

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE  
BOARD OF TRUSTEES

January 21, 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 M. SPELLMAN, ESQ.  
Village Attorney

\* \* \*

DANIEL WHALEN  
Superintendent of Buildings

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: Mr. Scalero.

6 MR. SCALERO: "Legal Notice, Public Hearing,  
7 Incorporated Village of Mineola.

8 "Please take Notice that the Board of Trustees  
9 of the Incorporated Village of Mineola will hold a Public  
10 Hearing on Wednesday, January 21, 2015 at 6:30 p.m. at  
11 the Village Hall, 155 Washington Avenue, Mineola, New  
12 York 11501, or at some other location to be hereafter  
13 designated by the Board of Trustees, in order to receive  
14 public comment upon the following:

15 "Application of Hector Fonseca for a Special  
16 Use Permit pursuant to Chapter 550 of the Code of The  
17 Incorporated Village of Mineola entitled 'Zoning',  
18 Section 550.12 entitled 'B-1 Districts', Subsection (B)  
19 entitled 'Special Uses', for the purpose of establishing  
20 an ice cream parlor upon the property known as 156  
21 Jericho Turnpike, Mineola, New York, known and designated  
22 on the Nassau County Land and Tax Map as Section 9, Block  
23 322, lots 16 through 18.

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

1 access to or employment in its projects and activities.  
2 Joseph R. Scalero has been directed to coordinate  
3 compliance with non-discrimination requirements of the  
4 Federal Revenue Sharing regulations.

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

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

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

13 "Dated December 11, 2014."

14 MAYOR STRAUSS: Thank you, Mr. Scalero.

15 Mr. Whalen, reports on the mailings?

16 MR. WHALEN: Yes, sir. I have an appropriate  
17 Affidavit of Mailing. 97 were mailed. 37 were returned.  
18 None went unclaimed.

19 MAYOR STRAUSS: Thank you, sir.

20 Mr. Spellman, anything?

21 MR. SPELLMAN: No. The Board is free to take  
22 action this evening, if it so desires.

23 MAYOR STRAUSS: Thank you.

24 Folks, this will be the format for this  
25 evening's hearings: The applicant will present his

1 application, call any witnesses. We'll hold all  
2 questions until the presentation is completed. Then the  
3 Board will ask any questions that they may have, and then  
4 we'll open it up to anybody wishing to make comments from  
5 the public.

6 Go ahead. The floor is yours, sir.

7 And I ask anybody that's approaching the podium  
8 to please state your name and address for the court  
9 reporter, and please speak clearly and slowly for the  
10 reporter.

11 MR. BARROCA: Paul Barroca, 186 Jackson Avenue,  
12 Mineola, New York 11501, representing PR Consulting, 147  
13 Glen Street, Glen Cove, New York 11542 and 235 Garfield  
14 Avenue, Mineola, New York.

15 I'm here on this night representing Mr. Hector  
16 Fonseca for his Special Use application to the Board.

17 Good evening, Mayor Strauss, Members of the  
18 Board, ladies and gentlemen.

19 MAYOR STRAUSS: Evening.

20 MR. BARROCA: Mr. Fonseca would like to take  
21 the existing former use store, gun store, that's located  
22 at 156 Jericho Turnpike and convert it to an ice cream  
23 parlor. The ice cream parlor would operate between 10:30  
24 a.m. to 10:30 p.m. seven days a week. It is going to  
25 have access to private garbage carting that's going to be

1 part and parcel shared with the present property owner's  
2 collection system that's over there, who happens to be  
3 Mr. Manny Carvalho, and he's going to have access to that  
4 through the alleyway that adjoins the buildings between  
5 in the back, as well as any overflow parking needed for  
6 his customers will be coming in from the back over there.

7 At this time the application doesn't show any  
8 seating for the project. The ice cream store will just  
9 have basically a counter service where you go in and buy  
10 ice cream, maybe coffee, tea, snacks, things of that  
11 nature, and you take it with you.

12 The business will be owned 50 percent by  
13 Mr. Fonseca and 50 percent by the building owner, Manny  
14 Carvalho. There will be no back entrance from the  
15 business out to the back parking area. It's the same  
16 size, approximately 780 square feet, as the store that  
17 was formerly there, so there will be no increase in the  
18 retail space. There will be in our opinion minimal  
19 impact, if any, to parking for the area versus what was  
20 there before, and there will be no on-site cooking or  
21 preparation.

22 As you see here, in this aerial view, that is  
23 the location of the store right there. Little button.  
24 And that's the parking area I was talking about in back  
25 that they're going to have access to. And this is what

1 the former front looked like, and we're going to maintain  
2 the front outside, of course the signage will be changed  
3 later on. OK?

4 In terms of the layout, we have this  
5 presentation here. This is the existing store that was  
6 there, with a retail space here in the front, with a  
7 bathroom and an office. And we're doing here the same  
8 footprint, with handicap accessible bathroom. And here,  
9 for the employee's, counter service area. And here's  
10 going to be the display cases and customer waiting area.

11 That pretty much sums up my presentation, in  
12 case the Board members have any questions.

13 MAYOR STRAUSS: Thank you, Mr. Barroca.

14 You mentioned garbage pick up will be private.  
15 What time will that be occurring?

16 MR. BARROCA: At the same schedule that's  
17 presently ongoing right now. They're going to use the  
18 existing dumpsters used by the restaurant.

19 MAYOR STRAUSS: OK. All right.

20 Will there be any lights at the rear of the  
21 building?

22 MR. BARROCA: No.

23 MAYOR STRAUSS: No lights at all?

24 MR. BARROCA: No lights at all. Different from  
25 what's there right now.

1 MAYOR STRAUSS: OK. Great.

2 And I ask that you please adhere to the Village  
3 Building Code when taking out any permits for the signs  
4 or any kind of work that you will be doing on the  
5 exterior.

6 MR. BARROCA: Absolutely.

7 MAYOR STRAUSS: We have certain sign codes.

8 That's all I have.

9 Mr. Pereira?

10 MR. PEREIRA: Thank you.

11 Welcome, Mr. Barroca. Thank you, Mr. Fonseca,  
12 for investing, or reinvesting, in our community. We  
13 certainly appreciate that. And I notice that the prior  
14 business has been vacant for some time, so we certainly  
15 like to see our storefronts full.

16 Is there a basement in the building?

17 MR. BARROCA: No, there is not.

18 MR. PEREIRA: There is no basement. OK. Good.

19 Deliveries. Now, you said that there is no  
20 egress to the back, to the rear of the property?

21 MR. BARROCA: There's no direct egress from the  
22 store to the back of the property. But they can get  
23 their deliveries delivered in the back, in the parking  
24 area, and come through the alleyway that adjoins.

