

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE
BOARD OF TRUSTEES

ORIGINAL

April 15, 2015
6:30 o'clock p.m.

B e f o r e:

SCOTT P. STRAUSS,
Mayor
PAUL A. PEREIRA, Deputy Mayor
PAUL S. CUSATO,
GEORGE R. DURHAM,
DENNIS J. WALSH,
Trustees.

JOHN P. GIBBONS, ESQ.
Village Attorney

DANIEL WHALEN
Superintendent of Buildings

GIACOMO A. CICCONE
Treasurer

JOSEPH R. SCALERO
Village Clerk

PATRICIA A. TAUBER, RPR
Official Court Reporter

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INC VILLAGE OF MINEOLA

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: Good evening, ladies and
6 gentlemen.

7 Mr. Scalero, I believe you're up.

8 MR. SCALERO: "Legal Notice, Public Hearing,
9 Incorporated 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, April 15, 2015 at 6:30 p.m. at the
13 Village Hall, 155 Washington Avenue, Mineola, New York
14 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 Edward W. Dickman, Architect,
18 for a Special Use Permit pursuant to Chapter 550 of the
19 Code of the Incorporated Village of Mineola, entitled
20 'Zoning,' Section 550.12, entitled 'B-1 Districts,'
21 Subsection (B), entitled 'Special Uses,' for the purpose
22 of converting a portion of retail space in order to host
23 parties on the mezzanine level upon the property known as
24 275 Jericho Turnpike, Mineola, New York, known and
25 designated on the Nassau County Land and Tax Map as

1 Section 9, Block 391, Lot 115.

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

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

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

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

16 "Dated March 6, 2015."

17 MAYOR STRAUSS: Thank you, Mr. Scalero.

18 Mr. Whalen, notifications been made?

19 MR. WHALEN: Yes, Mayor. We have the requisite
20 Affidavits of Mailing. That's been notarized. There
21 were 89 mailed, 64 returned and two went unclaimed.

22 MAYOR STRAUSS: Great. Thank you.

23 Mr. Gibbons, anything on your end?

24 MR. GIBBONS: No, Mayor.

25 MAYOR STRAUSS: Great.

1 Ladies and gentlemen, this will be the format
2 for this evening's meeting, like they always are: The
3 applicant will make their presentation, they'll interact
4 with the Board, and then we'll open up to public comment.

5 I ask that anyone approaching the podium speak
6 clearly, slowly, for the court stenographer, and state
7 your name and address for the record.

8 Anybody representing the applicant like to come
9 forward?

10 MR. DICKMAN: Mr. Mayor, Members of the Board,
11 my name is Edward Dickman.

12 MAYOR STRAUSS: Excuse me. A little louder, if
13 you could.

14 MR. DICKMAN: Mr. Chairman, Members of the
15 Board, my name is Edward Dickman, Architect, 10 Grace
16 Avenue, Great Neck, New York. I'm representing Great
17 Neck Games and Mr. Victor Hatami, the owner of those
18 games, for the application before you this evening.

19 This building was built about three,
20 three-and-a-half years ago. It got a C of O for use.
21 And what happened was some of Mr. Hatami's neighbors and
22 friends wanted to be able to have some kind of functions
23 there.

24 We have a mezzanine upstairs which accommodates
25 2,500 square foot. It's sprinklered and alarmed. It's

1 got two sets of stairs out of the building. And so we
2 wanted to be able to utilize it for small parties for the
3 operation of the building.

4 Mr. Hatami is here this evening to give you an
5 overview of what he is, how long he's been here, what
6 they do, and I would like to present him to make the
7 presentation to you.

8 MAYOR STRAUSS: Sure.

9 MR. HATAMI: Thank you, Ed.

10 Good evening, gentlemen. My name is Victor
11 Hatami. My address is 5 The Crest, Woodbury, New York
12 11797.

13 I have been a business owner in Mineola for the
14 last 33 years. My company does party production, rent
15 and sell video games, pinball machines and party props.

16 As technology has changed we have adjusted our
17 business accordingly. There is no more demand for
18 pinball machines and video games as used to be. As you
19 know, if you carry a phone you have all the games, and if
20 you have a computer you can play all the games without
21 purchasing them.

22 So we renovated our store in 2013. We obeyed
23 all the rules and regulations that we were supposed to
24 do. And we believe that we have a great building in
25 Mineola.

1 Since we renovated our place our taxes got more
2 than double. We pay approximately over \$10,000 a month
3 real estate tax, school tax, and so on. We were promised
4 when we started building that our taxes would be
5 grandfathered for ten years, but last year we got our
6 bill which was doubled up. We went to the county and
7 they told us that Mineola School opted out and there's
8 nothing you can do about it and you got to pay the taxes.

9 So we were looking for more revenue. When my
10 grandchild was born we did a small party -- one year
11 birthday party for her over there -- and it was very,
12 very successful. And since then people ask us to do
13 small party over there. So in order to have extra
14 revenue we did some of those parties, which is very, very
15 small. And then we got some bar mitzvahs, little ones,
16 so on. So we've been very successful doing it, and we
17 really need the revenue to exist.

18 We've been very, very good in this town. We
19 help all the charities, schools, hospitals, Fire
20 Department, Police Department. We have currently four
21 people working for us from immediate residents, Mineola.
22 And we support all the businesses here. I would like to
23 be here another, hopefully, 33 years. So we would like
24 to get permission from you guys to operate.

25 MAYOR STRAUSS: All right. Anything else you

1 need to say, or are you done with your presentation?

2 MR. HATAMI: That's about it.

3 MAYOR STRAUSS: I have a couple of questions
4 for you, Mr. Hatami.

5 MR. HATAMI: Sure.

6 MAYOR STRAUSS: We appreciate your choosing
7 Mineola 33 years ago. I don't know when Great Neck Games
8 actually appeared over there. I'm sure somebody else on
9 the Board remembers.

10 What are your hours of operation for the
11 parties?

12 MR. HATAMI: Normally most of them are on a
13 weekend, some may be on Friday, and we usually do it from
14 6:30 to 9:30, 10:00 o'clock.

15 MAYOR STRAUSS: What about Saturdays and
16 Sundays?

17 MR. HATAMI: That's -- mostly on a weekend, not
18 on a weekday. What I'm saying to you is Saturday and
19 Sunday.

20 MAYOR STRAUSS: I'm sorry.

21 So Saturday you wouldn't have any afternoon
22 parties. You would only have evenings from 6:30 to 9:30?

23 MR. HATAMI: Most of them would be evening,
24 yes.

25 MAYOR STRAUSS: Most of them. So what time do

1 you open in the day?

2 MR. HATAMI: We open up 9:00 a.m.

3 MAYOR STRAUSS: 9:00 a.m. on Saturdays?

4 MR. HATAMI: Correct.

5 MAYOR STRAUSS: And Sundays?

6 MR. HATAMI: Sunday we're closed.

7 MAYOR STRAUSS: OK. So you wouldn't have any
8 parties scheduled, or you have no business hours
9 scheduled for Sunday, but if there's a party you'll open?

10 MR. HATAMI: Correct.

11 MAYOR STRAUSS: How big are the parties? Is
12 there a limit? Ten, 15 kids, 20 kids?

13 MR. HATAMI: It varies between -- we don't do
14 anything less than 20, and it goes up to 75.

15 MAYOR STRAUSS: Seventy-five?

16 MR. HATAMI: Correct.

17 MAYOR STRAUSS: Wow. What age groups are we
18 talking about?

19 MR. HATAMI: Usually we have one year birthday
20 parties, which people come in, maybe they are 12, 13
21 years old. Some adults come with them sometimes.

22 MAYOR STRAUSS: OK. Where are all these people
23 going to park?

24 MR. HATAMI: I have 19 spots in my parking
25 spot. All the parking that we do is valet parking. And

1 also, I made a deal with next door neighbor, the bank.
2 And they have almost 30 spots, because valet parking. So
3 between the two spots we have 50 parking spots. And
4 those valet parking, when they come in, they can even
5 double park and so on -- you know how valet is -- meaning
6 in our lots.

7 MAYOR STRAUSS: Right.

8 MR. HATAMI: And I have a paper from the bank
9 stating that I can park over there.

10 MAYOR STRAUSS: Explain the valet service to
11 me. I know how it operates, but where are they going to
12 be situated? Are they going to be situated in front of
13 your building, in front of the bank?

14 MR. HATAMI: No. No. Inside the parking.

15 MAYOR STRAUSS: Inside your parking lot.

16 MR. HATAMI: Correct.

17 MAYOR STRAUSS: All right. So how are the cars
18 that are being valeted -- are you going to valet cars in
19 the bank lot?

20 MR. HATAMI: Correct.

21 MAYOR STRAUSS: So when somebody pulls into
22 your parking lot --

23 Because there's a fence separating, I think,
24 your property from the bank's property.

25 MR. HATAMI: Correct.

1 MAYOR STRAUSS: -- how are the cars getting
2 from your property to the bank's property?

3 MR. HATAMI: They drive.

4 MAYOR STRAUSS: They go around through the
5 neighborhood?

6 MR. HATAMI: Correct.

7 MAYOR STRAUSS: And all the way back.

8 All right. I'll let some of the other trustees
9 go.

10 Mr. Pereira?

11 MR. PEREIRA: Thank you, Mr. Hatami, and good
12 evening.

13 Could we ask for you to enter that letter that
14 you have from the bank into the record, please?

15 MR. HATAMI: Sure.

16 MR PEREIRA: Good. So that it becomes part of
17 the permanent record.

18 (Said letter was marked Exhibit A by Mr.
19 Scalero and is located at the end of this transcript.)

