Bar/lounge.

2 DEPUTY MAYOR PEREIRA: Bar/lounge, okay.  
3 So more of a kind of relaxed.

4 What's the demographic that they are  
5 looking for, 20 something to 50 something, 60  
6 something? Who is -- who do you envision will be,  
7 you know, your business model? Who are you  
8 looking to attract, what type of customers?

9 Because I don't like to stay out past  
10 midnight, but I don't mind going out for a drink  
11 or a meal, but a 20-something-year-old may be  
12 different, and I know you don't control that, but  
13 if you envision, you have a dream for a business,  
14 who is sitting there?

15 MS. SINGH: A multicultural mixer.

16 DEPUTY MAYOR PEREIRA: And I'm not  
17 talking about demographics in terms of ethnics  
18 demographics, more age demographics.

19 MS. SINGH: We're looking for a mature  
20 crowd.

21 DEPUTY MAYOR PEREIRA: A mature crowd,  
22 okay.

23 Any questions?

24 TRUSTEE DURHAM: No.

25 TRUSTEE CUSATO: I do have a question.

1                   Gentlemen, on the other side of the  
2                   avenue, there's a bar there right now, you have a  
3                   bird store, the alleyway and a bar, right?

4                   DEPUTY MAYOR PEREIRA:   It's more of a  
5                   restaurant.

6                   AUDIENCE MEMBER:   Restaurant.

7                   TRUSTEE CUSATO:   Any noise from that  
8                   place?

9                   TRUSTEE DURHAM:   That's what they said.

10                  GREGORY HUNTER:   Most times their back  
11                  door is closed.   The issue would be, you know, if  
12                  they have music and their back door is open, but  
13                  it is very seldom with Las Vinas.

14                  TRUSTEE CUSATO:   So you have no problems  
15                  with that establishment?

16                  GREGORY HUNTER:   With the way they are  
17                  doing things, by and large, I have no problem.

18                  TRUSTEE CUSATO:   Thank you.

19                  DEPUTY MAYOR PEREIRA:   I know that in the  
20                  past we have, when you have been in a similar  
21                  situation, especially on Old Country Road, we have  
22                  put as part of the decision, one of the conditions  
23                  is that all rear doors be closed at all times.  
24                  Tough to enforce, right?   It's easy to say yes  
25                  here, and it is a different story once we get to

1 business, but it is one method that we can then,  
2 if you send us pictures, and they have the doors  
3 open at all hours, then, obviously, that is  
4 something that is in violation of the use. It is  
5 difficult to enforce, but we have put it on prior  
6 use.

7 TRUSTEE WALSH: I would like to add  
8 something to that, the places that that occurs has  
9 an operating kitchen, and you don't have an  
10 operating kitchen. So people, listen, like the  
11 Mayor said, in the summertime when it's hot in a  
12 kitchen, you're gonna open up that back door  
13 unless the police are standing there. And you  
14 don't have that function in your kitchen. You  
15 just heat things up in a microwave so they can  
16 keep the back door closed.

17 MR. QUATELA: It is also part of the  
18 health code the door has to remain closed in the  
19 kitchen area.

20 DEPUTY MAYOR PEREIRA: As you said, noise  
21 travels and usually the rear of the restaurant is  
22 the kitchen and pots and pans are banging and  
23 people are screaming orders at each other, so  
24 you're not going to have that.

25 Anything else you would like to say, Mr.

1 Quatela?

2 MR. QUATELA: I think that's all, thank  
3 you.

4 DEPUTY MAYOR PEREIRA: Any other comments  
5 from the Board?

6 TRUSTEE DURHAM: Should we say there's no  
7 use of the outside area or back?

8 DEPUTY MAYOR PEREIRA: Well, what I'm  
9 suggesting we do we close the hearing and reserve  
10 decision, and we will work with the Building  
11 Department and Mr. Gibbons on if we decide to  
12 either approve or not approve on the conditions,  
13 but yes, the conditions would probably include  
14 what we said here tonight: No public assembly in  
15 the rear of the building; doors to be closed; no  
16 live music; no amplified music; nothing above  
17 ambient music. And then we will get into weeds  
18 once we look at the application as a whole.

19 Of course, as I mentioned to the first  
20 applicant, you have to stay in touch with Mr.  
21 Whalen. If you're considering adding another  
22 bathroom, obviously, that involves plumbing,  
23 electrical, any kind of demolition, any kind of  
24 interior work, and then if and when you get to the  
25 point of signage and things of that nature, has to



1 go through Mr. Whalen.

2 MR. QUATELA: I'm fully aware.

3 DEPUTY MAYOR PEREIRA: Anybody else have  
4 any comments?

5 Okay, so I'll entertain a motion to close  
6 the hearing and reserve decision.

7 TRUSTEE CUSATO: I'll make that notion.

8 DEPUTY MAYOR PEREIRA: Motion by Trustee  
9 Cusato.

10 TRUSTEE WALSH: Second.

11 DEPUTY MAYOR PEREIRA: Second by Trustee  
12 Walsh.

13 All in favor?

14 TRUSTEE CUSATO: Aye.

15 TRUSTEE WALSH: Aye.

16 TRUSTEE DURHAM: Aye.

17 DEPUTY MAYOR PEREIRA: Thank you, good  
18 night.

19 We're going to move on to the third one.  
20 Sorry to keep you waiting. You're probably the  
21 easiest one. You probably should have gone first.  
22 It's Mr. Scalero's fault.