25 MR. PEREIRA: Between the laundromat and

1 Robert's.

2 MR. BARROCA: Between the laundromat and  
3 Robert's, yes, and bring that to the front.

4 MR. PEREIRA: To the front. OK. Because we  
5 certainly don't want delivery trucks double-parking on  
6 Jericho. So I would ask the deliveries be made through  
7 the rear. And I'm sure that they would be done probably  
8 before the restaurant gets busy or anything like that.

9 MR. BARROCA: Yes. I'm sure that wouldn't be  
10 an issue.

11 Would that be an issue, Mr. Fonseca?

12 MR. FONSECA: No.

13 MR. PEREIRA: Is there any particular reason  
14 why no seating? Is that a business plan? Is it just  
15 basically too small?

16 MR. BARROCA: The business plan is simple.  
17 It's a small place. We want to keep it simple. So no  
18 seating at this point. If it takes off and if we see a  
19 need for seating, we'll come in to possibly expand  
20 further back the business. There's a rear apartment that  
21 would be taken out in the future, possibly, and then  
22 maybe we would consider putting in seating in the future.

23 MR. PEREIRA: OK. But at this point --

24 MR. BARROCA: There would be no seating.

25 MR. PEREIRA: And so this would just be a

1 typical ice cream shop, not necessarily frozen yogurt or  
2 anything, just the traditional.

3 MR. BARROCA: Traditional ice cream shop with  
4 just selling stuff over the counter.

5 MR. PEREIRA: Right. And there are no  
6 apartments above.

7 MR. BARROCA: It's a one-story building, as you  
8 can see in the photo.

9 MR. PEREIRA: Right.

10 MR. BARROCA: There's no apartments above it  
11 whatsoever.

12 MR. PEREIRA: The apartment next to it is --

13 MR. BARROCA: The building next to it has.

14 MR. PEREIRA: OK. Those are all my questions.

15 MAYOR STRAUSS: Mr. Barroca, on the application  
16 it says: Ice cream, soup and sandwich shop. Is it going  
17 to be strictly ice cream? You're going to be selling --

18 MR. BARROCA: At this point we're starting just  
19 with ice cream. We may consider putting other food  
20 products, but nothing would be prepared on the premises.  
21 It would probably just be brought in and heated up, or  
22 whatever, if it was going to happen in the future.

23 MAYOR STRAUSS: OK.

24 Mr. Cusato?

25 MR. CUSATO: Thank you, Mayor.

1 Mr. Barroca, good evening.

2 MR. BARROCA: Good evening.

3 MR. CUSATO: When I saw your application I got  
4 flashbacks. In the 60's, when I was in Mineola High  
5 School, almost directly across the street there was a  
6 place called Fischl's (phonetic), which you'll recall. I  
7 think Pepper's, is that the nickname? It was the high  
8 school hang out back then. So I'm kind of excited that  
9 maybe this may be the same type of effect.

10 I have no questions. Good luck.

11 MR. BARROCA: Thank you.

12 MAYOR STRAUSS: Mr. Durham?

13 MR. DURHAM: Looking at the design, the squares  
14 that you put over there, were they designed for tables,  
15 or whatever, or just stand-up tables?

16 MR. BARROCA: The squares are lights.

17 MR. DURHAM: The squares are lights. OK.

18 MR. BARROCA: Yes. As you see on the chart.

19 MR. DURHAM: So it's beverages, just sodas,  
20 drinks and stuff like that?

21 MR. BARROCA: Yes.

22 MR. DURHAM: And maybe snacks or something?

23 MR. BARROCA: Snacks, you know, typical stuff  
24 you can almost get in a deli for the most part. You  
25 know, same type of display items as you would see there.

1 MR. PEREIRA: This would be a year-round  
2 operation? It wouldn't be a Ralph's that closes for a  
3 couple of months a year?

4 MR. FONSECA: It would be year-round.

5 MR. PEREIRA: Sorry.

6 MR. DURHAM: That's OK. I have no further  
7 questions.

8 MAYOR STRAUSS: Mr. Walsh?

9 MR. D. WALSH: Yes. Thank you, Mayor.

10 Hello, Mr. Barroca. How are you?

11 MR. BARROCA: Hello.

12 MR. D. WALSH: How many employees do you intend  
13 to have?

14 MR. BARROCA: Mr. Fonseca?

15 MR. FONSECA: One, or two maximum.

16 MR. D. WALSH: Two. OK.

17 And you're not cooking anything at all in the  
18 location.

19 Do you intend to get rid of the apartment now,  
20 maybe before you open up the store, the apartment that's  
21 in the rear?

22 MR. BARROCA: No. The apartment has been  
23 there, you know, throughout, for many years. It's  
24 preexisting. It's the existing retail space. We're just  
25 going to leave that apartment stay for now and just use

1 the existing original space that was used for the gun  
2 store. We're just revamping that portion at this point.

3 MR. D. WALSH: OK.

4 MR. BARROCA: If the business takes off, maybe  
5 that will be worked out in the future.

6 MR. D. WALSH: How many parking spaces do you  
7 think that you will have, as many as you need in the  
8 back, right? It's quite a good size parking lot; is that  
9 the case?

10 MR. BARROCA: Well, they'll share the same  
11 parking area that's presently used by the restaurant.

12 MR. D. WALSH: So there's plenty of parking.

13 And do you intend to put tables in in the  
14 future and make some eat-in, or is this just strictly a  
15 to-go place?

16 MR. BARROCA: Yes. If everything goes well, we  
17 would like to expand and make two, three stories on the  
18 building and do all sorts of things. But at this point  
19 he just wants to keep it nice and simple and see if it  
20 takes off.

21 MR. D. WALSH: One hundred percent to go.

22 MR. BARROCA: Yes. To go. Yes.

23 MR. D. WALSH: OK. That's all. Thank you.

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

1 Mr. Barroca, I ask that if you have a seat  
2 we'll open up to public comments. And if anybody has a  
3 question or makes a comment, we just ask you to address  
4 those at the end of the public session.

5 Anybody in the first row? Second row? Third  
6 row? Fourth row? Fifth row? Sixth row? Seventh row?  
7 Anyone at all?

8 Yes, sir, Mr. Carol.

9 MR. CAROL: Hi. John Carol, 154 Banbury Road.  
10 Board, howdy.

11 Currently there's more than seven pickups by  
12 the dumpsters for the week. Well over seven. I don't  
13 know if this will increase that. I wasn't even thinking  
14 of the dumpsters when I came in here. But I believe the  
15 dumpsters were not allowed in the first place, which I --

16 MAYOR STRAUSS: The dumpsters are what? I'm  
17 sorry.

18 MR. CAROL: Were not allowed in the first  
19 place, but that's not these people's problem.

20 Do they make ice cream there? That's my  
21 question. Is the chocolate going to be good?

22 The address on that building, I don't see one.  
23 And I don't see addresses on the next one and the next  
24 one and the next one. So it took a week to find out what  
25 store they were going in.