20 MR. PEREIRA: Now I know that, obviously,
21 you've been around here almost as long as I've been
22 around here. So I remember Great Neck Games. And
23 certainly you're a fixture in the community. And we
24 appreciate that. And we thank you for choosing to do
25 business in Mineola and for the improvements that you've

1 made on your building.

2 I do have to say that I was on the Board when
3 you came before us last time. And although you do paint
4 a very rosy picture, there were some issues back then.
5 There were some issues with compliance. And there were
6 occasions where there were problems, I believe, with the
7 Fire Marshal as well because of separation in the walls.
8 But that's in the past.

9 But I certainly do want to bring to light there
10 were some issues with closing the garage door on
11 Wellington, and the fence and the bushes in the back.
12 And so let's tell the full picture of the history.

13 But nonetheless, the building is there. The
14 building is beautiful. You do keep a nice, clean place,
15 and it certainly beats, you know, having an empty lot
16 there.

17 However, there are a few questions in regards
18 -- and although this is not within our purview, but I'd
19 still like to know where you stand with this.

20 Have you had to, then, go before the Fire
21 Marshal once again, or will you have to get approval from
22 Nassau County if we do allow for these parties? Does
23 that change your use as far as the Fire Marshal is
24 concerned? Because now you are having assemblies.
25 You're having public assemblies. Does that change? Did

1 | you have to go, or do you have to go to Nassau County?

2 | MR. HATAMI: After you guys give me the OK,
3 | then I have to go, yes.

4 | MR. PEREIRA: OK. And you're saying that that
5 | room upstairs meets code with 75 people? I mean, I
6 | haven't been in there. But looking from the outside,
7 | you're allowed to legally have 75 people in the facility?

8 | MR. HATAMI: I believe so. The amount of
9 | square footage I have, I think --

10 | MR. PEREIRA: Yes. But the Fire Marshal at
11 | some point would tell you what your maximum capacity is.

12 | MR. HATAMI: Correct. Correct.

13 | MR. PEREIRA: OK. Now obviously, when you run
14 | the operation that you've been running until now, you
15 | have minimal refuse that you produce. Now once you're
16 | having parties for up to 75 people you're bringing in
17 | pizza boxes and food and putrescible waste and all that.
18 | What are we doing to address that? Because currently
19 | you're not producing a lot, except for maybe paper and,
20 | you know, office-type of garbage. But now you're going
21 | to be producing cups and soda cans and bottles and pizza,
22 | pizza boxes and sandwiches and cake and all of that..

23 | MR. HATAMI: Right. We have made arrangement
24 | with the people, people who collect our garbage, to come
25 | and collect.

1 MR. PEREIRA: So you have a private carter.

2 MR. HATAMI: Correct.

3 MR. PEREIRA: So this will continue to be

4 done --

5 MR. HATAMI: Correct.

6 MR. PEREIRA: -- privately. It will not be put
7 on the curb and we don't have to look at it.

8 MR. HATAMI: Correct.

9 MR. PEREIRA: Great.

10 Now Sunday parties. You know, I have three
11 young children. I'm always throwing parties, you know.
12 And it's very unusual to have a Sunday party because
13 usually it's a family day. Sunday evenings, kids have
14 school the next day.

15 How many Sunday parties do you expect or have
16 you had? Is there a high demand for Sunday parties?

17 I mean, it's really a lot to ask the neighbors
18 to go from allowing a business that's been operating six
19 days a week to now operate seven days a week. Many
20 people on Sunday have friends over, barbecues, picnics,
21 and it's really an inconvenience when you may potentially
22 have 75 people all of a sudden invading the neighborhood,
23 if you will.

24 Is that something that you would be willing to
25 perhaps negotiate? I mean, your business is closed on

1 Sunday. Are you going to open it on purpose for a
2 two-hour party?

3 MR. HATAMI: My business is seven days a week,
4 24 hours.

5 MR. PEREIRA: Right, because you have parties
6 off site.

7 MR. HATAMI: Correct.

8 We do approximately 25 to 30 parties average a
9 week, and a lot of them are on Sundays, even though the
10 office is closed, but our warehouse is open and our
11 trucks are going in and out all these years. And we
12 don't get much for Sunday, like you said, but we do get
13 some.

14 MR. PEREIRA: OK. Now just for clarification
15 because, again, I was on the Board and I don't know what
16 -- just so that I can educate myself.

17 You were promised that your taxes would be
18 abated for ten years? Who promised you that?

19 MR. HATAMI: It was supposed to be
20 grandfathered.

21 MR. PEREIRA: And what entity promised you
22 that?

23 MR. HATAMI: Honestly, I don't know. Two
24 people came in from the county when we went to apply when
25 we were doing. They told us that we going to do it for

1 ten years, grandfather. And then, when we got the bill
2 we went there and we said, This is not what we were
3 promised. And they said, Yes. We did promise you this.
4 But the school opted out, and we're not going to do it.

5 MR. PEREIRA: Because I don't know that
6 problem.

7 OK. I'll pass it on.

8 MAYOR STRAUSS: Mr. Cusato?

9 MR. CUSATO: Thank you, Mayor.

10 Good evening, sir.

11 MR. HATAMI: Good evening.

12 MR. CUSATO: You know, I'm a little annoyed
13 here. You know, we gave you permission to open up a
14 building, but you went and engineered it into a yard.
15 Then you decided you're going to have parties on your
16 own.

17 Why would you do that? How many parties have
18 you had since you opened this?

19 MR. HATAMI: Your Honor, we had several
20 parties.

21 When I started doing parties I did go here, to
22 town, and I asked for application to have -- they said,
23 What do you need the application for? I said, I will
24 need it to do parties what I'm going to do. So they
25 said, Well, if you want to do the parties -- exact word I

1 don't remember, but they told me that, Why don't you do
2 what you're doing till we tell you when you need to come
3 to us. And when I got the notice that I should come to
4 do the parties, so I came here and obey. Everything that
5 they told me I obey.

6 MR. CUSATO: So someone told you that it's OK
7 to have parties until we say no; is that what you're
8 saying?

9 MR. HATAMI: Honestly, when I went over there
10 they told me, You don't need to fill out the application
11 yet till you hear from us. Then, when I heard from you
12 guys, I came. I obey all the rules, everything that you
13 told me, yes.

14 MR. CUSATO: OK. So now you have two stairways
15 to get from the first floor up to your mezzanine level.

16 MR. HATAMI: Correct.

17 MR. CUSATO: And I guess they exit through the
18 side door. There's no back door, Right? So they exit
19 onto Wellington.

20 MR. HATAMI: There is back doors.

21 MR. CUSATO: What? There is a back door?

22 MR. HATAMI: Yes.

23 MR. CUSATO: All I see is, like, a garage door.
24 I don't see a back door. Do they not -- let me just --

25 MR. DICKMAN: There is a --

1 MR. CUSATO: Looks more like a garage door,
2 like a bay door, as opposed to an open door.

3 MR. DICKMAN: No. There's an exit door in the
4 back.

5 MR. CUSATO: Where?

6 MR. DICKMAN: There's an exit door in the back.

7 MR. CUSATO: OK. OK. I'm not going to --

8 MR. DICKMAN: And there's an exit door on the
9 side.

10 MR. CUSATO: OK. OK.

11 MR. WALSH: Right here.

12 MR. CUSATO: Where? That's not a door.

13 Again, now looking at your plans, on page A3 it
14 shows Proposed Mezzanine.

15 MR. DICKMAN: Yes, sir.

16 MR. CUSATO: OK. Now, if you look to the
17 bottom corner, it says Proposed Cellar. What is that all
18 about?

19 MR. DICKMAN: There was an existing cellar
20 there under the old building, before we renovated the
21 building --

22 MR. CUSATO: OK.

23 MR. DICKMAN: And we put a cellar under the
24 warehouse when we built the warehouse.

25 MR. CUSATO: OK.

1 MR. DICKMAN: So that's what's there right now.

2 MR. CUSATO: Then it shouldn't say proposed.
3 It should say -- right? I mean, the far right corner,
4 you see it says proposed?

5 MR. DICKMAN: That was --

6 MR. PEREIRA: The original plan.

7 MR. DICKMAN: -- the plan that was submitted
8 when we got the approval for the warehouse.

9 MR. CUSATO: OK. OK. I'm just trying to find
10 out what's going on here.

11 MR. DICKMAN: It's there already.

12 MR. CUSATO: OK. OK.

13 I see you have bathroom facilities up on the
14 top floor for -- and that's enough for 75 people?

15 MR. DICKMAN: We have two bathrooms. We have
16 two separate bathrooms that are available for the people
17 that come there. Yes, sir.

18 MR. CUSATO: OK.

19 All right. Thank you, Mayor.

20 MAYOR STRAUSS: Thanks, Mr. Cusato.

21 Mr. Durham?

22 MR. DURHAM: You mentioned that the hours of
23 operation of the parties would end at 9:30. Though, yet
24 I know firsthand, living over there, I pulled out one
25 night and at about 11:00 o'clock at night there were cars

1 double-parked right in front of you, and there were about
2 15 cars outside of the building waiting for people at
3 11:00 o'clock, about maybe between 11:00 and ten after
4 11:00, for a party to exit on a Saturday night. So I
5 know the 9:30 time is not to be held true. If you're
6 having parties there --

7 MR. HATAMI: This definitely is possible that
8 sometimes it's ten to 10:00, 10:30 at night.

9 MR. DURHAM: OK. Because I was going to say
10 that night I didn't see anything with valet parking
11 because, like I said, I saw everybody that was just the
12 parents waiting. And like I said, they were
13 double-parked on Jericho. I drove around. And that was
14 one of the things, because I called to try and find out
15 what was going on there that all the people were there
16 waiting for. And that was one of the reasons we found
17 out about some of the parties going on.

