

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE
BOARD OF TRUSTEES

September 14, 2016
6:30 o'clock p.m.

RECEIVED
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VILLAGE OF MINEOLA
2016 SEP 30 P 1:48

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, JR., ESQ.
Village Attorney

* * *

DANIEL WHALEN
Superintendent of Buildings

LINDA PARDO
Deputy Village Clerk

* * *

PATRICIA A. TAUBER, RPR
Official Court Reporter

1 MS. PARDO: Please silence all pagers and cell
2 phones. In case of an emergency there are exit doors
3 located in the back of the room.

4 MAYOR STRAUSS: Thank you. We have a hearing
5 this evening on a property located at 99 Jericho
6 Turnpike.

7 Ms. Pardo, would you read the notice?

8 MS. PARDO: "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, September 14, 2016 at 6:30 p.m. at
13 the Village Hall, 155 Washington Avenue, Mineola, New
14 York 11501, or at some other location to be hereafter
15 designated by the Board of Trustees, in order to receive
16 public comment upon the following:

17 "Application of Benjamin Musheyev for a Special
18 Use Permit pursuant to Chapter 550 of the Code of the
19 Incorporated Village of Mineola, entitled 'Zoning',
20 Section 550.12, entitled 'B-1 Districts', Subsection (B),
21 entitled 'Special Uses', for the purpose of establishing
22 a dry steam car wash /detailing with the sale of
23 prepackaged food and beverages upon the property known as
24 99 Jericho Turnpike, Mineola, New York, known and
25 designated on the Nassau County Land and Tax Map as

1 Section 9, Block 450, Lots 242 to 243.

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 August 8, 2016."

17 MAYOR STRAUSS: Thank you.

18 Mr. Whalen, report on mailings?

19 MR. WHALEN: Yes, Mayor. The Affidavit of
20 Mailing Notice is in order and has been signed by the
21 applicant and notarized by his lawyer.

22 MAYOR STRAUSS: Thank you.

23 Mr. Gibbons, anything?

24 MR. GIBBONS: I'm going to defer a request for
25 a SEQRA designation until after the hearing when I have

1 more information.

2 MAYOR STRAUSS: Thank you.

3 Ladies and gentlemen, this will be the format
4 for this evening's hearing. The applicant will make
5 their presentation. I ask anybody approaching the podium
6 to please speak clearly, slowly, for the reporter and
7 state your name and your address and your affiliation
8 with the applicant. Present your application. There
9 will be a interaction with the Board. And then we'll
10 open it up for public comment.

11 Gentlemen?

12 MR. NIYAZOV: Good evening.

13 MAYOR STRAUSS: Good evening to you.

14 MR. NIYAZOV: My name is Ariel Niyazov. It's
15 spelled N-I-Y-A-Z-O-V, First name A-R-I-E-L. I'm an
16 attorney for the applicant.

17 I'm very excited to be here today and introduce
18 two gentlemen who wish to bring something very new and
19 unique to the Village of Mineola. According to our
20 research it's the first of its kind eco-friendly auto
21 detailing center. We understand it's the first one in
22 New York State, and possibly in the United States. The
23 technology is relatively new and it's been already
24 featured on Jay Leno's Garage, and very popular in Europe
25 and very popular in Asia.

1 The gentlemen's names are Benjamin Musheyev and
2 Jason Lugo. And they say a picture is worth more than a
3 thousand words. So they've presented a video for you to
4 watch and then they're going get up here and answer any
5 questions you may have for them. OK.

6 MAYOR STRAUSS: Thank you.

7 MR. NIYAZOV: And there's brochures for you to
8 refer to as well.

9 MAYOR STRAUSS: Thank you.

10 MR. LUGO: May I begin?

11 MAYOR STRAUSS: Yes. Thank you.

12 (Video is played.)

13 MAYOR STRAUSS: Thank you.

14 MR. LUGO: Thank you guys for watching.

15 MR. MUSHEYEV: My name is Ben Musheyev. My
16 partner is Jason Lugo. So . . .

17 MAYOR STRAUSS: Can you explain your business
18 to us? What's your intent to do with the building?
19 Obviously you're going to have these machines there, but
20 is it --

21 MR. MUSHEYEV: The intent of the business, sir,
22 we decided when we first submitted the application we
23 were going to do a tunnel car wash system. If you refer
24 to page 5 of the paper, the original way we were going to
25 do it was with a conveyor belt like your ordinary car

1 wash, traditional car wash, but during basically the time
2 we were waiting for the hearing we did some extensive
3 research and we decided to change the business up in
4 terms of making a stationary where they enter through
5 Maple Street, which is a commercial driveway, go to the
6 back in the parking lot and leave through Jericho
7 Turnpike.

8 So basically the cars are going to be cleaned
9 on the stationary outside and it's going to take anywhere
10 from ten to 20 minutes, depending on the time, to get the
11 car clean.

12 MAYOR STRAUSS: So the cars -- you're not
13 looking to put in a conveyor belt like a traditional.

14 MR. MUSHEYEV: No. I wanted to switch it up,
15 but they told me it was already too late to apply for it.
16 So they told me when we come here to the hearing we could
17 state the case.

18 MAYOR STRAUSS: So the way you're proposing it
19 now is that the vehicles will enter on Maple.

20 MR. MUSHEYEV: Yes.

21 MAYOR STRAUSS: Go along the back of the
22 building.

23 MR. MUSHEYEV: Yes.

24 MAYOR STRAUSS: And come north, adjacent to the
25 building, and exit out to Jericho Turnpike.

1 MR. MUSHEYEV: Yes. Like every other business
2 that has an entrance and exit on Jericho Turnpike.

3 MAYOR STRAUSS: I'm sure it depends on the size
4 of the vehicle being cleaned how long it takes. You said
5 20 minutes per car?

6 MR. MUSHEYEV: Average, depending on what
7 package you choose, Since we're going to be a luxury auto
8 spa where our prices will be varied, ranging from 20 to
9 50 to 100 dollars. So we're expecting to have luxury
10 cars there.