1                   And just as an aside, I understand there's a  
2 grant for the community development and perhaps addresses  
3 could be included in the upgrade of that.

4                   MAYOR STRAUSS: Yes. Regarding the grant,  
5 we're still in the very preliminary stages of that and  
6 I'm not sure that we want to hold up Mr. Fonseca, but we  
7 can certainly speak to him.

8                   MR. CAROL: Yes. It would make it look  
9 attractive.

10                   The parking is tight now. And parking is --  
11 parking is parking.

12                   Finally, it's just too close to my house to  
13 have an ice cream store.

14                   MAYOR STRAUSS: It's well within walking  
15 distance.

16                   MR. PEREIRA: You can walk it off.

17                   MAYOR STRAUSS: Thank you, Mr. Carol.

18                   Anybody else wishing to make comments this  
19 evening?

20                   OK. Mr. Barroca?

21                   MR. BARROCA: Mr. Mayor --

22                   MAYOR STRAUSS: Hold on one second.

23                   (Off the record discussion ensued between the  
24 Mayor and Mr. Spellman.)

25                   MAYOR STRAUSS: OK. I'm sorry, Mr. Barroca.

1 MR. BARROCA: No problem.

2 Mr. Mayor, according to my client, we're not  
3 planning on making any ice cream on the premises. It's  
4 all going to be brought in at this time.

5 MAYOR STRAUSS: Is there a brand?

6 MR. FONSECA: That is top secret.

7 MAYOR STRAUSS: Good enough.

8 MR. BARROCA: And I think I here the chocolate  
9 is going to be very good.

10 MAYOR STRAUSS: One of the concerns we might  
11 have is -- hopefully you're very successful. And with  
12 success comes people. And ice cream, Mr. Carol aside, is  
13 usually for little kids, and big kids as well. But we're  
14 a little concerned about possibly having some kids in the  
15 street and being there running around out in front.

16 I'll throw this out to the Board and see if  
17 we'll pre-approve them to have eight seats in the  
18 interior of the store. And if you need more than that,  
19 you certainly will need to come back to us.

20 It's just for, you know, for safety reasons, to  
21 keep the kids inside the store a little bit while their  
22 mom and dad are paying for the ice cream. We're just  
23 concerned a little bit. It concerns me a little bit.  
24 And if the Board has no objections, we can certainly do  
25 that.

1 MR. BARROCA: We'd happily accept and  
2 appreciate, you know, the eight seats, and we'll  
3 definitely put them in.

4 MAYOR STRAUSS: Like I said, it's more of a  
5 safety issue than anything. Give them a place to sit  
6 really quick.

7 Now, as Mr. Carol also said that there wasn't  
8 an address on the building. I'm assuming you're going  
9 throw one up there?

10 MR. BARROCA: How big do you want it?

11 MAYOR STRAUSS: As long as it's on there.  
12 Certainly, for emergency responders it will be easier to  
13 identify during the night.

14 MR. BARROCA: OK.

15 THE COURT: Any other questions from the Board?

16 MR. D. WALSH: Is he going to put an alarm  
17 system on?

18 MAYOR STRAUSS: Yes. That's a very good idea.

19 We have a Knox-Box system in the Fire  
20 Department that's very valuable to the business owner, as  
21 well as advantageous to the fire service. Something I  
22 suggest you seek out through the Fire Department, But  
23 that could be discussed later. I highly recommend that  
24 you do it. I can't force you, but I highly recommend  
25 that you do it.

1 Mr. Spellman, anything else on your end?

2 MR. SPELLMAN: That's it, Mayor.

3 MAYOR STRAUSS: OK. Great.

4 MR. WHELAN: Mayor?

5 THE COURT: Yes?

6 MR. WHELAN: For the record, I would just like  
7 to amend something relative to the mailings. I gave you  
8 the wrong numbers. For accuracy: There were 86 mailed,  
9 46 were returned and 17 went unclaimed.

10 MAYOR STRAUSS: Thank you, Mr. Whalen.

11 Gentlemen, I'll entertain a motion to approve.

12 MR. PEREIRA: Motion.

13 MAYOR STRAUSS: Motion by Trustee Pereira.

14 MR. CUSATO: Second.

15 MAYOR STRAUSS: Seconded by Trustee Cusato.

16 All in favor -- excuse me.

17 Mr. Scalero, please poll the Board.

18 MR. SCALERO: Trustee Durham?

19 MR. DURHAM: Yes.

20 MR. SCALERO: Trustee Pereira?

21 MR. PEREIRA: Yes.

22 MR. SCALERO: Trustee Cusato?

23 TRUSTEE CUSATO: Yes.

24 MR. SCALERO: Trustee Walsh?

25 MR. D. WALSH: Yes.

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MR. SCALERO: Mayor Strauss?

MAYOR STRAUSS: Yes.

Mr. Fonseca, congratulations. Welcome to Mineola. I wish you the very, very best of success in the Village of Mineola. You picked a great place, great Village.

Get involved in the Chamber of Commerce. There's a fantastic group of individuals, fellow business owners like yourself, who will do everything they can to help you grow. And if you have any questions about the building process, by all means reach out to the Building Department and we'll do everything we can to help you.

MR. FONSECA: Thank you.

MAYOR STRAUSS: Congratulations. Best of luck to you. Congratulations, Mr. Barroca.

MR. BARROCA: Thank you, Mayor, and the Board.

\* \* \*

1 MAYOR STRAUSS: Folks, we have another hearing  
2 on for this evening.

3 Mr. Scalerò?

4 MR. SCALERO: Yes.

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

7 "Please take Notice that the Board of Trustees  
8 of the Incorporated Village of Mineola will hold a Public  
9 Hearing on Wednesday, January 21, 2015 at 6:30 p.m. at  
10 the Village Hall, 155 Washington Avenue, Mineola, New  
11 York 11501, or at some other location to be hereafter  
12 designated by the Board of Trustees, in order to receive  
13 public comment upon the following:

14 "Application of Yildiz Hidir for a Special Use  
15 Permit pursuant to Chapter 550 of the Code of the  
16 Incorporated Village of Mineola entitled 'Zoning',  
17 Section 550.12 entitled 'B-1 Districts', Subsection (B)  
18 entitled 'Special Uses', and Section 550.23 entitled  
19 'Gasoline/Diesel Service Stations', Subsection (C)  
20 entitled 'New Gasoline/Diesel Service Stations', for the  
21 purpose of establishing a gasoline dispensing station  
22 with a convenience store upon the property known as 70  
23 East Jericho Turnpike, Mineola, New York, known and  
24 designated on the Nassau County Land and Tax Map as  
25 Section 9, Block 366, Lot 93.