18 MR. HATAMI: Right. Sometimes the parents come
19 to pick up their child. You know, a bunch of them, you
20 know, come in as a rule. Somebody will pick them up.

21 MR. DURHAM: We can't have them double-parked
22 on Jericho Turnpike.

23 MR. HATAMI: Right. I can make sure of that,
24 that they come to the parking lot.

25 MR. DURHAM: That's all I have.

1 MAYOR STRAUSS: Thank you.

2 Mr. Walsh?

3 MR. WALSH: Yes. Thank you.

4 Good evening. How are you tonight?

5 MR. HATAMI: Thank you.

6 MR. WALSH: The 2,500 square feet that you
7 spoke about, that's the area that's going to be used for
8 the parties, or that's the entire area of the inside of
9 the property?

10 MR. HATAMI: No. No. Just --

11 MR. DICKMAN: That's the mezzanine.

12 MR. WALSH: That's the mezzanine, 2,500 feet.

13 MR. DICKMAN: Yes, sir.

14 MR. WALSH: So you will be having your parties
15 strictly in the mezzanine level; is that right?

16 MR. HATAMI: Correct.

17 MR. WALSH: And you're saying that you're going
18 to have up to 75 children. So 20 to 75 children, we have
19 to think about 75. That sounds quite large to me for
20 that area.

21 Now let's talk about parking. I didn't get a
22 chance to see this letter from the bank. I don't know if
23 it says exactly how many parking spaces you're going to
24 get from the bank. Does it say?

25 MR. HATAMI: It does not say, but they're

1 giving us the parking lot after their hours any time that
2 we need it.

3 MR. WALSH: When they close they're going to
4 allow you to use their parking lot.

5 MR. HATAMI: Correct.

6 MR. WALSH: What time do they close on
7 Saturday?

8 MR. HATAMI: Saturday 1:00 o'clock.

9 MR. WALSH: So from 1:00 o'clock Saturday. And
10 Sunday, all day Sunday.

11 MR. HATAMI: Sunday they're not open.

12 MR. WALSH: You can use their parking lot.

13 And how many spaces do you think they have? I
14 don't think they have 50.

15 MR. HATAMI: Actually, we counted. They have
16 exactly 30.

17 MR. WALSH: They have 30 spaces. OK.

18 How many spaces do you have?

19 MR. HATAMI: We have 19.

20 MR. WALSH: Nineteen. But I also see quite
21 often your trucks parked there, and they take up not only
22 the bay doors but then other spaces that are in the back
23 of your property. So you can't always use 19 of your
24 spaces; is that correct?

25 MR. HATAMI: The 19 space is parking spot. The

1 three trucks that I have, they parking in the bay. Has
2 nothing to do with that. And also --

3 MR. WALSH: When they park in the bay they cut
4 off those back parking spaces so you can't pull into
5 them.

6 MR. HATAMI: Correct. But because most of my
7 trucks are all out on Saturday and Sunday doing the
8 deliveries and so on. When we have a party and so on we
9 make sure that our truck is not there.

10 MR. WALSH: OK. So then when the trucks come
11 back -- you see this -- well, everything is vague.

12 MR. HATAMI: Correct.

13 MR. WALSH: Believe me. And that's --

14 MR. HATAMI: I understand what you're saying.

15 MR. WALSH: Well, for example, let me just say
16 this: All your trucks are out when the party is going
17 on. When the party comes back the trucks pull into where
18 the bays are and they block off a lot of those parking
19 spaces.

20 How do those people get out of those parking
21 spaces when the trucks are there?

22 What I'm saying is a lot of those spaces can
23 not be utilized for your party.

24 MR. HATAMI: Correct. But again, I have a
25 parking lot next door to me which holds 30 spots.

1 MR. WALSH: The back.

2 MR. HATAMI: The back.

3 MR. WALSH: OK.

4 MR. HATAMI: When you have valet parking, the
5 30 spots come to about 50, 60, because they double park
6 the car and they triple. Whatever they have to do to
7 fit.

8 MR. WALSH: And the bank is OK with this? You
9 can utilize our parking lot . . . OK. And the bank is OK
10 with you filling up this parking lot.

11 MR. HATAMI: Correct.

12 MR. WALSH: OK. Good. But, you know, I
13 personally go to parties, family parties and such, and I
14 never valet park my car, ever. Many other people are
15 like me. They don't valet park their car. They --
16 please let me finish. They would park into the
17 neighborhood. And if it was 20 people, that's 20 people.
18 You're talking about 75 people. There are going to be
19 cars that overlap into Marcellus and, you know,
20 Wellington at every one of these parties.

21 What do you think about that?

22 MR. HATAMI: OK. About 80 percent of the party
23 that I do are kids under 12 years old.

24 MR. WALSH: Oh. OK.

25 MR. HATAMI: So they do not come in -- we never

1 have 70 cars or 50 cars. Maybe we have 20, 30 maximum,
2 maximum. And with those parking spots we have plenty,
3 plenty of room.

4 You have to remember where I'm located. I'm
5 located next to Jericho Terrace. I'm located next to
6 Chaminade. Across the street is the Portuguese.

7 MR. WALSH: Across the street and down the
8 block.

9 MR. HATAMI: Right.

10 MR. WALSH: You don't have to explain it to me.

11 MR. HATAMI: I know.

12 Compared to what they do, and what I do is not
13 even comparison. I am hosting mostly kids. Maybe we
14 have ten adults in these parties.

15 The only time that you can question me about
16 the parking -- which the gentleman was right -- is when
17 they come to pick up the kids. Yes. They might park in
18 front of Jericho turnpike, which I'm not objecting it,
19 but I can make a sign, putting it over there, and have
20 people to exit from the parking lot, which I have the
21 exit door, and people go in there. I have absolutely no
22 problem with parking.

23 MR. WALSH: OK. Now, just slow down one
24 second. You have absolutely no problem with parking.
25 The neighbors may have problems with your parking. But

1 if I can just say, just listening to your statements
2 now -- and you are correct, there is Chaminade there that
3 brings a lot of cars to the area. The Portuguese club
4 uses the back of their building and the Chaminade parking
5 lot next to them, but that brings a lot of people there.
6 So now you are looking to throw another 75 people with --
7 depending upon how many -- please -- depending on how
8 many cars there are. We don't know. And it just seems
9 to be a lot to absorb for that neighborhood, in my
10 opinion.

11 MR. HATAMI: You're 100 percent right. But I
12 do not, never, ever have 75 cars.

13 MR. WALSH: No. No. I understand that.

14 MR. HATAMI: Maximum maybe 20. Maximum.

15 MR. WALSH: OK.

16 MR. HATAMI: Because like I said --

17 MR. WALSH: Again, that's vague. Please, I
18 understand what you're saying. Thank you very much.

19 How many employees does it take to handle 75
20 children?

21 MR. HATAMI: We have approximately four to
22 five.

23 MR. WALSH: Four to five people up there.

24 Do they walk or do they drive to your location?
25 How do they get to your location?

1 MR. HATAMI: Actually, two of them live right
2 next door to me, Wellington.

3 MR. WALSH: OK.

4 MR. HATAMI: And they walk.

5 MR. WALSH: These first parties that you have
6 had, you said the first one was for your granddaughter.
7 I can see that. You own the building. That's great.
8 But then you had a few other parties.

9 How many people were at those other parties
10 that you've had prior to having permission to have, if
11 you follow what I'm saying.

12 MR. HATAMI: I would say average about 40, 50.

13 MR. WALSH: Forty or 50 people. And you have
14 -- your statement was -- let me find this.

15 You had said that, Why don't you do what you're
16 doing with that business until you get the permit, or
17 till you fill out paperwork, or something like that. I
18 don't follow that.

19 MR. HATAMI: Honestly, what I'm telling you is
20 the truth. I --

21 MR. WALSH: I don't doubt that.

22 MR. HATAMI: I started doing parties and I went
23 to get application through the town.

24 MR. WALSH: From the Village here.

25 MR. HATAMI: From the Village.

1 And they asked me, What do you need the
2 application for? I told them I want to do parties over
3 there. And they told me, Well, start doing it till we
4 let you know when you need to -- I don't want to put
5 anybody in trouble.

6 MR. WALSH: No. You're not getting anybody in
7 trouble.

8 Here's what I want to know: You just said
9 somebody from this Village -- from the Building
10 Department, I imagine -- told you to go ahead with your
11 parties and then, down the road, you'll get the
12 paperwork.

13 Do you know who that was who told you?

14 MR. HATAMI: I know who it is, but I don't want
15 to mention the name.

16 MR. WALSH: OK. That's another part of this
17 story that seems to be quite vague to me, you know. If
18 you don't want to mention the name, and you don't want to
19 mention it, then why did you mention it? You know.

20 MR. HATAMI: Well, you asked me why I did it.

21 MR. WALSH: No. You came here and told us
22 that.

23 MR. HATAMI: Correct.

24 MR. WALSH: OK. I would say that's about all I
25 have for now. Thank you very much.

1 MAYOR STRAUSS: Thank you, Mr. Walsh.

2 Any other comments from the Board?

3 MR. PEREIRA: Yes, if I may again.

4 MR. HATAMI: Sure.

5 MR. PEREIRA: You know, as many people know,
6 I'm a history teacher. And in history that was called
7 revisionist history, when people kind of make up the
8 stuff that happened in the past.

9 I have a letter here addressed to you, December
10 30, 2014, from the Building Department, from the
11 Superintendent of Buildings, the only person that really
12 matters. And if I could just read you the last
13 sentence -- I'm sure you have this letter -- it says:
14 Until such time kindly cease and desist, underlined, from
15 hosting these gatherings.

