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INCORPORATED VILLAGE OF FLORAL PARK  
BOARD OF TRUSTEES

May 17, 2016

P R E S E N T

MAYOR THOMAS J. TWEEDY

TRUSTEE KEVIN M. FITZGERALD

TRUSTEE DOMINICK A. LONGOBARDI

TRUSTEE LYNN POMBONYO

TRUSTEE ARCHIE L. CHENG

GERARD M. BAMBRICK, ESQ.

JOHN RYAN, ESQ., VILLAGE ATTORNEY

STEPHEN SIWINSKI, BUILDING SUPERINTENDENT

SUSAN E. WALSH, VILLAGE CLERK

Application of: MOM REALTY LLC

Reported By: MARY ANNE COPPINS, Court Reporter

1 MAYOR TWEEDY: Now, to the  
2 business at hand, we have a Pubic  
3 Hearing which I would ask our Village  
4 Clerk, Susan Walsh, to read the legal  
5 notice.

6 (Pause.)

7 Once again, if I may, now that  
8 she's organized herself, if I can ask  
9 our Village Clerk, Susan Walsh, to  
10 kindly read the legal notice.

11 MS. WALSH: Thank you, Mayor  
12 Tweedy.

13 Notice of Pubic Hearing,  
14 Incorporated Village of Floral Park, New  
15 York.

16 Please take notice that the Board  
17 of Trustees of the Incorporated Village  
18 of Floral Park, New York will hold a  
19 Public Hearing at Village Hall, One  
20 Floral Boulevard, Floral Park, New York  
21 on Tuesday, May 17, 2016, at 8:00 p.m.  
22 in relation to the following  
23 application:

24 The application of MOM Realty, LLC,  
25 owner of 50 Carnation Avenue, for a

1 Special Use Permit under Article VII,  
2 Section 99-46, to construct additional  
3 intermediate floor space of 54,273  
4 square feet in an existing building.

5 This application is made in  
6 accordance with Article VII, Section  
7 99-46, of the Zoning Ordinance of the  
8 Incorporated Village of Floral Park, New  
9 York which requires the enlargement of  
10 an existing non-conforming, can only be  
11 allowed as a special use after a Public  
12 Hearing before the Board of Trustees.

13 The structure is situated on the  
14 west side of Carnation Avenue 89.66 feet  
15 south the Lily Street, adjacent to the  
16 Long Island Railroad on the south side  
17 of the property known as 50 Carnation  
18 Avenue, Section 32, Block 50, Lot 276 on  
19 the Nassau County Tax Map.

20 A copy of the application is on  
21 file in the Office of the Village Clerk,  
22 One Floral Boulevard, Floral Park, New  
23 York, and may be examined by any persons  
24 interested -- persons interested during  
25 business hours Monday through Friday,

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except legal holidays, from 8:30 a.m. to 4:30 p.m.

Take further notice that all parties in interest will be given the opportunity to be heard at the aforesaid time and place.

By Order of the Board of Trustees, Incorporated Village of Floral Park, New York, Susan E. Walsh, Village Clerk, dated May 4, 2016.

This legal notice has been published in the official paper of the Incorporated Village of Floral Park and posted according to law and sent to the Nassau County Planning Commission.

MAYOR TWEEDY: Thank you very much, Ms. Walsh.

I would like to place on the record that the applicant has previously filed an affidavit of service indicating that all neighbors within a 200-foot radius of the dwellings have been served with notice.

At this time, I would invite the applicant's representative to come

1 forward and be sworn.

2 You are an attorney, sir.

3 MR. PANTELIS: Yes.

4 MAYOR TWEEDY: Would you like to  
5 state your appearance and office.

6 MR. PANTELIS: Good evening, Mayor  
7 Tweedy and members of the Board. My  
8 name is Thomas Pantelis. I am an  
9 attorney with offices at 170 Old Country  
10 Road, Mineola, New York, appearing on  
11 behalf of the applicant, MOM Realty,  
12 LLC.

13 MAYOR TWEEDY: We have met before,  
14 Mr. Pantelis.

15 MR. PANTELIS: Yes, we have.

16 It's a privilege to be here, and  
17 also a privilege to be here for the  
18 officer's retirement. It's interesting  
19 with all the connections in high school  
20 that all of you have.

21 MAYOR TWEEDY: Grammar school.

22 MR. PANTELIS: As I indicated, I  
23 represent the applicant. With me this  
24 evening is Frank Relf, architect, who  
25 will be addressing the Board with

1 greater detail than I can about the  
2 proposed expansion. Wayne Muller, from  
3 RMS Engineering who has prepared a  
4 traffic report analysis, he will be  
5 giving testimony to the Board. Also,  
6 Mr. John Beyer, who is the principle of  
7 MOM Realty, LLC. As the members of the  
8 Board may know, he is also the owner of  
9 Men on the Move Realty, and a long-time  
10 participant in Village business and  
11 activities.

