

1 INCORPORATED VILLAGE OF MINEOLA

2
3 HEARING OF THE
4 BOARD OF TRUSTEES
56
7 September 9, 2015
8 6:30 o'clock p.m.

9 B e f o r e:

10 SCOTT P. STRAUSS,

Mayor

11 PAUL A. PEREIRA,

12 PAUL S. CUSATO,

13 DENNIS J. WALSH,

Trustees.
14

15 * * *

16 JOHN M. GIBBONS, JR., ESQ.
17 Village Attorney

18 * * *

19 JOSEPH R. SCALERO
20 Village Clerk

21 * * *

22 Sharon Tal
23 Freelance Court Reporter
24
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INC VILLAGE OF MINEOLA

1 MR. SCALERO: Ladies and gentlemen, please
2 silence all pagers and cellphones. 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. Thank you for coming out tonight. We're
7 going to have two hearings tonight. I believe the first
8 one is 111 East Jericho Turnpike, Mr. Scalero.

9 MR. SCALERO: "Legal Notice, Public Hearing,
10 Incorporated Village of Mineola.

11 "Please Take Notice, that the Board of Trustees
12 of the Incorporated Village of Mineola will hold a Public
13 Hearing on Wednesday, September 9, 2015 at 6:30 p.m., at
14 the Village Hall, 155 Washington Avenue, Mineola, New
15 York 11501, or at some other location to be hereafter
16 designated by the Board of Trustees, in order to receive
17 public comment upon the following:

18 "Application of Body in Balance Yoga & Pilates,
19 LLC, for a Special Use Permit pursuant to CHAPTER 550 of
20 the Code of the Incorporated Village of Mineola, entitled
21 "Zoning", Section 550.12, entitled "B-1 Districts",
22 subsection (b) entitled "Special Uses" for the purpose of
23 establishing classes in Pilates, Yoga, Barre and Thai
24 Yoga Massage upon the property known as 111 East Jericho
25 Turnpike, Mineola, New York, known and designated on the

1 Nassau County Land and Tax Map as Section 9, Block 268,
2 Lot 60.

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

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

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

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

18 "Dated: August 6, 2015."

19 MAYOR STRAUSS: Mr. Whalen?

20 MR. WHALEN: The Village's Superintendent of
21 the Building Department has certified we have received
22 the Affidavit of Mailing Notice duly signed and
23 notarized. There were 106 mailings, 55 were returned,
24 and 19 went unclaimed.

25 MAYOR STRAUSS: Mr. Gibbons, anything?

1 MR. GIBBONS: Yes, Mayor. I would, for the
2 record, note that the Nassau County Planning Commission
3 has considered this matter and recommended a local
4 determination. I also think it is appropriate that we
5 have a SEQR resolution because this is an unlisted action
6 with a negative declaration.

7 MAYOR STRAUSS: Motion on it?

8 TRUSTEE PEREIRA: Motion.

9 TRUSTEE CUSATO: Second.

10 MR. WALSH: Aye.

11 MAYOR STRAUSS: Any opposed?

12 Ladies and gentlemen, the format for tonight's
13 hearing will be we're going to ask the Applicants to come
14 up to the podium. They'll present their application to
15 us. The Board can ask any questions that we feel warrant
16 to ask, need to ask, and then we'll open up to the public
17 for comment.

18 I ask anybody that approaches the podium to
19 please speak clearly, state your name and address, go to
20 the reporter so she can properly document it.

21 Who is here for the Applicant? Come on up.

22 Good to see you guys back.

23 MS. OCHAKOVSKY-GOMEZ: You remembered?

24 MAYOR STRAUSS: Yes, I do. Go ahead.

25 MS. OCHAKOVSKY-GOMEZ: Yeah, so we're Body in

1 Balance, we're a mind/body studio offering classes in
2 Yoga and Pilates.

3 I'm Maria, by the way.

4 MAYOR STRAUSS: Just state your full name and
5 your address.

6 MS. OCHAKOVSKY-GOMEZ: Sure. Maria
7 Ochakovsky-Gomez. My home address or my business
8 address?

9 MAYOR STRAUSS: Either one.

10 MS. OCHAKOVSKY-GOMEZ: I live in Douglaston,
11 44-30 Douglaston Parkway. And our business is currently
12 located at 258B Herricks Road, it's one block south of
13 Jericho Turnpike.

14 MAYOR STRAUSS: Okay.

15 MS. MCGURN: My name is Susan McGurn. My
16 address is 258B Herricks Road, it's one block south of
17 Jericho Turnpike, that's the business that we're
18 currently operating out of.