23 MR. SCALERO: Always is.

24 Legal Notice, Public Hearing Incorporated  
25 Village of Mineola.

1                   Please take notice that the Board of  
2 Trustees of the Incorporated Village of Mineola  
3 hold a public hearing on Wednesday October 20,  
4 2021 at 6:30 p.m. at the Village Hall, 155  
5 Washington Avenue, Mineola, New York 11501, or at  
6 some other location hereinafter designated by the  
7 Board of Trustees in order to receive public  
8 comment upon the following:

9                   Application of JP Mirana, Incorporated,  
10 for a special use permit pursuant to Chapter 550  
11 of the Code of the Incorporated Village of Mineola  
12 entitled Zoning, Section 550-12 entitled B-1  
13 Districts, Subsection B entitled Special Uses, to  
14 establish a learning center upon the property  
15 known as 44A Jericho Turnpike, Mineola, New York,  
16 known and designated on the Nassau County Land and  
17 Tax Map as Section 9, Block 662, Lot 18.

18                  DEPUTY MAYOR PEREIRA: So, again, same  
19 format as the prior hearing. We will hear from  
20 the applicant, and we will open it up to comments  
21 from the Board and then we will open it up to  
22 public comments.

23                  MR. GIBBONS: Mr. Deputy Mayor?

24                  DEPUTY MAYOR PEREIRA: Yes. I'm sorry,  
25 mailings.

1 MR. WHALEN: Yes, sir.

2 DEPUTY MAYOR PEREIRA: So Mr. Whalen  
3 forgot too.

4 MR. WHALEN: I have the affidavit of  
5 mailing in opposition and it has been signed and  
6 notarized, as is required.

7 DEPUTY MAYOR PEREIRA: Thank you, Mr.  
8 Whalen. Mr. Gibbons.

9 MR. GIBBONS: Nassau County Planning  
10 Commission has recommended a local determination  
11 and I would ask for a resolution declaring this a  
12 Type II action under SEQRA.

13 DEPUTY MAYOR PEREIRA: I'll accept a  
14 motion for that resolution.

15 TRUSTEE WALSH: Motion.

16 DEPUTY MAYOR PEREIRA: Motion by Trustee  
17 Walsh. Second by?

18 TRUSTEE CUSATO: I'll second.

19 DEPUTY MAYOR PEREIRA: Trust Cusato.  
20 All in favor?

21 TRUSTEE CUSATO: Aye.

22 TRUSTEE WALSH: Aye.

23 TRUSTEE DURHAM: Aye.

24 DEPUTY MAYOR PEREIRA: Any opposed?

25 Thank you, sorry about that.

1 JARED MIRANA: Jared Mirana. The  
2 property we're looking to move into is 44 Jericho  
3 Turnpike. Business is Kumon Learning Center. We  
4 are currently located at 131 Jericho Turnpike. My  
5 father has been there for ten years, and just for  
6 various business decisions, we're looking to move  
7 down the block to 44 Jericho Turnpike.

8 There are currently about 20 tables. So  
9 there is about 20 students at a time with five  
10 staffers.

11 And then we have our hours of operation  
12 are Tuesdays, Wednesdays, Thursdays and Saturdays.  
13 So Tuesdays, Wednesdays and -- Tuesdays,  
14 Wednesdays and Thursdays are 3:30 to 7 and  
15 Saturdays are from 10 to 1 P.M.

16 DEPUTY MAYOR PEREIRA: Okay. Thank you  
17 very much. I remember when your dad was here  
18 because that was one of my first introductions to  
19 Kumon. My son at that time was five or six years  
20 old, and we were going to the tae kwon do right  
21 next door, so I remember exactly the moment when  
22 you opened Kumon, and I have been to Yankee  
23 Stadium and I see that Kumon is one of the  
24 sponsors of the Yankees, so, obviously, it's doing  
25 well. Not that it's yours, you know, but don't

1           you wish, right?

2                   But, yes, so this is currently you are in  
3           the strip mall next to the Starbucks at the end  
4           there, and you are moving across the street and  
5           east by where the photograph place and the Escape  
6           Room place is, so not a heavily -- you're actually  
7           moving from a place where you had residential  
8           behind you to a place where you have a supermarket  
9           and a bank behind you and on either side of you.  
10          So, you know, I don't really have any questions.  
11          It is the same use.

12                   People may be wondering so why are they  
13          here, and I'm sure you asked that question,  
14          because the use runs -- the special permit runs  
15          with the land, not with the business. So if the  
16          business moves, then, obviously, the use has to be  
17          reset. So that is why you're here, but I don't  
18          see any issue with it.