11 So again, we're giving our time. So we're not
12 expecting the flow to be as much as a regular car wash
13 because the clients are a little different. This is a
14 hand spa at the same time. So we're going to be giving
15 each customer the service that they deserve.

16 MAYOR STRAUSS: So this is not a self-service
17 operation.

18 MR. MUSHEYEV: No. No. We're going to have
19 employees that are going to be cleaning the cars, and
20 while they clean it they're going to go inside the lobby
21 where we're going to have coffee set up. They're going
22 to hang out over there, or wait. And then, once the car
23 is ready, they're going to go inside and leave,
24 proceeding to Jericho, exiting through the tunnel,
25 meaning the driveway.

1 MAYOR STRAUSS: What happens if I want the
2 cheaper end of things and the person in front of me wants
3 the higher end and it takes longer and my car is a couple
4 of cars back?

5 MR. MUSHEYEV: What's convenient about this
6 location, the parking lot is about 40 feet in length, 50
7 feet. So we could fit about five cars parked stationary
8 because there was a parking lot already. So the cars are
9 going to go into the parking spot and they're each going
10 to have their own individual taking care of it.

11 MAYOR STRAUSS: So it's going to be taken care
12 of in the parking spots in the back.

13 MR. MUSHEYEV: Yes.

14 MAYOR STRAUSS: And then the area between the
15 building and the property line will be just strictly an
16 exit.

17 MR. MUSHEYEV: Exit, yes.

18 MAYOR STRAUSS: OK. So you won't line the cars
19 up along there.

20 MR. MUSHEYEV: No.

21 MAYOR STRAUSS: They'll be taken care of in the
22 parking spots.

23 MR. MUSHEYEV: Yes.

24 So assuming anywhere from three to five cars
25 that can fill in the back, ranging anywhere from 20

1 minutes, if there is a backup of traffic we're going to
2 give them an option to come back with an appointment
3 base, and if not we're going to give them, basically, a
4 time to come in.

5 So we're going to try opening up and speeding
6 up the process with more people there, giving to the
7 community with their employees. So . . .

8 MAYOR STRAUSS: So your attorney mentioned that
9 this is possibly the only one in the United States?

10 MR. MUSHEYEV: Yes. They do have mobile, where
11 they take it in the trucks and they drive it, but in
12 terms of stationary this is the first.

13 MAYOR STRAUSS: OK. So how did you come up
14 with the idea of this business? You saw it as an
15 advertisement? You wanted to get into the business? You
16 have experience in the car wash business?

17 MR. MUSHEYEV: Yes. Actually, my partner here
18 was doing commercial cleaning with power washing, and
19 basically I funded the business. He started doing it and
20 we saw all the money that was being wasted on water.
21 Almost, to clean a truck -- a regular car is 40 to 50
22 gallons. A truck is anywhere from 100 to 200 gallons
23 with the power washer.

24 So we saw all the water that we were wasting,
25 started doing some research, and we came upon the steam.

1 So from there we decided to incorporate into the
2 commercialized business and make it stationary. Started
3 driving around. My uncle, Dr. Ari Druz, has a location
4 two doors down from us. So I saw the corner location
5 being available for rent. So basically we decided to
6 bring it here, into this community. Thought this would
7 be a great location because this is Mineola, a town,
8 everybody's around each other. And it's environmentally
9 friendly at the same time. So in reality we're just
10 helping the community, helping the world, saving the
11 world, and we're not wasting the amount of water that a
12 regular car wash does.

13 MAYOR STRAUSS: With a car wash you have the
14 normal runoff.

15 MR. MUSHEYEV: Yes.

16 MAYOR STRAUSS: And the video shows that there
17 is no runoff. So where does the dirt and where does the
18 grime go that you're cleaning?

19 MR. MUSHEYEV: All right. So basically with
20 the steam it evaporates, as everybody knows, and while
21 it's cleaning there's a microfiber towel that you follow
22 with --

23 THE COURT: Slow down.

24 MR. MUSHEYEV: You go with the microfiber towel
25 and you follow through with the steam.

1 MAYOR STRAUSS: So steam loosens it and then
2 the microfiber towel just, like, dusts it up?

3 MR. MUSHEYEV: Yes. Dusts it up.

4 And what's great about this business, it's not
5 just a male-dominant business, with a regular typical car
6 washes. Females could also do the process because it's
7 very simple. All you have to do is hold the steam gun on
8 the car and just go with it. So it's a one motion
9 technique. So it's really not holding anybody -- anybody
10 could do it. And it's a great idea and technique for the
11 business.

12 MAYOR STRAUSS: How many staff do you think
13 you'll have on hand?

14 MR. MUSHEYEV: Anywhere from ten to 20 people.

15 MAYOR STRAUSS: Where will they park?

16 MR. MUSHEYEV: There is a municipal parking
17 lot, I've noticed, around Jericho in the area.

18 But the people park or the employees will park?

19 MAYOR STRAUSS: Your employees.

20 MR. MUSHEYEV: On the street or in the parking
21 lot.

22 MAYOR STRAUSS: Well, yes. There's a municipal
23 lot on the north side of Jericho Turnpike, behind the
24 stores.

25 What hours are you looking to operate?

1 MR. MUSHEYEV: That's the question I wanted to
2 ask you guys, because I know you guys are a Village. So
3 I wanted to find out what hours are available, because I
4 know the gas station is 24 hours, across the street. So
5 if possible I would also like to be 24 hours.

6 MAYOR STRAUSS: Are you going to work -- you're
7 looking to do 24/7?

8 MR. MUSHEYEV: If possible, in the future, yes.

9 MAYOR STRAUSS: Do you think you have enough
10 business to run this at 3:00 o'clock in the morning?

11 MR. MUSHEYEV: There is a significant amount of
12 cars because there are people that work as taxi drivers,
13 people that finish work late, and a typical car wash
14 closes at 7:30 and after that you can not get your car
15 cleaned with a vacuum. And we're trying to do an all
16 service. If we could open up late, till 12:00, that
17 would be also good.

18 THE COURT: You abut a residential community,
19 though.

20 MR. MUSHEYEV: We're borderline -- by the
21 demographics where our business ends on the borderline.
22 So when we're entering the business and leaving we're in
23 the commercial zone.

