

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE  
BOARD OF TRUSTEES

February 18, 2015  
6:30 o'clock p.m.

RECEIVED  
2015 FEB 27 / A 10: 01  
THE VILLAGE OF MINEOLA

B e f o r e:

SCOTT P. STRAUSS,

Mayor

PAUL A. PEREIRA,

Deputy Mayor

PAUL S. CUSATO,

GEORGE R. DURHAM,

DENNIS J. WALSH,

Trustees.

\* \* \*

JOHN M. SPELLMAN, ESQ.  
Village Attorney

\* \* \*

DANIEL WHALEN  
Superintendent of Buildings

JOSEPH R. SCALERO  
Village Clerk

\* \* \*

PATRICIA A. TAUBER, RPR  
Official Court Reporter

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

5 MAYOR STRAUSS: Evening folks.

6 Mr. Scalero?

7 MR. SCALERO: Yes.

8 "Legal Notice, Public Hearing, Incorporated  
9 Village of Mineola.

10 "Please take Notice that the Board of Trustees  
11 of the Incorporated Village of Mineola will hold a Public  
12 Hearing on Wednesday, February 18, 2015 at 6:30 p.m. at  
13 the Village Hall, 155 Washington Avenue, Mineola, New  
14 York 11501, or at some other location to be hereafter  
15 designated by the Board of Trustees, in order to receive  
16 public comment upon the following:

17 "Application of Heidi Cohen for a Special Use  
18 Permit pursuant to Chapter 550 of the Code of the  
19 Incorporated Village of Mineola entitled 'Zoning',  
20 Section 550.12 entitled 'B-1 Districts', Subsection (B)  
21 entitled 'Special Uses', for the purpose of establishing  
22 a children's party place upon the property known as 464  
23 Jericho Turnpike, Mineola, New York, known and designated  
24 on the Nassau County Land and Tax Map as Section 9, Block  
25 5, Lots 30 to 32, 64 to 68 and 130.

1                   "The Village of Mineola does not discriminate  
2                   on the basis of handicapped status in administration or  
3                   access to or employment in its projects and activities.  
4                   Joseph R. Scalero has been directed to coordinate  
5                   compliance with non-discrimination requirements of the  
6                   Federal Revenue Sharing regulations.

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

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

12                  "By Order of the Board of Trustees of the  
13                  Incorporated Village of Mineola. Joseph R. Scalero,  
14                  Village Clerk.

15                  "Dated January 16, 2015."

16                  MAYOR STRAUSS: Thank you, Mr. Scalero.

17                  Mr. Whalen, report on mailings?

18                  MR. WHALEN: Mayor, we are in possession of the  
19                  appropriate Affidavit of Mailing, signed and notarized  
20                  accordingly. There were 64 mailed, 31 returned and zero  
21                  went unclaimed.

22                  MAYOR STRAUSS: Thank you.

23                  Mr. Spellman, anything?

24                  MR. SPELLMAN: Mayor, on this particular  
25                  application we're clear to vote on it tonight if you

1 wish.

2 MAYOR STRAUSS: OK. Ladies and gentlemen, this  
3 will be the format for tonight's hearing, as it is for  
4 every hearing: We'll ask the applicant to come forward  
5 and present their application to us. We'll interact with  
6 the Board with the applicant and then we'll open up for  
7 public comment. Anyone wishing to speak at this  
8 evening's hearing, please do so. Come down to the podium  
9 and clearly state your name and your address and whatever  
10 opinions you may have.

11 Person representing the applicant, come on up.

12 MS. COHEN: You need my name and address?

13 MAYOR STRAUSS: Yes, please.

14 MS. COHEN: My name is Heidi Cohen. My address  
15 is 3002 Tinker Drive, Oceanside, New York 11572.

16 I am currently the owner the of The Lanyard  
17 Ladies. We are a children's party place. We teach  
18 children how to do friendship bracelets and lanyards.

19 I'll give you a little background on us. We  
20 started working in a summer camp and found it very  
21 popular, that kids love to make lanyards. You might have  
22 done it when you were a kid. The box stitch and that  
23 kind of classic lacing. And decided to start a business.  
24 We do travel to locations. And then it was so popular  
25 that we decided it was time to open a location, and we

1 chose Mineola. It's centrally located. It was good for  
2 us, good for parents to come. It has a parking lot. The  
3 location -- we found the location to be, like, an  
4 appropriate place for us.

5 I'll give you -- you know, we've been doing  
6 this for three years. Very -- always had positive  
7 feedback. We've been featured on Eyewitness News six  
8 months into the business. They found us and featured us  
9 on the news about our party business. We were also in  
10 Long Island Business News, written up, several patch  
11 magazines. Numerous bloggers write about us all the  
12 time. We were featured at the Emmy awards. They called  
13 us to be in their gift bags for the Emmy awards. We were  
14 on the Bethenny show on Fox 5. We were awarded a \$20,000  
15 award for best small business. We've been in Hamptons  
16 Magazine. We've also worked with Donna Karen and Kelly  
17 Ripa at Super Saturday for the last two years. We do a  
18 lot of charity work. I never say no to any charity, any  
19 school events. We work with the Girl Scouts. We did the  
20 local fair for Mineola. We were invited to do that and  
21 we set up a booth there. We always give donations to  
22 everything. We're actually -- even Shark Tank called us.  
23 We're on the waiting list to get on that show. So  
24 business has grown very quickly, and we've been very  
25 popular. We do a lot of breast cancer awareness. We did

1 a lot of work for Hurricane Sandy, we gave out free  
2 birthday parties. Worked in the Museum of Natural  
3 History, The Whaling Museum.

4 So we bring business to Mineola, which we think  
5 is good. These parents come from every location,  
6 Woodbury, Syosset, Great Neck. And these are drop-off  
7 parties most of the time. So they drop off their kids  
8 and they go shopping. So they're in, you know, the  
9 shopping centers -- basically we're right near the  
10 Waldbaum's shopping center -- and they come back. So it  
11 brings business to local businesses that are around also.

12 We don't serve any food. We only do pizza that  
13 we bring in -- we don't cook anything -- and cake and  
14 drinks, juice and water. We have an exit in the front  
15 and in the back. There's a parking lot. So we don't  
16 have to put any traffic on Jericho Turnpike. They park  
17 in the parking lot. Kids can easily come right through  
18 our back door so they don't have to walk around to the  
19 front.

20 I'm trying to think what else we do. All my  
21 girls that work for us are CPR certified. We have great  
22 testimonials all the time about our parties. So  
23 basically we're teaching kids how to do bracelets. And  
24 that's us. If you have any questions, let me know. I  
25 don't know what you need to know from me.

1 MAYOR STRAUSS: We'll ask.

2 MS. COHEN: OK.

3 MAYOR STRAUSS: Thank you for choosing Mineola.  
4 I appreciate it. Hopefully you'll find a great home  
5 here.

6 I did the research, so I saw a lot of the  
7 things you mentioned, the \$20,000 award. And  
8 congratulations on everything like --

9 MS. COHEN: Thank you.

10 MAYOR STRAUSS: -- that. It seems like you're  
11 doing very, very well already.

12 What other locations do you have?

13 MS. COHEN: This is the only one. We had  
14 started in East Rockaway, in the back of a gym, and then  
15 we decided we needed to be out. More parents were asking  
16 for, you know, better location. And we want to start  
17 franchising. So we want to start somewhere and then open  
18 a second location. We're looking into Huntington for a  
19 second location at the moment, but this is where the  
20 first one is. We're going to stay established. And I  
21 want to own this one forever.

22 MAYOR STRAUSS: Thank you.

23 Who will be managing the property, or the  
24 business, at this location?

25 MS. COHEN: I will.

1 MAYOR STRAUSS: It will be you guys personally,  
2 or will you have a business manager, an office manager?

3 MS. COHEN: Always me doing everything.

4 MAYOR STRAUSS: OK. Great.

5 How much of the parking lot in the rear are you  
6 allotted spots? How many spots are you supposed to have?

7 MS. COHEN: There's 28 spots, I believe, or 26  
8 spots. We haven't had any problem with parking, because  
9 mostly our parties are drop-off parties. The parents  
10 drop off and leave. There's a gym next to us, but  
11 usually our parties are -- we work Saturdays and Sundays.  
12 We're not really there during the week. Sometimes after  
13 school we do classes for an hour. Sometimes a girl scout  
14 party maybe for an hour. But most of our parties are  
15 during the day, Saturday and Sunday, and we haven't had  
16 any parking issues during that time.

17 MAYOR STRAUSS: So you're open basically when  
18 you have parties scheduled.

19 MS. COHEN: I'm there during the day doing  
20 paperwork, but really no one is there using the facility,  
21 only when parties are scheduled. It's just Saturday and  
22 Sunday. Sometimes they're not even scheduled at the  
23 place, because we do travel. But usually it's two or  
24 three parties on a Saturday, two or three on a Sunday.  
25 And we're usually done by 6:00 o'clock at night. So



1           there's . . .

2                   MAYOR STRAUSS: OK. That's all I have.

3                   Mr. Pereira?

4                   MR. PEREIRA: OK.

5                   Hi. Good evening. Thank you, and welcome.  
6           I'm actually looking up your web site as we speak.

7                   What is the length of an average party?

8                   MS. COHEN: An hour-and-a-half. An average  
9           party is an hour-and-a-half, 12 girls, up to 15.

10                  MR. PEREIRA: OK. And how many employees would  
11           you, other than yourself, would you expect to have?

12                  MS. COHEN: I have seven, but we switch off  
13           every weekend depending on what the girls --

14                  MR. PEREIRA: How many at one time?

15                  MS. COHEN: Oh, at one time?

16                  It's always three girls that are working. If  
17           there's a party that has 15 or 16 girls, sometimes I have  
18           a fourth girl working. There's always three of us.