16 There's nothing confusing about that. I don't
17 care what anybody else told you. This is an official
18 letter sent to you in response to your letter that you
19 sent here. So it's pretty clear that it says: Such
20 activity is a violation of the Village of Mineola Zoning
21 Code and should cease immediately.

22 There's not a lot of ambiguity. And listen,
23 what's gone is gone, but it's the old, you know, the boy
24 who cried wolf kind of story/fable where you keep telling
25 us one thing but the facts point to something else. And

1 you may be very honest. Obviously you're a very
2 successful businessman. You have run a great business
3 and, as I said before, we commend you for that. We do
4 not have any other complaints except, you know, you came
5 before us a couple of years ago for one thing. You
6 didn't fulfill that. Then you kind of fulfilled it. Now
7 you're coming before us for something else and, as
8 somebody mentioned before, are you going to come before
9 us in two years? Are you going to have adult parties
10 there? Are we going to have weddings all of a sudden?
11 Are we going to have catering trucks? Are we going to
12 have live bands, music? What is this going to turn into?
13 It's difficult for us, and the residents, to take you at
14 your word -- and I'm not certainly suggesting that you're
15 lying -- but it's difficult for us to take you at your
16 word when our experience has been different.

17 So if you understand the position that we're
18 in, we're here to defend the residents and to defend the
19 business owners. You pay taxes and you have rights. You
20 certainly have rights. But you don't have the right to
21 abuse those rights.

22 So for me, I certainly would like to have some
23 guaranties from you in writing about the type of parties
24 that you're going to have, the type of parties you're not
25 going to have, the size of these parties, the times of

1 these parties, and many other conditions. Because you're
2 right, maybe it's 12 to 13 year-olds now. But what about
3 if somebody wants to have a small wedding, a 50 person or
4 75 person wedding? Now you have a band or a DJ. You
5 have a caterer. You have flowers. You have all kinds of
6 things. You're not going to turn down 10, 15, 20
7 thousand dollars. That's my concern.

8 So you may have been told my somebody to
9 continue, and that's fine. That's -- I'm not contesting
10 that. I wasn't there. That's between you and the person
11 who told you that. What I know is legally you got a
12 letter with our seal and the signature of our
13 Superintendent of Buildings that said cease and desist.

14 MR. HATAMI: Correct.

15 MR. PEREIRA: OK? So that's the only thing
16 that counts.

17 MR. WALSH: Mayor, just one more thing.

18 How many square feet was the addition? Do you
19 know?

20 You did an addition a few years ago. How many
21 square feet, out of the 2,500 square feet, was that
22 addition?

23 MR. DICKMAN: It was about 8,000 square feet.

24 MAYOR STRAUSS: Excuse me, sir. If you could
25 come up to the podium, I'd appreciate it. Sorry.

1 MR. DICKMAN: It was approximately 8,000 square
2 feet for the whole building, including the mezzanine at
3 that time. So it was about 5,600 feet on the first
4 floor, which was the size of the building that was there
5 that we renovated. It was lot line to lot line.

6 MR. WALSH: Thank you.

7 MAYOR STRAUSS: Mr. Hatami, are you going to
8 have a DJ there? What kind of noise are you going to be
9 generating at night in the summer when people have their
10 windows open?

11 MR. HATAMI: Right. I understand. All the
12 time that I did party I had one complaint, one gentleman
13 came in. I think he lives next to Chaminade.

14 MAYOR STRAUSS: Marcellus Road.

15 MR. HATAMI: Marcellus, right.

16 And complained about noise. And since then I . . .

17 (Mr. Hatami hands document to Mr. Scalero.)

18 MR. HATAMI: I went in -- that night the air
19 conditioning didn't work. It was about 8:00, 8:30 at
20 night. I wasn't there, but they told me that the air
21 conditioning stopped working so we opened the windows and
22 so on, and this gentleman said that the sound was
23 bothering him at 8:30 at night.

24 So since then I went ahead and I spent about
25 \$10,000. I put the sound system in that place which

1 sealed everything. All the windows, and so on, they're
2 soundproof. And I have neighbors next door to me, across
3 from me, so on. I don't know, since then, which was in
4 October, I don't think anybody heard sounds or anything
5 like that.

6 MAYOR STRAUSS: OK. Thank you.

7 MR. HATAMI: So there is no DJ or anything like
8 that. We control the sound system.

9 MAYOR STRAUSS: OK. Any other questions from
10 the Board?

11 MR. PEREIRA: Just to clarify something about
12 what I said before -- and perhaps this was a bit
13 confusing -- at times what we have allowed applicants to
14 do is, if their application is in the process of being
15 before this Board, then we do allow them to continue
16 their use until they're heard here. But prior to that,
17 in other words when you're in violation and you get a
18 cease -- like a stop work order -- you have to stop.
19 Then, once you put your application in -- in that period
20 that it takes you between the application and to be here
21 tonight -- there then may be some flexibility where we
22 allow you to finish the parties.

23 But certainly I want to be clear that at one
24 point you got a letter that said, you know, cease and
25 desist, which then prompted you to file your application

1 once you got this letter.

2 MR. HATAMI: Correct.

3 MR. PEREIRA: OK. I just wanted to be clear.

4 But I do appreciate the sound system that you put in.

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

7 All right. Thank you sir.

8 We're going to open it up to the public comment
9 now. I ask that you jot down any questions that might be
10 asked of you from the public.

11 Anybody wishing to approach the podium will do
12 so in order. Again I ask you -- you can have a seat, sir
13 -- that you speak clearly, state your name and your
14 address for the record, and direct your questions and
15 comments to us.

16 Anybody in the third row? Third row. Fourth
17 row?

18 Yes, sir?

19 Sir, you need to come to the podium, please.
20 Thank you.

21 MR. ARELLANO: My name is Cesar Arellano. I
22 live at 262 Wellington, which is right across where this
23 building is. And several times we find these cars that
24 they are all over. We don't know what's going on. We
25 have some guests that come to the house, they don't even

1 have a place where to park because the vehicles from the
2 building, they are parked there.

3 Also, the noise. Now the gentleman said that
4 he put some noise barriers and soundproof the building,
5 but the noise is quite loud.

6 So definitely our concern with this 75
7 gathering party there. You mentioned you have 50, or up
8 to 50 people that might park there, and then you said
9 there's only 20 people that drop there. So you have
10 actually more room than you say that you --

11 MAYOR STRAUSS: Sir, if you could talk to us,
12 that would be great.

13 MR. ARELLANO: Sure. It seems to me that the
14 figures don't really match, 75, then 20, ten, and the
15 trucks. But we live across. So we are affected greatly.
16 And we like to know that -- make sure that if this is
17 approved that there's not going to be anybody that's
18 parking in the street. I mean, we have restrictions, as
19 a resident, from Monday to Friday we can't even park
20 there and then we're going to have somebody just going
21 there and parking there on weekends when we are --

22 MAYOR STRAUSS: Sir, we can't stop people from
23 parking legally on the street. Anybody can park there
24 legally. What we're trying to look to address is that
25 nobody abused people's curbs, driveway aprons aren't

1 blocked and things of that nature. That's one thing.
2 But people can park on the street. But that's one of the
3 concerns we have here about the parking issues. That's
4 why we brought them up.

5 MR. ARELLANO: No. Absolutely. That's
6 justifiable. However, if you're going to have 75 people
7 that's coming here every weekend, that's a problem. It's
8 not like sporadically we do have people from the
9 hospital, and they have restrictions, and they come and
10 they park here and there. But if it's going to be every
11 weekend it is a problem.

12 MAYOR STRAUSS: OK. When was the last time you
13 had a problem with the noise from that building?

14 MR. ARELLANO: Well, they haven't had -- I
15 guess that was, like, last October. Not this year,
16 because I haven't seen anything.

17 MAYOR STRAUSS: OK.

18 MR. ARELLANO: But I would say -- the other
19 thing is, in the second floor, where they're going to
20 have these parties, there are large windows that looks to
21 our bedroom. And at this point I don't know if they have
22 any -- are they going to put anything that covers the
23 windows? Because we are always looking at the window.
24 And frankly, you know, it's a privacy issue at this
25 point.

1 MAYOR STRAUSS: Sir, are you the first house
2 south on Wellington Road?

3 MR. PEREIRA: But across the street.

4 MR. ARELLANO: I'm the second house.

5 MAYOR STRAUSS: You're on the east side, but
6 you're the second house.

7 MR. ARELLANO: The second house.

8 MR. PEREIRA: Mr. Arellano, if I may ask you,
9 how has the parking -- how long have you been there?

10 MR. ARELLANO: I live there 28 years.

11 MR. PEREIRA: OK. So before they did the
12 renovation, you were already there.

13 MR. ARELLANO: I was there.

14 MR. PEREIRA: How has the situation changed,
15 for the better for the worse, since 2013?

16 MR. ARELLANO: We used to have a problem with
17 the trucks.

18 MR. PEREIRA: Right.

19 MR. ARELLANO: That was a severe problem. And
20 that I can say that it's better because they got moved to
21 the building.

22 MR. PEREIRA: OK. And how about the parking in
23 general now? Have you noticed a difference since they've
24 expanded the business? Is it the same? Is it --

25 MR. ARELLANO: Some of the workers, at some

1 point they start parking their vehicles there and it was,
2 like, if you didn't put the cars on the street it was
3 just, like, there was no way to park because --
4 especially in the summertime it gets -- I don't know
5 why -- it gets really busy down that corner there.

6 So we have three vehicles. So we have to be
7 juggling the vehicles back and forth, back and forth to
8 be able to get into the house. Normally we don't have
9 that problem if there's no additional vehicles. But if
10 they start parking all those vehicles there, then we have
11 to go out and try to park down the block to get a space.