24 And the noise volume is very low because it's
25 basically almost the same sound of the vacuum that's

1 across the street from the gas station, which operates 24
2 hours, and that's the same amount of noise, if not more,
3 than the vacuum across the street.

4 MAYOR STRAUSS: OK. I have much more
5 questions, but I'll open it up to the Deputy Mayor.

6 MR. PEREIRA: Thank you.

7 Good evening, gentlemen. Thank you for being
8 here.

9 Couple of questions. Since you're saying that
10 this is the first of its kind in the United States, what
11 kinds of regulations are there in terms of environmental
12 controls, or are there any regulations? I'm sure that
13 there are regulations the way that a standard car wash
14 deals with waste water and where it goes, if it's
15 treated, not treated, chemicals that they use, chemicals
16 that they don't use, or are you so avant-garde that there
17 are currently no regulations. Like, who would regulate
18 you? Is it the EPA, the DEC, the health department?
19 Obviously the Village is not equipped to regulate this
20 type of establishment. What kind of regulations exist
21 for this business?

22 MR. MUSHEYEV: The research that I did -- I
23 know the EPA could look into it, but there's no chemicals
24 at all involved. No water running. There's really just
25 a detail center. It's really hard to explain because

1 it's something new to the community. In terms of
2 business, this is something new. So there's not enough
3 research to develop behind who controls it because
4 there's no water coming out. So in reality just cleaning
5 a car with steam. So there's no water, no chemicals. So
6 in reality there's really nobody to check in terms of --

7 MR. PEREIRA: Right. And I'm just a lay person
8 here, and that sounds about right when you're cleaning a
9 car. But then you also, in your video, had you're
10 cleaning an engine. And the engine has grease and oil.
11 And the steam may not have water, but that grease and oil
12 is going somewhere.

13 MR. MUSHEYEV: But it wipes down while you're
14 cleaning.

15 MR. PEREIRA: It wipes down.

16 MR. MUSHEYEV: It doesn't drip because it makes
17 it soft and then you just wipe it. So it's a fairly
18 simple process.

19 MR. PEREIRA: OK. So you're wiping.

20 Now these cloths that you're using, you have to
21 wash them somewhere.

22 MR. MUSHEYEV: Yes, regular washer and dryer.

23 MR. PEREIRA: You're going to have a washer and
24 dryer on the premises?

25 MR. MUSHEYEV: Yes.

1 MR. PEREIRA: I don't think that's a question
2 for us. But again, if you're wiping down an engine with
3 a cloth and you're putting the cloth, which is full of
4 all kinds of grease and oil and chemicals and things, and
5 you're putting it in the wash, that water is going
6 somewhere. You know. And the question is how is that
7 handled?

8 MR. MUSHEYEV: If that's the case, we're going
9 to have disposable wipes. So we're going to throw out
10 and get them recycled through a company, if that's what
11 you're worried about.

12 MR. PEREIRA: It's not necessarily something
13 for me to worry about. Yes, I am worried about it, but I
14 think it may be something that we may have to ask a
15 higher level of government or another regulatory agency.

16 Yes, I think -- I'm not sure that the gas
17 station is open 24 hours on the other corner of Maple.

18 MR. MUSHEYEV: BP?

19 MR. PEREIRA: Where?

20 MR. MUSHEYEV: BP. It's right across the
21 street.

22 MR. DURHAM: It just started.

23 MR. PEREIRA: It just started. OK.

24 Yes. I'm not fond of having businesses operate
25 -- and you can say that the vacuum cleaner works there.

1 But, you know, I don't know how many people -- but OK,
2 you certainly have -- you're entitled to say what you
3 would like.

4 Seasonally, would this be an all weather
5 operation?

6 MR. MUSHEYEV: All weather. What I'm offering,
7 which no other car wash offers that I've been, a 24-hour
8 rain guarantee if I'm going to attract the customers. So
9 basically you get a car wash today, or a detail and
10 clean, and if it rains within 24 hours of the service you
11 can come back and we'll clean your car free of charge.

12 MR. PEREIRA: OK. Now obviously I think most
13 residents are watching this. And you've noticed that
14 there are no car washes in the Village of Mineola.
15 There's one just outside the Village to our west and
16 there are some others to our northwest. And I work right
17 by a car wash. And of course the lines, the stacking of
18 cars, you know, endlessly. This week, beautiful whether,
19 lots of people washing cars.

20 Now Maple is a one-way, right?

21 MR. MUSHEYEV: Yes.

22 MR. PEREIRA: And it's one way for a reason,
23 because people used it as a cut through and residents
24 complained that there was a lot of traffic. I'm actually
25 surprised not to see more residents here this evening.

1 So how are you going to handle that?

2 At your entrance I see that you could possibly
3 stack, at the most, three cars on Maple before you're on
4 Jericho.

5 MR. MUSHEYEV: Yes. So basically when they
6 make a right on Maple they stack, like you said, three
7 cars. And then we could fit another four to six cars,
8 depending how we space it out, in the parking lot. At
9 any given time that's ten cars. And again, since our
10 prices will determine basically on what package you
11 choose. We're more of a higher luxury car wash than any
12 other car wash. So we're expecting not to have that much
13 flow in terms of customers coming in at any given time --
14 And if there is a flow -- because we will give them an
15 appointment base and maybe a discount to come back at a
16 later time.

17 MR. PEREIRA: Right. We don't want this to
18 back up onto --

19 MR. MUSHEYEV: I understand.

20 MR. PEREIRA: -- Jericho. People making lefts
21 from westbound traffic, people making rights from
22 eastbound traffic, and people coming in and out of the
23 gas station. It's obviously a little crowded there.

24 And the operation that was there before,
25 although it was rather noisy for parts of the day because

1 they were fixing, you know --

2 MR. MUSHEYEV: Liffco.

3 MR. PEREIRA: -- snow blowers and lawn mowers,
4 but they were closed on Sundays. They were out of there
5 by five or six o'clock. So those residents right behind
6 there certainly are not used to a 24-hour operation.