12 The subject property indicated by  
13 the Notice is located at 50 Carnation  
14 Avenue, identified as Section 32, Block  
15 50, lots 276, and 277 on the Nassau  
16 County Land and Tax Map. It's an  
17 application for a Special Use Permit to  
18 enlarge an existing non-conforming use.

19 The subject property has an area of  
20 4.563 acres, improved with two  
21 buildings, even though we may be making  
22 reference to more than that, I will be  
23 explaining that in a moment, with a  
24 total area of 149,080 square feet.

25 The applicant proposes to construct

1 interior mezzanine space of  
2 approximately 54,273 square feet in four  
3 of the existing areas. Again, it's hard  
4 not to refer to them as buildings, but I  
5 will show you on the map in a moment.

6 There will be no expansion of the  
7 footprint of any of the buildings, nor  
8 would it be proposed to be an expansion  
9 of the height. Everything that is  
10 proposed will be interior. I will use  
11 the term an "invisible expansion," from  
12 at least a physical standpoint.

13 On this board, we have the site  
14 plan -- I don't want to block anybody  
15 else -- I don't know how I'm going to do  
16 this.

17 Does the Board have a preference as  
18 to how we face this. I think the Board  
19 has copies of the plan, but -- put it on  
20 that side.

21 This is the site plan which the  
22 Board has as part of its package and  
23 what has been submitted. I will just  
24 make reference in a moment to an aerial  
25 photograph which Mr. Muller will be

1 using for his testimony later.

2 We are looking at the property, at  
3 this point, with Carnation Avenue being  
4 on the right side of the photograph,  
5 with the Long Island Railroad on the  
6 bottom; and on this side and this side,  
7 surrounding residences and some  
8 business.

9 As I indicated before, we actually  
10 have two buildings on the property. One  
11 is building 1, the one that abuts  
12 Carnation Avenue. That has a number of  
13 tenants, at this point, including a  
14 bakery distribution center, an  
15 accounting office, an insurance office  
16 and so on.

17 With respect to this application,  
18 that building is remaining as is, no  
19 proposed change that we would expect,  
20 other than in the ordinary course of  
21 things, no change in occupancy.

22 Building 2 is the large building,  
23 slightly L-shaped at the bottom. I will  
24 start on the right, and this lines up  
25 with the floor plan, which I think I



1 will switch to at this point.

2 Building 2 is a two-story building.  
3 No change is proposed with respect to  
4 that building interior, or in any other  
5 way. That has presently been approved  
6 for self-storage, so it will be a  
7 self-storage component.

8 As we move from right to left, we  
9 have what's called building 3, building  
10 4, building 5 and building 5B. Building  
11 5B is presently used partially as  
12 self-storage, also for the activities of  
13 Men on the Move Moving. And building  
14 4 -- I'm sorry, building 5 is occupied  
15 by Unifirst, which is the laundry,  
16 uniform business, and building 4 and 3  
17 have several tenants in it, an  
18 entertainment company and a couple of  
19 other things.

20 What the proposal is, as Mr. Relf  
21 will explain, is to add the interior  
22 mezzanine space to each of these  
23 buildings.

24 The Board may ask, well, what about  
25 the tenants who are there now. We have

1           expiring leases.  If not all, most of  
2           these leases are expiring within the  
3           next year, so these buildings -- other  
4           than the building here in the end --  
5           will be vacated; therefore, available  
6           for the expansion.

7                        This is a property that is  
8           non-conforming.  It actually has a  
9           rather long history as the Board may be  
10          aware.  The use of the property for  
11          commercial purposes goes back to the  
12          1920s.  Over the years there have been  
13          many uses:  Oil companies, storage  
14          activity, Abraham and Straus, Montgomery  
15          Ward.  If you have to characterize the  
16          entire history of the property and said  
17          what has been the predominant use of the  
18          property, it's been a warehouse, and to  
19          a large degree, that's the function that  
20          it still serves today.

21                       The property was zoned C-1,  
22          commercial 1, until approximately '97,  
23          '98, to what I have been led to believe  
24          was part of a larger rezoning.  This  
25          property was rezoned to RA, which would

1 be multiple residence.

2 By virtue of that, and your Code  
3 does provide for it, an expansion -- a  
4 change in use or an expansion of a  
5 non-conforming use, which this clearly  
6 is, the entire property, requires a  
7 Special Use Permit from the Board of  
8 Trustees; therefore, giving the Board  
9 the ability to regulate these uses going  
10 forward.

11 But I think, clearly, everyone  
12 would agree that this has always been a  
13 commercial property and we are seeking  
14 to maintain the use.