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

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

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

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

15 "Dated December 11, 2014."

16 MAYOR STRAUSS: Thank you, Mr. Scalero.

17 Mr. Whalen, report on the mailings?

18 MR. WHALEN: Yes, Mayor.

19 I have the requisite signed and notarized  
20 Affidavit of Mailing. 97 mailings, 37 returned, none  
21 went unclaimed.

22 MAYOR STRAUSS: Thank you, sir.

23 Mr. Spellman?

24 MR. SPELLMAN: Yes, Mayor.

25 In addition to this being an application for a

1 Special Permit, this Board also has jurisdiction with  
2 respect to Site Plan Approval and Architectural Approval  
3 and should be prepared to grant that as well if it's  
4 going to give this Special Permit.

5 Thank you.

6 MAYOR STRAUSS: Thank you.

7 OK. Folks, again, this will be the format of  
8 this evening's hearing: The applicant will make their  
9 presentation, and the Board will ask any questions we may  
10 have, and then we'll open it up to the public.

11 I ask anybody who is approaching the podium to  
12 please speak clearly and with your name and your address.

13 And the floor is yours, sir.

14 MR. WHITE: Thank you.

15 Matthew White, Walsh, Markus, McDougal and  
16 DeBellis, for the applicant, 229 Seventh Street, Suite  
17 200, Garden City, New York.

18 Good evening. I'm here appearing before you  
19 tonight for the applicant, Yildiz Hidir. Mr. Hidir is  
20 seeking a Special Use Permit pursuant to Section  
21 550-12(B)(4) and Section 550-23(C)(1) of the Zoning Code  
22 of the Incorporated Village of Mineola, seeking to  
23 restore and renovate the existing unoccupied service  
24 station located at 70 East Jericho Turnpike to house a  
25 convenience store and also to install new fuel pumps,

1 fuel island and a canopy above, which will all go towards  
2 a gas station use.

3 The property has previously been an operational  
4 service station and gas station and was only discontinued  
5 in that regard for environmental reasons, all of which  
6 have been remediated. Mr. Hidir is simply seeking to  
7 restore the property to its previous use.

8 The property is located in a B-1 district and  
9 is zoning compliant. The structure currently existing on  
10 the property will not be expanded, but only renovated.  
11 And, but the for the proposed setback and planned canopy,  
12 the existing setbacks will be maintained. No additional  
13 curb cuts will be created. And the four existing curb  
14 cuts will be maintained.

15 As you can see in the site plan, there are  
16 indicated two curb cuts on Columbus, as well as two curb  
17 cuts on Jericho. Those are preexisting and they will be  
18 maintained with the new renovations.

19 And again, looking at the site plan you can see  
20 that it indicates zoning compliance. And as you can see  
21 by the zoning analysis here that the applicant has met  
22 the requirements for parking. And, in fact, has seven  
23 spaces where only six are necessary. That's including  
24 handicapped parking as well. As such, the applicant is  
25 before the Board tonight seeking only Special Use Permit

1 approval.

2 Much like others in the area, the convenience  
3 store sought herein will sell soft drinks, beer, coffee  
4 and packaged food. No food will be prepared on premises,  
5 and no perishable food will be sold. There will be a  
6 crew of two employees at the location per shift. Refuse  
7 will be picked up once per week by a private carter. And  
8 any perishable waste that maybe generated will be stored  
9 in the walk-in cooler.

10 While the applicant originally sought hours of  
11 operation of 24-hours per day and seven days a week, he  
12 is mindful of the Village's position regarding the same.  
13 As such, I propose hours of 6:00 a.m. to midnight, seven  
14 days per week.

15 As you can see on the site plan, the perimeter  
16 of the property will be improved with plantings -- it's  
17 hard to see on this -- but landscaping on Jericho, as  
18 well as landscaping adjacent to the rear residence, and  
19 landscaping to the west, along the other commercial lot.  
20 And that will be maintained by use of an irrigation  
21 system that will be built underground. Obviously there  
22 will be some tanks buried here, so that will give the  
23 applicant ample opportunity to bury some lines for  
24 underground irrigation. The landscaping will be  
25 maintained by a landscaping service as well.

1           The existing pylon sign, which is at the corner  
2 of Columbus and Jericho, will be replaced with new  
3 signage, changing the name only, as the height of the  
4 sign will be maintained with the existing post.

5           In addition to being the owner of the property,  
6 Mr. Hildir will also own the business, should the Board  
7 approve it. He has restored and beautified many  
8 abandoned and/or neglected service stations throughout  
9 Nassau County. And if the Board will allow me to, I  
10 would like to present some before and after photographs  
11 of these properties that I brought with me. I'd like to  
12 enter these into the record, if I may.

13           MAYOR STRAUSS: Sure. Give them to  
14 Mr. Scalero, please.

15           MR. WHITE: I would like the Board to take note  
16 of the work and care, the levels that were put into the  
17 renovations. You'll see the before and afters there.  
18 They should be self-explanatory.

19           I wrote the addresses on the back. I'm sorry.  
20 On the back, maybe, of the top photograph. There's one  
21 in Hempstead. There's one, I believe, in Lynbrook.  
22 Another one, I believe, in New Hyde Park.

23           MR. YILDIZ: Valley Stream.

24           MR. WHITE: Oh, Valley Stream. I'm sorry.  
25 Valley Stream.

1 MR. YILDIZ: And Franklin Square.

2 MR. WHITE: And Franklin Square.

3 The subject renovation, if the permits are  
4 granted, will be nothing short of these. As you can see  
5 in the renderings that were submitted with the  
6 application, what we were proposing is certainly in line  
7 with the quality of work that's been done in the past.  
8 Now, if I could just take this down and put up a  
9 different visual aid for you.

10 I prepared an aerial analysis of the Village  
11 here, as far as gas stations go, just to confirm with the  
12 Board that there's not going to be over-intensification  
13 of service stations in the area. I'm sorry it's so long  
14 but, you know, you have a lot along Jericho Turnpike in  
15 the Village here.

16 But you'll see the existing stations are in  
17 orange. If you can tell, there's about one, two, three,  
18 four, five, six along the whole stretch. Subject parcel  
19 is here, on the corner of Columbus and Jericho. And in  
20 pink you'll notice these are sites of former gas stations  
21 that in the last decade or two have been razed and are  
22 now occupied by different uses.