7 What changes, physical changes, are you looking
8 to make to the building, if any.

9 MR. MUSHEYEV: Physical, we're not doing
10 anything. We're just doing minor painting, I believe,
11 outside. And internally, we're going to just do cosmetic
12 work, doing some tiles and some flooring.

13 MR. PEREIRA: So you're not expanding the
14 footprint?

15 MR. MUSHEYEV: We're not doing anything to the
16 business. We're leaving it as is. The only thing we're
17 going to do is give a modern look to it.

18 MR. PEREIRA: If memory serves me correctly,
19 the building just to the west of that, there are some
20 bays there on that side? Aren't there some bay doors?

21 MR. MUSHEYEV: On the right side?

22 MR. PEREIRA: If you're looking at the
23 building, on the right side.

24 MR. MUSHEYEV: It's vacant right now,
25 apparently.

1 MR. PEREIRA: Right.

2 MR. MUSHEYEV: And there's a border that's not
3 interfering with us.

4 MR. PEREIRA: But that's not your building?

5 MR. MUSHEYEV: No.

6 MR. PEREIRA: But I believe there are bays down
7 that side; am I correct?

8 MAYOR STRAUSS: Yes.

9 MR. PEREIRA: Entrances. Like garage doors.

10 MR. WALSH: It used to be Midas.

11 MR. PEREIRA: Right. It used to be Midas. And
12 Liffco used to use it as well for their business
13 overflow, parts and pieces.

14 MR. MUSHEYEV: But I seen the blueprints and as
15 of right now there's a big fence over there blocking that
16 side. So there's no entrance --

17 MR. PEREIRA: And so there's no way for them to
18 get in there.

19 MR. MUSHEYEV: From that building? No.

20 We're going to also have a fence there to block
21 out the traffic just so nobody can come in.

22 MR. PEREIRA: Right. Because I'm thinking at
23 some point there may have been some agreement to allow --
24 some kind of easement -- to allow both businesses to use
25 that driveway.

1 MR. MUSHEYEV: Oh, no. We're using that
2 driveway as an exit/entrance. So --

3 MR. PEREIRA: For you.

4 MR. MUSHEYEV: Yes.

5 MR. PEREIRA: But what about if that building
6 becomes occupied?

7 MR. MUSHEYEV: They have their own driveway and
8 entrance. There's three driveways there.

9 MR. PEREIRA: It's wide enough?

10 MR. MUSHEYEV: Yes. It's a different entrance.

11 And in terms of that sidewalk, as a
12 follow-up -- Nassau controls the sidewalk I believe. It
13 is damaged. So if we do get the approval, I would like
14 to fix it in terms of getting it done, because it is
15 cracked and it's a very high arch and so the cars will
16 get damaged when they leave.

17 MR. PEREIRA: OK. And you said you're going to
18 serve coffee while people wait. Any other kind of food?
19 Any other kind of perishable items?

20 MR. MUSHEYEV: Maybe just some desserts, but
21 we're debating on that. We're just going to do coffee
22 and sodas and --

23 MR. PEREIRA: No cooking on the premises?

24 MR. MUSHEYEV: No cooking on the premises. No,
25 sir.

1 We'll give you a luxury auto feeling. When
2 you're getting your car washed and you just wait outside,
3 over here you're going to be able to go inside the area,
4 hang out, Because we're going to have iPads set up, TVs
5 set up. So you're going to get a nice feeling when
6 you're waiting. And when you're car is ready you're
7 going to have a buzzer to come out and get the car.

8 MR. PEREIRA: And that sounds great, especially
9 the prices that you're talking about. But it's
10 interesting because you mentioned it's high-end and it's
11 luxury cars, and then you talk about taxi drivers at 3:00
12 in the morning. So --

13 MR. MUSHEYEV: The experience is the luxury.
14 The price point is going to be economical for everybody.

15 MR. PEREIRA: But if I'm a taxi driver I'm not
16 going to pay 50 bucks to have my car washed.

17 MR. MUSHEYEV: It's a range from 20 to 100 or
18 200, depending if you want a full interior cleaned or you
19 just want a regular exterior cleaned.

20 MR. PEREIRA: OK. And we can certainly -- the
21 hours at this point are -- although they are a concern,
22 we have other concerns as well.

23 I'll pass it off to Mr. Cusato. Thank you.

24 MAYOR STRAUSS: Mr. Cusato.

25 MR. CUSATO: Good evening, gentlemen.

1 So if you do 24 hours you need lights in the
2 parking lot, right?

3 MR. MUSHEYEV: Yes.

4 So can I rephrase the question? If I can stay
5 open till 12:00, so the 24 hours, we can stop, that would
6 be preferable. I just want it open later than the other
7 car washes to get the business, but --

8 MR. CUSATO: But you still need some kind of
9 lighting system on the poles and stuff, right?

10 MR. MUSHEYEV: Yes.

11 MR. CUSATO: So these drawings you presented to
12 us are really void, right? They're no longer --

13 MR. MUSHEYEV: You can use them for the
14 entrance and exit. The tunnel is just removed, but the
15 entrance and exit of that is still the same. So they're
16 still entering from Maple and leaving through Jericho.

17 MR. CUSATO: Right. OK.

18 That's all I have, because Mr. Pereira and the
19 Mayor asked a lot of my questions. So that's it.

20 THE COURT: Sorry.

21 Mr. Durham?

22 MR. DURHAM: I'm just trying to understand the
23 staging on the property. I saw the picture where you
24 have, like, five parking spots in the back. Is that how
25 you're looking to stage and -- with this picture that

1 you've provided us?