19                  MR. PEREIRA: What would be the earliest party  
20           you would have?

21                  MS. COHEN: 11:00 clock we start.

22                  MR. PEREIRA: What would be the last party you  
23           would have?

24                  MS. COHEN: The last is usually 5:00, maybe  
25           6:00, if they want a 6:00 o'clock party. So we'll be

1 done by 7:30. Because they're usually young. The girls  
2 that we do the parties for are between the ages four and  
3 12. So most parents, about 6:00 is really the latest  
4 they'll do a party because they're young.

5 MR. PEREIRA: And for the parents who decide to  
6 stay, not drop off, do you have some kind of seating  
7 area?

8 MS. COHEN: Yes. There's a seating area in the  
9 front for the parents, and we have a table set up where  
10 they can have some pizza and juice if they want to. But  
11 there's a little seating area for them to stay in the  
12 front.

13 MR. PEREIRA: So everything is prearranged or  
14 scheduled. There is no free play. You know, there's no  
15 opportunity where kids can just come after school.

16 MS. COHEN: Correct. Everything is scheduled.  
17 If I do classes, I sometimes do over the break -- I  
18 didn't do it for February break, but I'm doing for  
19 April -- a small mini-camp. I'll advertise for that for  
20 maybe three days of, like, three hours a day they can  
21 come and do a craft. But everything is always  
22 prescheduled. They can't just come in and do something.

23 MR. PEREIRA: And whatever they produce,  
24 obviously, they take with them?

25 MS. COHEN: Right. They do three crafts during

1 that hour-and-a-half time and they take the three crafts  
2 home with them.

3 MR. PEREIRA: So minimal garbage is produced, I  
4 would imagine.

5 MS. COHEN: Correct. It's usually the paper  
6 goods that --

7 MR. PEREIRA: But whatever garbage you do  
8 produce, which I would imagine would be mostly paper and  
9 pizza boxes and things like that --

10 MS. COHEN: Right.

11 MR. PEREIRA: -- the garbage is in the back, or  
12 is that something you put out for --

13 MS. COHEN: Saturday's garbage I take home with  
14 me, and Sunday's I put out. But it's usually nothing.  
15 It's usually one big bag.

16 MR. PEREIRA: There's no dumpster.

17 MS. COHEN: There's no dumpster.

18 MR. PEREIRA: It will just be municipal pickup  
19 on Mondays.

20 MS. COHEN: Yes.

21 MR. PEREIRA: That's all the questions I have  
22 for now.

23 Obviously, you know that this was previously  
24 also a party place.

25 MS. COHEN: Yes. It was a party place right

1 before us. A little different. They were little. They  
2 were little kids. I think it was more like play dates.

3 MR. PEREIRA: OK. Sounds great.

4 MAYOR STRAUSS: Mr. Cusato?

5 MR. CUSATO: Thank you.

6 Good evening, ma'am.

7 MS. COHEN: Hi.

8 MR. CUSATO: I have no problems with this  
9 request. I have a concern. I think it was last Saturday  
10 I was having a Subway hero, which is your neighbor, and I  
11 noticed that the cars weren't using your back lot. They  
12 were double-parking on Jericho and they were  
13 double-parking on White Road. People who attempted to  
14 come down White Road off of Jericho couldn't get down  
15 there.

16 I know it's not your issue, but you need to  
17 tell your people they can't double park on Jericho or  
18 White. They have to utilize that back door.

19 MS. COHEN: OK. Absolutely.

20 MR. CUSATO: OK? That's just as a --

21 MS. COHEN: I do always tell parents to please  
22 use the back entrance, not the front, because it's just  
23 the safety of the children. I don't want them dropping  
24 off in front, for them to double-park and to get out. So  
25 I said there's always -- for them to come around. They

1 can drop them off. The doors -- they can even -- my  
2 girls can come out and help them out of the car and they  
3 can drive right through the lot. But I do always tell  
4 everyone to come to the back.

5 MR. CUSATO: OK. Because, like I said, at this  
6 time cars were parked. Kids were coming out of the cars  
7 with packages. So we just can't let that happen.

8 MS. COHEN: OK. Thank you.

9 MAYOR STRAUSS: To that point, even when people  
10 are picking up their children from your location, they're  
11 going to sit on Jericho Turnpike and wait for them to  
12 come out. So they might be there five, ten or 15 minutes  
13 early, and that's something we can't have.

14 MS. COHEN: I can put that in writing on all  
15 the paperwork, that they must park in the back and they  
16 must drop off and pick up in the back.

17 MAYOR STRAUSS: That would be greatly  
18 appreciated.

19 MS. COHEN: Ok. I will do that. I can put  
20 that on the web site, or any paperwork that I give to  
21 them.

22 MAYOR STRAUSS: That will be greatly  
23 appreciated.

24 MS. COHEN: Because I want them to be safe  
25 also, for them to have drop off and pick up.

1 MAYOR STRAUSS: Absolutely. And we don't want  
2 to hurt the business. We want to help it. But we have  
3 to watch the possible negative impact to the surrounding  
4 neighbors there. Because right on the other side of that  
5 lot are homes, and if they're parking on White Road and  
6 double-parked because they don't want to go into the lot,  
7 maybe they don't know they can, but any help you can do  
8 on that.

9 MS. COHEN: That's fine. I have no problem  
10 adding that.

11 MAYOR STRAUSS: OK. That will be great.

12 Mr. Durham?

13 MR. DURHAM: When they mentioned the parking,  
14 maybe you could possibly put it on the web site, maybe  
15 you can mention it. That definitely would help us.

16 You're saying an hour-and-a-half party. You  
17 do -- you average three or four on Saturday?

18 MS. COHEN: Two to three on Saturday.

19 MR. DURHAM: And then two on Sunday?

20 MS. COHEN: Yes, two or three on a Sunday  
21 usually.

22 MR. DURHAM: So that's the main crux of the  
23 business is between 11:00 o'clock on Saturday to 6:00  
24 p.m. or 7:00 p.m.?

25 MS. COHEN: Correct. And we also are

1 traveling. But in that location itself, that's what's  
2 going on on the weekends.

3 MR. DURHAM: Deliveries for the lanyards and  
4 stuff like that, is that through the back, through the  
5 front? How is it coming in?

6 MS. COHEN: Everything is done -- I have all  
7 the products in my home. I have like a lanyard land,  
8 lanyard empire. And it's really not anything that needs  
9 to be delivered. Everything is really at the store on a  
10 rack. I bring home racks and just change it out. It's  
11 minimal. I don't even know what the word is to use for  
12 it. It's string and lanyards. So it's really not  
13 anything. I don't really have a whole thing in the store  
14 of stuff, of like any supplies, basically.

15 MR. DURHAM: OK. So you say most of your  
16 deliveries come to your own house.

17 MS. COHEN: All deliveries go to my house. And  
18 I go through them. And I bring the racks home. And I  
19 change out what I need.

20 MR. DURHAM: OK. Thank you.

21 MAYOR STRAUSS: Great.

22 Mr. Walsh?

23 MR. WALSH: Thank you, Mayor.

24 Hello, Ms. Cohen.

25 MS. COHEN: Hi.

1 MR. WALSH: How long have you been in that  
2 location? How long have you been operating there now?

3 MS. COHEN: I believe we signed our lease in  
4 April or May.

5 MR. WALSH: So you've been working there,  
6 having this operation, since --

7 MS. COHEN: Well, we didn't really start  
8 parties until September or October, when we sent the  
9 paperwork in here. I think it was here.

10 MR. WALSH: OK. So you started -- you've been  
11 functioning there since October.

12 MS. COHEN: I believe it was September,  
13 October.

14 MR. WALSH: OK. And I see that it says  
15 bathroom. You only have one bathroom in there; is that  
16 correct?

17 MS. COHEN: Yes.

18 MR. WALSH: That's sufficient for what you  
19 need?

20 MS. COHEN: Yes. That's a large bathroom.

21 MR. WALSH: You said that you would put on your  
22 paperwork to the parents that they should enter and exit  
23 through the rear.

24 MS. COHEN: Right.

25 MR. WALSH: But are you also willing to have



1           that as part of the agreement here? We can put an  
2           agreement here --

3                     MS. COHEN: Oh. Absolutely.

4                     MR. WALSH: -- we can put with your application  
5           here tonight --

6                     MS. COHEN: Yes.

7                     MR. WALSH: -- So that would be --

8                     MS. COHEN: I can put it on my contracts that  
9           the parents sign, because I send out a contract to  
10          everyone when they book a party, and I can incorporate  
11          that into the contract where it says parents must drop  
12          off and pick up in the back.

13                    MR. WALSH: Well, that's one point, but I meant  
14          as a codicil, as an agreement to being approved.

15                    MS. COHEN: Oh. Yes. Absolutely.

16                    MR. WALSH: You'll agree to that.

17                    MS. COHEN: Yes.

18                    MR. WALSH: OK. That's all I have. Thank you.

19                    MS. COHEN: Thank you.

20                    MAYOR STRAUSS: Thank you, Mr. Walsh.

21                    MR. PEREIRA: One more question?

22                    MAYOR STRAUSS: Yes.

23                    MR. PEREIRA: Will there be any music during  
24          these parties?

25                    MS. COHEN: There's a radio that plays, but

1 not --

2 MR. PEREIRA: Nothing that would be heard --

3 MS. COHEN: Nothing that would be heard,  
4 because we do have to speak to them and teach them how to  
5 make things. So it's just, like, in the background. The  
6 girls sing. Sometimes they'll sing like some Disney  
7 songs. But they're, like, singing with the radio. But  
8 no one is dancing. Everyone is seated at a table doing  
9 crafts. That's what they're doing. They're just making  
10 bracelets with strings. There's nothing else going on.