19 MAYOR STRAUSS: Most of us remember -- so if
20 you could just go over --

21 MS. MCGURN: Basically, in a nutshell, we were
22 operating in Mineola as Body in Balance Yoga and Pilates
23 with Thai Yoga Massage, and we are looking to move into
24 111 East Jericho Turnpike because we want to pay cheaper
25 rent, basically. The landlord keeps jacking up the rent

1 and we're struggling as a small business to make it and
2 we want to continue our business. We have a lot of
3 patrons. You know, we built our business out of
4 integrity and a reputation for running an integrity and a
5 clean business, so we'd like to continue. That's
6 basically it.

7 MAYOR STRAUSS: What are the hours that you're
8 going to be operating?

9 MS. MCGURN: Usually, we have hours everyday
10 but we're not necessarily there all day long. So it's
11 usually in the morning, depending on our schedules. So
12 let's say maybe from 9:30 to 12:30 and maybe, you know,
13 5:00 to 7:00 or 7:30, it just depends on our schedules.
14 Sometimes we're there for private clients in the
15 afternoon so our hours fluctuate all the time, except for
16 our set schedule of classes.

17 MAYOR STRAUSS: Just so it's clear for
18 everybody out there, there is a level of familiarity out
19 here. They have both -- what is it 2013?

20 MS. MCGURN: 2011.

21 MAYOR STRAUSS: 2011 already.

22 Back in 2011, they came before the Board to
23 open up the business they currently have on Herricks
24 Road, so we are familiar with the operation. And you're
25 just looking to relocate, as you said, to 111 East

1 Jericho Turnpike.

2 How many people will be in the classes at one
3 time?

4 MS. MCGURN: In our regular group classes which
5 we have, maybe a handful -- let's see -- we have about
6 seven group classes that we offer, possibly 10, maybe 15.
7 It's relatively small. And our Pilate's Reformer, which
8 is the apparatus, the most we can have is four people,
9 which is the main bulk of our business.

10 MAYOR STRAUSS: Okay. Mr. Pereira?

11 TRUSTEE PEREIRA: So, essentially, you're going
12 to keep the same business and business model, doing the
13 same thing in just a different location?

14 MS. MCGURN: Exactly.

15 TRUSTEE PEREIRA: Very similar. You said now
16 you're just a block off of Jericho and now you're going
17 to be on Jericho, about a mile and a half east?

18 MS. MCGURN: Right.

19 TRUSTEE PEREIRA: You're not expanding the
20 business in any way, you're not offering any new
21 products, for lack of a better term?

22 MS. MCGURN: No.

23 TRUSTEE PEREIRA: How do the size of the spaces
24 compare?

25 MS. MCGURN: Basically, it's a little bit

1 smaller, square footage wise, that we're going to.
2 Square footage wise it's a little bit smaller, however,
3 the way it's situated, it works fine for what we have to
4 do.

5 Now, everything is inside the studio: The
6 bathrooms are inside the studio, the reception area is
7 inside the studio. We are in this location -- the
8 reception area is outside of the studio and the bathrooms
9 are outside the studio. So that space kind of lends
10 itself to that. And then we have our studio space.

11 TRUSTEE PEREIRA: If I remember correctly, that
12 space, this space at 111 East Jericho, the bathrooms are
13 shared with other tenants?

14 MS. MCGURN: There's two bathrooms there and
15 the tenants over there is the landlord.

16 TRUSTEE PEREIRA: Right.

17 MS. MCGURN: Yes.

18 TRUSTEE PEREIRA: That doesn't pose any
19 problems?

20 MS. MCGURN: No.

21 TRUSTEE PEREIRA: I wish you luck and continued
22 success. This is formality for me. You're running the
23 same business.

24 MAYOR STRAUSS: I want to thank you for staying
25 in Mineola. I appreciate that.

1 TRUSTEE CUSATO: Thank you. Good evening,
2 ladies, best of luck, you're doing well. I have no
3 issues.

4 MAYOR STRAUSS: Mr. Walsh?

5 TRUSTEE WALSH: Thank you, Mayor.

6 How are you doing today?

7 MS. MCGURN: Good, thank you.

8 TRUSTEE WALSH: Not that I have any issues, but
9 I just want to ask you something: This is above the
10 Sherman Williams store?

11 MS. MCGURN: Yes, that's correct.

12 TRUSTEE WALSH: Is there another gym up there?
13 Because we have had several applications to go into that
14 room upstairs. You're on the second floor; is that
15 correct?

16 MS. MCGURN: Yes. From what we understand, the
17 landlord told us that somebody did apply, I think a
18 gymnastics place.

19 TRUSTEE WALSH: There were several: A
20 gymnastics, a wrestling --

21 MS. MCGURN: The only one we know about is the
22 gymnastics that we mentioned. For some reason they never
23 moved forward with it. So there's nothing up there other
24 than the landlord and us.