12 MR. PEREIRA: Understood.

13 MAYOR STRAUSS: Thank you.

14 MR. ARELLANO: Thank you.

15 MR. HATAMI: May I answer?

16 MR. PEREIRA: No. At the end.

17 MAYOR STRAUSS: At the end. At the end. If
18 you can write down any questions they may have.

19 Anybody else in the fourth row?

20 Yes, ma'am?

21 MS. DeJESUS: Diana DeJesus, 440 White Road,
22 Mineola. Please forgive the phone.

23 I actually came here for a whole other reason
24 and I realized this is not the time or place, so I
25 figured I'd chime in with this.

1 Great Neck Games, if you check their web site,
2 they are advertising 5,200 square feet of usable event
3 space, multi-level space, private parking lot, private
4 restrooms, state of the art lighting and audiovisual
5 system. And their services include corporate cocktail
6 parties, conferences, food and wine tastings, meetings,
7 holiday parties, product launches, screenings, tech
8 events and fashion shows, private events including
9 cocktail parties, etcetera.

10 So I would just encourage that maybe you
11 clarify.

12 MAYOR STRAUSS: Yes. They don't do everything
13 on site. They do a lot of their business off site.

14 MS. DeJESUS: But this is listed under their
15 events space --

16 MAYOR STRAUSS: OK. We'll take a look at that.

17 MS. DeJESUS: -- Implying --

18 MR. PEREIRA: Good to know.

19 MS. DeJESUS: -- that that could happen.

20 So I guess that's it.

21 May I ask one question? I would not veer off
22 subject.

23 MAYOR STRAUSS: Sure.

24 MS. DeJESUS: When is the appropriate time to
25 come to speak to the Board about commuter parking?

1 MAYOR STRAUSS: Commuter parking? The first or
2 third Wednesday, about 7:30.

3 MS. DeJESUS: OK.

4 MAYOR STRAUSS: Or you can call my office and
5 I'll call you.

6 MS. DeJESUS: OK. Because I've come to many,
7 but I seem to always catch those hearings, Village Green,
8 or --

9 MAYOR STRAUSS: Call my office tomorrow.

10 MS. DeJESUS: OK. Thank you very much.

11 MAYOR STRAUSS: Fourth row. Anybody else in
12 the fourth row? Fifth row? Fifth row? Sixth row?

13 Sir?

14 MR. SULLIVAN: Good evening. My name is John
15 Sullivan, 228 Wellington Road, Mineola.

16 Mayor, how are you? I saw you about 45 minutes
17 ago stuck in a fire truck on Sayville Road with
18 Chaminade's traffic.

19 MAYOR STRAUSS: Yes.

20 MR. SULLIVAN: I've lived here for 30 years
21 now. It will be 30 years in July. We've had an ongoing
22 battle with Great Neck Games on this block with the
23 parking. It dates back to Warren Brinker and John
24 Colbert, fighting tickets.

25 He's holding parties. There are bars set up.

1 There are catering trucks out front. Trustee Durham, I
2 called and complained. I'm one of the reasons that this
3 is going on tonight.

4 I walk my dog. You saw me walking my dog. On
5 Saturday night he has adult parties in there. You can't
6 park on the street. I pay my taxes for 30 years. I
7 can't park between 9:00 and 3:00. I got four cars. OK?
8 We're jockeying cars. I'm a valet parker. I don't need
9 his cars all the way down my block, and they are. And
10 you saw what went on that night.

11 His trucks are parked on Jericho Turnpike
12 during his parties, across the street and in front of his
13 building, illegally on Sundays still, but we don't have
14 code enforcement on Sundays --

15 MAYOR STRAUSS: We have law enforcement. You
16 can contact --

17 MR. SULLIVAN: -- For the parking.

18 MAYOR STRAUSS: You can contact 911,
19 absolutely.

20 MR. SULLIVAN: OK.

21 MAYOR STRAUSS: And I encourage you to do so.

22 MR. SULLIVAN: Right. We have trouble pulling
23 out of Wellington. This has been an ongoing battle for
24 30 years. OK?

25 He's holding parties. There's a green catering

1 truck outside bringing food in like you see in the city.
2 There's bars set up. This was adults. This wasn't
3 children. These were adults. There were cars -- I'm 228
4 Wellington. I'm one house off of Jackson Avenue. I
5 didn't get the letter. My neighbors told me about it. I
6 had cars from his party parked in front of my house. I
7 want to park in front of my own house one or two days a
8 week.

9 We have Chaminade. My sons went there. They
10 have events every weekend, alumni and all of that.
11 Jericho Terrace has valet parking. My friend George sold
12 his house and went out east because he couldn't live on
13 Horton Highway anymore. I don't want to sell my house.
14 I've been a here a long time. My kids were born here.
15 OK? I don't think it's right.

16 And he's already doing it without a permit.
17 I'm going to build a three story addition on top of my
18 house, rent it out. And if you come after me, we'll
19 discuss it. Is that fair?

20 MAYOR STRAUSS: That's why we're here.

21 MR. SULLIVAN: Right. So -- and I remember the
22 original hearings, speaking to who's now Senator Martins.
23 He wanted a party room back then. And you guys said no,
24 I'm pretty sure. So nothing has changed. OK?

25 The side of his building where the grass is,

1 take a ride over there. There's garbage all over.
2 Everybody else's utility strip is clean till you get
3 there. There was a broken bottle on the side of his
4 building for a month. I walk around there every night
5 with the dog.

6 So like you said, history repeats itself. And
7 that's what we have here tonight, history repeating
8 itself. He's taken it upon himself to run another
9 business out of his business without the authorization.
10 And I don't believe anybody from the Village said that,
11 because I've had dealings with the Building Department
12 through the years. I just don't believe it. Leopards
13 don't change their spots, guys.

14 Please, we need help. We don't need more cars
15 on Wellington. We can't park in front of our own houses
16 now.

17 Thank you very much.

18 MAYOR STRAUSS: Thank you, Mr. Sullivan.

19 MR. WALSH: Excuse me, Mr. Sullivan. Excuse
20 me. When is it you saw --

21 MR. SULLIVAN: Saturday nights. He holds the
22 parties at night on the weekends. And the last party he
23 had there was a giant drape about halfway across his
24 showroom. The trucks were across the street and the
25 garage door was open. He has 12 spots, not 19. I can

1 count. OK? He has 12 lined spots, the two in the back
2 and two of them are handicapped. If you're going to do
3 valet parking, there's only one egress to that parking
4 lot in and out. You're going to get 75 cars in and out
5 of there? Houdini couldn't get 75 cars in and out of
6 there picking kids up. So that's why you see them
7 double-parked on Jericho.

8 My kids are trying to turn out. My wife is
9 trying to turn out. We can't leave our own block when
10 these things go on. It's just not fair. But it's mostly
11 on the weekends at night. And there are DJs in there.
12 There was a DJ in there the one night. And it's in the
13 front. He cleans all the machines out. You know when
14 it's going to happen because you see them on Saturday,
15 during the day they push all the machines out of the
16 front room, and that's when you have the parties.

17 And you can refute that. I should have videoed
18 it. That's probably what I should have done, but I
19 called the Building Department. They said they sent
20 somebody to speak to him. And that was all I really
21 heard the end of it. And then, of course, Trustee Durham
22 saw it and here we are tonight. OK.

23 So this has been going on for a long time and
24 it's on his web site. Contrary to what he told you, kids
25 parties, he's catering everything under the sun that will

1 bring money. You're right. If you come with money, you
2 can play. And that's not fair to the people who live
3 there. We live there 24/7. We're not there during the
4 day, you know, for a few hours and it's my business and
5 stuff. I owned businesses for a long time. But he's not
6 a good neighbor, I can tell you that much, and never has
7 been in the whole time he's been there.

8 Thank you.

9 MAYOR STRAUSS: Thank you, Mr. Sullivan.

10 We'll go back to the fifth row.

11 Yes, sir?

12 MR. PONTOLILLO: Mayor, Board of Trustees, my
13 name is George Pontolillo. I live at 240 Wellington
14 Road.

15 I will try not to repeat things that other
16 people have said, but I'm very concerned with the number
17 of people that he's going to have in that place because
18 I've heard that they're going to have parties with up to
19 a 150 people that that room can accommodate. We can't
20 handle those kind of cars. You guys have already
21 realized that and pointed it out. I mean, he's got a
22 very small parking lot, and we have a lot of parking
23 problems on our block as it is. As John just said, we
24 have restricted parking during the week. You can't put
25 your car in the street between 9:00 and 3:00. I have a

1 long driveway. I have several cars, and sometimes I have
2 to jockey them, park them in front of my house. And when
3 we have a lot of other people out there parking in front
4 I don't have the opportunity to do that and it becomes an
5 inconvenience.

6 Some things I'm concerned about with the
7 parties, A, was food being brought in, and where all that
8 garbage is going to end up going? And is alcohol being
9 served? Do we have a liquor license here that's legit to
10 do that kind of thing?

11 I mean, everybody knows he's already had
12 parties, illegally from what I understand, and we're
13 totally against that. I don't think that that
14 establishment should be doing that. I mean, I've lived
15 on that street for over 42 years. I've lived almost my
16 whole life in Mineola. I came out here when I was five
17 years old. That was Rosner Hardware (phonetic), if
18 anybody remembers. Paul, you might. I don't know.

19 But when Great Neck Games came in we had
20 trouble for years. And I'm sure you're aware of it. I'm
21 not going to go into it. It got cleaned up a bit when
22 they closed that garage door on the side. But I still
23 try to come out on Jericho Turnpike and make a left turn
24 and can't see because his trucks are parked across the
25 sidewalk and blocking your view. And sometimes they're

1 parked in the street. And they're huge. Not to mention
2 noise that we used to hear from when they used to load
3 them, particularly on weekends when you can sleep in on a
4 Saturday in the summer and you may have windows open and
5 they're throwing all their stuff in the vans or trucks or
6 whatever you want to call it.