2 MR. MUSHEYEV: Yes.

3 MR. DURHAM: So you're looking to have five or
4 six cars being washed at the same time, no more than
5 that.

6 MR. MUSHEYEV: Yes. Around that, yes. We're
7 going to have anywhere from two to three people cleaning
8 per car. So the speed will hurry it up. So there won't
9 be any traffic flow outside. If there is a backup of
10 more than six cars --

11 MR. DURHAM: So you're going to have two to
12 three people per car?

13 MR. MUSHEYEV: Per car, yes.

14 MR. DURHAM: OK. And then you said, with the
15 steam, they're going to take and wipe the stuff down.

16 Do you have approximate times of what --

17 MR. MUSHEYEV: Yes. Depends on the package.
18 If they're doing an exterior it could take anywhere from
19 eight to 20 minutes, even ten to 20 minutes, depending if
20 it's an SUV. If it's an interior, anywhere from 15 to 30
21 minutes, if you're going to get your car steamed inside
22 like vacuumed and all that. If you're going to do an
23 interior shampoo you're going to end up leaving the car
24 and then we're going to contact you to come pick it up,
25 or you could wait there for an hour inside the lobby.

1 MR. DURHAM: Now the question with the shampoo.
2 You're shampooing. You're doing shampoo with steam or
3 you're taking it to --

4 MR. MUSHEYEV: But the shampoo is just the
5 terminology for the customer. It's a spray, and it's a
6 steam spray for this business. So we did the research to
7 get basically a waterless shampoo that doesn't need any
8 water to activate. You just spray it on and with the
9 steam it activates to be wiped out with the vacuum.

10 MR. DURHAM: And now, any waxing or buffing or
11 any of that stuff?

12 MR. MUSHEYEV: We will be providing that
13 service. That's right.

14 MR. DURHAM: So you are going to be doing
15 detailing after it's cleaned?

16 MR. MUSHEYEV: Yes, if you want the package.

17 MR. DURHAM: If you want the package.

18 MR. MUSHEYEV: Yes.

19 It's going to be a customer one-on-one
20 interaction. When you enter we're going to examine your
21 vehicle, give you a full spectrum of all the amenities.
22 If you want to choose it, you could choose the package
23 with our iPad-based menu. Then you're going to go inside
24 with the pager system. We're going to clean your car.
25 When it's ready you're going to have a pager to come out.

1 So you don't have to wait outside expecting when your car
2 is going to be clean, or how long it's going to take.
3 You're going to get a notary on the pager. Then when you
4 come out you can examine the car again to see if you like
5 it because, again, when you leave a car wash all that
6 water is still in. You have to wipe the windshield down.
7 You have to clean it again. I never left a car wash
8 happy. And I think any of you guys would agree with me,
9 there's always something you have to clean. So you're
10 paying the premium, you're not supposed to clean your own
11 car. That's why we're here, to clean it for you.

12 MR. DURHAM: So now, just take me through. So
13 a person pulls off of Maple. You're going to have to
14 have somebody there staging it. So somebody will be
15 backing the cars into the spots?

16 MR. MUSHEYEV: Yes. So we'll have our porters
17 taking the cars and backing it up. So there's no traffic
18 jam. Some people don't know how to back it up because,
19 again, there's people that are elderly that may not be
20 able as quick to move. So we're going to have them stand
21 outside. They'll be in a waiting area outside for them
22 to wait. Once we park the car they come back, check the
23 car, and they can go inside the lobby.

24 MR. DURHAM: So just saying, so the person
25 right there that's taking the car is the one that's going

1 to be deciding what type car wash, what they're getting,
2 or whatever, and then stage it by that, or --

3 MR. MUSHEYEV: You're going to choose, as the
4 customer, what you like.

5 MR. DURHAM: Yes. But I'm just saying I want
6 to know who is taking the order? Is it two people or is
7 it --

8 MR. MUSHEYEV: One of our employees are going
9 to take the car and then there are going to be two people
10 cleaning the car. So one of them is going to be the
11 main, basically, head detailer that's going to be taking
12 control of the car.

13 MR. DURHAM: So he's going to take the car.
14 He's going to find out what they want. He's going to
15 park it. And then they'll tell the two people that are
16 there what to do with the car?

17 MR. MUSHEYEV: Yes.

18 MR. DURHAM: And now you said -- if they're
19 doing engines and stuff like that, I got to believe it's
20 going to be more than an hour.

21 MR. MUSHEYEV: Actually, the engine cleaning,
22 believe it or not, it sounds like it's a lot, but
23 anywhere from 20 to 25 minutes. Again, we're going to
24 have two people cleaning the car for you. So in reality
25 it's not going to be one person per hour. If it is a

1 slow day and if there is one person, we'll have one
2 person make sure he makes the car clean. But if it's
3 busy we'll have four, five, people cleaning the car. So
4 the employees are just a matter of how many cars we get.
5 Again, through the business as it grows we'll see how
6 many employees we need. We can't open up a business and
7 have one person. Hopefully we'll have a lot. And if it
8 is going where it's going, we'll have more than one
9 person cleaning the car to speed up the process.

10 MR. DURHAM: So now with the building, you're
11 going to take what was the showroom and then turn that
12 into --

13 MR. MUSHEYEV: The lobby.

14 MR. DURHAM: -- into a lobby.

15 MR. MUSHEYEV: Yes, sir.

16 MR. DURHAM: So that's where you have all the
17 pictures with the TVs and different tables that people
18 could be sitting at.

19 MR. MUSHEYEV: Yes. We're going to offer them
20 TV service. We're going to offer them accessories for
21 their cars, Basically some cleaning products, some
22 sprays, fragrance sprays, basic car stuff that you see in
23 a car wash when you go inside, and the typical beverages,
24 if you want. Maybe couches, just so you can hang out,
25 read some books.

1 MR. DURHAM: I have no further questions.

2 MAYOR STRAUSS: Thank you.

3 Mr. Walsh?

4 MR. WALSH: Thank you, Mayor.

5 Good evening. Thank you for coming down.

6 Let me start off by asking you this: Just so I
7 understand, anybody who comes into your car wash is going
8 to enter through Maple Avenue; is that correct?

9 MR. MUSHEYEV: Yes.

10 MR. WALSH: Yes.

11 You know, as far as your 24-hour operation is
12 concerned, you mentioned that the gas station across the
13 street is open for 24 hours. But what you have to
14 understand is, that gas station, more than 90 to 95
15 percent of the people come in from Jericho and exit back
16 onto Jericho. A gas station is different than what
17 you're trying to operate. So everybody who comes to your
18 gas station is going to be coming through the
19 neighborhood -- I mean to your car wash -- is going to be
20 coming through the neighborhood; is that correct?