15 Mr. Relf will explain the project  
16 in greater detail, but I think I would  
17 like the Board to understand that,  
18 essentially, what is going to happen  
19 here is that with the removal of the  
20 laundry business, with the removal of  
21 the moving trucks, the trailers, the  
22 vans that are connected with that, we  
23 believe there will be a very definite  
24 decrease in traffic, and especially in  
25 the intensity of the traffic that comes

1 to the site, because there will be much  
2 less trucking.

3 But I am going to leave that to Mr.  
4 Muller, who is the expert witness, at  
5 some point, to address the Board.

6 If the Board has no immediate  
7 questions?

8 MR. RYAN: I would ask, Mr.  
9 Pantelis, have you submitted the leases  
10 to the Board, existing leases?

11 MR. PANTELIS: No, we were not  
12 asked to do that.

13 MR. RYAN: I am asking you now.

14 And I also would suggest, as I  
15 recall, this uniform company was granted  
16 either a variance or a Special Use  
17 Permit. I think you need to address  
18 that as well.

19 MR. PANTELIS: Coincidentally, I  
20 had represented the uniform company.  
21 I think it's been about 10 years now.  
22 They did require a special use at that  
23 time, because since the property had  
24 already been rezoned, the determination  
25 was made that it was a change in use.

1 I don't recall that there was any  
2 construction that took place, in terms  
3 of the building, other than minor.

4 MR. RYAN: I do recall there were  
5 conditions placed upon that grant. And  
6 I think for the purpose of this Board,  
7 you ought to give us the leases and you  
8 ought to give us something, give the  
9 Board something that would indicate that  
10 this tenant is going to be out.

11 MR. PANTELIS: Sure. We can  
12 provide that from the owner. Any  
13 conditions that are related,  
14 specifically, to the laundry business  
15 would actually, as you know, lapse.

16 MR. RYAN: If they get out.

17 MR. PANTELIS: We are not going to  
18 be able to do the physical construction  
19 within if they are still in there.

20 It's my understanding that is not  
21 going to be an issue, but certainly, we  
22 will provide that information.

23 MR. RYAN: Thank you.

24 MR. PANTELIS: Any other questions  
25 from the Board at this time?

1                   MAYOR TWEEDY: A clarification on  
2 building 1, which was the independent  
3 building that stands alone.

4                   Are there going to be changes in  
5 that building as well?

6                   MR. PANTELIS: No physical changes  
7 that I am aware of. No construction,  
8 and essentially, the tenancies, we  
9 believe for the time being, will remain  
10 the same. We're not asking for approval  
11 to use that building for self-storage.

12                   MAYOR TWEEDY: Okay, thank you.

13                   MR. PANTELIS: May I call Mr. Relf  
14 in?

15                   MAYOR TWEEDY: Please.

16                   MR. PANTELIS: Sir, if you would  
17 give your name, address and indicate  
18 whether or not you prepared the plans.

19                   MAYOR TWEEDY: And he needs to be  
20 sworn, thank you.

21                   THE COURT REPORTER: Please raise  
22 your right hand.

23                   (Complies.)

24                   Do you swear that the following  
25 testimony you are about to give is the

1 truth?

2 THE WITNESS: I do.

3 THE CLERK: Please state your name  
4 for the record.

5 MR. RELF: My name is Frank Relf.  
6 I am an architect. My office is located  
7 at 35 Pinelawn Road in Melville, New  
8 York 11746. We are the architects for  
9 Men on the Move, MOM Realty.

10 If I may, I would like to be able  
11 to use the board to explain further  
12 what's happening with the building  
13 itself. But as Tom had coined a phrase,  
14 an "invisible expansion," actually we  
15 got that from John Beyer, so we have to  
16 give credit where credit is due.

17 But basically, the outside physical  
18 appearance of the building will remain  
19 unchanged as a result of our interior  
20 expansion. Due to the fact that the  
21 interior height is upwards of 22 feet to  
22 24 feet, there is a considerable amount  
23 of volume within the interior of the  
24 L-shaped building.

25 As a result of all that interior

1 height, we have the ability to install  
2 some new structural framing to create,  
3 in essence, another level within that  
4 interior height which is allowing us the  
5 ability to increase the square footage  
6 of the building, without actually  
7 physically changing the footprint of the  
8 building. We're creating floor leverage  
9 within the interior of the structure as  
10 it is.

11 If I may, as Mr. Pantelis has  
12 explained, there are multiple tenancies  
13 within the building. And within these  
14 existing tenancies, there are separation  
15 walls that have occurred as the building  
16 has -- was originally built for service,  
17 part firewall and part separation wall.  
18 Those walls would still remain, but  
19 basically we are going to create new  
20 floor space within each of these areas  
21 of the building.

22 As you may be aware, very close to  
23 Carnation Avenue there's a recent permit  
24 that was issued and a CO just recently  
25 granted that converted this prior



1 warehouse space to self-storage. That  
2 was done via a typical permit, didn't  
3 require any other special permission.