25 TRUSTEE WALSH: Now, you said you're going to

1 be there during the day. You are aware that Sherman
2 Williams, in their lease, owns about 90 percent of those
3 parking spaces in that parking lot?

4 MS. MCGURN: No, I'm not aware of that.

5 TRUSTEE WALSH: Are you aware of that? Because
6 I know that because the manager of the Sherman Williams
7 told me that about a year ago. He also told me that the
8 side door, which would be on the southeast corner, beyond
9 the east wall, the southeast wall there's a door there.
10 That door comes from the second floor for emergency
11 purposes, but Sherman Williams keeps that locked because
12 it goes immediately into their store. I saw it. When
13 you come down the stairs you can immediately use the left
14 door into Sherman Williams. He told me there's only two
15 keys and the two managers have the keys of that. I don't
16 know how that works, but your exit is only in the front
17 of the building. I just want you to be aware of that.

18 MS. MCGURN: Okay.

19 TRUSTEE WALSH: And Sherman Williams is active
20 with a lot of painters during the day, not at night at
21 all, and the last applicants for that upstairs was going
22 to be mostly at night. You will be there during the day,
23 so you really won't be able to park too much in the
24 parking lot, unless Sherman Williams allows you to.
25 Maybe you should look at your lease and see how many

1 parking spaces you're allowed. If you can, try to keep
2 your people from parking on the side street because
3 that's always an issue running into the neighbors. You
4 certainly can't enforce it, but if you can ask your
5 people to try to stay out of the neighborhood. If you're
6 going to have a lot of people -- about how many are in
7 each class?

8
9 MS. MCGURN: Like I said, the bulk of our
10 business is reformer and it's the most four. It doesn't
11 mean that it's always four. There's two to four people.

12 TRUSTEE WALSH: Two to four to six.

13 MS. MCGURN: In the other classes there may be
14 six to ten people coming into a class.

15 TRUSTEE WALSH: Is it mostly children being
16 dropped off and their parents pick them up or --

17 MS. MCGURN: No, it's not children.

18 TRUSTEE WALSH: All adults, okay. If you can
19 just tell them to try to park somewhere on Jericho
20 Turnpike. That's it. Thank you.

21 MS. OCHAKOVSKY-GOMEZ: Thank you.

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

24 Alright, ladies, you can have a seat and we'll
25 open up for public comment. If there are any questions

1 that the public may ask, if you could record those and
2 then you'll answer it at the end.

3 MS. MCGURN: Okay.

4 MAYOR STRAUSS: Anybody in the second row?

5 MR. LUBRANO: Yes. Tony Lubrano,
6 L-U-B-R-A-N-O, 159 Jericho Turnpike, Mineola, President
7 of the Mineola Chamber of Commerce.

8 I just want to speak in support of the
9 Applicant. I think it's a tribute to this Village that
10 they found a need to relocate and they chose to stay in
11 Mineola as opposed to moving elsewhere. I just wanted to
12 encourage you.

13 MAYOR STRAUSS: Anybody in the fourth row?

14 Fifth row? Sixth row? Seventh row? Anyone?

15 Ladies, come on back up.

16 Do we have any other questions or comments from
17 the Board?

18 TRUSTEE PEREIRA: No.

19 TRUSTEE CUSATO: No.

20 TRUSTEE WALSH: No.

21 MAYOR STRAUSS: Ladies, is there anything else
22 you would like to add?

23 MS. MCGURN: No.

24 MAYOR STRAUSS: I'll obtain a motion to
25 approve?

1 TRUSTEE WALSH: Motion.

2 MAYOR STRAUSS: Motion by Trustee Walsh.

3 Second?

4 TRUSTEE CUSATO: I'll second.

5 MAYOR STRAUSS: Mr. Scalero?

6 MR. SCALERO: Trustee Pereira?

7 TRUSTEE PEREIRA: Yes.

8 MR. SCALERO: Trustee Cusato?

9 TRUSTEE CUSATO: Yes.

10 MR. SCALERO: Trustee Walsh?

11 TRUSTEE WALSH: Yes.

12 MR. SCALERO: Mayor Strauss?

13 MAYOR STRAUSS: Yes.

14 Ladies, congratulations.

15 MS. MCGURN: Thank you.

16 MS. OCHAKOVSKY-GOMEZ: Thank you.

17 MAYOR STRAUSS: You have the President of the
18 Chamber here. The Chamber, if you aren't aware of it, is
19 a very, very vibrant group. If you join it, I urge you
20 to do so, you will not regret it. If you do any kind of
21 signage on the building, please adhere to the building
22 codes of the Village. Our building department is more
23 than happy to help you with anything. And if you have
24 any questions please reach out to any of us. We'll do
25 anything we can to help you. Congratulations.