7 But basically that's all I want to say.

8 MAYOR STRAUSS: Thank you, Mr. Pontolillo.

9 Anybody else in the fifth row?

10 Ma'am?

11 MS. PONTOLILLO: My name is Paula Pontolillo.

12 I live at 240 Wellington Road. My husband just spoke.

13 Everybody has covered pretty much everything
14 that I came here to talk about. I do want to emphasize
15 that our mail carrier said that she went in one day. And
16 there was a lot of music going on. And she was asking
17 what's going on in there. And whoever talked to her
18 said, Oh, go on in. Take a look at it. We have parties
19 in there. And she was told that they could fit up to 150
20 people in there. And she looked at it and she said it
21 was big enough for a wedding to be in there. The music
22 was going. And the guy told her how much it would cost.
23 And, you know, it's wrong.

24 First of all, they didn't have approval for it.

25 And we've lived there 43 years. And they've not been a

1 good neighbor to us at all. And like I said, everybody's
2 covered pretty much everything that I wanted to say. But
3 I want you to know that we're not happy about it and we
4 don't think that he should be approved or allowed to have
5 parties there.

6 Thank you.

7 MAYOR STRAUSS: Thank you.

8 MR. WALSH: Can I ask you a question?

9 MS. PONTOLILLO: Sure.

10 MR. WALSH: Did you just say that your friend
11 told you that she went inside and saw that?

12 MS. PONTOLILLO: Yes.

13 MAYOR STRAUSS: And was that party on the first
14 floor or on the mezzanine floor?

15 MS. PONTOLILLO: I think she said she walked
16 upstairs.

17 MR. WALSH: OK. Thank you.

18 MS. PONTOLILLO: She walked up some stairs and
19 she said the room was huge, and the guy told her that it
20 would fit up to 150 people. That's a wedding. It's not
21 a little party, not for a birthday and not for kids.
22 That's a lot of people.

23 MAYOR STRAUSS: Thank you, ma'am.

24 Anybody else in the fifth row?

25 MR. ARAUJO: Good evening. My name is Fernando

1 Araujo, 255 Wellington Road, Mineola.

2 I'm here to say I no approve the parties there
3 because he have too many cars over there already. Last
4 time I saw a party there somebody parked in front of my
5 house. He came to the back, to the -- to the -- he throw
6 the wiper into the car, from the back. He left. I saw
7 them change the wiper. Then I saw the wiper in the
8 street, but I saw that after the car leaving. He's
9 outside waiting for the Portuguese club, I pass through.
10 The party is there. The person, they went there. That's
11 why that's too many cars already.

12 That's it. Thank you.

13 MAYOR STRAUSS: All right. Thank you, Mr.
14 Araujo.

15 Anybody else in the fifth row? Sixth row?
16 Seventh row? Anybody else?

17 Sir, if you could approach the podium. Come
18 back up. Yes, sir.

19 You obviously heard the concerns of the
20 residents. Go ahead, if you want to talk about what they
21 said.

22 MR. HATAMI: Well, I appreciate that most of
23 you think that I'm a very bad neighbor, and during the
24 last 33 years I give you nothing but grief. But the
25 truth of the matter is right now we have a chandelier in

1 Jericho Turnpike, in Mineola, that people walk around and
2 praise the building. And I'm proud to present Mineola
3 with that building, and your neighbors, my neighbors. It
4 used to be used as a lot. That you're right, I had
5 trucks. When I came to Mineola 33 years ago I was
6 allowed to park the trucks on the street, and after a few
7 years I --

8 MR. WALSH: Excuse me, Mayor --

9 MR. HATAMI: I'm sorry. After a few years,
10 while I was away, they told me that they took the parking
11 signs away and they put down signs that says no standing.
12 So we went in -- at the time Amoco was next to me -- and
13 we rented space from them.

14 It's one thing that you people don't realize,
15 this is a commercial zone area.

16 MAYOR STRAUSS: Sir, direct your comments to
17 me.

18 MR. HATAMI: I'm sorry.

19 MAYOR STRAUSS: Thank you.

20 MR. HATAMI: This is a commercial zoned area.
21 I'm paying \$128,000 a year tax. So if I can't -- if I
22 can't have a party for 50 kids -- I don't have a wedding
23 place. I never did a wedding in my life in my place. I
24 never, never, since I built my building, got a ticket for
25 my trucks or anything else. As a matter of fact, the

1 sign in front of my store that it says "No Standing" was
2 knocked out -- I don't know by a storm or whatever -- and
3 I called the town. I said, please, people are parking in
4 here and my neighbors can not see when they make a left
5 turn. So please bring back the sign. I went three, four
6 times to the town to do so. I do protect the town. I
7 give a lot of business to the community here.

8 MAYOR STRAUSS: Sir.

9 MR. HATAMI: I employ the people to work for me
10 from the town. I'm running a decent operation. So I do
11 not have windows facing this gentleman's home. The
12 windows in the warehouse is 24-feet high on the ceiling.
13 Never he can open them or something. Nobody look at
14 anybody's home because you can't get 24-foot high. So I
15 do not have no windows.

16 I do not park on Wellington. Not one time.
17 Not one time. You keep forgetting that there are five,
18 six other places that do parties. Just the Cornerstone
19 bar, across the street from me, they have -- they come
20 into my parking lot and park over there. And I don't do
21 parties every Saturday night or Sunday night. I did
22 party maybe -- the whole 2015 maybe I did two parties, at
23 the max. So not every Saturday is my cars. That's where
24 we living in. That's where all the stores and bars and
25 chicken place and Jericho Terrace.

1 Chaminade, when we come in Saturday morning, we
2 can't walk over there. Do you think the cars belong to
3 my place? I have a wholesale place. People walk in my
4 store maybe two, three people a day. I do not park --
5 since I put my new building up -- in any street, none of
6 my employees, none of my trucks and so on. I have not
7 got one ticket since I put my new building up.

8 So I am paying your taxes and you're
9 complaining about my business. I appreciate. I
10 appreciate. I don't have no --

11 MAYOR STRAUSS: Sir.

12 MR. HATAMI: -- no broken bottle over there.
13 If it snows, immediately after snow stops we clear up the
14 whole area, the whole entire block over there. If
15 anything happens, we watch for everybody's safety and so
16 on.

17 So please, have a heart. I understand you have
18 a home. I'm a homeowner. I understand your reasons to
19 be upset and so on. But I am having kids over here. You
20 guys telling me I'm doing weddings over there. You ask
21 me, I'm bringing 75 cars. I'm telling you I have a
22 parking spot. I have valet parking. You can go right
23 now and see the signs that I have. And I watch
24 everything that I can do and I'm telling you guys, we
25 need the revenue in order to survive, and that's the only

1 way I can get it. So . . .

2 MAYOR STRAUSS: Sir, I have a question.

3 MR. HATAMI: Sure.

4 MAYOR STRAUSS: There was a comment made about
5 bars. You have an adult party. Have you had any adult
6 parties there?

7 MR. HATAMI: Not to my knowledge.

8 MAYOR STRAUSS: Not to your knowledge.

9 Have you served any liquor in the building?

10 MR. HATAMI: If liquor was served, it was
11 coming in with a licensed caterer that has outside
12 license. I don't have no kitchen facility, none,
13 forever. The only thing I have in my premises is a
14 little microwave oven and a refrigerator.

15 MAYOR STRAUSS: Now the residents -- we
16 certainly appreciate and we certainly understand about
17 your taxes. Businesses pay a huge amount of taxes in
18 Nassau County, New York State, and certainly the Village.
19 But that doesn't allow anybody the right to trample on
20 our neighbors.

21 So what assurances can you give, should this be
22 approved, that you're going to be a good neighbor, be a
23 better neighbor than you are.

24 I know that people can legally park in front of
25 other people's homes. There's nothing we can do about

1 it. But there comes a point where sometimes the patrons
2 of the business trample on the neighborhood. And I
3 totally agree with you, there are other businesses in the
4 community, in that area of Mineola, that do a decent job
5 of trampling on the neighborhoods that they're around
6 because of the parking issues, and they take liberties
7 and they park illegally. And I myself have called 911
8 many times for parking issues that I see in the area when
9 our Village Code Enforcement personnel aren't working.
10 And I encourage everybody to do so themselves.

11 But what assurances can you possibly give that
12 the cars aren't going to be double-parked on Jericho
13 Turnpike or Wellington Road? And I don't know if there
14 are any assurances that you can give, because you can't
15 control everybody that pulls up in their own car. But
16 what would you like to say to the community? Why should
17 we approve this for you, other than because you pay
18 taxes.

19 MR. HATAMI: Like I said, I'm here 33 years.
20 That's a long time. I know some of you are here 42
21 years. And we came a long way. We lived together. And
22 I promised you guys that you don't see any car, any car
23 parked from my business, or the parties that I do, on
24 Wellington or Marcellus. We never, ever, ever use your
25 driveways as our parking spot. And if you tell me we

1 doing it, then you can have all the right in the world to
2 do whatever you want to do.

3 I personally, even when we have 10, 15 cars, I
4 made sure that we have a valet parking. And the bank,
5 the reason the bank allows me to do that -- you know,
6 they not in love with me. So I'm going to tell you what
7 happened. When they built their building they came in,
8 like, almost 14 inches, 16 inches into my property. And
9 I went over there and I asked them, you know, I'm doing
10 these parties and, please, you know, I'm not going to do
11 anything, please give us OK to park in your facility.
12 And they were very, very happy to agree with us. So
13 that's how I got that parking spot. And that parking
14 spot, as small as it is -- and also, in my plan I do have
15 19 parking spots. I'm not lying to you, because I have
16 proof for it. I have 17 spots and two handicapped spots.
17 If I park my truck on Jericho Turnpike sometimes, it's
18 because we go to have Chinese food, or they going to go
19 to Panera to have food or something. The drivers park
20 the car and they go to have lunch. Never my car is
21 parked outside of my parking lot. We solved that problem
22 long, long time ago.