4 These other tenancies, as well as  
5 where the laundry facility is, and also  
6 areas of the existing moving and storage  
7 will all be converted over to its term  
8 "self-storage use," which is smaller  
9 individual spaces that people would rent  
10 to store their personal goods or,  
11 perhaps, even commercial product.

12 I know you all have these drawings.

13 On A-100, the upper portion of the  
14 drawing shows what basically the  
15 existing condition is. The lower  
16 portion of the drawing is showing pretty  
17 much the proposed expansion or the area  
18 that we will be using.

19 There is some existing mezzanine  
20 space within the building now as part of  
21 the self-storage area; however, we are  
22 going to be doing a similar type of  
23 construction within the other areas of  
24 the building.

25 There are a few improvements that

1 we will need to do as part of our  
2 interior expansion, and that's the  
3 addition of more stair towers, as well  
4 as two additional elevators. Because  
5 the building is so long, people would be  
6 able to load their personal goods at  
7 various designated areas. Typically,  
8 those loading areas would include an  
9 elevator or a stairwell for people to be  
10 able to get in and out of the building,  
11 as well as to load their personal goods.

12 There is also a lower level.

13 MAYOR TWEEDY: What sheet number is  
14 that?

15 MR. RELF: I am looking at A-102.

16 It kind of goes from the right side  
17 of the page to the left side on the  
18 upper drawing.

19 Currently, the self-storage  
20 business operations and loading area is  
21 at the lowest level of the building  
22 where you kind of drive around to the  
23 back to where the grade drops down.  
24 Basically, where the loading area is,  
25 that cellar level as you come around

1           towards the back side of the building,  
2           that's also where you have all of your  
3           loading bases to be able to access the  
4           building -- I'm sorry, on the left side,  
5           at the top end over in here.

6           There are other areas of the  
7           building right now that have some  
8           service space and other areas where it's  
9           slab on grade, where there isn't a  
10          cellar. In those areas where there is a  
11          cellar, we are going to then convert  
12          those large open warehouse spaces to  
13          self-storage. You can see it indicated  
14          by the boxes that are on the lower  
15          portion. They vary in size, based on  
16          the 5 by 55 by 10, whatever the case may  
17          be.

18          There is also the self-storage area  
19          that is at the opposite end close to  
20          Carnation. That's really going to serve  
21          more as the office when you come to the  
22          facility where then, at that location,  
23          you will be able to control pretty much  
24          the flow in and around the traffic for  
25          people who are coming to the facility.

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Right now, further in the back, by the time we are done with the renovation, it will be all the way towards the front.

So, again, there is really no physical change to the exterior of the building, with the exception of some of the loading areas which might have the doors modified slightly to suit the self-storage operation, as opposed to the large truck operation that currently needs as many doors as are there now.

A fair amount of the door openings were closed and will enter the wall, and some of the doors will also move over slightly in order to accommodate this plan. That's the extent of the renovation to the building, it's all within the interior.

We will be adding some elevators and stairs in order to accommodate egress and fire code. And there are no other changes planned at all for the independent smaller building in the front.

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MAYOR TWEEDY: Just as information, you have a Section as under GA-103. Maybe you can explain what this intermediate form on that section is.

So you have the new work in the existing cellar. Then you have the existing cellar mezzanine. Then you have the existing first floor. Then you show a new mezzanine. Now that's one of the intermediate floors of which we're keeping.

MR. RELF: Yes.

MAYOR TWEEDY: Of which you're making the application, which would be that one right there.

Is there new roofing going to be on there? Is there a new roof going on, or is the existing roof remaining, so you're building within the entire envelope of the existing building.

MR. RELF: Yes, building within the entire envelope of the existing building and not expanding any wall area, not penetrating through the roof, and we are not physically adding any new

1 construction to the exterior.

2 Everything will be within the confines  
3 of the existing structure.

4 MAYOR TWEEDY: Now, the structure  
5 will consistently be -- the way that is  
6 being supported, this immediate  
7 mezzanine, how is that being handled?

8 MR. RELF: We'll probably need to  
9 add an additional structure within the  
10 building itself to support the  
11 additional load. And that will be still  
12 framing, probably some new columns or  
13 footings, but everything will still be  
14 within the building.

15 MAYOR TWEEDY: So that will be  
16 penetrated within the building, and,  
17 again, staying within the building  
18 envelope.

19 MR. RELF: Yes.

20 MAYOR TWEEDY: Any questions from  
21 the Board, at this time?

22 Thank you, Mr. Relf.

23 MR. PANTELIS: I would like to call  
24 Mr. Muller.

25 THE COURT REPORTER: Please raise

1 your right hand.

2 (Complies.)