23 So, judging by the aerial here, you can see  
24 that the eastern portion of the Village is sort of  
25 underserved by gas stations. Most of the stations are

1 located west of Roslyn Road. Roslyn Road being here.  
2 And with most of them being between Mineola Boulevard and  
3 Herricks. The three of them here. And again, like I  
4 said, what used to service this part, the eastern part of  
5 the Village, the stations here are long gone. So there  
6 really seems to be a void for an additional gas station  
7 there.

8 So, based on the foregoing, it's the  
9 applicant's belief that the continuation of the  
10 property's use as a gas station, and the addition of a  
11 convenience store, is in keeping with the spirit of the  
12 Code and will benefit the eastern area of the Village.

13 Any questions?

14 I brought with me, incidentally, Kevin Walsh of  
15 my office and the applicant Yildiz Hidir, who will  
16 operate this gas station and operates several of the ones  
17 -- he owns and operates several of the ones that I  
18 presented to you already in the pictures.

19 MAYOR STRAUSS: All right. So, sir, if you  
20 could, I have a question for you, the applicant.

21 And for the record, if you could, state your  
22 name and your address.

23 MR. YILDIZ: Hi. My name is Hidir, H-I-D-I-R,  
24 last name is Y-I-L-D-I-Z, 81 Clinch Avenue, C-L-I-N-C-H,  
25 Garden City, New York 11530.

1 MAYOR STRAUSS: Thank you, Mr. Yildiz.

2 You own all four of those gas stations that we  
3 saw the pictures?

4 MR. YILDIZ: Yes.

5 MAYOR STRAUSS: Do you own any others?

6 MR. YILDIZ: Three more.

7 MAYOR STRAUSS: Three more. Where are they  
8 located?

9 MR. YILDIZ: Baldwin. And other one is -- and  
10 Valley Stream, 850 Corona Avenue, Valley Stream, and one  
11 more is Uniondale.

12 MAYOR STRAUSS: So you're pretty well-versed in  
13 this type of operation.

14 MR. YILDIZ: Yes.

15 MAYOR STRAUSS: How many pumps are you looking  
16 to put in?

17 MR. YILDIZ: Total four.

18 MAYOR STRAUSS: Four pumps.

19 MR. YILDIZ: Yes.

20 MAYOR STRAUSS: So is that four so you'd be  
21 able to fill eight cars at once?

22 MR. YILDIZ: Yes.

23 MAYOR STRAUSS: OK. Two on each side?

24 Will the pumps that you're putting in, looking  
25 to put in, will they have any kind of advertisements, any

1 kind of speakers, any kind of -- you know, when I fill up  
2 my car at some of the gas stations around town they have  
3 these TV screens and there's loud noise.

4 MR. YILDIZ: Yes. Radio, TV, yes.

5 MAYOR STRAUSS: So you're going to have that.

6 MR. YILDIZ: Yes, I will.

7 MAYOR STRAUSS: All right. I'm afraid that  
8 might inhibit or kind of cause a concern for the  
9 residents that live right behind there that have to  
10 listen to that noise all the way up to midnight on the  
11 advertisements and things.

12 Is there a chance that you could maybe either  
13 not do it, or not have it, or make sure that the volume  
14 is down low enough so that it doesn't bother any of the  
15 residents around there?

16 MR. YILDIZ: Sure. No problem.

17 MAYOR STRAUSS: And your hours of operation,  
18 certainly appreciate you looking to go along with the  
19 Village as far as our requirements, or requests, for not  
20 being a 24/7 operation. We certainly appreciate that.

21 Will you be doing any maintenance of vehicles  
22 on the property?

23 MR. YILDIZ: No.

24 MAYOR STRAUSS: Will you have any cars for sale  
25 on the property?

1 MR. YILDIZ: No.

2 MAYOR STRAUSS: You know, if I'm looking to  
3 sell my car I can't put it on your corner?

4 MR. YILDIZ: No. Never.

5 MAYOR STRAUSS: What about lighting on the back  
6 side of the building? There's currently an alleyway  
7 between the back of the building and the fence and the  
8 neighbor's property, are you going to have any lighting  
9 there?

10 MR. YILDIZ: I will ask my neighbor. If they  
11 want it, I put it. Otherwise I'm not going to put any  
12 light. I will ask my neighbor.

13 MAYOR STRAUSS: Great. Appreciate you trying  
14 to do the right thing by the neighborhood.

15 I don't want to take all the questions away  
16 from anybody else. So, Mr. Pereira.

17 MR. PEREIRA: Thank you.

18 Welcome, Mr. Yildiz.

19 The hours of operation, 6:00 a.m. to midnight,  
20 that is both for the gas station and the convenience  
21 store?

22 MR. YILDIZ: Yes.

23 MR. PEREIRA: For both. OK. So they will both  
24 close at midnight.

25 Now, I don't know the regulations, but will you

1 be required by the state to install a generator as part  
2 of --

3 MR. YILDIZ: Not that location because they're  
4 not close to -- it has to be close to parkways, you know,  
5 like Southern State Parkway or Long Island Expressway.  
6 Not this one.

7 MR. PEREIRA: So you're not required to put one  
8 in.

9 MR. YILDIZ: No.

10 MR. PEREIRA: And you don't plan on putting one  
11 in.

12 MR. YILDIZ: Possible.

13 MR. PEREIRA: Do you have any generators in any  
14 of your other service/gas stations?

15 MR. YILDIZ: One of them is Corona Avenue,  
16 Valley Stream, yes.

17 MR. PEREIRA: You're required to have it there.

18 MR. YILDIZ: Yes, because very close to  
19 parkway.

20 MR. PEREIRA: OK. I understand.

21 The curb cuts, are you planning to re --  
22 because those curb cuts are a little worn. Are you doing  
23 any sidewalk work, any cement work, to replace them?

24 MR. YILDIZ: Yes.

25 MR. PEREIRA: To restore them?

1 MR. YILDIZ: Yes.

2 MR. PEREIRA: OK. The building, you're not  
3 knocking down the building.

4 MR. YILDIZ: No. No.

5 MR. PEREIRA: No. You're just refurbishing the  
6 building.

7 MR. YILDIZ: Yes.

8 MR. PEREIRA: And I do agree with Mr. White  
9 that the rendering that you submitted as part of your  
10 application does look very good. I think the residents  
11 will be pleased after looking at an empty building for  
12 several years.

13 You did miss one gas station, Mr. White, all  
14 the way down on the corner of Jay Court and Jericho  
15 Turnpike on the east end.