11 MR. PEREIRA: That rear door will be closed,  
12 obviously, in the winter because it's cold, in the summer  
13 because it's hot. You have the air conditioning. So the  
14 doors aren't going to be open. So neighbors aren't going  
15 TO hear --

16 MS. COHEN: No one has.

17 MR. PEREIRA: -- you know, 15 screaming eight  
18 year old girls.

19 MS. COHEN: No one is screaming. Everyone is  
20 so quiet. Everyone is. All the parents say the same  
21 thing, like, How did you get these girls to sit  
22 completely still? But they're very engaged in what  
23 they're doing. So nobody's -- they're talking to each  
24 other, but they're making things. So it's different  
25 than, like, a bouncing party or jumping around. They're

1 really just sitting still working, which is incredible,  
2 but they are. They talk a little at the end. They're  
3 having cake, they laugh and stuff. But -- there's music  
4 playing. There is. But, you know, radio.

5 MR. PEREIRA: Something that would be contained  
6 within the operation.

7 MS. COHEN: Correct.

8 MR. PEREIRA: OK. Thank you.

9 MR. WALSH: Mayor, just one more question.

10 MAYOR STRAUSS: Yes.

11 MR. WALSH: How about in the summertime? Do  
12 you plan to have a different schedule in the summertime?  
13 People away at -- you know, school is closed.

14 MS. COHEN: No. It's always the same thing.  
15 It's always been the same. Just birthday parties during  
16 the week -- on the weekends. Just the birthday parties.  
17 Sometimes we do a birthday party more often in the summer  
18 during the week because kids are home, like, during the  
19 day maybe. But mostly the summer is just the same thing,  
20 just doing the parties.

21 MR. WALSH: OK. Thank you.

22 MAYOR STRAUSS: Ms. Cohen, I'm going to ask you  
23 to have a seat. We'll open up to public comment. If any  
24 questions are raised, if you can record them and then  
25 we'll answer them at the end.

1 Anybody in the first row? Second row? Third  
2 row? Fourth row? Fifth row? Sixth road? Seventh row?

3 Ms. Cohen, could you step back up to the  
4 podium?

5 Since there's no one wishing to make comment on  
6 it, does the Board have any other comments? Nothing  
7 else?

8 I'll entertain a motion to approve.

9 MR. PEREIRA: Motion.

10 MAYOR STRAUSS: Motion by Trustee Pereira.

11 MR. CUSATO: Second.

12 MAYOR STRAUSS: We have a second by Trustee  
13 Cusato.

14 Mr. Scalero?

15 MR. SCALERO: Trustee Durham?

16 MR. DURHAM: Yes.

17 MR. SCALERO: Trustee Pereira?

18 MR. PEREIRA: Yes.

19 MR. SCALERO: Trustee Cusato?

20 MR. CUSATO: Yes.

21 MR. SCALERO: Trustee Walsh?

22 MR. WALSH: Yes.

23 MR. SCALERO: Mayor Strauss?

24 MAYOR STRAUSS: Yes.

25 Ms. Cohen, congratulations. Welcome very much

1 to Mineola.

2 MS. COHEN: Thank you very much.

3 MAYOR STRAUSS: We wish you the very, very best  
4 of success. I ask that you adhere to the Village  
5 building codes in everything that you do. And reach out  
6 to the Chamber of Commerce. I'm sure they would love to  
7 welcome you into the Village, have a ribbon cutting  
8 ceremony. They're a great group of individuals who will  
9 help your business grow and answer any questions you  
10 might have and help you navigate the waters.

11 MS. COHEN: Great. Thank you very much.

12 MAYOR STRAUSS: Welcome to Mineola. Thank you  
13 very much.

14 MR. SPELLMAN: Mayor, maybe the chamber can  
15 have lanyard night.

16 MS. COHEN: Thank you. I have women that want  
17 to do it all the time.

18 MAYOR STRAUSS: Thank you very much, Ms. Cohen.  
19 Nice meeting you. Best of luck to you.

20 MS. COHEN: Thank you.

21 MR. PEREIRA: I will add that the Street Fair  
22 is on September 13, I believe, or we're going to discuss  
23 it during the work session. So we're going to have it  
24 again this year. So --

25 MS. COHEN: I did that Street Fair.

1 MR. PEREIRA: Great. Thanks for participating.

2 MS. COHEN: Thank you very much.

3 (Off the record discussion ensued.)

4 MAYOR STRAUSS: Mr. Scalero, we'll go right  
5 into the next hearing.

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1 MR. SCALERO: "Legal Notice, Public Hearing,  
2 Incorporated Village of Mineola.

3 "Please take Notice that the Board of Trustees  
4 of the Incorporated Village of Mineola will hold a Public  
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12 Incorporated Village of Mineola entitled 'Zoning',  
13 Section 550.12 entitled 'B-1 Districts', Subsection (B)  
14 entitled 'Special Uses', for the purpose of establishing  
15 an after school tutoring center upon the property, (lower  
16 level), known as 69 East Jericho Turnpike, Mineola, New  
17 York, known and designated on the Nassau County Land and  
18 Tax Map as Section 9, Block 299, Lots 11 through 13, 96,  
19 102 and 104.

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

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

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

6 "By Order of the Board of Trustees of the  
7 Incorporated Village of Mineola. Joseph R. Scalero,  
8 Village Clerk.

9 "Dated January 16, 2015."

10 MAYOR STRAUSS: Thank you, Mr. Scalero.

11 Mr. Whalen, report on mailings?

12 MR. WHALEN: Yes, sir. We have the appropriate  
13 Affidavit of Mailing, having been signed and notarized.  
14 There were 100 mailed, 64 returned and one went  
15 unclaimed.

16 MAYOR STRAUSS: Thank you.

17 Mr. Spellman?

18 MR. SPELLMAN: Mayor, we're awaiting the  
19 recommendation of the Nassau County Planning Commission.  
20 So that would require the Board to reserve decision  
21 tonight.

22 MAYOR STRAUSS: Thank you.

23 Tonight's hearing, I will ask anybody that's  
24 wishing to approach the podium, please state their name,  
25 their address, and make their comments in a slow and



1 clear manner so our stenographer can make those words  
2 read in the transcripts. First we'll ask the applicant  
3 to make any presentations they have, and then they'll  
4 interact with the Board, and then we'll open up to public  
5 comment.

6 Sir.

7 MR. DiPROPERZIO: Good evening Mr. Mayor,  
8 Members of the Board. My name is Anthony DiProperzio..  
9 I'm the architect for the project. Offices at 499  
10 Jericho Turnpike, Mineola.

11 As mentioned, the subject application involves  
12 the premises located at 69 East Jericho Turnpike, Section  
13 9, Block 299, Lots 11 through 13, 96, 102 and 104. The  
14 building is located at the southwest corner of Jericho  
15 Turnpike and Columbus Parkway.

16 The existing building was constructed in 1973,  
17 a one-story building and cellar, masonry construction. A  
18 CO was issued on November 21, 1973 for a business  
19 occupancy.

20 Tonight's application involves application  
21 number 14-133, which was issued a Notice of Disapproval  
22 on July 29, 2014, requiring a Special Use Permit.

23 I would like to just clarify one point for the  
24 record, that tonight's application is only dealing with  
25 the cellar portion of the building. I believe the

1 original application that was filed by Mr. Hwang  
2 mentioned something about the first floor and a  
3 childcare, but that's not being pursued. OK? So  
4 tonight's issue is strictly limited to the cellar use  
5 which is being proposed as after school tutoring.

6 The building was purchased in September of  
7 2014. Currently the cellar area is vacant and the first  
8 floor office area is partially occupied as offices.  
9 Mr. Hwang will come up and speak to that point.

10 The after school tutoring, from a code  
11 standpoint, has a maximum occupancy of 113 people. There  
12 will be classes for children of age five through high  
13 school, high school seniors.

14 It's proposed that the facility will be open  
15 Monday through Saturday. At 11:00 o'clock the only  
16 portion of the facility that would be occupied would be  
17 any student wanting to use the study hall area of the  
18 facility, not the classroom spaces. The actual tutoring,  
19 the classes, will be conducted between 3:00 o'clock in  
20 the afternoon and 9:00 o'clock -- up until 9:00 o'clock  
21 in the evening.

22 The existing building has an existing sprinkler  
23 system. And in previous conversations with Mr. Whalen  
24 we've agreed that, pending a favorable decision by the  
25 Board tonight, we would have the Nassau County Fire

1 Marshal do a walk-through of the building to ensure that  
2 the fire alarm system -- the sprinkler system and the  
3 fire alarm are up to educational standards; whereas  
4 previously the space was occupied as business.

5 So at this point I would like to have Mr. Hwang  
6 come up and speak to you about the existing occupancy in  
7 the building.

8 MR. K. HWANG: Hi. My name is Kyoo Bok Hwang.  
9 I'm residing 51 Davis lane, Roslyn, New York 11576.

10 First of all, thank you very much, Mayor, and  
11 Board of Trustees, and thank you audience. Very  
12 appreciate for your coming.

13 As my architect Anthony told me about the  
14 building's history, I bought this building last  
15 September, which was four-and-a-half year vacant as an  
16 office purpose. And eventually I bought the building,  
17 tried to put adult day-care center in the first 5,000  
18 square foot vacant, and then after school program for  
19 cellar floor for my son's major.

20 MR. WALSH: I'm sorry. Did you say an adult  
21 day-care?

22 MR. K. HWANG: Yes. I tried to put adult  
23 day-care center for 5,000 empty space in the first floor,  
24 and then children's after school program in the cellar  
25 floor. But I was worried about if that brings some

1 traffic for the neighbors. So I changed my mind. I  
2 start to think about put the adult day-care center first  
3 floor and just continue to put children's after school  
4 program in the cellar floor, which was about 8,000 square  
5 foot is empty and vacancy.