3 Do you swear that the following  
4 testimony you are about to give is the  
5 truth?

6 THE WITNESS: I do.

7 THE COURT REPORTER: Please state  
8 your name and affiliation for the  
9 record.

10 MR. MULLER: My name is Wayne  
11 Muller, M-U-L-L-E-R, with the firm of  
12 RMS Engineering. My office is at 355  
13 New York Avenue, Huntington New York.

14 I am a licensed professional  
15 engineer in the State of New York. I  
16 have a Bachelor's Degree in Civil  
17 Engineering from the State University of  
18 New York at Buffalo, and a Master's  
19 Degree in Transportation Engineering and  
20 Planning from Polytech University, now  
21 NYU. I have almost 30 years experience  
22 in the preparation of traffic analyses  
23 studies, parking studies and the  
24 testimony before Boards, such as this,  
25 on Long Island.

1                   MAYOR TWEEDY: Welcome.

2                   MR. PANTELIS: Mr. Muller, were you  
3 asked by the applicant, and did you,  
4 pursuant to that, prepare an analysis of  
5 parking and traffic conditions with  
6 respect to the subject property, and did  
7 you prepare a report, which I am going  
8 to ask you to submit to the Board.

9                   MR. MULLER: Yes, I did.

10                  For the record, I would like to  
11 submit copies of analyses prepared by my  
12 firm dated May 17, 2016.

13                  MS. WALSH: Exhibit A.

14                  MR. PANTELIS: Normally, I would  
15 ask a series of questions from an  
16 expert, but Mr. Muller really  
17 understands the objective here. We are  
18 looking at a self -- what will be a  
19 self-storage facility, and his analysis  
20 is directed towards that.

21                  If you would indicate what  
22 experience you have had with  
23 self-storage facilities here on Long  
24 Island and Nassau County.

25                  MR. MULLER: Yes. My firm has



1 represented most major sub-storage -- I  
2 guess you can call them -- operators,  
3 public storage, Sure-guard before that,  
4 Man on the Move, and Storage Post.

5 So we have seen most of the  
6 activities associated with the various  
7 different operators. Furthermore, we  
8 have rented storage lockers or room for  
9 probably the last 15 years with what was  
10 Men on the Move storage in Huntington,  
11 which is now Storage Post. We are  
12 pretty familiar with how they operate.

13 For the record, I would like submit  
14 copies of Google aerials. The first is  
15 EX-1. Truck removal exhibit dated --  
16 the date and year of the photograph is  
17 October 2014.

18 MS. WALSH: Exhibit B.

19 MR. MULLER: The next one is figure  
20 EX-2, truck removal. The date is  
21 November 2012. And the reason why I  
22 didn't select 2015 is because the Google  
23 area was clouded over. I guess it was a  
24 cloudy day. I didn't want to present  
25 something that was illegible.

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Just to briefly talk about the exhibits.

As Mr. Pantelis and Mr. Relf have indicated, it's proposed to reconfigure the site to install a mini-storage facility in the bulk of the property.

What we have done on the aerial photograph is we selected, obviously two images, obviously, one from 2014 and one from 2012. As indicated before, 2015 was not really acceptable for use.

What these exhibits show is you see the various different trucks that are on the site. For instance, in figure EX-1, the truck with the red represents the truck associated with the Men on the Move, which will be removed from the site.

As indicated on the aerial, there are a total of 14 red X's that would be removed from the site. The trucks that have the green X's represent the trucks to be eliminated from the Unifirst or the uniform supply guy, and that would be a total of 22 trucks.

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Then, in photograph EX-2, there are two blue trucks located near the building, the stand-alone, the freestanding building. Those were associated with the DJ.

MR. PANTELIS: One point, those are the number of trucks that are represented in the photograph on a given day. But based on your discussions, for example, with Men on the Move, how many such trucks do they own and potentially are on site?

MR. MULLER: I believe 23 trucks.

Absolutely correct, the number of trucks depicted on the aerial of what was there that day, obviously, when the aerial was taken. You can see just from this photograph alone, a total of 38 trucks would be eliminated from the property, as a result of the reconfiguration to mini-storage.

The second photograph, Exhibit EX-2, shows a slightly different quantity of trucks. There were 19 associated with Men on the Move, 20

1 associated with the uniform person, and  
2 then there were no trucks that we could  
3 attribute to the DJ. But all in all, a  
4 total of 39 trucks were depicted in this  
5 image, which would be eliminated from  
6 the property.

7  
8 So just based on these two  
9 photographs alone, you can see there  
10 will be a significant reduction in truck  
11 activity associated with the property  
12 upon the reconfiguration to the  
13 mini-storage.

14 Some of these trucks you can see  
15 you've got tractor-trailer trucks, very  
16 large moving vans, or trucks as you call  
17 them, associated with the property. It  
18 represents a significant reduction in  
19 activity.