23 Yes, I did have problem with Fire Department.
24 I did have problems closing my driveway, but those are
25 part of building my building. I did what I supposed to

1 do. I obey everything you guys tell me to do. And trust
2 me when I told you it was 100 percent kosher. I did not
3 make stories.

4 And yes, we do events for 500 people, but I
5 don't do it in my place. We do events for all kind of
6 corporate parties and so on. We go as far as London, we
7 go as far as Bermuda, we go as far as Puerto Rico to do
8 parties. I advertise for it. That doesn't mean I'm
9 doing it in my place. And we do rent space also for 500
10 people, if you ask me to do so. We have different places
11 that we get lease and we recommend to people. Yes, we do
12 that. And it's all of those in our web site. And it is
13 not imaginable for me to do that kind of party in 2,500
14 square feet.

15 You people are all intelligent people and so on
16 and, you know, I understand. I appreciate all the
17 problems. But let's -- you told me that you don't have a
18 clear trust in me. I understand how you feel. But all
19 these years, like you said, I'm a business person. I
20 tried to protect my business, and I tried to protect the
21 place that I'm doing business with. So there's under no
22 circumstances that I will do anything to hurt these
23 people or this neighborhood.

24 MAYOR STRAUSS: Thank you.

25 Any other comments from the Board? Mr.

1 Pereira?

2 MR. PEREIRA: Yes. Thank you.

3 Do you have an elevator that goes up to the
4 mezzanine?

5 MR. HATAMI: We have a freight elevator.

6 MR. PEREIRA: So it's ADA compliant, I assume,
7 and the bathrooms and all of that. Because when you came
8 in for an approval it was a different approval. It
9 didn't require public assembly. And again, much of that
10 is outside the purview of this Board. But will there
11 be -- and perhaps your the architect, Mr. Dickman, could
12 answer this. Are there going to be alterations that will
13 have to be made in order to accommodate people with
14 disabilities in the bathrooms, certainly ADA compliant up
15 stairs, Fire Marshal code? All of that will certainly
16 have to change because the use would be changed.

17 MR. HATAMI: Correct. The bathrooms are all
18 handicap access. The freight elevator has to be adjusted
19 in order to bring handicapped people up, yes.

20 MR. PEREIRA: OK. And that's something you
21 have to do --

22 MR. HATAMI: Correct.

23 MR. PEREIRA: -- pending approval.

24 You know, I do appreciate, without a doubt that
25 corner and the corner of the bank looks 1,000 times

1 better than it did five years ago. I don't think anybody
2 will dispute that. That Amoco is not there anymore and
3 the bank certainly looks nice. They put up a beautiful
4 building. You put up a beautiful building. That's what
5 we want. We appreciate that. But as the Mayor said,
6 that doesn't mean that you can certainly -- and you pay
7 \$120,000 or \$130,000. We appreciate that as well. But
8 these people pay taxes as well. And that's what we're
9 here for. We have to balance your needs and wants with
10 our residents' needs and wants.

11 MR. HATAMI: Right.

12 MR. PEREIRA: And I also appreciate the fact
13 that you may not be the only culprit on the block. We
14 understand that. But you're the only one here before us
15 today. So -- and you may get some --

16 MR. HATAMI: Thank you. Thank you very much.

17 MR. PEREIRA: And you may get some residual
18 blame where perhaps you don't deserve it. But the
19 picture that you're painting is that you don't deserve
20 any blame. It's, you know, It wasn't me. And that's not
21 the complete story. I'm not saying it's always you, but
22 it has from time to time. You know, you have 42 years,
23 28 years, 30 years of experience. They're not making it
24 all up either. So yes, it could be a car going to the
25 Portuguese center, or to the Cornerstone, or to

1 Chaminade, but it could be a car going to Great Neck
2 Games also. Let's concede that it could be.

3 MR. HATAMI: Honestly --

4 Mr. Pereira, right?

5 MR. PEREIRA: Correct.

6 MR. HATAMI: If I'm pronouncing it right.

7 -- if I had parties there every weekend, every
8 Saturday, and Sunday, and Friday, I wouldn't be even in
9 to talk to you about it. I have parties very, very rare.
10 I want to do it right. I want to put a sign up there
11 that says I'm housing the party. I'm not going to lie
12 about what I'm going to do. I'm going to -- I want to be
13 protected, because I pay tremendous amount of insurance
14 and so on. So I'm not going to risk my building and my
15 business to do something that small scale.

16 So what I'm doing is trying to raise my income
17 in order to survive in this place, and I'm trying to do
18 it the right way. That's why I'm here tonight. So you
19 guys tell me what the right way is, I'm doing it wrong,
20 and I obey those orders. Like I did before when we build
21 that building, even though we had some difficulties, but
22 I came through and you guys approved to have that place.

23 So I'm here tonight in good faith. And I want
24 to live with you guys again. And I'm living with you
25 guys. So you guys are all watching me because you walk

1 every Saturday and so on.

2 When was the last time that gentleman heard
3 music? You heard him say maybe sometime in October, last
4 October. I showed you what I did to solve that problem.
5 If any other problem I have, please let me know. And I
6 promise you, the parking lot you have absolutely, I
7 guaranty you that have absolutely no problem because I do
8 have the parking lot next door, which means a lot. I can
9 park a lot of cars over there.

10 I'm not doing weddings over there. I never
11 booked weddings over there. I don't have 150 people
12 capacity. It's impossible to put, in 2,500 square feet,
13 150 people. I'm not doing any of those things. If the
14 birthday party comes in there is -- sometimes there's a
15 bar mitzvah, there's 30, 40 kids and then there's ten
16 adults, maybe, 15 adults. That's max.

17 When I set up a bar -- I own a lot of bars,
18 portable bars, light it up, beautiful bars and so on.
19 You can see it on my web site. I put the bar over there.
20 That doesn't mean I'm serving alcohol. I'm serving
21 beverages to the kids and so on.

22 I make the place very nice. I put lounge
23 chairs in there. You know, that's what it is. I put
24 lights in there. The place looks beautiful. And I'm not
25 doing anything, you know, to hurt people. I'm not -- if

1 I do a gathering of 40, 50 people, yes, you see some kind
2 of traffic going in there, which going to every place.
3 When you have weddings on Jericho turnpike, the cars, you
4 know, to make a turn here to come to Jericho Terrace,
5 have you ever seen it? You know, you have to wait
6 sometimes five minutes before, you know, it clears up.
7 When Chaminade has all those events and so on, you come
8 in Saturday morning, or sometime like that, you can't
9 walk on the street. You can't walk. I'm not doing
10 anything compared to those people. When Portuguese
11 people have those big, big, two, three hundred people
12 parties, they all come to my parking lot. Cornerstone
13 bar always, always. I put the gate over there. I make
14 sure people stand over there for them not to come and
15 park in my place. They go back of my lot, you know. I
16 put a gate over there with a lock so they can't go in
17 there.

18 So I'm really -- you know, what I'm asking is
19 not that what you guys picturing. I am doing something
20 to help myself, help my place, and help Mineola. I have
21 people from this town. I forgot his name. He's a police
22 officer for so many years. He got retired. We ask him
23 when we have, like, 50, 60 kids, to come over there as a
24 security guard to make sure that nothing happens, or the
25 cars all parked properly, everything else.

1 You tell me what you want me to do and I'll be
2 happy to obey to do it. And again, I want to live with
3 you guys. I want to be here. Even though some people
4 hate me, I want to make those people happy also and . . .

5 MAYOR STRAUSS: Thank you, Mr. Hatami.

6 MR. HATAMI: I appreciate all your time.

7 MAYOR STRAUSS: Any other comments from the
8 Board?

9 MR. DURHAM: Can we place restrictions on the
10 number of guests?

11 MAYOR STRAUSS: We can do that in the decision.

12 Any other comments?

13 MR. WALSH: Yes. I just wanted to ask
14 something. First of all, no one up here hates you.
15 We're just here -- this is what we do. You came here for
16 an application.

17 MR. HATAMI: I understand.

18 MR. WALSH: And we're here and we have to have
19 everyone's concerns, including the neighbors.

20 Are you asking us for a place just for
21 children, and you're willing to state here on the record
22 that you won't have any adult parties there?

23 MR. HATAMI: When you do children -- let's say
24 you do a bar mitzvah, which we do a lot, there's always
25 20, 30 people coming in with that, adult maybe, you know,

1 immediate family and so on, and the rest is kids.

2 Twenty, 30 kids, maybe 20, 30 adults.

3 So when you say adult party, what do you mean?

4 Like a 50th birthday party?

5 MR. WALSH: No. I mean that, you know, for
6 example, if there's a place that has -- there's a place
7 in Williston Park that has parties that cater to young
8 children that have birthday parties, such like that, and
9 the adults usually stay outside. A bar mitzvah or --
10 it's different. Maybe there's adults. I'm just trying
11 to find out what kind of party you're having, and you
12 said to your knowledge you haven't had any adult parties
13 there.