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MS. MCGURN: Thank you.

MS. OCHAKOVSKY: Thank you.

* * * *

1 MAYOR STRAUSS: We'll go to the next hearing.
2 Mr. Scalero.

3 MR. SCALERO: Yes, sir.

4 "Legal Notice, Public Hearing, Incorporated
5 Village of Mineola.

6 "Please Take Notice, that the Board of Trustees
7 of the Incorporated Village of Mineola will hold a Public
8 Hearing on Wednesday, September 9, 2015 at 6:30 p.m., at
9 the Village Hall, 155 Washington Avenue, Mineola, New
10 York 11501, or at some other location to be hereafter
11 designated by the Board of Trustees, in order to receive
12 public comment upon the following:

13 "Application of Costa Nova Waffle for a Special
14 Use Permit pursuant to Chapter 550 of the Code of the
15 Incorporated Village of Mineola, Entitled "Zoning",
16 Section 550.13 entitled "B-2 Districts", Subsection (A)
17 for the purpose of establishing a waffle and coffee shop
18 for the sale of beverages and food upon the property
19 known as 211 Second Street, Mineola, New York, known and
20 designated on the Nassau County Land and Tax Map as
21 Section 9, Block 452, Lot 581.

22 "The Village of Mineola does not discriminate
23 on the basis of handicapped status in administration or
24 access to or employment in its projects and activities.
25 Joseph R. Scalero has been directed to coordinate

1 compliance with non-discrimination requirements of the
2 Federal Revenue Sharing regulations.

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

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

9 "By Order of the Board of Trustees of the
10 Incorporated Village of Mineola, Joseph R. Scalero,
11 Village Clerk.

12 "Dated: August 6, 2015."

13 MAYOR STRAUSS: Thank you, Mr. Scalero.

14 Mr. Whalen?

15 MR. WHALEN: The required Affidavits of Mailing
16 Notice was signed and notarized. There were 36 mailed,
17 14 returned, and none went unclaimed.

18 MAYOR STRAUSS: Thank you very much.

19 Mr. Gibbons, anything?

20 MR. GIBBONS: Yes. The Nassau County Planning
21 Commission has considered this application and has
22 recommended a local determination. I also think it is
23 appropriate that we have a SEQR resolution because this
24 is an unlisted action with a negative declaration.

25 MAYOR STRAUSS: Motion?

1 MR. PEREIRA: Motion.

2 MAYOR STRAUSS: Motion by Trustee Pereira. Is
3 there a second?

4 TRUSTEE CUSATO: Second.

5 MAYOR STRAUSS: Second by Trustee Cusato.
6 All in favor?

7 TRUSTEE WALSH: Aye.

8 TRUSTEE PEREIRA: Aye.

9 TRUSTEE CUSATO: Aye.

10 MAYOR STRAUSS: Any opposed?

11 Again, I'll ask the Applicant to come up,
12 present their application to the Board, the Board will
13 ask any questions we need to ask, and then we'll ask the
14 public for comment.

15 When you approach the podium please speak
16 clearly and state your name and address for the record.

17 MS. OLIVEIRA: My name is Monica Oliveira, 211
18 Second Street, Mineola, New York.

19 Good evening, ladies and gentlemen, Mayor
20 Strauss and Members of the Board. My name is Monica
21 Oliveira as I've already mentioned. I'm here today with
22 my brother Andre Oliveira, and my cousins Andrea Alvez
23 and Amanda Alvez. I'm here to present our Application
24 for a Special Use Permit for use at 211 Second Street in
25 Mineola. The within Application is made pursuant to

1 Chapter 30, Article 3, Section -- Village Code and the
2 Tax Map designation for the premises is Section 9, Block
3 452, Lot 581.

4 And with me this evening, as I've mentioned,
5 are my co-owners and operators of our business.

6 And just a little background, we were all born
7 and raised -- well, I should say my brother and I were
8 born in Mineola and for most of our lives we've been
9 involved in a lot of the community here in Mineola,
10 because this is where my heart comes back to. And my
11 cousins as well have been born and raised and attended
12 the Mineola School District.

13 So with that being said, it is respectfully
14 submitted that the instant application has no additional
15 impact upon health, safety and the welfare of the
16 community beyond any other use. It is already absolutely
17 permitted as a right without the need for the Board's
18 approval. Of course being of food use, a public hearing
19 is required in order to allow the Village of Mineola and
20 the Board of Trustees the opportunity to inquire as to
21 the specifics of the proposed use. And it is
22 respectfully submitted that the instant application will
23 have no greater impact on the community other than the
24 use permitted in the district. In effect, it is a retail
25 establishment which sells food.