21 MR. MUSHEYEV: Yes.

22 MR. WALSH: OK. So, you know, you did mention
23 midnight. You know, you certainly do have the choice to
24 present whatever you want here, but what you present here
25 we're going to be voting on. So you should consider the

1 hours that you want to stay open. And for me personally,
2 interacting with the neighborhood 24-hours a day is not
3 something that I would consider a good thing for the
4 people that live in the neighborhood, if you understand
5 what I'm saying.

6 MR. MUSHEYEV: It was just an option because,
7 again, if there is a 24-hour people know about it. But
8 again, with the Village, I could be open depending on
9 what you guys say with the hours. That's why I never
10 stated the hours originally. I wanted to find out your
11 Village in terms of hours of operation per business.

12 MR. WALSH: Well we don't limit the hours of
13 operation per se, but as far as an option for your
14 customers, it's an option for your customers. But what
15 you have to remember, I'll say it again, is what you
16 present here and what you ask for here is what we're
17 going to decide on. So make sure that you ask for the
18 right thing and make sure that you, you know, decide
19 beforehand and keep in mind your interaction with the
20 neighborhood.

21 Now let me understand a little bit about this
22 ten to 20 people. You're going to have ten to 20
23 employees working at this location?

24 MR. MUSHEYEV: Yes.

25 MR. WALSH: And how many of these ten to 20

1 people do you think will have their own car and drive
2 their own car?

3 MR. MUSHEYEV: Possibly all of them.

4 MR. WALSH: And where do you think -- the Mayor
5 had asked you, but I wonder if you could be a little more
6 clear. Where do you think these 20 vehicles are going to
7 park? Is this 20 at the same time?

8 MR. MUSHEYEV: No. No. No. It's just going
9 to be depending on the hours. Everybody will have
10 shifts.

11 MR. WALSH: So at the peak, how many people
12 will be working in your place?

13 MR. MUSHEYEV: 20 people.

14 MR. WALSH: I'm sorry?

15 MR. MUSHEYEV: About 20 people at the peak.

16 MR. WALSH: So you will have 20 people there at
17 any given time. Where do you suppose those people are
18 going to park?

19 MR. MUSHEYEV: Again, I don't know if everybody
20 drives, but the majority of people do drive. So if they
21 drive, that's already their responsibility to park in the
22 municipal parking lot or, if they want, they could
23 carpool. I'll offer that as an option as well.

24 MR. WALSH: Yes, because what we want to do is
25 keep people out of the neighborhood. We don't want to

1 clutter up the neighborhood with employees parking.
2 Because you are -- although you are in a commercial area,
3 you adjoin a neighborhood that is not used to anything
4 like this, and it's a one-way street. You understand
5 that Maple is a one-way.

6 Another one of my concerns is that your exit is
7 on Jericho Turnpike, and people don't always do what
8 they're supposed to do. And just like the Dunkin' Donuts
9 that's across the street, people heading east make a
10 left-hand turn crossing traffic and go into Dunkin'
11 Donuts every day. So I foresee people coming out of your
12 place who want to head west and just make a left and head
13 west. And you know, it's just somewhat troubling that it
14 could be a dangerous situation there.

15 Have you thought about that.

16 MR. MUSHEYEV: Yes, I did. I recommend --
17 every customer that walks in, we're going to tell them
18 they're making a right. Again, we can't make them follow
19 the rules. So if that's --

20 MR. WALSH: You're right. Just like Dunkin'
21 Donuts can't make the people do it. And they do it.
22 There's been many collisions coming out of Dunkin'
23 Donuts. So I just want you to --

24 MR. MUSHEYEV: We will have --

25 MR. WALSH: -- know that that's going to be

1 part of my consideration.

2 Can you tell me a little bit more about the
3 lighting? You said that there's going to be -- you're
4 going to have to light up the parking lot. How about the
5 building, are you going to illuminate the building in
6 order to advertise it at all?

7 MR. MUSHEYEV: No. The sign is going to speak
8 for itself. We're going to have a nice sign. Again,
9 there's a light on the sign. So there's not going to be
10 illuminated too much light.

11 In terms of the outside light, there is special
12 lighting that doesn't affect outside neighbors, where
13 it's specifically pointing on the parking lot.

14 MR. WALSH: So you're going to put up a --
15 you're going to have a sign on the building, or you're
16 going to put a separate sign?

17 MR. MUSHEYEV: No. Sign on the building.

18 MR. WALSH: OK. And you're aware that you have
19 to deal with the Building Department with signage.

20 MR. MUSHEYEV: Yes. Everything that we'll have
21 to follow, we will follow. But if we can, the signs that
22 were on the building will speak for the advertising for
23 itself.

24 MR. WALSH: And if you could just break down a
25 little bit for me the cost. If I were to go in there and

1 just want the outside of my car cleaned, how much would
2 that cost and about how long would it take?

3 MR. MUSHEYEV: OK. Depending. Again, for the
4 exterior, if you have a sedan or SUV, it can range
5 anywhere from 15 to 25 to 30 dollars.

6 Why I say that? Because some cars are bigger.
7 If you have --

8 MR. WALSH: No. No. That's fine. I'm just
9 wondering. So 25 to 30 dollars --

10 MR. MUSHEYEV: No. 15 to 25.

11 MR. WALSH: 15 to --

12 MR. MUSHEYEV: 25 dollars.

13 MR. WALSH: -- 25 to clean the outside.

14 And how long would it take to clean the
15 outside?

16 MR. MUSHEYEV: Anywhere from eight to 20
17 minutes.

18 MR. WALSH: From eight to 20 minutes.

19 MR. MUSHEYEV: Again, if one person or two
20 people. If it's two people, we could clean the car in
21 five minutes. So --

22 MR. WALSH: Yes. Well you're having 20 people
23 there. So I imagine -- how many cars do you expect to do
24 at one time?