16 MR. WHITE: Which one is that?

17 MR. PEREIRA: That's shy of Glen Cove Road, on  
18 this side of the parkway. There used to be a service  
19 station. Now it's an empty lot.

20 MR. YILDIZ: BP. Used to be BP.

21 MR. PEREIRA: Maybe.

22 MR. WHITE: I did mention --

23 MR. PEREIRA: I'm just, I'm oh --

24 MR. YILDIZ: BP, yes.

25 MR. PEREIRA: But that further, I guess,

1 supports your claim that the east end of the Village does  
2 not have as many gas stations as the west end of the  
3 Village.

4 I think -- and not to bring up past  
5 applications -- but I certainly think for me this  
6 application is certainly much more palatable than the  
7 previous application for this property and I think that  
8 for the neighbors as well this is something that was a  
9 prior use. I actually think taking the service aspect  
10 out of it does benefit the residents. No cars are going  
11 to be parked all day long, being moved, tested,  
12 road-tested.

13 MR. YILDIZ: Nice and clean.

14 MR. PEREIRA: Right. Nice and clean. There  
15 will be no oils and rotors and air tools going on all  
16 day. So -- and certainly the facelift that you're  
17 planning on giving it I think will be a benefit to that  
18 corner.

19 That's all the questions I have. Thank you.

20 MAYOR STRAUSS: Thank you, Mr. Pereira.

21 Mr. Cusato?

22 MR. CUSATO: Thank you, Mayor.

23 Mr. White, I have a question for you. You  
24 stated that there were environmental issues that have now  
25 been resolved?

1 MR. WHITE: Yes.

2 MR. CUSATO: My concern is the gas tanks in the  
3 ground. Have they been replaced? Are they OK, or . . .

4 MR. K. WALSH: May I?

5 You have it. You want to do it?

6 MR. WHITE: No. Go ahead.

7 MR. K. WALSH: Kevin Walsh, same office.

8 We're going to submit up to you a letter, June  
9 21, 2013, from the New York State Department of  
10 Environmental Conservation, which is the clean bill  
11 letter, which indicates that the contamination has been  
12 totally removed. This process began with the uncovering  
13 of the problem in 2006. The station remained open. The  
14 DEC was monitoring it through the period from 2006 till  
15 2012, when the work began, the remedial work began, by a  
16 company by the name of Eastern Environmental Solutions.  
17 The paperwork is there. And they have notified the DEC  
18 the final inspections were done and it's all clean, and  
19 you have that information.

20 In terms of removal of tanks, they will be  
21 removed. New tanks are going in completely.

22 MR. CUSATO: New tanks. So if it's approved  
23 new tanks will be going in.

24 MR. K. WALSH: Yes.

25 MR. CUSATO: OK. All right.

1 Now, second question: Many months ago we had a  
2 hearing on the Bolla gas station and we asked them, or he  
3 agreed, to close at 11:00. I'm wondering how would  
4 you -- you know, if you would consider doing that,  
5 closing at 11:00.

6 MR. WHITE: Whatever Bolla is doing, we can  
7 certainly conform to that. So 11:00 --

8 MR. CUSATO: OK. Thank you.

9 MR. WHITE: -- we will be amenable to that if  
10 the Board requires that.

11 MR. CUSATO: So you would sort of be the same  
12 thing, to be fair with him as well.

13 MR. WHITE: Yes.

14 MR. CUSATO: All right. Thank you.

15 Thank you, Mr. Mayor.

16 MAYOR STRAUSS: Thank you, Mr. Cusato.

17 Mr. Durham?

18 MR. DURHAM: That was going to be one of my  
19 requests, that they conform to the other gas stations  
20 near residents, which all close at 11:00. So that was  
21 the main thing.

22 And the food, you said there's no prep of any  
23 food and it's all going to be packaged food in the store?

24 MR. WHITE: Right.

25 MR. YILDIZ: Yes.

1 MR. WHITE: Chips and beef jerky and soda,  
2 things like that, candy.

3 MR. DURHAM: So it will be just like a regular  
4 mini-mart.

5 MR. WHITE: Exactly.

6 MR. DURHAM: And then you did say that you were  
7 going to sell alcohol, right? Actually beer. So that --

8 MR. WHITE: Beer, right.

9 MR. YILDIZ: Yes, beer.

10 MR. DURHAM: So you have to go to the state for  
11 that.

12 And the trash from your location, on the  
13 picture with the dumpster --

14 MR. WHITE: It's a small refuse area here.  
15 There's actually a wall, an existing concrete wall there.  
16 That will be the area where the refuse will be stored in  
17 the dumpster.

18 MR. DURHAM: And private pick up how often?

19 MR. WHITE: Once a week.

20 MR. DURHAM: Once a week?

21 MR. WHITE: Yes. That's what we anticipate.

22 MR. DURHAM: And not too early?

23 MR. WHITE: Again, we'll take your  
24 recommendation. Whatever you recommend, or whatever you  
25 have done for others, we expect it for us.

1 MR. DURHAM: Because I know we stated for Bolla  
2 that they couldn't pick it up early to disturb the local  
3 residents.

4 MR. WHITE: OK.

5 MR. DURHAM: So you can refer to that.  
6 Let me just see.

7 No other questions.

8 MAYOR STRAUSS: Great. Thank you, Mr. Durham.  
9 Mr. Walsh?

10 MR. D. WALSH: Thank you, Mayor.

11 Hello, Mr. Walsh, Mr. White, and how are you,  
12 sir?

13 MR. WHITE: Hello.

14 MR. D. WALSH: Just so I understand, you're not  
15 cooking anything on the location at all.

16 MR. WHITE: That's right.

17 MR. D. WALSH: No cooking at all.

18 Has the applicant spoken to the neighbors yet?  
19 You said that you will speak to the neighbor about the  
20 lighting in the back. Have you spoken with any  
21 neighbors? And if you could identify.

22 MR. YILDIZ: Yes, I did. Next neighbor. They  
23 said everything is OK. As long as, you know, we work  
24 together.

25 MR. D. WALSH: The neighbor that has the

1 driveway --

2 MR. YILDIZ: Yes. Yes.

3 MR. D. WALSH: OK. And how about next door,  
4 the restaurant, have you had any conversations with them?

5 MR. YILDIZ: All the time.

6 MR. D. WALSH: Yes. Camillo (phonetic).

7 Camillo is the guy's name.

8 MR. YILDIZ: Yes. Yes. Portuguese.

9 MR. D. WALSH: OK. Thank you.

10 Are you going to prevent overnight parking?  
11 Residents may want to park there. Now I see people from  
12 the restaurant sometimes park there. After you're closed  
13 I'm talking about. Are you looking to do that, or will  
14 you look to keep the place empty at night?