20 As indicated in my report, we have  
21 observed the quantity of parking and  
22 traffic activity on the project site on  
23 various different days, those dates  
24 being: Wednesday, May 4th; Wednesday,  
25 May 11th; Thursday, May 12th and Friday,  
May 13th.

1 We summarized parking activity,  
2 tables 1 and 2 of our report. And what  
3 we found was that the maximum number of  
4 vehicles parked on the property that we  
5 saw, the maximum, was 124 vehicles; 37  
6 of which were trucks. That was at 4:00  
7 on, I believe, Wednesday the 11th. The  
8 number of trucks we saw, 37 versus the  
9 38 and 39, that we depicted on the  
10 aerial photographs, kind of jibes well  
11 with what was there historically and  
12 what we have seen.

13 As I indicated, there will be a  
14 removal of all these other vehicles,  
15 then a replacement of those vehicles  
16 with a mini-storage.

17 Based on our calculations from the  
18 removal, what we saw with those trucks,  
19 and then the addition of the  
20 mini-storage of vehicles, we would  
21 anticipate the parking demand to go down  
22 from 124 to 110 maximum. So there will  
23 be a reduction in the number of vehicles  
24 parked on the property if you were to  
25 reconfigure it as a mini-storage

1 facility.

2 The next step of our analysis  
3 consisted of an analysis of the traffic  
4 generation of the property under both  
5 existing and proposed conditions, and  
6 then tables 3 and 4 and 5 contain those  
7 summaries.

8 Just to run the Board through it  
9 very quickly, we observed the traffic  
10 coming in and out of the property at  
11 various different peak hours on  
12 Wednesday May 4, 2016. The first set of  
13 numbers, existing conditions, that's for  
14 the total composite site generating a  
15 total of 38 trips. The existing cars to  
16 be eliminated are the next. We would  
17 add the mini-storage in. You can see  
18 there will be -- at the bottom of page  
19 3 -- there would be a net reduction in  
20 the morning peak hours of 13 cars, a  
21 slight increase of three vehicles  
22 midday, and a decrease again of 15  
23 vehicles during the p.m. peak hours.

24 TRUSTEE FITZGERALD: I'm sorry,  
25 page 4?

1 MR. MULLER: Page 3 of 5 of the  
2 report. At the bottom of the page, it  
3 summarizes and synthesizes all the data.

4 Essentially, by eliminating the  
5 uniform use, the DJ and the Men on the  
6 Move moving component and adding in  
7 traffic generated by the mini-storage,  
8 in the morning that would be a net  
9 reduction of 13 trips, a slight increase  
10 in the midday at 3, and then a reduction  
11 of 15 in the afternoon.

12 As indicated in my report on the  
13 data we collected, the level of the  
14 activity at the mini-storage, the moving  
15 business was relatively low.

16 On the next page what we did was we  
17 factored up the moving activity to  
18 reflect a more average condition,  
19 whether there would be more trucks going  
20 out to the job sites, rather than the  
21 limited activity that we saw on the one  
22 day that we were there.

23 You can see, based on that  
24 analysis, it was only a doubling of the  
25 activity of the moving business. There

1 would be a net reduction of 34 trips in  
2 the morning, 17 in the midday, and then  
3 a reduction of 20 in the afternoon.

4 So I guess what the analysis is  
5 showing is that by changing the use of  
6 the building, even by adding the  
7 50,000-plus square feet as mini-storage,  
8 there will be an overall positive  
9 benefit to this surrounding area due to  
10 the fact that there will be a reduction,  
11 a significant reduction in truck  
12 activity, based on the change, and also  
13 a reduction in the vehicular activity on  
14 a whole. That would be from employees  
15 coming from the moving building, the  
16 uniform personnel, that would be the two  
17 major generators.

18 Then, as the Board is probably well  
19 aware, the activity at self-storage is  
20 pretty minor for the size of the  
21 buildings. On a square-foot basis, it's  
22 a relatively low-generated traffic.

23 In my own experience, we were  
24 talking about it at one of the meetings  
25 we had, we rented a storage facility for



1 15 years. I went there once when we  
2 rented it. Then I had a hearing on the  
3 building, so I went there twice. So  
4 they're not very-well utilized by  
5 someone, say, in my position.

6 Therefore, based on the analyses we  
7 performed, it is my professional opinion  
8 that the granting of this special permit  
9 to allow the construction of the  
10 proposed self-storage, or mini-storage  
11 use within the existing building, will  
12 not create any undue traffic congestion  
13 or hazard. In fact, there would be less  
14 intense parking and traffic conditions  
15 as a result of the approval of this  
16 application. Thank you.

17 MAYOR TWEEDY: Thank you, sir.

18 Would you like to ask questions  
19 now, Mr. Pantelis?

20 MR. PANTELIS: I just have one  
21 question.

22 From your experience, we talk  
23 sometimes about the nature of traffic.  
24 So, what we describe as the nature of  
25 traffic by users, people who rent

1 storage, would it be fair to say that  
2 you would expect more car traffic and  
3 perhaps a small panel truck to somebody  
4 to move their belongings in, as opposed  
5 to the kind of truck traffic you have  
6 now.