25 MR. MUSHEYEV: Depends at the peak. So again,

1 if they have six cars there, that's 12 people are
2 outside. Then you have two employees inside. Then you
3 have the people taking the traffic count. So that's
4 around -- me and him -- that's 20 people.

5 MR. WALSH: Yes. And if it's busy, I'm sure
6 you want to get the cars out as fast as possible.

7 MR. MUSHEYEV: If it gets busy, I told you,
8 when it backs up outside on Maple we're going to tell
9 them to make an appointment and we'll give them a
10 percentage off, a discount, for waiting if it's too busy.
11 So they don't have to wait. Again, not everybody wants
12 to wait, like every other car wash, an hour on line.
13 Hopefully we get that busy, great, but I'm assuming --

14 MR. WALSH: Let's not critique other car washes
15 here because I've never waited an hour on line for a car
16 wash. So let's just leave other car washes out of it,
17 OK, and we'll just talk about what your subject is here.

18 How long will it take and how much will it cost
19 to do the interior of a car, without detailing it, just
20 cleaning the interior and cleaning the exterior.

21 MR. MUSHEYEV: So you're talking about the
22 regular vacuuming and cleaning the outside?

23 MR. WALSH: Cleaning the outside and cleaning
24 the inside, whether you use a vacuum, you don't use a
25 vacuum.

1 MR. MUSHEYEV: OK. So we have a package menu
2 on the back of this paper of the different packages.

3 MR. WALSH: Yes. But, you know, we have so
4 much paperwork here. That's why I'm asking you.

5 MR. MUSHEYEV: Anywhere -- again, it can range
6 anywhere from 20 to 30 dollars.

7 MR. WALSH: OK.

8 MR. MUSHEYEV: So the prices are reasonable,
9 but what you're getting for it is way worth more than a
10 regular.

11 MR. WALSH: How much time will it take to do an
12 interior and an exterior?

13 MR. MUSHEYEV: Same thing. Ten to 20 minutes.

14 MR. WALSH: So the same amount of time to do
15 the inside and the outside, or just the outside?

16 MR. MUSHEYEV: Yes, because the vacuuming takes
17 no more than a minute-and-a-half to vacuum. So
18 incorporating that into ten to 20 minutes with the
19 exterior. And the only thing on the interior, you're
20 getting a vacuum inside.

21 MR. WALSH: Let me ask you a little bit about
22 your knowledge of the industry.

23 Have you ever worked in this industry before?

24 MR. MUSHEYEV: No.

25 MR. WALSH: And has your partner -- you're not

1 saying much. You're pretty silent over there -- have you
2 worked in a car wash before?

3 MR. LUGO: He's my best friend also.

4 Yes --

5 MAYOR STRAUSS: Sir, if you could state your
6 name and your address.

7 MR. LUGO: Jason Lugo.

8 -- I have. Again, he basically funds my
9 business and he's been my best friend for a while. We've
10 worked together for about eight years doing lifeguarding,
11 and ultimately we've been together ever since. And we've
12 helped many people working for lifeguarding for New York
13 City, and . . .

14 MR. WALSH: OK. How much time have you spent
15 in the car wash industry?

16 MR. LUGO: About five years in mobile car
17 washing and commercial power washing as well.

18 MR. WALSH: OK. So you do power washing.

19 MR. LUGO: Yes. And we've seen all the water
20 runoff and whatnot, and it was just very bad.

21 MR. WALSH: Sir, you own another business?

22 MR. MUSHEYEV: I have, yes.

23 MR. WALSH: Currently?

24 MR. MUSHEYEV: No.

25 MR. WALSH: OK. And just lastly, what was it

1 that brought you to Mineola? You said a relative has a
2 business?

3 MR. MUSHEYEV: Yes. My uncle, Dr. Ari Druz.
4 He's two doors down from us.

5 MR. WALSH: OK. Thank you. That's all I have
6 right now.

7 MAYOR STRAUSS: Thank you.

8 What about deliveries? Will there be any
9 deliveries made to the building?

10 MR. MUSHEYEV: No. We're going to have just
11 regular shipments from the post office with the products,
12 and that's about it.

13 MR. DURHAM: How about the food?

14 MR. MUSHEYEV: The drinks we can bring
15 ourselves. We don't need to have an outside company. We
16 can go to either COSTCO or BJ's and just fill up the
17 frig.

18 MAYOR STRAUSS: Before I open it up to public
19 comment, is there anything else you'd like to present?

20 MR. MUSHEYEV: Yes. I appreciate you guys
21 hearing us out.

22 MAYOR STRAUSS: I'm going to open up to public
23 comment. I'm going to ask the gentleman if he could sit
24 down and take note of any comments that are being made
25 and we'll address them at the end of the public comment

1 session.

2 Before I open up to the public, Mr. Whalen, are
3 there any issues with the property?

4 MR. WHALEN: Good evening. My name is Dan
5 Whalen. I'm the Superintendent of Buildings for the
6 Village of Mineola.

7 Mayor, as is standard operating procedure for
8 the Building Department, prior to special use hearings we
9 do check with the Village Justice Court to find out if,
10 in fact, there are any issues with the property itself,
11 the owners, or if there are any issues before the Village
12 Justice Court relative to this property.

13 The subject property, as previously mentioned
14 by the applicant, is known as 99 Jericho Turnpike,
15 Mineola, New York. And in fact the Village Justice Court
16 has advised me of the following: There are default
17 judgments in the amount of \$1,700 for parking tickets
18 that have, I believe, been adjudicated against the
19 building owners. There are Building Department summonses
20 from March of 2000 that have not been adjudicated. There
21 are Building Department summonses from June 2003, two of
22 which have not been adjudicated. And there are currently
23 four summonses against the property, as we speak, that
24 were issued on August 15th of this year. In addition to
25 that, the defendants have missed two arraignments and

1 requested an adjournment at one point and now have been
2 rescheduled to appear before the Village Justice Court on
3 the 20th of this month for both their arraignment and a
4 conference with Village counsel.

5 That concludes the record of what the Village
6 Justice Court has at this time.

7 MAYOR STRAUSS: Thank you.

8 OK. I'll open it up to public comment. I ask
9 anybody approaching the podium to please speak clearly
10 and slowly, state your name and address for the reporter.