6 It was really hard to find tenants, office  
7 tenants, as previous owner before. And since last  
8 September I tried to find office tenants of 5,000 square  
9 foot vacancy on the first floor. Not even question on my  
10 sign and ad, New York Times and local Times. It's really  
11 hard to find the proper office tenant. But I tried to  
12 pursue to find the proper one for the first floor office  
13 tenant.

14 And actually, my family business is a school  
15 business is from Korea and up to now. But my son, Brian  
16 Hwang, he really wanted to put the after school program  
17 for neighborhood children.

18 So, for those precise matter, I'd like to call  
19 Brian Hwang, my son, who is going to be actual manager  
20 and running the business for this purpose.

21 MR. B. HWANG: Good evening, Mr. Mayor Strauss  
22 and Board of Trustees. My name is Brian Hwang and I  
23 reside at 51 Davis Lane in Roslyn, New York 11576.

24 Before I begin, I'd like to submit a brief, a  
25 copy of a brief that I prepared for the Board tonight.

1 MAYOR STRAUSS: Thank you. Give it to  
2 Mr. Scalero.

3 (Document handed to Mr. Scalero.)

4 MR. B. HWANG: As my father stated before, the  
5 idea for this after school tutoring center is mine. For  
6 a very long time -- actually, ever since I was young --  
7 I've been part of what I would consider a very enriched  
8 learning environment. I received a great deal of  
9 encouragement and reinforcement from my parents, and  
10 because of this I have come to be convicted in the belief  
11 that learning is something that should truly be a  
12 lifelong venture.

13 In exploring this for myself I have come to  
14 discover two truths. The first is that, by and large,  
15 learning philosophies are formulated from the beginning,  
16 in early childhood. But secondly, especially among  
17 youths, failure can be very disruptive and very  
18 discouraging.

19 So the reason why I bring this up is that I  
20 attended George Washington University, and in my third  
21 year I decided that I would like to pursue the path of  
22 creating a school recognized by a state, recognized by a  
23 country. Originally it was actually my father who  
24 discouraged me from that pursuit because he instructed me  
25 that trying to start such an organization would require

1 an incredible start-up cost, and he just told me it's a  
2 bad idea because it's going to be a lot of pain as well.  
3 But . . . And so I refocused myself and I decided to  
4 continue with my studies in marketing and in business  
5 development, which was another passion that I really  
6 discovered as I attended the school.

7 As I continued to pursue work on my own I  
8 discovered that I couldn't completely separate myself  
9 from the pursuit of teaching and working with people and  
10 instructing others. In this path it was my father who  
11 came to me and said that he happened upon a property in  
12 Mineola, that is 69 East Jericho Turnpike, and,  
13 remembering how I felt about education, he suggested to  
14 me to think about starting a tutoring center instead.  
15 And the more that I thought about it, I discovered that  
16 the timing is great and the location is great.

17 The reason why I bring up location is because  
18 currently in this area there aren't any comparable  
19 organizations. You all have probably heard of Kaplan  
20 Tutoring and Princeton Review, but even those  
21 organizations, and the many private organizations whose  
22 business is teaching, are focused towards Queens and the  
23 New York City area.

24 Another point to make is that a majority of the  
25 operations is geared towards standardized exams, such as

1 the SAT and the LSAT. This ignores student's interests  
2 and it connotizes (sic), which actually devalues  
3 self-initiated learning.

4 Now to talk about the timing. Right now we are  
5 in an educational climate where we are following the No  
6 Child Left Behind Act by former president George W. Bush,  
7 and the statement of the Common Core standard by current  
8 president Barak Obama. With this in mind, the SAT is  
9 also scheduled to be revised in 2016. And in light of  
10 these programs, what we see is a higher focus and  
11 emphasis on standardized education. And the affect that  
12 that has is that schooling is increasingly becoming  
13 devoid of the consideration for individual needs of  
14 students. And what ends up happening is you create a  
15 greater and greater discrepancy between the student and  
16 the standard. This is where I would like to come in with  
17 my business.

18 If you examine my resumé, I have experienced  
19 teaching for Kaplan Tutoring for elementary and middle  
20 school levels, and for the Princeton Review for SAT and  
21 ACT. On the side I have also tutored privately for a  
22 very long time, and I have even taught music instruments.  
23 Because of that I consider myself uniquely qualified to  
24 be able to navigate the complexities of creating an  
25 organization that administers learning for these children

1 from the ages of five through 18.

2 Now I will open myself up to the interests of  
3 the Board and I'll take your questions.

4 MAYOR STRAUSS: Great. Thank you. I also want  
5 to thank you for choosing Mineola.

6 You mentioned, or Mr. DiProperzio -- hopefully  
7 I said that right -- mentioned your hours are going to be  
8 3:00 p.m. to 9:00 p.m. --

9 MR. B. HWANG: That's correct.

10 MAYOR STRAUSS: -- Monday to Friday, and the  
11 same thing on Saturday?

12 MR. B. HWANG: On Saturday I will open at 10:00  
13 and operate through to either 8:00 or 9:00 p.m.

14 MAYOR STRAUSS: OK. You're holding a class, or  
15 is it going to be individual tutoring?

16 MR. B. HWANG: That's an excellent question.  
17 We will be servicing both. We will have small classes,  
18 we will have medium size classes, and we will also have  
19 one-on-one private tutoring as well.

20 MAYOR STRAUSS: Define a medium size class for  
21 me.

22 MR. B. HWANG: A medium size class will be up  
23 to 12 to, at most, 14 students.

24 MAYOR STRAUSS: All right. I guess, since you  
25 own the building, -- the first floor will be vacant, for



1 the time being anyway -- you have complete access of the  
2 parking lot in the rear of the building?

3 MR. B. HWANG: For the most part, yes. As  
4 stated before, there are currently tenants using a  
5 portion of the first floor.

6 MAYOR STRAUSS: That's right. OK.

7 And there's, from what I can recall, on the  
8 building there's no exit onto Jericho Turnpike. You have  
9 to exit into the parking lot, correct?

10 MR. B. HWANG: That's correct. There is not.

11 MAYOR STRAUSS: So we don't have to worry about  
12 people double parking on Jericho Turnpike picking up  
13 students or dropping them off.

14 MR. B. HWANG: Not at all, sir.

15 MAYOR STRAUSS: All right.

16 Mr. Pereira.

17 MR. PEREIRA: Thank you.

18 Very impressive, Mr. Hwang.

19 Mr. Hwang, you should be very proud of your  
20 son. Very nicely done.

21 Certainly we see a number of presentations  
22 here, and you're obviously well prepared and certainly  
23 education is obvious here.

24 I notice that the application or the name of  
25 the company is going to be Seven Rounding? Is there a

1 reason for that? Is that a learning style, or is that  
2 just a personal preference for the business?

3 MR. B. HWANG: Actually, Seven Rounding of  
4 Jericho is the entity that owns the building. And for  
5 the sake of keeping interests isolated, I will be  
6 operating as Good for Better International doing business  
7 as Four Center.

8 MR. PEREIRA: I just wanted to make sure there  
9 wasn't some kind of learning style or something  
10 associated with Seven Rounding. So that's just strictly  
11 a name of the property owner.

12 MR. K. HWANG: Corporation.

13 MR. PEREIRA: OK. Now, I notice here you have  
14 a wide variety of subjects. You mentioned -- you may  
15 have misspoken -- you said SATs and LSATs. Obviously  
16 LSATs are for law school. 18 year olds are not taking  
17 LSATs.

18 MR. B. HWANG: No, sir. I hope not.

19 MR. PEREIRA: ACTs?

20 MR. B. HWANG: Yes. I only referenced LSAT to  
21 point towards just standardized exams.

22 MR. PEREIRA: OK. But --

23 MR. B. HWANG: It is not on my radar to  
24 instruct in LSAT.

25 MR. PEREIRA: OK. How about the AP exams?

1 MR. B. HWANG: That will come later along the  
2 line. Yes. If you take a look at the operational plan,  
3 core classes will include AP courses as well.

4 MR. PEREIRA: OK. Now, obviously I'm looking  
5 at this. And this is very, very, very ambitious. You  
6 have, you know, I see like a dozen classrooms here, a  
7 computer lab, a music room, and a total of 113 persons.  
8 And I notice you have a three-year plan here.

9 Is this what you hope to accomplish in three  
10 years, or is this what you're going to do once you open  
11 up, you're going to have all these classrooms from the  
12 get-go.

13 MR. B. HWANG: We just -- realistically  
14 speaking, I don't believe that we will be able to take  
15 the reigns and approach this at 100 percent from the very  
16 beginning. I intend to scale the operation larger and  
17 larger until we can reach full capacity, hopefully by the  
18 end of the -- hopefully by the end of the calendar year  
19 of 2016.

20 MR. PEREIRA: OK. And how many spots are  
21 there? Because I drove by the property today. There is  
22 a small parking lot in the rear where the main entrance  
23 to the building is. How many spots are there currently  
24 in the building?

25 MR. B. HWANG: I believe there are 14 in total,

1 including handicap accessible parking.

2 MR. K. HWANG: 19.

3 MR. B. HWANG: 19. Excuse me.

4 MR. PEREIRA: OK. 19 spots. Now, if we're  
5 looking at this, and in each of these classrooms you're  
6 going to have one instructor, that pretty much takes up  
7 all the parking.

8 MR. B. HWANG: That's correct.

9 MR. PEREIRA: How many employees -- and so I  
10 would assume that these would be drop-off.

11 MR. B. HWANG: That's correct.

12 MR. PEREIRA: The parents will drop off the  
13 students for -- how long are the sessions?

14 MR. B. HWANG: The sessions will range from 45  
15 minutes to an hour, depending on the age and the needs of  
16 the students.