1 So with that being said, I want to go a little
2 bit into the product itself, as the name speaks for
3 itself. It's a Costa Nova Waffle, but it's a little bit
4 deceiving because it's not the traditional waffle that
5 you would think of. It's actually something that I would
6 probably say is a hybrid between a crepe and a waffle
7 cone. And that could be filled with whatever you may
8 like, such as Nutella or fresh fruits. It's different.
9 It's new and exciting and it certainly adds to some of
10 the diversity that we're really trying to bring down to
11 the new downtown area of Mineola that we're trying to
12 revitalize. And I think it's really something exciting
13 for us.

14 One thing that I think is special about the
15 product in the area itself is that, unlike the crepe, our
16 product is actually very portable, it's on the go and you
17 can eat it wrapped up and -- that's really significant
18 for the area that we are placing it, close to the train,
19 the hospital, you know, a lot of the commuters. I think
20 it's a great product for them.

21 I think that it really, certainly will be
22 beneficial, it would be a great addition to the area down
23 there.

24 With that being said, most of the time our
25 business is intended to be -- a lot of it to be run by

1 family. We're all going to be very actively there and
2 also after which time we would be hiring at least two
3 employees to be there full-time as well. But it's very
4 much a family-run business.

5 We had already tried and presented this, there
6 were two events here in Mineola this past summer. We had
7 the Portuguese Festival and Portugal Day. And we had a
8 great response from everyone and everyone was really
9 asking "Where are you guys going to be next?" And we
10 said, "Certainly, when we do open one day it will be in
11 Mineola." So I'm glad that we finally have been able to
12 get to this point. And, you know, really with -- I think
13 I pretty much summarized most of the points of everything
14 and we're really excited to do this and have this come to
15 Mineola.

16 With that I want to end that, you know, it's
17 respectfully submitted and that the proposed uses is in
18 fact in harmony with and will positively contribute to
19 the growth and the development of the community and its
20 general welfare. And we respectfully request that this
21 Application for Special Use Permit be granted in all
22 respects.

23 And I just wanted to also add to that that I,
24 you know, all of us, we really want to be involved in the
25 community and I think that it's important to have -- I

1 think I consider myself relatively young, but to have a
2 nice young group of people and try to keep people here in
3 Mineola, it has a lot to offer. And I think that
4 sometimes it's late at night and you're looking for that
5 treat. We have Ralph's, which is great, you pick up and
6 go. And I think this is going to be something similar to
7 that. I think it's going to be bringing a lot of people
8 to the downtown area now, especially, with all the new
9 things going up and new residents to the community.

10 And actually, I spoke with Mr. Lubrano. We
11 already joined the Chamber of Commerce and we'll be at
12 the street fair this weekend as well. I hope that most
13 of you, if you're available, will stop by and try it.

14 MAYOR STRAUSS: Definitely.

15 MS. OLIVEIRA: And I just wanted to show you
16 guys very quickly our logo. Just a little background, it
17 kind of all started -- my brother and I when we were
18 growing up we used to go with our parents to Portugal
19 just about every summer. My mom, I should say is from a
20 little nautical fisherman's town where all the homes in
21 that area are, by law, striped. So that kind of tied in
22 our whole striped house. And this specialty is
23 specifically from that home region in Portugal, which is
24 Aveiro. Specifically, our area that we're relating to is
25 Costa Nova. So that's where the name comes from. And my

1 brother and I always growing up we were like -- we want
2 to do this, we want to do this. And our parents are
3 like, well, you're going to go to college. So last year
4 we're like, all right, we did college, we finished our
5 Master's, we're working, can we do this now. And they're
6 like, all right, now we can do it.

7 MS. ALVEZ: I think we all finished the same
8 year.

9 MS. OLIVEIRA: We all finished the same year.
10 We've been wanting to do this for a few years now. We
11 wanted to do the fair. We spoke to our cousins and we
12 are like, hey, we can't just do it, my brother and I. We
13 need an extra hand. She joined in, she got enthusiastic.
14 And then after the fairs we were like all right, are we
15 all ready to do this and we kind of all decided to just
16 come together now and try to do this now.

17 MAYOR STRAUSS: Fantastic. Thank you very much
18 for staying in Mineola. Again, I appreciate it, we all
19 appreciate it.

20 I do have a couple of questions. What are the
21 hours that you'll be open?

22 MS. OLIVEIRA: So initially, the first month or
23 so I'm planning to have the hours during the week to make
24 mainly the times that people are working, probably
25 between 9:00 and 7:00 p.m. That would be Monday through

1 Thursday. On Fridays and Saturdays I did want to stay a
2 open a little bit later to kind of allow someone on their
3 journey looking for a quick stop for dessert place after
4 dinner. So on Fridays and Saturdays we were looking
5 somewhere between 9:00 and 10:00.