7 MR. MULLER: That's correct.

8 We've seen, in our observations at  
9 different facilities, the bulk of the  
10 traffic is automobile, car traffic. You  
11 will get a U-haul truck that someone  
12 would take their stuff to the storage  
13 facility, drop it off for U-haul, then  
14 go back and forth, if they desire, with  
15 their own personal vehicle.

16 It's a significant change in the  
17 mixture of traffic, more to an  
18 automobile or a car, versus, as you can  
19 see in the aerial photographs, truck  
20 traffic. People bringing their cars to  
21 the site, getting into moving vans and  
22 then leaving, coming back. That  
23 activity will be much less.

24 MR. RYAN: Mayor, I have a  
25 question.

1                   MAYOR TWEEDY:    Please.

2                   MR. RYAN:    Your studies are  
3                   premised, I believe, upon the  
4                   displacement of uses within this  
5                   building.

6                   MR. MULLER:   Correct.

7                   MR. RYAN:    Those uses that will be  
8                   displaced are?

9                   MR. MULLER:   The Men on the Move  
10                  Storage -- excuse me, the moving  
11                  component, Unifirst, the uniform guy.

12                  MR. RYAN:    Let's start with Men on  
13                  the Move.   Where is that going?

14                  MR. MULLER:   To the best my  
15                  knowledge, another facility, correct?

16                  Yes, to another -- off the site to  
17                  another facility.

18                  MR. RYAN:    You will give that  
19                  information.   We have not heard that  
20                  yet; is that fair?

21                  MR. MULLER:   Sure.

22                  MR. RYAN:    Then the other one was  
23                  the --

24                  MR. MULLER:   The uniform.

25                  MR. RYAN:    We don't know whether

1           they are going to be out of there  
2           either.

3           MR. MULLER: To the best of my  
4           knowledge, that's one of them.

5           MR. RYAN: Based on what you've  
6           been given.

7           MR. MULLER: That's correct. And  
8           the DJ.

9           MR. RYAN: Who is the DJ?

10          MR. PANTELIS: May I just  
11          interject. It's an entertainment  
12          company that has their equipment and  
13          vans.

14          MR. RYAN: And may I ask you this,  
15          if those uses were not displaced, would  
16          your opinion change?

17          MR. MULLER: Well, if they were to  
18          stay and we added on to the  
19          mini-storage, yes, activity would  
20          obviously be greater, yes.

21          MR. RYAN: You also talk about  
22          creating more mini-storage vehicles at  
23          the site. What are mini-storage  
24          vehicles?

25          MR. MULLER: What that means is

1           those would be the vehicles that would  
2           be associated with the proposed use,  
3           cars that are coming to the  
4           mini-storage.

5           MR. RYAN: They wouldn't be trucks.

6           MR. MULLER: No, they would be  
7           primarily automobiles.

8           MR. RYAN: Okay, thank you.

9           Thank you, Mayor.

10          MAYOR TWEEDY: Thank you.

11          Trustee Fitzgerald?

12          TRUSTEE FITZGERALD: I have two  
13          questions for Mr. Muller.

14                 With regard to the study, is that  
15          based on a similar size facility located  
16          in New Hyde Park?

17          MR. MULLER: Correct.

18          TRUSTEE FITZGERALD: Which facility  
19          is that?

20          MR. MULLER: Storage Post on  
21          Jericho Turnpike.

22          TRUSTEE FITZGERALD: Okay. And  
23          based on the business plan as you know  
24          it, do you know if most of the traffic  
25          would be coming from the north or south

1 of the facility?

2 MR. MULLER: I didn't really --  
3 based on the information from the  
4 applicant, it would be a 3 to 5-mile  
5 radius from the facility. So it could  
6 come from various different directions.

7 TRUSTEE FITZGERALD: Okay, equally.

8 MR. MULLER: One day it could be a  
9 little bit more from the north, one day  
10 more from the south. Probably the way  
11 the population is distributed in that  
12 radius, it probably would tend to be  
13 fairly balanced, but that seems to be  
14 fairly logical.

15 MAYOR TWEEDY: Thank you.

16 TRUSTEE FITZGERALD: I'm just  
17 trying to gauge whether there would be  
18 more traffic north of the railroad or  
19 south of the railroad.

20 MAYOR TWEEDY: Mr. Muller, if I  
21 may, this facility would be a little  
22 more than 200,000 square feet when  
23 finished.