17 MR. PEREIRA: OK. I'll ask some more questions  
18 later. I'll pass it on to my colleagues. Thank you.

19 MR. B. HWANG: Well, to speak to your concern  
20 about parking and parking overflow, there is also --  
21 behind Sheridan Lanes there is a parking lot there that I  
22 believe is municipal, and because it's so close to our  
23 facility I personally intend to park there myself. I  
24 think that I can use the exercise on a daily basis. But  
25 I can also instruct the administrative staff and teachers

1 to -- on a rotating basis or on a voluntary basis -- to  
2 voluntary commitment to park at that location.

3 MR. PEREIRA: I believe, I could be  
4 corrected -- yes, that's a private lot. I think that's  
5 owned by Sheridan bowling. But there is a municipal lot  
6 on McKinley I think.

7 I notice you said something about shuttle, a  
8 shuttle here in the third year?

9 MR. B. HWANG: Yes.

10 MR. PEREIRA: Is that what you mean, you would  
11 shuttle people --

12 MR. B. HWANG: Yes, that's correct.

13 MR. PEREIRA: -- from an off-site parking  
14 facility to --

15 MR. B. HWANG: That's one of the possibilities.  
16 And it is an interesting opportunity that I do intend to  
17 take. But it is also for addressing the needs of  
18 students that may otherwise be unable to access our  
19 services.

20 MR. PEREIRA: Now, you know, I myself am a  
21 teacher for 22 years.

22 MR. B. HWANG: Oh. Wow.

23 MR. PEREIRA: So that's my full-time job. And  
24 so I'm well aware of NCLB, and Common Core, and  
25 standardized testing, and drill, drill, drill. All of

1 that. One of the concerns that oftentimes -- and I teach  
2 here in Mineola -- is in more affluent communities  
3 parents can afford to hire private tutors and therefore  
4 those students, for a number of reasons, may perform  
5 better. So cost is a factor.

6 What would be the cost of a program, a tutoring  
7 program, for a community such as ours? Is it cost  
8 prohibitive, or would it be accessible to, you know, an  
9 average middle class neighborhood like Mineola?

10 MR. B. HWANG: To speak to that, my vision for  
11 this is to maximize accessibility for education for  
12 people of all walks of life.

13 That said, my plan is to standardize the  
14 courses. For example, SAT right now offered by Princeton  
15 Review is roughly around \$1,200 for a total of ten hours,  
16 and by Kaplan Tutoring is rated at about \$1,600. My goal  
17 is to be able to arrive at a price of about \$1,000 for a  
18 similar, comparable, program.

19 That said, one of the other things that I would  
20 love to do down the line is to also provide a way to  
21 subsidize for -- in part or even, if possible, in  
22 whole -- students who really exhibit the high level of  
23 potential and it's just a matter of their economic  
24 standing that they can't access that further.

25 MR. PEREIRA: I appreciate that. That's very

1 noble of you, and hopefully you'll come to a point where  
2 you will be able to do that.

3 MR. B. HWANG: Thank you very much.

4 MR. PEREIRA: And your instructors, I suppose  
5 licensed teachers would be your instructors, or how would  
6 you fill the need for the business?

7 MR. B. HWANG: One of the observations that I  
8 made with licensed teachers who operate in the schools is  
9 that, because of the increasing paperwork due to Common  
10 Core standards, many of them actually do not have the  
11 hours to be able to commit on a long-term basis. That in  
12 consideration, it is ideal to hire certified teachers,  
13 but I am also open and even ready to hire tutors who  
14 themselves undergo an exhaustive training program that I  
15 will formulate myself.

16 MR. PEREIRA: You formulate the training  
17 program. You train all of the instructors and then they --

18 MR. B. HWANG: That's correct. Regardless of  
19 what your qualifications are, you would be subjected to  
20 this training, training institute I might call it.

21 MR. PEREIRA: And that would be done on site.

22 MR. B. HWANG: That's correct.

23 MR. PEREIRA: Who would produce the -- you  
24 know, Kaplan has their own materials. Princeton Review  
25 has their own materials. You would produce your own,

1 obviously, copyrighted materials, instructional manuals,  
2 things of that nature?

3 MR. B. HWANG: That's correct.

4 MR. PEREIRA: You're not at that point yet.  
5 You don't have that, or --

6 MR. B. HWANG: I am working towards that right  
7 now.

8 To speak honestly about my progress, right now  
9 I am approaching and tackling the SAT math portion. We  
10 will be starting with the SAT instruction in the summer,  
11 hopefully, if this building permit goes through. And  
12 it's the easiest place to start right now because  
13 essentially it just tests on mathematical functions. And  
14 what I intend to do with that is to take the core  
15 concepts that are found and tested on the SAT math  
16 portion and use that and simply input different number  
17 sets that will fulfill these.

18 Because of my experience with the way that  
19 these questions can be structured, even copyrighted  
20 questions from Kaplan, and from TestTakers,  
21 and from the Princeton Review, they don't vary very much.  
22 And so, regardless of whether they're copyrighted or not,  
23 they will mostly look very similar.

24 MR. PEREIRA: All right. Thanks.

25 MAYOR STRAUSS: Thank you.



1 Mr. Cusato?

2 MR. CUSATO: Thank you.

3 Good evening, sir. Did I hear your architect  
4 say that the code is 113 people in the basement?

5 MR. DiPROPERZIO: Yes.

6 MR. CUSATO: No more than 113?

7 MR. DiPROPERZIO: That's correct.

8 MR. CUSATO: Now, I count the numbers on your  
9 plan. I count 116 people, and that's not including  
10 teachers and clerical staff.

11 So how many people will really be down there?

12 MR. DiPROPERZIO: It would be -- there might be  
13 a mathematical error on the plan, but it's 113 people.

14 MR. CUSATO: So when I see --

15 MR. DiPROPERZIO: That includes instructors.

16 MR. CUSATO: So when I see computer lab, 11  
17 people; does that mean eight students and three  
18 instructors or something?

19 MR. DiPROPERZIO: Yes. That would be up to  
20 Mr. Hwang to develop on how many instructors would be in  
21 each classroom.

22 MR. CUSATO: So then how do I interpret that  
23 your observatory said one person? Is that one teacher or  
24 one student?

25 MR. DiPROPERZIO: One person would be either a

1 teacher or an administrator, an administrative-type  
2 person. It wouldn't be any tutoring. You would have to  
3 have at least two people to be tutoring.

4 MR. CUSATO: So you would actually only have  
5 one person in the observatory?

6 MR. B. HWANG: I can speak to that.

7 The observatory --

8 MR. CUSATO: I'm just trying to find out how  
9 many people you're really going to have in the basement.

10 MR. B. HWANG: Oh. Yes. The occupancy number  
11 that has been calculated is the full. It is not  
12 representative of only students. It represents  
13 everybody.

14 MR. CUSATO: So students, teachers, clerical,  
15 the whole total at any one point will be 113?

16 MR. DiPROPERZIO: That's correct.

17 MR. B. HWANG: That's correct.

18 MR. CUSATO: Just one more question.

19 You have these boxes called FS, is that fire  
20 system or something? What does that mean? Just as a  
21 point of, you know . . .

22 MR. DiPROPERZIO: It's a strobe. It's a fire  
23 strobe.

24 MR. CUSATO: OK.

25 MR. DiPROPERZIO: But it's not -- they don't

1 have a fully developed fire alarm system.

2 MR. CUSATO: OK.

3 MR. DiPROPERZIO: That would be something that,  
4 again, we'd have to deal with the Fire Marshal.

5 MR. CUSATO: Right. OK.

6 MR. DiPROPERZIO: And again, with the sprinkler  
7 system, any upgrade due to the change of occupancy  
8 between commercial and educational, that would have to be  
9 dealt with.

10 And I'd like to throw in also, for  
11 informational purposes, that with the development of the  
12 lower level for educational purposes now we also get  
13 thrown into the handicap accessibility requirements. So  
14 the building, if this goes through, the building would be  
15 upgraded by a lift being provided to go from the first  
16 floor down to the basement, and the basement toilet  
17 facilities to become handicap accessible as well.

18 MR. CUSATO: Well, that leads me to the next  
19 question. Why would you not use the top floor with the  
20 windows and the bright lights and handicap? Why would  
21 you pick the basement and not take the first floor?

22 MR. DiPROPERZIO: Because there's currently a  
23 tenant on the first floor --

24 MR. CUSATO: OK.

25 MR. DiPROPERZIO: -- that has a lease.

1 MR. CUSATO: OK. All right. Thank you.

2 MAYOR STRAUSS: Mr. Durham?

3 MR. DURHAM: These classrooms, are there any  
4 windows in the classrooms? Are the classrooms all going  
5 to be sealed?

6 MR. B. HWANG: The classrooms are all sealed,  
7 correct.

8 MR. DURHAM: And when you have the students  
9 down there is it -- I see classrooms of five people, five  
10 persons, five persons. It's one teacher and four  
11 students working in there?

12 MR. B. HWANG: That would be correct, yes.

13 MR. DURHAM: So you have a student lounge in  
14 the center that they're going to take a break off of from  
15 that student lounge? So that's where they go when they  
16 start, when they come in?

17 MR. B. HWANG: When they first come in. And  
18 they are also waiting for their pickup from their  
19 parents, that is where they will be waiting.

20 MR. DURHAM: So that would be where they're  
21 congregating.

22 MR. B. HWANG: That's correct.

23 MR. DURHAM: OK. What is your initial starting  
24 staff that you think that you're going to need to get off  
25 the ground when you start? How many people are you going

1 to have as initial from day one as hiring as teachers,  
2 or . . .