11 Anybody in the first row? Second row? Third
12 row? Fourth row? Fifth row? Sixth row? Seventh row?

13 DR. DRUZ: I would like to say a comment, if I
14 may.

15 MAYOR STRAUSS: Sure.

16 DR. DRUZ: Can I approach the podium?

17 MAYOR STRAUSS: Please.

18 DR. DRUZ: Some of you may know me. I'm Dr.
19 Druz. I apologize for my dress today. I actually mixed
20 up the day because I thought this was happening tomorrow.
21 This is my day off and it was brought to my attention
22 that in fact it was today. So I apologize for the way I
23 look and for my sandals, but I wanted to say something on
24 behalf of --

25 MAYOR STRAUSS: Could you state your name and

1 your address?

2 DR. DRUZ: Yes. I'm Dr. Ari, A-R-I, last name
3 Druz, D-R-U-Z. I'm a member of this community and I own
4 PM Dental Care at 121 Jericho Turnpike, a couple of doors
5 over. I know some of you from the chamber meetings.
6 Nice to see some familiar faces.

7 I just want to say that you're looking at two
8 very outstanding people there. They neglected to tell
9 you more about themselves. They kind of touched on that.
10 You know, the lifeguarding just speaks volumes. OK?

11 I'm a little nervous. You know, I'm not a very
12 good public speaker. But I just want to say that we
13 would be very fortunate to have them as a contributing
14 part of this community.

15 Benjamin also neglected to mention that his
16 father is now partnered up with me at PM Dental, just a
17 couple of doors over. His father, who I respect
18 tremendously, a dentist who has been practicing for over
19 20 years, former assistant professor of dentistry at New
20 York University College of Dentistry. Couldn't ask for a
21 more outstanding family to be a part of this community.

22 Thank you very much.

23 MAYOR STRAUSS: Thank you, sir.

24 Gentlemen, come on back up.

25 Any other comments from the Board?

1 MR. PEREIRA: Yes, I have a few.

2 MAYOR STRAUSS: Yes, sir.

3 MR. PEREIRA: I have a few questions.

4 That's very nice to hear that. We certainly do
5 like to hear character representations and even if it is
6 from your uncle, but he seems very sincere.

7 Improvements to the property. Are you guys
8 looking to do any improvements? Because last I saw, you
9 know, the blacktop was kind of worn down, stained.
10 There's grease stains. Things like that.

11 I see some of the drawings have some bushes and
12 things along the back property line. So are you looking
13 to do any improvements, not to the building, to the
14 property itself?

15 MR. MUSHEYEV: We did think about painting the
16 blacktop, since there was a problem. But again, if it
17 requires permits, we will follow through with all of
18 that. But again, what we want, yes, if you guys approve
19 it, in terms of outside we would like to paint the
20 building also black to stand out with our logo, which is
21 black and green. And the trees, we want to make it
22 environmental. So instead of having fences, we want to
23 have trees bordered up. Again, it helps the environment.

24 MR. PEREIRA: So that will be part of your site
25 plan that you will submit.

1 MR. MUSHEYEV: Yes, if we were going to go that
2 route.

3 MR. PEREIRA: To go forward. OK. Very good.
4 Is there a basement in this property?

5 MR. MUSHEYEV: No.

6 MR. PEREIRA: There is no basement in this
7 building.

8 MR. MUSHEYEV: No.

9 MR. PEREIRA: OK. Now of course the obvious
10 question after Mr. Whelan's comments. Were you aware of
11 the condition or the situation involving the property?
12 Now I know you're not the property owner. Were you aware
13 of that prior to tonight?

14 MR. MUSHEYEV: Not all of them. Just about the
15 sheds and the light poles.

16 MR. PEREIRA: OK. Mr. Murray, is not here,
17 right?

18 MR. MUSHEYEV: No.

19 MR. PEREIRA: He's not here. OK. Thank you.

20 MAYOR STRAUSS: Any other comments from the
21 Board?

22 MR. WALSH: Just, is anyone in the building
23 here part of the ownership of that building or that
24 property?

25 MR. MUSHEYEV: No.

1 MR. WALSH: No. Thank you.

2 MAYOR STRAUSS: Mr. Gibbons?

3 MR. GIBBONS: No, Mayor.

4 MAYOR STRAUSS: Anything about SEQRA or
5 anything?

6 MR. GIBBONS: No.

7 MAYOR STRAUSS: OK. In light of the issues
8 concerning the building -- not your concern, but it's a
9 concern of ours with the building owner, and they have a
10 court date of September 20, which is next week -- I'd
11 like to close the hearing and reserve decision. And
12 hopefully that will be rectified in the court. And then
13 we can weigh one way or the other on the application.

14 MR. PEREIRA: Mr. Gibbons, we still have to
15 send this to Nassau County, though, at some point?

16 MR. GIBBONS: It's been sent to Nassau County
17 and they've recommended local determination.

18 MR. PEREIRA: OK.

19 MAYOR STRAUSS: So I'll entertain a motion to
20 close the hearing and reserve decision.

21 MR. WALSH: Motion.

22 MAYOR STRAUSS: Motion by Trustee Walsh.

23 MR. CUSATO: Second.

24 MAYOR STRAUSS: Seconded by Trustee Cusato.

25 All in favor?

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MR. DURHAM: Aye.

MR. PEREIRA: Aye.

MR. CUSATO: Aye.

MR. WALSH: Aye.

MAYOR STRAUSS: Aye.

Any opposed?

Carried.

Gentlemen, thank you for selecting the Village of Mineola. Greatly appreciate it. Hopefully the building owner will get his issues resolved with our Justice Court and we can move forward one way or the other.

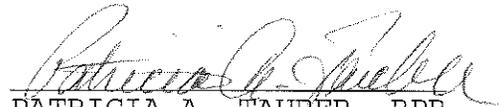
Thank you.

MR. MUSHEYEV: Thank you.

* * *

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.

* * *


PATRICIA A. TAUBER, RPR
OFFICIAL COURT REPORTER