19                   So Trustee Cusato?

20                   TRUSTEE CUSATO: No issue.

21                   DEPUTY MAYOR PEREIRA: If you would like  
22          to say something else, that's fine.

23                   PAOLO MIRANA: Yes, I would, just like --

24                   DEPUTY MAYOR PEREIRA: Identify yourself.

25                   PAOLO MIRANA: Paolo Mirana.



1           So I was here ten years ago, but anyway,  
2           just like the first applicant we have an issue  
3           with the tree in front of the location. It is the  
4           same thing with us. There is a tree which  
5           obstructs the view of the front of the space, so  
6           maybe it can be trimmed or I don't know what can  
7           be done with that, but you had discussed it so --

8           DEPUTY MAYOR PEREIRA: I will talk to Mr.  
9           Rini and, again, he will take a look at it and  
10          see.

11          So you are going into the space that was  
12          last -- what was it?

13          PAOLO MIRANA: Martial arts, jujitsu.

14          DEPUTY MAYOR PEREIRA: I know exactly the  
15          space, so it is the space closest to Jericho not  
16          the ones that are like set back, correct?

17          JARED MIRANA: Right.

18          PAOLO MIRANA: Closest to Jericho.  
19          There's a nail salon next to it.

20          DEPUTY MAYOR PEREIRA: All right. So we  
21          will certainly look into that. Again, that's not  
22          part of today's decision, but we will look into  
23          that.

24          Trustee Durham.

25          TRUSTEE DURHAM: I have no questions. I

1 think it's been in the Village for ten years, and  
2 there's been no complaints or issues about the  
3 location, so I have no problem with them moving.

4 DEPUTY MAYOR PEREIRA: Trustee Walsh?

5 TRUSTEE WALSH: Thank you for coming out.  
6 I was remembering you also, and I think that  
7 you've had a very successful business. There's  
8 enough empty stores on Jericho Turnpike not just  
9 in Mineola but from, you know, from Montauk Point  
10 to, you know, Brooklyn. So I'm very happy that  
11 you're moving into a new location. I think that  
12 your business has been an asset to the Village of  
13 Mineola, and I'm prepared to vote for this. Thank  
14 you.

15 DEPUTY MAYOR PEREIRA: Thank you.

16 We will open it to public comment.

17 Anybody in the third row?

18 Anybody in the last row? No.

19 Come right back up.

20 The only question I have for you, so how  
21 are you doing? And this is just as an aside, how  
22 is business? Obviously, you probably suffered  
23 through COVID like everybody else did. How are  
24 you doing?

25 JARED MIRANA: So COVID definitely hit

1 us. It was definitely difficult to try to  
2 transition virtually via Zoom, but now that we're  
3 able to open back up, business is getting better.  
4 I think the last year of education has been hard  
5 for a lot of parents and a lot of students.

6 DEPUTY MAYOR PEREIRA: And teachers.

7 JARED MIRANA: And teachers, and so,  
8 yeah, so it's been getting a lot better. It's  
9 been growing since last year, and I hope to keep  
10 going.

11 DEPUTY MAYOR PEREIRA: I'm glad to hear  
12 that, and like Trustee Walsh said, we're glad that  
13 you are choosing to stay in Mineola and you are  
14 moving down the block. So with that, I will  
15 entertain a motion to approve the use.

16 TRUSTEE WALSH: I'll make a motion.

17 TRUSTEE DURHAM: Second.

18 DEPUTY MAYOR PEREIRA: Motion by Trustee  
19 Walsh. Second by Trustee Durham. Mr. Scalero,  
20 please poll the board.

21 MR. SCALERO: Trustee Durham?

22 TRUSTEE DURHAM: Yes.

23 MR. SCALERO: Trustee Cusato?

24 TRUSTEE CUSATO: Absolutely.

25 MR. SCALERO: Trustee Walsh?

1 TRUSTEE WALSH: Yes.

2 MR. SCALERO: Deputy Mayor Pereira?

3 DEPUTY MAYOR PEREIRA: Yes.

4 DEPUTY MAYOR PEREIRA: Yes.

5 Congratulations, and sorry to keep you  
6 waiting, but you got an approval tonight and  
7 that's what you came here for. Best of luck. We  
8 will see you in ten years.

9 Anyone else have any comments? I'll  
10 accept a motion to close the hearings?

11 TRUSTEE WALSH: Motion.

12 TRUSTEE CUSATO: Motion.

13 DEPUTY MAYOR PEREIRA: Motion by Trustee  
14 Walsh. Second by Trustee Cusato. All in favor?

15 TRUSTEE CUSATO: Aye.

16 TRUSTEE WALSH: Aye.

17 TRUSTEE DURHAM: Aye.

18 \* \* \* \* \*

19 I hereby certify that the foregoing is a  
20 true and accurate transcription of my stenographic  
21 notes in the captioned matter

22   
23 Kelly Cullen  
24 Official Court Reporter  
25