3 MR. B. HWANG: I will be starting with ten,  
4 including myself. I will have one person who will be  
5 responsible for the day-to-day operations of the teachers  
6 and the accountability for whatever reporting or whatever  
7 performance notations that need to be made and the rest  
8 will be teachers.

9 MR. DURHAM: So the starting staff will be ten.

10 And you're going to have somebody -- because  
11 you said there would be the office worker that will take  
12 in and make the appointments and schedule the  
13 appointments for the students that are looking for the  
14 tutors?

15 MR. B. HWANG: That's correct.

16 MR. DURHAM: Will you be one of the tutors to  
17 start off, or are you going to look just to manage and  
18 not be a hands-on? Are you just running the enterprise,  
19 or are you actually going to be teaching in the  
20 classroom?

21 MR. B. HWANG: I'll be doing both.

22 MR. DURHAM: You'll be doing them both?

23 MR. B. HWANG: Yes, sir.

24 MR. DURHAM: So you'll be teaching plus.

25 Now, if you go away from certified teachers,

1 are you going to use a service for background checks, or  
2 how are you going to take and work out getting your  
3 staff?

4 MR. B. HWANG: Of course I will be contracting  
5 a service to provide the background information, and  
6 beyond that I would rely on resume's and character  
7 references and professional references as well.

8 MR. DURHAM: Thank you.

9 MAYOR STRAUSS: Thank you, Mr. Durham.

10 Mr. Walsh?

11 MR. WALSH: Thank you, Mayor.

12 Good evening. How are you?

13 MR. B. HWANG: A little nervous. Thank you.

14 MR. WALSH: That's logical to be nervous.

15 Don't be concerned with that.

16 I have a few questions about the building. You  
17 know, one of our concerns here always is to not have  
18 these businesses extend out into the neighborhood, extend  
19 out onto Columbus Parkway and other areas.

20 You said that the people who occupy the first  
21 floor currently have a lease --

22 MR. B. HWANG: That's correct.

23 MR. WALSH: -- is that correct?

24 MR. B. HWANG: Yes, sir.

25 MR. WALSH: How long is that lease into the

1 future? When does that lease expire?

2 MR. B. HWANG: The lease agreement is still in  
3 effect for another three years.

4 MR. WALSH: Another three years.

5 How many parking spaces are they entitled to  
6 with their lease?

7 MR. B. HWANG: Right now it is essentially --  
8 the lease, the lease dictates a first come, first serve  
9 sort of basis. It's, in effect, just falling apart  
10 simply because of the prolonged vacancy.

11 MR. WALSH: Hold on one second.

12 MR. B. HWANG: OK.

13 MR. WALSH: First come, first serve. How many  
14 people are in that first floor?

15 MR. B. HWANG: Right now there are a total of  
16 five cars.

17 MR. WALSH: Five cars. So first come, first  
18 serve. There's 19 spaces. It's not a problem.

19 MR. HWANG: It's not a problem.

20 MR. WALSH: But when you put another facility  
21 in there -- do they have in their contract a number of  
22 spaces that they are afforded, that they're allowed to  
23 have?

24 MR. B. HWANG: Not to my recollection, no.

25 But --

1 MR. WALSH: How about the owner; do you know?

2 MR. K. HWANG: Actually, there's two tenants.

3 MAYOR STRAUSS: Sir, if you could approach the  
4 podium.

5 MR. K. HWANG: Presently there's two tenants.  
6 Each tenant have two cars allowance.

7 MR. WALSH: OK. So the current tenants are on  
8 the first floor. How many employees, about, in there?  
9 Five, you said, on the first floor now?

10 MR. K. HWANG: Off my head, it's about three  
11 each office.

12 MR. WALSH: OK. So six people. And they're  
13 entitled to four spaces. So that leaves you -- minus the  
14 handicap spaces, which may have to be changed around --  
15 with 15 spaces. And you're having ten teachers.

16 Now, your son had said that he would park in  
17 the municipal parking lot behind Sheridan bowling alley.  
18 But, you know, several other applicants have come here,  
19 even recently, and also told us that they would use that  
20 municipal parking lot to park when asked about parking.  
21 So that municipal parking lot can't become a catchall for  
22 everybody who comes here.

23 MR. K. HWANG: I know. One optimistic point  
24 is, by the time the children come to study is the time --

25 MR. WALSH: And that is a private parking lot,



1 by the way.

2 MR. K. HWANG: -- the time my office tenants  
3 back to home. So . . .

4 MR. WALSH: So you're saying that the current  
5 people that are there leave.

6 MR. K. HWANG: They generally stay up to 4:00  
7 o'clock.

8 MR. WALSH: And your people start at 3:00. OK.  
9 And they're not there on Saturdays; is that correct?

10 MR. K. HWANG: No.

11 MR. WALSH: OK. I wonder if I can ask your son  
12 again.

13 You're currently an educator?

14 MR. B. HWANG: By trade, but not by  
15 certification.

16 MR. WALSH: So you don't have a certification  
17 to teach.

18 MR. B. HWANG: No, sir.

19 MR. WALSH: Have you ever taught anywhere?  
20 When you said by trade, where did you teach?

21 MR. B. HWANG: I've taught in private settings,  
22 mostly in the homes of the parents and the students.

23 MR. WALSH: So you private tutored in people's  
24 houses.

25 MR. B. HWANG: That's correct.

1 MR. WALSH: OK. Have you ever run a school or  
2 a business before, you personally?

3 MR. B. HWANG: I have run a business, but not a  
4 school, no.

5 MR. WALSH: What kind of business?

6 MR. B. HWANG: This business was a -- well, to  
7 be more descriptive, right now I am operating a private  
8 consultancy. I consult in branding and marketing and  
9 graphic design. In the past, in 2008, I attempted  
10 starting a drop-off location for a courier service out in  
11 Queens. And ultimately I moved away from that venture.  
12 And so, on a more official appearance, it is that one  
13 business.

14 MR. WALSH: OK. How many people do you  
15 think -- how many students do you think you'll have at  
16 one time a year from now?

17 MR. B. HWANG: That's -- it's a difficult  
18 question to answer.

19 MR. WALSH: Because opening the door you're not  
20 going to have any. But a year from now, what do you  
21 plan? You must have a business plan.

22 And by the way, you gave us this resumé, and  
23 it's very nice, but you gave it to us now and we don't  
24 have the opportunity to read it. So, you know, it's  
25 always good if you could give it to us a day or two

1 before. And it shows quite a bit about your history, but  
2 I can't read it. So, you know.

3 MR. B. HWANG: I apologize for that.

4 MR. WALSH: A year from now, what is your plan?  
5 How many people will be in that building, in that  
6 basement, at one time?

7 MR. B. HWANG: At one time, I would really hope  
8 to have a total of 85 students at any given time.

9 MR. WALSH: 85 students.

10 MR. B. HWANG: That would be roughly 100  
11 percent occupancy, not including the teaching staff.

12 MR. WALSH: OK. Now, the main floor of the  
13 building, three years from now, what do you expect to do  
14 with that? You know, in other words, we have to see into  
15 the future and understand what's going to go in there  
16 and, again, to prevent things from overflowing into the  
17 neighborhood. Would you like to occupy the whole  
18 building for a school?

19 MR. B. HWANG: Yes. That's correct.

20 MR. WALSH: That's your plan?

21 MR. B. HWANG: That is correct. I intend to  
22 take over the entire building. And as the leases expire  
23 for the two tenants I would also -- I intend to take over  
24 those whole spaces as well.

25 MR. WALSH: OK. You know, there are Fire

1 Marshal requirements and such when you're beyond 50  
2 people. You're aware of that, right?

3 MR. B. HWANG: Yes.

4 MR. WALSH: OK. I have no other questions at  
5 this time.

6 MAYOR STRAUSS: Thank you, Mr. Walsh.

7 You know, our concern is of many. One of them  
8 is, as Mr. Walsh mentioned, the overflow into the  
9 neighborhood. Right at the south end of your parking lot  
10 starts a residential community there, and we don't want  
11 that to be negatively impacted, overly negatively  
12 impacted, by 85, 100 students. We wish you success;  
13 however, there's a compromise there.

14 What kind of assurances could you give us that  
15 your students, the parents dropping off, will -- what we  
16 did with the previous applicant is we asked them to put  
17 on their web site and on their paperwork that they  
18 utilize the parking lot in the back and not the streets  
19 of our Village for dropping off and picking up.

20 Can you go along the same route and give us  
21 those assurances?

22 MR. B. HWANG: Yes. One of the standardized  
23 procedures that I will be employing for in-taking new  
24 students will be to have a face-to-face consultation,  
25 with myself or a manager, with the parent regarding the

1 student. In that time I will instruct that the parents  
2 are not to arrive before the class actually ends. And  
3 along the same line, the classes themselves will also be  
4 staggered by schedule so that it allows for there not to  
5 be a sudden crowding of cars on any street.

6 The other thing that I can do is to list on the  
7 web site and on any promotional material that will cover  
8 such details of the same matter.

9 MAYOR STRAUSS: All right. Now, you mentioned  
10 the municipal parking lot by Sheridan bowling alley. I  
11 think that you might have misunderstood, because there's  
12 a municipal lot right around the corner from your  
13 building on Pershing, not the one on Sheridan bowling  
14 alley. I believe it's theirs. So it might be,  
15 obviously, a little closer. And hopefully you can  
16 utilize that parking lot, rather than reaching out to  
17 Sheridan bowling alley and jumping in that lot. And also  
18 mention it maybe to your students, that they could avail  
19 themselves of that lot, if your lot is full, rather than  
20 parking in the neighborhood.