15 MR. YILDIZ: You know --

16 MR. D. WALSH: I think it would be best if you  
17 keep it empty at night.

18 MR. YILDIZ: Empty. Even my insurance probably  
19 better be empty.

20 MR. D. WALSH: Yes. OK. Just asking.

21 You know, Mr. Cusato had asked you, but I'm  
22 glad that you are willing to meet Bolla's hours because  
23 there were many, many hearings here, and Bolla did agree,  
24 even though it's his only non-24-hour gas station in his  
25 whole group of stations. So it's nice that you're

1 willing to agree because that might have been an  
2 arrangement made anyway.

3 How many pumps are you going to have?

4 MR. YILDIZ: Four.

5 MR. D. WALSH: Four pumps. You know, looking  
6 at this -- first of all, I know this building. That  
7 block -- four pumps?

8 MR. YILDIZ: Four.

9 MR. D. WALSH: That's it, right? Yes.

10 That block has become very nice. That section  
11 of -- the eastern part of Jericho Turnpike is some -- a  
12 lot of vacant stores over the years and everything else.  
13 That block is nice. The bakery, the restaurant next  
14 door, the physical therapist, all fixed the front of  
15 their stores. So I'm glad to see this -- people in the  
16 audience may not see this -- but this is a nice looking  
17 store. It's a big improvement in the area.

18 The Express gas sign that exists now, are you  
19 going to just put a new face on that, or are you going to  
20 complete change it?

21 MR. YILDIZ: New face, and new price sign,  
22 like, you know, LED, just like Bolla did.

23 MR. D. WALSH: LED lighting and new prices,  
24 yes.

25 This one gas station that you have here, is it

1 called the Star gas station?

2 MR. YILDIZ: Yes.

3 MR. D. WALSH: Is that on Franklin Avenue? Is  
4 that on Hempstead Turnpike?

5 MR. YILDIZ: Hempstead Turnpike.

6 MR. D. WALSH: I drove past there today.

7 MR. YILDIZ: It has bagel store right across --

8 MR. D. WALSH: Yes. I drove past there today.  
9 I happened to notice it. It's a nice looking building.

10 I have no further questions.

11 Truthfully, I think that this is something  
12 that's going to brighten up the area and --

13 MR. YILDIZ: Thank you.

14 MR. D. WALSH: -- you know, good luck.

15 MR. YILDIZ: Thank you.

16 MAYOR STRAUSS: Thank you, Mr. Walsh.

17 MR. DURHAM: Mayor?

18 MAYOR STRAUSS: Yes, sir.

19 MR. DURHAM: Just between Jericho and the  
20 pumps, are there any raised curbs or anything to prevent  
21 a car from sliding up if there's an accident on Jericho  
22 towards the pumps?

23 (Off the record discussion ensued between Mr.  
24 Yildiz and Mr. White.)

25 MR. WHITE: Sorry. Mr. Yildiz indicates

1 there's going to be bumpers guarding all four pumps, you  
2 know.

3 MR. YILDIZ: So by law anyway, fire marshal.

4 MR. WHITE: By fire marshal. So that would  
5 obviously -- obviously there would be a landscaping bed  
6 there as well.

7 MR. DURHAM: I was just asking if there was a  
8 curb next to the sidewalk, before the landscaping, to  
9 sort of slow it down.

10 MR. WHITE: I don't know if there's one there  
11 now, to be honest with you. But certainly if the Village  
12 recommends there be one installed just along the --

13 (Off the record discussion ensued among Mr.  
14 White, Mr. K. Walsh and Mr. Yildiz.)

15 MR. D. WALSH: Excuse me, Mayor. Can I say  
16 something?

17 Could that become -- maybe you might want to  
18 think about that. Maybe it could be a trip hazard,  
19 maybe.

20 MR. K. WALSH: You understand what the question  
21 was?

22 MR. YILDIZ: No.

23 MR. K. WALSH: Can I make sure that he  
24 understands the question?

25 MAYOR STRAUSS: Yes.

1 (Off the record discussion ensued between  
2 Mr. K. Walsh and Mr. Yildiz.)

3 MR. K. WALSH: Trustee Durham --

4 MAYOR STRAUSS: Mr. Walsh, if you could go back  
5 to the podium.

6 MR. K. WALSH: OK. So I think the answer is:  
7 There will be a bar along the front of the pumps. Would  
8 that provide the protection?

9 MR. DURHAM: Yes. Just talking about something  
10 to stop if there's any vehicles coming up there.

11 MR. K. WALSH: There will be no additional  
12 curbing, but there will be a bar in front of the pumps.

13 MR. DURHAM: OK. That's fine.

14 MAYOR STRAUSS: Mr. Walsh, you have any  
15 comments?

16 MR. D. WALSH: No.

17 MAYOR STRAUSS: I see on the plan that you have  
18 proposed "No Left Turn" signs, two of them, at the exit  
19 onto Columbus Parkway from the property. That's good to  
20 know. I'm glad that you put that as part of the process  
21 here. We like to try to keep some of the --  
22 unfortunately, it will probably the residents making the  
23 illegal left turn, but it's good that we have that sign  
24 up.

25 Mr. Cusato, you wanted to say something?

1 MR. CUSATO: Yes.

2 I just wanted to thank you for taking the  
3 efforts of making that photographic display.

4 MR. WHITE: Yes. You have a big Village. You  
5 know, at least left to right it is, anyway.

6 MR. CUSATO: It says a lot. You know, people  
7 say a picture is word one thousand words. So, thank you.

8 MR. WHITE: You're welcome.

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

11 MR. PEREIRA: Just one more question for  
12 Mr. Yildiz.

13 Propane, will you be selling propane on the  
14 property?

15 MR. YILDIZ: No. No.

16 MR. PEREIRA: No propane. OK. Good. That's  
17 all.

18 MAYOR STRAUSS: Thank you. OK.

19 Mr. White, I'll ask you to sit down. I'm going  
20 to open up to public comment.

21 Again, I ask anybody approaching the podium to  
22 please state your name and speak clearly and we'll  
23 address any concerns or questions you may have.

24 Anybody in the first row? Second row? Third  
25 row? Fourth row? Fifth row? Sixth row? Seventh row?

1 Yes, sir?

2 MR. PENNACCHIO: My name is Nick Pennacchio,  
3 241 Columbus Parkway, Mineola.

4 Good evening, Mayor, Members of the Board.

5 MAYOR STRAUSS: Good evening.

6 MR. PENNACCHIO: My concern is the hours that  
7 were discussed. It was originally stated 6:00 a.m. to  
8 12:00 midnight. I appreciate the Board voicing their  
9 request to have the hours changed to something less.  
10 Eleven o'clock at night should be a more suitable time  
11 for closing. I would have liked it even less, but I'll  
12 go along with 11:00 o'clock.