6 MAYOR STRAUSS: Closed on Sunday, I guess?

7 MS. OLIVEIRA: Yes. Initially, to start, to be
8 quite honest, I would prefer to be open on Sundays but
9 not as late, to be open until 5:00 or 6:00 in the
10 evening.

11 MAYOR STRAUSS: Deliveries, how are they going
12 to be made and what's the volume? How many trucks do you
13 think you'll get a week or a day?

14 MS. OLIVEIRA: The deliveries are going to be
15 next to none, maybe one delivery a month. Our product is
16 mainly consistent of batter and that's something that I'm
17 going to be purchasing so nobody will be delivering that.
18 So all the components used to make the batter, all the
19 things we pick up on our own, the only deliveries that we
20 really will be having is some of our imported coffee,
21 special things that we'll need once or twice a month.

22 MAYOR STRAUSS: How are you going to handle the
23 garbage?

24 MS. OLIVEIRA: The garbage, I'm going to have
25 the Village -- I'm going to be using the Village's

1 services. And I understand that they are from Monday
2 through Saturday. I understand there's no garbage
3 removal on Sunday.

4 Again, our product, again, does not have a lot
5 of waste that's produced, meaning, we're going to have
6 coffee grounds and either paper towels. So for Sundays
7 we will be containing it within our shop to then be put
8 out on Monday morning.

9 MAYOR STRAUSS: Great. Mr. Pereira?

10 MR. PEREIRA: Welcome. So now in the interest
11 of full disclosure -- first of all, I have a couple of
12 former students standing up here, but that is not in the
13 interest of full disclosure.

14 Actually, I think we have somebody in medicine,
15 we have somebody in engineering, we have teaching
16 education, we have a little bit of everything. But I
17 have to tell you that -- and we always get great products
18 up here. I have one very, very happy nine year old boy
19 at home right now. The fact that there is going to be,
20 if we approve this, a crepe, a Portuguese place is
21 awesome. You guys have to try this. It's really, really
22 good. It's probably not good if you eat it before you go
23 to the doctor the next day, but other than that -- and I
24 think it's absolutely delicious. It's a great idea. I
25 actually happened to be in the Village this past summer

1 and my favorite is Kit Kat. I think everybody knows
2 where the spot is, the spot is that little tiny shop
3 behind the corner coffee shop. It's a location I think
4 is ideal for this. It's a very niche business, it's a
5 very small business, and I think that spot is perfect for
6 it. It's not really a residential area of foot traffic.

7 We wish you luck and let me know when the grand
8 opening is because -- and let me know if you have a Kit
9 Kat.

10 MAYOR STRAUSS: Thank you.

11 Mr. Cusato?

12 MR. CUSATO: Thank you, Ma'am. Good evening.

13 MS. OLIVEIRA: Good evening.

14 MR. CUSATO: So this is like a shell of sort or
15 a crepe?

16 MS. OLIVEIRA: So let me explain it to you: It
17 comes in a few forms. There's a soft form which was
18 mentioned, which is called a Tripa; and then there's a
19 crispy one, which is called a Bolacha. The Tripa is
20 basically -- they're both used making the same batter.
21 The Tripa is slightly undercooked and that's the
22 consistency of a crepe. So we actually fold it over into
23 a square pocket so you just carry it and go. It's filled
24 with whatever you want inside.

25 MR. CUSATO: What would you put inside?

1 MS. OLIVEIRA: Nutella, you can put Kit Kats,
2 you can put Snickers. We've had people put Snickers and
3 Twix. There's also an egg custard. I tried -- it was a
4 big hit with the S'more's. I have the graham cracker,
5 marshmallow, Hershey Bar all wrapped up in it.

6 MR. CUSATO: This is like a yogurt place where
7 you pick your fruits, you know, when you go to a yogurt
8 place?

9 MS. OLIVEIRA: No. We fully make it. It's
10 like a crepe. It's completely closed over and you can
11 walk around with it, so it doesn't require a fork and
12 knife.

13 So any filling you would normally want in
14 something like this -- a crepe you can get in this, but
15 hopefully we will be a little bit more diverse bringing
16 in some newer combinations.

17 And then also the other form of it is a crispy
18 form and that's actually folded into a fan-like format.
19 It's very crispy like a Waffle cone that you could eat an
20 ice cream in. If you could think of a large waffle cone
21 folded over with whatever you would like inside which is
22 just melted into the crisp.

23 MR. PEREIRA: You said it's more like a
24 dessert?

25 MS. OLIVEIRA: It's a dessert, correct, or

1 whenever you're feeling hungry.

2 MR. CUSATO: You may have the calories of a
3 meal. Is there anything else like this on Long Island?

4 MS. OLIVEIRA: We're actually the first in all
5 of the United States. So no one has actually tried to
6 bring it out of that small region of Portugal.