21 Mr. Pereira.

22 MR. PEREIRA: Thanks again.

23 Prior to this, what was the use of the basement  
24 when it was occupied? Perhaps even before your father...

25 MR. DiPROPERZIO: Office space.

1 MR. PEREIRA: Do you have any idea how many  
2 employees there were in the building at that time?

3 MR. B. HWANG: Unfortunately, the last time  
4 that that space was occupied was about four or five years  
5 ago and so . . .

6 MR. PEREIRA: Right. Before you purchased the  
7 building.

8 MR. B. HWANG: That's correct.

9 MR. PEREIRA: Perhaps the residents may have a  
10 better idea.

11 You know, I have to tell you that certainly I  
12 appreciate your drive and your optimism. This certainly  
13 seems to me, from someone who has been in education for  
14 22 years, very ambitious. And we get a number of  
15 applications here -- I would say two or three a year --  
16 on tutoring after school programs. We have a Kumon  
17 operation right down the block. We have several other  
18 small enterprises. And a number of them never got off  
19 the ground or, if they did, you know, not for long.

20 So, you know, what makes you think that you can  
21 fill this space with 85 students and 20 instructors in a  
22 year?

23 MR. B. HWANG: One of the advantages that are  
24 unique to this space is that -- well first of all, as I  
25 mentioned before, this particular location is as optimal

1 as you can get for a facility of this nature.  
2 Furthermore, I think that the size is a great marketing  
3 asset because there is an inherent connection to  
4 legitimacy and to authenticity when you approach a  
5 facility that is operating in a space that can actually  
6 fill. And I think that the size is also representative  
7 of the ambition, as you said, the nature of, the variety  
8 of the courses that are available as well.

9 And the other thing is that I personally know  
10 among my friends two people who have worked as either the  
11 director or an executive manager in other tutoring  
12 businesses. I also know many people who have tutored on  
13 their own as well. And I also believe that my proximity,  
14 the home where I live right now, and my experience  
15 attending Roslyn High School, alongside a number of  
16 contacts that I have through churches and other religious  
17 organizations that I am familiar with, many of them live  
18 in the Long Island area. And I also have previous  
19 parents whose children I've taught who live in that area  
20 as well who can make numerous references and even -- what  
21 would the word be -- even add to this center by working  
22 maybe on a part-time basis or helping out in  
23 administrative duties.

24 MR. PEREIRA: OK. Now, I think our biggest  
25 concern -- you know, your business plan is your business

1 plan. Really, you're the one who is taking the chance.  
2 We're not here to decide whether you're going to fail or  
3 succeed.

4 I think our biggest concern certainly is going  
5 to be the safety. And that certainly is something that  
6 will certainly be our Building Department and Fire  
7 Marshal. And you're certainly going to have to answer to  
8 them. But our biggest concern -- at least my biggest  
9 concern -- is parking and volume of cars.

10 Now, you're saying five to 18 year olds.  
11 Seventeen and 18 year olds drive.

12 MR. B. HWANG: That's correct.

13 MR. PEREIRA: And so many of them may drive  
14 themselves there. And mom and dad is not going to drop  
15 them off. And they're going to need to park. And again,  
16 we go back to the 19 spots. And you have a dozen  
17 employees. And you have the other dozen or so employees  
18 on the first floor. And these spots start to run out  
19 very, very quickly. And your best intention to have  
20 people park off the street may be very well and good, but  
21 at the end of the day that kid is coming down from  
22 Roslyn, or from Jericho, or from Mineola, is going to  
23 park where he sees a spot, which could be in front of a  
24 home on Columbus. So that's my biggest concern.

25 The other concerns, in terms of safety and all



1 of that, will certainly have to be addressed by other  
2 agencies.

3 What licensing process is there in New York  
4 State -- because I'm not familiar with it -- to open up a  
5 tutoring center? Is there a licensing process, or you  
6 just open up like any other business? Is it similar to a  
7 daycare? What kind of . . .

8 MR. B. HWANG: Licensing standards only exist  
9 for schools that are recognized as such by the Board of  
10 Education. As such, tutoring services and tutoring  
11 businesses are actually not regulated by the Board of  
12 Education.

13 MR. PEREIRA: OK. Thank you.

14 MAYOR STRAUSS: Thank you.

15 Any other comments?

16 MR. WALSH: Yes, Mayor. I wonder if I could.

17 You know, this does seem a little aggressive to  
18 me. It seems to be quite large to me for the size of  
19 that building. And I'm thinking about when the first  
20 floor opens up and you intend to increase the size of the  
21 population of the school. And if you're going to have 85  
22 people at one time if you do well in the basement, how  
23 many people can currently occupy the first floor? And  
24 maybe that's a question for the architect.

25 How many people can occupy the first floor; do

1 you know?

2 MR. DiPROPERZIO: Well, yes. From a strictly  
3 code standpoint, it depends on what type of occupancy you  
4 have.

5 MR. WALSH: Depends how they set up the  
6 classrooms --

7 MR. DiPROPERZIO: It's one person for every 20  
8 square feet, if it was --

9 MR. WALSH: Comparatively to the basement and  
10 the first floor, what's the square footage?

11 MR. DiPROPERZIO: Well, they're exactly the  
12 same.

13 MR. WALSH: So you can have the same number.  
14 You could have 85 people downstairs and you could have --

15 MR. DiPROPERZIO: If the layout was identical,  
16 yes.

17 MR. WALSH: Yes, if the layout was identical.  
18 So --

19 MR. DiPROPERZIO: If you have more lab spaces,  
20 then the occupancy goes up to one to 30.

21 MR. WALSH: Yes. OK. I get it. But that  
22 seems to be quite aggressive for a building like that.

23 Now, it's on Jericho Turnpike. It's zoned for  
24 it. But again, there are people here that live on that  
25 block and, you know, it's easy to say here -- and we see

1 often people say here -- Well, I won't allow it. But  
2 it's hard to police that. It's hard to enforce that.  
3 People are going to pull up and drop their kids off and  
4 stop on Jericho Turnpike, or wherever is convenient for  
5 them. And some people will, rather than go back to where  
6 they live, sit outside, listen to the radio, read a book,  
7 and sit in their car, you know. And so my biggest  
8 concern is encroaching on the neighborhood. So I just  
9 want to let you know that that's a concern.

10 MR. DiPROPERZIO: I would also point out that,  
11 if that day arrives, they would have to come back before  
12 this Board to get a Special Use Permit to extend, I  
13 believe; right, Dan?

14 MR. WHALEN: Yes.

15 MR. WALSH: But if that day doesn't arrive, and  
16 the lease is up, they're still going to lease the first  
17 floor to somebody. They're not going to leave it vacant.  
18 So it will be occupied.

19 MR. DiPROPERZIO: It will have to be office  
20 space.

21 MR. WALSH: Yes. Office space, or whatever.  
22 But it will be a lot of people in that small building in  
23 my, you know, opinion. Thank you.

24 MAYOR STRAUSS: Any other comments from the  
25 Board?

1 All right. Mr. Hwang, I'll ask you to have a  
2 seat and we'll open up to public comment. And if there  
3 are any questions from the public, I ask that you jot  
4 them down and we'll answer them at the end of the public  
5 comment.

6 MR. B. HWANG: Very well.

7 MAYOR STRAUSS: Thank you, sir.

8 Anybody in the first row? Second row? Third  
9 row?

10 MR. PENNACCHIO: Nick Pennacchio, 241 Columbus  
11 Parkway, Mineola.

12 Good evening, Members of the Board, Mayor.

13 MAYOR STRAUSS: Evening, sir.

14 MR. PENNACCHIO: I do have some concerns, and I  
15 appreciate the Members of the Board and the Mayor  
16 bringing these up as well because it is true that parking  
17 on Columbus Parkway tends to be a problem when there are  
18 businesses at the end of the corner of Columbus Parkway  
19 and Jericho Turnpike. In previous times there have been  
20 several businesses there and parking has been a problem  
21 because that parking lot fills up very fast and staff  
22 members of that building then park on Columbus Parkway.  
23 It's fun to come home from work at 6:00 o'clock in the  
24 evening and find no parking on your block, can't park in  
25 front of the house. It's happened in the past. I see it

1 possibly happening with this business as well.

2 There are, what, 20, 19 spots in the lot?

3 Their staff members are going to be parking there. I'll  
4 bring up the point of the matter of parking of prior  
5 businesses at that location, where those folks that  
6 worked there did not take advantage of the parking lot on  
7 Pershing and Columbus Parkway, that municipal lot. They  
8 refused to walk the one block to park their cars, but  
9 would rather park in a residential spot, and those spots  
10 were taken until 6:00, 7:00 o'clock, 8:00 o'clock at  
11 night. So that is a concern that will happen, will  
12 continue to happen, and will also happen once that first  
13 floor is reoccupied. After the three-year lease, another  
14 business comes in. What's going to happen with those  
15 folks working there? Where are they going to put their  
16 cars?

17 Also concerned with the amount of traffic. And  
18 you're right, 17 and 18 year olds do drive. And they're  
19 going to be driving to this tutoring spot. And they're  
20 going to be parking in the locations, residential  
21 locations. And they also may find themselves a little  
22 heavy on their foot on the gas coming down Columbus  
23 Parkway. It's also a possible concern.

24 I'm also concerned about the maintenance of the  
25 building. I know this is a new owner of the building

1 taking over September, October, but the prior owner  
2 apparently did not do such a good job in maintaining the  
3 outside. There's a lot of garbage. There are a couple  
4 of -- I don't know what the name of these trees are, but  
5 there are a lot of itchy balls hanging out on the  
6 sidewalk. And if it wasn't for the snow you'd see them  
7 up against the side of the building and the fence. So my  
8 concern also is maintenance.

9 There's also several flags of cement that have  
10 been pushed up. Going to mail a letter during the  
11 daytime, you have to be very careful where you walk.  
12 Otherwise you'll be tripping, falling and possibly  
13 breaking a bone. But there are several flags that need  
14 to be fixed.