13 My concern is also for the delivery of the  
14 gasoline. I'm not sure what the hours would be for that,  
15 but certainly we would hope that it would be during the  
16 day for the gas station to have deliveries.

17 My concern is that some of those delivery  
18 trucks might wind up exiting and coming down Columbus  
19 Parkway. I know that on the corner of Columbus and  
20 Jericho Turnpike, in about 50 feet, there is a sign "No  
21 Truck Traffic", except for the fact that, yes, we do see  
22 heavy trucks coming down the street many times during the  
23 day. So I don't know if there's any way that you could  
24 regulate trucks from coming down there, other than the  
25 sign. Now, with the gas station there, it might be more

1 of a concern.

2 And basically that's it. I understand that  
3 it's not a service station, even though part of the  
4 application does say service - gas delivery. But the  
5 prior usage of that property was a gas and a service  
6 station. I recall many evenings hearing tires being put  
7 on cars and the screeching of the pneumatic driver for  
8 the tires, and the wheels echoed down the block of  
9 Columbus Parkway. There is an assurance that there is no  
10 maintenance there. That's great.

11 Also, I was just wondering, the owner -- the  
12 operator of the gas station, is he the owner of the  
13 property, the new owner?

14 MR. YILDIZ: Yes.

15 MR. PENNACCHIO: On a prior occasion we did  
16 have the individual who owned that property come down and  
17 was talking. He had problems with one of the businesses  
18 on the block using his property for parking their cars.  
19 I notice now that there are several trucks parked on the  
20 property. I don't know who they belong to. But if the  
21 operator of the gas station is now going to be the owner  
22 of the property, will that be prevented? Or how will  
23 those spaces be used, other than for, you know, business  
24 of dispensing gasoline. That was my question.

25 MAYOR STRAUSS: Great. Thank you,

1 Mr. Pennacchio.

2 MR. PENNACCHIO: Thank you very much.

3 MAYOR STRAUSS: Mr. White?

4 Well, excuse me. Is there anybody else in the  
5 seventh row? OK.

6 MR. K. WALSH: Mayor, may I?

7 On the last questions that were asked, we had  
8 an opportunity to talk about it. First, he's the  
9 owner/operator. That's the intent here.

10 Cars, the question was asked. He will plan on  
11 not having people park there off hours. It's for  
12 security purposes and the like. It's better to see a  
13 clean open station and that will be his effort there.

14 The question was raised earlier about the noise  
15 from the tanks -- I think, Mayor, you asked about it --  
16 the music or news that comes out. I think Yildiz would  
17 like the opportunity to have that, but recognizes that it  
18 has to be in a way that will not impact the neighbors.  
19 So he will test it out in one of the pumps and see if it  
20 works out, with full understanding that it can not impact  
21 the neighbors over there.

22 Same would go true of a generator. If we felt  
23 the need to install one, we would even consider coming  
24 back to the Board for a location, because it would modify  
25 this, but it will be in a way that will not -- you have

1 performance standards here in this Village. We would  
2 adhere to all performance standards with noise from the  
3 site.

4 MAYOR STRAUSS: Gas delivery?

5 MR. PEREIRA: The gas delivery.

6 MR. K. WALSH: Gas deliveries will be during  
7 the day. We have a little control over that by  
8 instructing that when they exit they don't go down  
9 Columbia. But I suspect that that would probably not be  
10 a real issue for these trucks. They'll probably -- if  
11 anything, they'll use Columbia to come in and they'll use  
12 this entranceway on -- the first one, towards Jericho,  
13 come in there, and then they'll be able to easily go out  
14 on Jericho Turnpike. I think that will be -- to the  
15 extent that that doesn't happen, we have the ability to  
16 let them know that that's not the proper delivery route  
17 to take for the property.

18 MAYOR STRAUSS: Thank you.

19 Any other questions from the Board?

20 Mr. Spellman, anything?

21 MR. SPELLMAN: Yes, Mayor.

22 This matter was referred to the Nassau County  
23 Planning Commission and the Planning Commission has  
24 recommended that this Board take action as it deems fit,  
25 it having no objection to the granting of this

1 application.

2 MAYOR STRAUSS: All right. No other comments  
3 from the Board?

4 I'll entertain a motion to approve.

5 MR. PEREIRA: Motion.

6 MAYOR STRAUSS: Motion by Trustee Pereira.

7 MR. D. WALSH: Second.

8 MAYOR STRAUSS: Second by Trustee Walsh.

9 Mr. Scalero?

10 MR. SCALERO: Yes, sir.

11 Trustee Durham?

12 MR. DURHAM: Yes.

13 MR. SCALERO: Trustee Pereira?

14 MR. PEREIRA: Yes.

15 MR. SCALERO: Trustee Cusato?

16 TRUSTEE CUSATO: Yes.

17 MR. SCALERO: Trustee Walsh?

18 MR. D. WALSH: Yes.

19 MR. SCALERO: Mayor Strauss?

20 MAYOR STRAUSS: Yes.

21 OK. Mr. Yildiz, congratulations. Welcome to  
22 Mineola. As I mentioned to the other person who was also  
23 granted approval to open up a business here, please  
24 adhere to the Village Code. When you're doing your  
25 renovations and your signs, reach out to the Building

1 Department. Get involved in the Chamber of Commerce.  
2 They're a fantastic group of individuals doing many, many  
3 things for the Village in positive ways. Welcome to  
4 Mineola, sir.

5 MR. YILDIZ: Thank you.

6 MR. PEREIRA: Thank you. Good luck.

7 MR. DURHAM: Thank you.

8 MAYOR STRAUSS: I'll entertain a motion to  
9 close the hearing.

10 MR. D. WALSH: Motion.

11 MAYOR STRAUSS: Motion by Trustee Walsh.

12 Seconded by?

13 MR. PEREIRA: Second.

14 MAYOR STRAUSS: By Trustee Pereira.

15 All in favor?

16 MR. DURHAM: Aye.

17 MR. PEREIRA: Aye.

18 MR. CUSATO: Aye.

19 MR. D. WALSH: Aye.

20 MAYOR STRAUSS: Aye.

21 Any opposed?

22 Carried.

23 \* \* \*  
24 This is to certify that the within and foregoing is a  
true and accurate transcript.

25   
PATRICIA A. TAUBER, RPR  
OFFICIAL COURT REPORTER

- Board of Trustees Hearing of 1/21/2015 -

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