14 Would there be a possibility that there could
15 be an adult party without you having knowledge of it?

16 MR. HATAMI: I can not lie to you. I did my
17 41st birthday of my daughter there.

18 MR. WALSH: But that's your daughter. I
19 mean --

20 MR. HATAMI: No. I'm just telling you.

21 MR. WALSH: OK. Thank you. That's all.

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

24 I'll entertain -- Mr. Gibbons, do you have
25 anything?

1 MR. GIBBONS: If it's the Board's intention to
2 close the hearing, we should have a SEQRA determination.

3 MAYOR STRAUSS: OK.

4 MR. GIBBONS: I would recommend a Type II
5 action.

6 MAYOR STRAUSS: All right.

7 MR. GIBBONS: And I would also like to note for
8 the record, by letter dated March 16, 2015, the Nassau
9 County Planning Commission recommended local
10 determination.

11 MAYOR STRAUSS: I'll entertain a motion for
12 SEQRA.

13 MR. PEREIRA: Motion.

14 MAYOR STRAUSS: Motion by Trustee Pereira.

15 MR. CUSATO: Second.

16 MAYOR STRAUSS: Seconded by Trustee Cusato.
17 All in favor?

18 MR. DURHAM: Aye.

19 MR. PEREIRA: Aye.

20 MR. CUSATO: Aye.

21 MR. WALSH: Aye.

22 MAYOR STRAUSS: Aye.

23 Any opposed?

24 Carried.

25 Also, I'll entertain a motion to close the

1 hearing and reserve decision.

2 MR. PEREIRA: Motion.

3 MAYOR STRAUSS: Motion by Trustee Pereira.

4 MR. WALSH: Second.

5 MAYOR STRAUSS: Seconded by Trustee Walsh.

6 All in favor?

7 MR. DURHAM: Aye.

8 MR. PEREIRA: Aye.

9 MR. CUSATO: Aye.

10 MR. WALSH: Aye.

11 MAYOR STRAUSS: Aye.

12 Any opposed?

13 Carried.

14 Thank you, ladies and gentlemen. Thank you for
15 coming out tonight. We're going to take a brief recess
16 and we'll come out for the budget hearing.

17 (Recess was taken, after which the budget
18 hearing ensued and is transcribed starting on the next
19 page.)
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1 MAYOR STRAUSS: OK. We're going to hit the
2 second part of this, and it's going to be a public
3 hearing on the budget.

4 Mr. Ciccone, the budget has been distributed to
5 all the trustees back in March. You gentlemen have had
6 time to interact with it. We had a work session last
7 week on the budget.

8 Mr. Ciccone, I'm going to put you on the hot
9 seat again and drag you up to the podium.

10 Mr. Scalero, you need to read?

11 MR. SCALERO: I can read the --

12 MAYOR STRAUSS: All right. Why don't we read
13 that. Sorry.

14 MR. SCALERO: "Notice to Taxpayers of the
15 Incorporated Village of Mineola.

16 "Notice is hereby given that the Tentative
17 Budget for the Year 2015/2016 has been completed by the
18 Budget Officer and filed in the Office of the Village
19 Clerk in the Village Hall, 155 Washington Avenue,
20 Mineola, New York, wherein same will remain open for
21 inspection by the general public between the hours of
22 8:30 a.m. and 4:30 p.m. until April 15, 2015, when a
23 Public Hearing will be held in the Village Hall of the
24 Incorporated Village of Mineola, 155 Washington Avenue,
25 Mineola, New York 11501 at 6:30 p.m. to consider said

1 Budget for final adoption.

2 "Pursuant to Section 495 of the Real Property
3 Tax Law, the Local Government Exemption Impact Report is
4 attached to the Tentative Budget for the Year 2015/2016.
5 The Report will be a part of the Final Budget for the
6 Year 2015/2016. The Report is on file in the Office of
7 the Village Clerk in the Village Hall, 155 Washington
8 Avenue, Mineola, New York 11501, wherein same will remain
9 open for inspection by the general public between the
10 hours of 8:30 a.m. and 4:30 p.m. The Report is also
11 posted on the Budgeting Authority's bulletin board
12 maintained for public notices.

13 "The Village of Mineola does not discriminate
14 on the basis of handicapped status in administration or
15 access to or employment in its projects and activities.

16 "All those persons wishing to be heard
17 concerning this Proposed Budget will be given such
18 opportunity. Written comments will also be accepted.

19 "By order of the Board of Trustees of the
20 Incorporated Village of Mineola, Joseph R. Scalero,
21 Village Clerk. Dated March 20, 2015."

22 MAYOR STRAUSS: Thank you, Mr. Scalero.

23 Mr. Ciccone. Again, I appreciate all the work
24 that you and your staff have done, working with the
25 department heads, in getting the budget to where we need

1 it to be. At the public work session we talked about a
2 .16 increase. Have those numbers changed because of any
3 of the numbers you've gotten back?

4 MR. CICCONE: No.

5 MAYOR STRAUSS: OK. So we're staying at a .16?

6 MR. CICCONE: .16, and we're increasing our tax
7 levy \$21,732.

8 MAYOR STRAUSS: OK. Great. And that's out of
9 a \$22 million budget.

10 MR. CICCONE: Yes.

11 MAYOR STRAUSS: So out of \$22 million we're
12 going to increase by 21,700.

13 Any Board members have any questions on the
14 budget?

15 I know you guys have gone through this
16 meticulously since you got it. If you have any
17 questions, we'll certainly look to address them.

18 MR. PEREIRA: I don't have any questions,
19 Mayor, but maybe some comments?

20 MAYOR STRAUSS: Yes. Please do so.

21 MR. PEREIRA: You know, the reason why we don't
22 have budget problems is because Mr. Ciccone and his
23 office, as well as the department heads, do such a great
24 job of presenting us the budget.

25 And, Mayor, thank you for what you do getting

1 us to this point.

2 You guys do all the heavy lifting and,
3 certainly, when we look at the increase, both in the tax
4 levy and in terms of percentage, you know, you can't get,
5 you know, much better than that.

6 And having said that, what we are getting and
7 adding in terms of improvements to our infrastructure,
8 improvements to our parks, improvements to our
9 facilities, the ability that we've had over the years to
10 get things like Community Development and refunds from
11 FEMA and grants and things of that nature -- thinking of
12 the Bruce Terrace Project -- and we can just go on and on
13 and on. And I know for some people sometimes we don't
14 get to your roads quick enough, we don't get to your
15 curbs fast enough, and there certainly is always
16 something for us to do. But we are really in a good
17 position. And thank you for your efforts.

18 So I support this budget, Mayor, and I'm ready
19 to adopt it this evening.

20 MAYOR STRAUSS: All right. Thank you.

21 Mr. Cusato, anything?

22 MR. CUSATO: Mr. Pereira kind of hit it right
23 on the head. We're in great shape and, Giac, you did a
24 great job, you and your staff, putting all the numbers
25 together.

1 MAYOR STRAUSS: Mr. Durham?

2 MR. DURHAM: I would just like to say thank you
3 again. It's a good budget. I think it's a fair
4 increase. Good job for you.

5 Mayor, good job.

6 MAYOR STRAUSS: Thank you. Sure.

7 Mr. Walsh?

8 MR. WALSH: No comment. Thank you.

9 MAYOR STRAUSS: OK. Great.

10 Again, Mr. Ciccone, we're heaping praise on
11 you, but it's not you alone. We have the Building
12 Department, the Village Clerk, Court, certainly DPW, and
13 all the department heads and employees and staff have
14 come together and brought out what they needed to help us
15 help you serve the residents. And there was a balance
16 there. I think we struck a fantastic balance. And I
17 want to thank everybody and the entire Village staff that
18 had participated in this budget.

19 I'll entertain a motion to accept or approve
20 the budget.

21 MR. PEREIRA: Motion.

22 MAYOR STRAUSS: Motion by Trustee Pereira.

23 Do I have a second?

24 MR. DURHAM: Second.

25 MAYOR STRAUSS: Second by Trustee Durham.

1 Mr. Scalero, pole the Board.
2 MR. SCALERO: Yes, sir.
3 Trustee Durham?
4 MR. DURHAM: Yes.
5 MR. SCALERO: Trustee Pereira?
6 MR. PEREIRA: Yes.
7 MR. SCALERO: Trustee Cusato?
8 MR. CUSATO: Yes.
9 MR. SCALERO: Trustee Walsh?
10 MR. WALSH: Yes.
11 MR. SCALERO: Mayor Strauss?
12 MAYOR STRAUSS: Yes.
13 I'll entertain a motion to close the hearing.
14 MR. WALSH: Motion.
15 MAYOR STRAUSS: Motion by Trustee Walsh.
16 Do I have a second?
17 MR. PEREIRA: Second.
18 MAYOR STRAUSS: Second by Trustee Pereira.
19 All in favor?
20 MR. DURHAM: Aye.
21 MR. PEREIRA: Aye.
22 MR. CUSATO: Aye.
23 (Transcript continued on next page.)
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MR. WALSH: Aye.

MAYOR STRAUSS: Aye.

Any opposed?

Carried.


Thank you, ladies and gentlemen.

* * *

This is to certify that the within and foregoing is a true and accurate transcript of the stenographic notes as recorded by the undersigned Official Court Reporter.

* * *

ORIGINAL


PATRICIA A. TAUBER, RPR
OFFICIAL COURT REPORTER

- Board of Trustees Hearing of 4/15/2015-

I N D E X

SUBJECT

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2015/2016 Budget Adoption

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* * *

VALANT REALTY, LLC
285 JERICHO TURNPIKE
MINEOLA, NY 11501

February 6, 2015

Great Neck Games and Productions, Inc.
275 Jericho Turnpike
Mineola, NY 11501

Re: Parking

Dear Victor:

This letter is to acknowledge that you may utilize our parking lot for your customers on weekends provided that evidence adding Valant Realty, LLC as an additional insured on your insurance policy is given no less than 24 hours in advance of each use, and this permission may be revoked or suspended by us at any time.

VALANT REALTY, LLC

By: Aldo Verrelli
Print Name: ALDO VERRELLI
Title: MEMBER