15 You have a lot of students. After classes are  
16 over, after the tutoring sessions are over, if they're  
17 waiting for their parents, they may be milling around. I  
18 don't know if they'll be having food, or whatever.  
19 Certainly that is a concern, of dropping their garbage on  
20 the ground. Somebody needs to be there to maintain that,  
21 make sure that that stuff, the garbage, is not flying  
22 down the street.

23 And I was concerned also, just wondering about  
24 the experience for such a business of the new owner. How  
25 could he claim for the future that this is going to be

1 successful without having run a business like this? All  
2 right?

3 We're going to have a lot of children.  
4 Wondering in regards to certifications. I believe Mr.  
5 Pereira also mentioned that, the certifications of the  
6 business. You know, you hear names such as Kaplan, and  
7 there are others, that have been around for years. I  
8 imagine they need some sort of certification to run such  
9 an educational business. I don't know if there's some  
10 requirements for the new owners of this new business.

11 Summer schedule. School is out during the  
12 summer. But I imagine you're going to have children  
13 there maybe taking classes for SATs, or advancement in  
14 their regular classes during the coming year. Are there  
15 going to be a lot of students during the summer?

16 And I believe that might be all the questions  
17 that I have, because I know the Village did a great job  
18 in asking a lot of the questions that need to be asked.

19 Thank you for the opportunity.

20 MAYOR STRAUSS: Thank you, sir.

21 MR. PEREIRA: Thank you.

22 MAYOR STRAUSS: Anybody else in the third row?  
23 Fourth row? Fifth row? Sixth row? Seventh row? Anyone  
24 else?

25 Mr. Hwang?

1 MR. DiPROPERZIO: I'd just like to point out,  
2 relative to the parking issue, that we have an existing  
3 basically 16,000 square foot building, 8,000 square feet  
4 on each floor, that is currently CO'd for business use.  
5 So the two levels -- the existing building is obviously  
6 existing nonconforming, in that the number of actual  
7 parking spaces that are provided no longer comply with  
8 the current code requirements if we were going to build a  
9 new 16,000 square foot office building today.

10 So the real issue, I think, is if you take into  
11 account that we're going to have ten instructors and the  
12 children up to 16 years old have to be driven to the  
13 facility by a parent because they can't drive, then the  
14 only additional traffic that there possibly would be  
15 would be these 17 and 18 year olds that can drive on  
16 their own, in addition to the tenant-teachers.

17 So I don't think the increase in parking or  
18 traffic is that much more drastic than if the building  
19 was fully occupied as an office facility for 16,000  
20 square feet. That's my point.

21 MAYOR STRAUSS: It's still something we have to  
22 deal with.

23 MR. DiPROPERZIO: Yes.

24 MAYOR STRAUSS: And be concerned with.

25 MR. DiPROPERZIO: My office is on 499 Jericho.



1 We deal with the same thing. But fortunately we have a  
2 municipal parking lot right behind us. But we do require  
3 that our employees park in the municipal lot and the  
4 parking lot for visitors.

5 MAYOR STRAUSS: OK. Thank you.

6 There was a question about the certifications.  
7 I believe that was addressed a little bit earlier, that  
8 there aren't certifications for a tutoring class. But  
9 you are going to do background checks and you are going  
10 to utilize professional references and things to make  
11 sure that the people that you hire are of the quality  
12 that you would want them to be representative of  
13 yourself.

14 But can you talk a little bit about the summer  
15 schedule? You know, obviously you had given us a Monday  
16 to Saturday 10:00 to 8:00. Is that going to increase  
17 during the summer, decrease during the summer, or are  
18 those going to be the hours?

19 MR. B. HWANG: In the summer the hours would  
20 only be shifted to earlier in the day. I would not  
21 operate to 9:00 in the summer. I don't think any student  
22 or any parent will want their child to suffer through  
23 that kind of a schedule.

24 And to speak to the prior point about parking  
25 and the concern about the later-aged teenagers who have

1 the condition of being able to drive and have a car at  
2 their access, my motivation and my ambition with this  
3 program is actually to focus more on the grades leading  
4 up to 12th grade, the grades leading even up to 10th  
5 grade, because that is what I believe to be the most  
6 formative years.

7 That said, I really hope that my intent with  
8 starting with SAT and with incorporating college  
9 preparation is because it is something that is -- it is a  
10 necessity for continuing your educational pursuit into  
11 undergraduate levels. But I'm really focused more on  
12 forming great, high quality and really constructive,  
13 self-constructive, and constructive to others, a learning  
14 philosophy for these students as well as -- and, as such,  
15 there will not be such a high percentage of the 17 or 18  
16 year olds who can and will drive on their own.

17 MAYOR STRAUSS: Thank you.

18 Any other comments from the Board?

19 MR. PEREIRA: One more question, Mr. Hwang.

20 Will you plan on putting some kind of signage  
21 on the Jericho side of the building? In other words, you  
22 know, the building kind of faces the parking lot. But  
23 will there be any sign indicating the business on the  
24 Jericho side of the building?

25 MR. K. HWANG: That must be some --

1 MAYOR STRAUSS: If you'd come to the podium.  
2 Thank you.

3 MR. K. HWANG: What you say signage is not a  
4 great signage, is not necessary.

5 MR. PEREIRA: I'm just saying you would have to  
6 go to Mr. Whalen and apply for a permit. But do you  
7 plan -- I would assume you want -- one of the benefits of  
8 being on Jericho would be the visibility.

9 MR. K. HWANG: I try to put a small sign on the  
10 corner of Columbus and Jericho Turnpike. There is some  
11 diagonal area. That's the only I consider.

12 MR. B. HWANG: Well, actually, if I might speak  
13 to that. The majority of classes offered for after  
14 school are not operated on site and, as such, the norm is  
15 actually not to look for signage for a building of this  
16 sort of operation. I personally actually think that such  
17 a large sign would be a bit tacky. And my father and I  
18 have discussed this before. And I have actually  
19 recommended not to go with any signage on the exterior of  
20 the building.

21 MAYOR STRAUSS: Should you decide otherwise,  
22 you need to adhere to the Village Code.

23 MR. B. HWANG: Of course.

24 MAYOR STRAUSS: Thank you.

25 One other question. There was a lack of

1 property maintenance question, or concern. Could you  
2 address that for us?

3 MR. K. HWANG: I'm able to answer.

4 MAYOR STRAUSS: Sure. By all means.

5 MR. K. HWANG: Yes. The one neighbor mentioned  
6 about poor, our look, and some sort of poor maintenance.  
7 The first time I bought the building I put -- outside  
8 wall has been torn apart. I put a new wall and I even  
9 put some renovation, some poor things. Because the  
10 previous building owner have not have any revenue, the  
11 collection of rent, last four-and-a-half years. So I'm  
12 sure she pay about \$85,000 real estate tax every year  
13 without any tenancy. It is a serious problem.

14 But I -- right after I closed the buying the  
15 building I spent a serious amount of money to restore the  
16 best look as possible. Everybody know that that building  
17 right now, it came in perfect condition.

18 So but, nevertheless, my trial, people,  
19 neighborhood, indicate some poor area or poor management,  
20 I will restore as quickly as possible.

21 MAYOR STRAUSS: Thank you.

22 Yes, sir?

23 MR. WALSH: I would like to ask you a question.

24 Do you have a landscaper or somebody who plows  
25 your snow and shovels your sidewalks on a steady basis?

1 MR. K. HWANG: Yes.

2 MR. WALSH: What's the name of that company?

3 MR. K. HWANG: It's a person who owns it, Mike  
4 Handler, who maintains the building and gardening and  
5 snow plowing.

6 MR. WALSH: OK. He does the snow plowing.  
7 Because some, you know, commercial properties have not  
8 been shoveling their snow. We just want to make sure  
9 that you understand that, no matter what happens here,  
10 it's a good idea to keep the sidewalks clear because the  
11 Village is on top of that stuff. I just wanted to let  
12 you know.

13 MR. K. HWANG: Thank you.

14 MAYOR STRAUSS: Thank you. Any other comments?

15 All right. Gentlemen, I'm going to entertain a  
16 motion from the Board to close the hearing and reserve  
17 decision. We need to await the Nassau County Planning  
18 Commission on their decision.

19 But in the event that you are successful in  
20 this, I ask you to become part of the neighborhood.  
21 Don't trample on the neighborhood, become part of it.  
22 Embrace them, embrace us, and we'll embrace you. And  
23 reach out, if you are successful, to the Chamber of  
24 Commerce. And they can also guide you and help you.  
25 They're a great partnership with the residential

1 community here. I encourage you to do that.

2 I'll entertain a motion to -- any other  
3 comments, sir?

4 MR. DiPROPERZIO: No.

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

7 MR. PEREIRA: Motion.

8 MAYOR STRAUSS: Motion by Trustee Pereira.

9 MR. WALSH: Second.

10 MAYOR STRAUSS: Second by Trustee Walsh.

11 Mr. Scalero, any --

12 MR. SCALERO: No.

13 MAYOR STRAUSS: All in favor?

14 MR. DURHAM: Aye.

15 MR. PEREIRA: Aye.

16 MR. CUSATO: Aye.


17 MR. WALSH: Aye.

18 MAYOR STRAUSS: Aye.

19 Any opposed?

20 So carried.

21 \* \* \*  
22 This is to certify that the within and foregoing is a  
23 true and accurate transcript of the stenographic notes as  
24 recorded by the undersigned Official Court Reporter.  
25 \* \* \*

  
PATRICIA A. TAUBER, RPR  
OFFICIAL COURT REPORTER

- Board of Trustees Hearing of 2/18/2015 -

I N D E X

SUBJECT

PAGE

464 Jericho Turnpike

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69 East Jericho Turnpike

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