7 MR. PEREIRA: I wish them success. The lines
8 of these places in the summertime are ridiculous. There
9 are lines down the street.

10 MAYOR STRAUSS: You have to open one.

11 MR. PEREIRA: I'm thinking of investing.

12 MAYOR STRAUSS: Anything else, Mr. Cusato?

13 MR. CUSATO: I'm fine.

14 MAYOR WALSH: Trustee Walsh?

15 TRUSTEE WALSH: Good evening.

16 MS. OLIVEIRA: Good evening.

17 TRUSTEE WALSH: Ms. Oliveira, that was a great
18 presentation, that was a terrific presentation, we don't
19 normally see that. You did a fine job earlier. I see
20 your brother doesn't want to speak. Does he not get the
21 chance to speak?

22 MR. OLIVEIRA: That's all right.

23 TRUSTEE WALSH: I think you did a great job.

24 I know that building and I think it's about
25 18 feet by about 12 feet, it's very small.

1 MS. OLIVEIRA: Correct.

2 TRUSTEE WALSH: You're just going to have a
3 counter and your equipment that takes --

4 MS. OLIVEIRA: My brother actually, being an
5 engineer, is trying to see how we are going to arrange
6 everything and we've been trying to figure that out.

7 We are going to have basic -- ideally, in the
8 back, maybe one large counter with the machine. But we
9 wanted to have a stand-up along the wall and the top
10 window --

11 TRUSTEE WALSH: Like a back bar?

12 MS. OLIVEIRA: Like one of those mini counters
13 as you go behind it with, like, hooks underneath it. We
14 know that we're going to have a lot of commuters, people
15 can hang their bags and kind of have their drink or their
16 treat there, and they kind of just keep going. We want
17 to keep it cozy, not feel like pick it up and go. People
18 do want to wait around a little bit before, you know,
19 leaving the hospital, going to work, shift, changing
20 shift. We want to have that homey feeling. We are going
21 to be having a countertop across the front of the window
22 and a little bit on the side wall.

23 TRUSTEE WALSH: There's no seats, it's just the
24 counter.

25 MS. OLIVEIRA: We were going to put bar stool

1 height benches underneath it. We were going to keep it
2 framed, obviously, the Village Code and based on the
3 square footage that we had. Based on this, it would be
4 about six people.

5 TRUSTEE WALSH: I had your product at the
6 carnival and the parade also. As a matter of fact, it
7 was a great. There was a lot of people waiting, right?

8 MS. OLIVEIRA: Yes.

9 TRUSTEE WALSH: I thought it was a very good
10 product.

11 I just want to say something along the lines of
12 your success.

13 I think that that spot is going to be a very
14 good spot because it is what we're looking for with the
15 development of the master plan.

16 There will be apartment buildings opening up
17 within walking distance of your place. And part of the
18 idea was to have stores like yours and service the people
19 that are going to be living in that small area. So I
20 really think it's a good idea and I wish you success.

21 MS. OLIVEIRA: Thank you very much.

22 MAYOR STRAUSS: One question: When are you
23 going to open?

24 MS. OLIVEIRA: Hopefully, the end of September,
25 but we will certainly be letting you know when that is.

1 MAYOR STRAUSS: Certainly reach out if it's
2 approved to the Chamber and they have a ribbon cutting
3 ceremony.

4 MR. CUSATO: Would you serve coffee with this?

5 MS. OLIVEIRA: Correct. We would be serving --
6 we will be having Espresso. Also cappuccino, the Galao,
7 which is a Portuguese form of the cappuccino, but it's
8 more of a latte. It's more milk heavy and less foam as
9 well.

10 As far as our beverages go, we wanted to keep
11 some product there, the beverages, to keep them a little
12 bit regional. So Pellegrino, we have Vandavich
13 (phonetic). We also are going to have our own fruit
14 juices, either orange juice and things that are specific
15 to that region in Portugal. We really wanted to give it
16 a little bit of that gourmet feel, something different.
17 I think the whole experience of the store, from the time
18 you come in, from the food, the drinks, and even just the
19 decor itself is going to be a new and very refreshing
20 feel. We're keeping it all coastal, beachy feel inside,
21 and with all of our -- with everything.

22 MR. CUSATO: If you're going to serve me
23 coffee, would I return that cup to you?

24 MS. OLIVEIRA: We're going to have to go cups.
25 So the -- same as Starbucks to go cups, but we obvi

1 obviously would have a small, limited number of glassware
2 obviously for patients -- not patients, sorry. I'm a
3 P.A., I'm talking about patients.

4 -- for people who want to stay there.

5 MR. CUSATO: Okay. Thank you.

6 MS. OLIVEIRA: Me, personally, I prefer mine in
7 glass, so I probably would be the one to stay there and
8 drink it.

9 TRUSTEE WALSH: Just one more question. Seeing
10 how you mentioned that -- you said that your product is
11 affordable. Just tell us how much would this cost. You
12 said that. I wonder what the price is.

13 MS. OLIVEIRA: I don't recall saying that, but
14 again, it's affordable in the sense that you go to the
15 mall nowadays and you pay about \$4.50 to buy a pretzel,
16 right? Our product has a little bit more than that. It
17 ranges anywhere from about \$3 and \$5.50. But with \$5.50
18 being something where it contains strawberries, bananas
19 and Nutella. So I think it definitely -- it's within the
20 appropriate range.

21 TRUSTEE WALSH: That's all. Thank you.

22 MAYOR STRAUSS: Anything else?

23 MS. OLIVEIRA: That's it.

24 MAYOR STRAUSS: If you can have a seat. We're
25 going to open it up to the public. If the public has any

1 questions, I ask that you record it and answer it at the
2 end.

3 So anybody in the second row? Yes, sir.

4 MR. LUBRANO: Tony Lubrano, 159 Jericho
5 Turnpike, Mineola. President of the Mineola Chamber of
6 Commerce.

7 It sounds like this has already been decided
8 which I'm sure I could say. But I want to speak in
9 support of it. I think this is all right in line with
10 the Village's long time master plan of redeveloping that
11 downtown. It seems like for the longest time one store
12 leading to another store closing to another. It's almost
13 like a disease and if that's the case I look at them as
14 being the cure and bringing people down there, especially
15 on a Friday and a Saturday night when there's nothing
16 there. And I'm just thrilled to see new business coming
17 in. They will be at the fair. I picked out the spot so
18 there will be electricity, so they'll be right next to
19 me, so I could provide electricity if I need to. And
20 looking forward to new businesses in town.

21 MAYOR STRAUSS: Thank you, Mr. Lubrone.

22 Anybody in the fourth row? Fifth row? Sixth
23 row? Seventh row? Anyone at all?

24 Folks, you can come on back.

25 MAYOR STRAUSS: It's exciting to see we have

1 two businesses here tonight and hopefully they'll
2 flourish. It's exciting to see the energy that you have
3 and the energy that the other people have. I'm excited
4 to see this.

5 Entertain a motion to approve.

6 MR. PEREIRA: Motion.

7 MAYOR STRAUSS: Motion by Trustee Pereira.

8 Do I have a second?

9 MR. CUSATO: Second.

10 MAYOR STRAUSS: Second by Trustee Cusato.

11 Mr. Scalero?

12 MR. SCALERO: Trustee Pereira?

13 TRUSTEE PEREIRA: Yes.

14 MR. SCALERO: Trustee Cusato?

15 TRUSTEE CUSATO: Yes.

16 MR. SCALERO: Trustee Walsh?

17 TRUSTEE WALSH: Yes.

18 MR. SCALERO: Mayor Strauss?

19 MAYOR STRAUSS: Yes.

20 Congratulations. I would say welcome to
21 Mineola, but, you know -- we certainly do appreciate you
22 bringing your business into Mineola as the other Members
23 of the Board do. We think it will be successful. We
24 wish you the very best. I ask that if you do any
25 alterations to the building or add any signage to the

1 building, just stick to the Village Code, as you stated
2 that you would. And if you need anything, please reach
3 out to us. Reach out to Mr. Lubrano or anybody from the
4 Chamber of Commerce, you certainly won't regret it. We
5 wish you the very best. Congratulations.

6 MS. OLIVEIRA: Thank you.

7 MAYOR STRAUSS: Entertain a motion to close the
8 hearing.

9 TRUSTEE PEREIRA: Motion.

10 MAYOR STRAUSS: Motion by Trustee Pereira.
11 Second?

12 TRUSTEE WALSH: Second.

13 MAYOR STRAUSS: Trustee Walsh.

14 All in favor?

15 TRUSTEE PEREIRA: Aye.

16 TRUSTEE CUSATO: Aye.

17 TRUSTEE WALSH: Aye.

18 MAYOR STRAUSS: Any opposed?

19 Carried.

20

21

22 (Continued on next page.)

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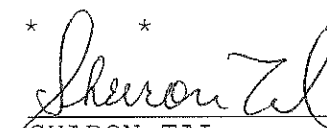
1 MAYOR STRAUSS: Folks, we're going to take a
2 very brief recess and then we'll come out for the work
3 section.

4 * * *

5 This is to certify that the within and
6 foregoing is a true and accurate transcript of the
7 stenographic notes as recorded by the undersigned
8 Freelance Court Reporter.

9 *

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11 SHARON TAL

12 FREELANCE COURT REPORTER

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