24 In your experience, have you worked  
25 with facilities that are this large?

1 MR. MULLER: The Storage Post  
2 facility in New Hyde Park is almost the  
3 same size. It's very -- I think if you  
4 have passed by it, it's a pretty large  
5 building. It's just reconfigured  
6 differently. That's more of a square  
7 box, vertical; where, as you can see  
8 from the aerial, this is more of an  
9 L-shaped elongated building. This is,  
10 again, all the square footage created by  
11 the mezzanine.

12 MAYOR TWEEDY: Is your analysis of  
13 this property similar to what you have  
14 seen, and now being an expert at that  
15 facility in New Hyde Park?

16 MR. MULLER: That's correct.

17 MAYOR TWEEDY: Okay. And just if  
18 I can, and you may not be able to, but  
19 in your experience as a professional  
20 engineer, are these storage facilities  
21 included, in your experience, are they  
22 sort of prefabricated structured steel  
23 components that are put together?

24 MR. MULLER: I think it depends on  
25 a case-by-case basis. It depends on

1 location, how they are constructed.

2 MAYOR TWEEDY: Okay, I'll ask it  
3 later on with the architect.

4 MR. MULLER: Yes.

5 MAYOR TWEEDY: Thank you, sir.  
6 Any additional questions?

7 TRUSTEE LONGOBARDI: If I may?

8 Based on your experience and based  
9 on what you may know from the facility  
10 in New Hyde Park, do you have an idea of  
11 how many cars or how many vehicles per  
12 hour you might see?

13 MR. MULLER: Sure.

14 TRUSTEE LONGOBARDI: I didn't get a  
15 chance to read this.

16 MR. MULLER: What we have looked at  
17 is the various different peak hours, so  
18 it would be the peak hour in the  
19 morning, which would be one hour between  
20 7 and 9:00.

21 We anticipate the entire  
22 mini-storage will generate 15 trips, 11  
23 entering and 4 exiting. During the  
24 midday time frame, one hour between 11  
25 and 2, maximum of 23; and afternoon,



1 maximum of 15.

2 This number is relatively low,  
3 mostly being composed of automobiles,  
4 not trucks.

5 TRUSTEE LONGOBARDI: Okay, thank  
6 you.

7 I have another follow-up question I  
8 want to ask later.

9 TRUSTEE FITZGERALD: Is it more on  
10 the weekend or weekdays?

11 MR. MULLER: Based on our  
12 experience, I think it's more during the  
13 week, usually before and after work.  
14 There is some activity on Saturdays, but  
15 it is all relatively low.

16 Just recently, we just recently did  
17 a self-storage facility in the Town of  
18 North Hempstead on Herricks Road north  
19 of the railroad track. It's a  
20 conversion of an old industrial  
21 building, I believe -- I don't know if  
22 you know the site -- it's just north on  
23 the west side of Herricks, it's going to  
24 be converted. The Town is pretty happy  
25 about it. Again, a reduction in the

1 overall activity and specifically heavy  
2 truck traffic, a similar type situation  
3 here.

4 MAYOR TWEEDY: Any questions?

5 TRUSTEE POMBONYO: Yes, general  
6 ones at the end.

7 MAYOR TWEEDY: Okay, any comments?

8 MR. MULLER: Thank you.

9 MAYOR TWEEDY: Thank you very much.

10 Well, I guess at this point it  
11 might be the applicant, might be Mr.  
12 Beyer, ask you some questions. If you  
13 would come up, I think we can ask  
14 questions related to business, the  
15 operation of.

16 I would ask you to be sworn in.

17 THE COURT REPORTER: Please raise  
18 your right hand.

19 (Complies.)

20 Do you swear that the following  
21 testimony you are about to give is the  
22 truth?

23 THE WITNESS: I do.

24 THE COURT REPORTER: Please state  
25 your name for the record.

1 THE WITNESS: John Beyer,  
2 B-E-Y-E-R, president and owner of MOM  
3 Realty and Men on the Move.

4 MAYOR TWEEDY: Mr. Beyer, first  
5 off, I thank you for choosing Floral  
6 Park many years ago and for being the  
7 citizen you are. Certainly, you have  
8 been one of those notable people in town  
9 and we do appreciate your support of the  
10 Chamber and the many youth organizations  
11 and we want to thank you for that.

12 MR. BEYER: Thank you.

13 MAYOR TWEEDY: We now have a number  
14 of questions that yourself, and with Mr.  
15 Pantelis, might be able to speak to.  
16 I think many have been answered in terms  
17 of the operation.

18 Your intentions, I guess, then  
19 would be almost the operations would go  
20 through to 11:00. Would they be 24  
21 hours. What would you see?

22 MR. BEYER: The hours of operation  
23 would be from 7 to 8 p.m.

24 MAYOR TWEEDY: And the security of  
25 that, someone going in and out of the

1 building. Will it be monitored?

2 MR. BEYER: We just actually --  
3 this is the third Board I have been in  
4 front of in the last several months:  
5 The Architectural Review Board, to  
6 improve the front of the building; then  
7 there was the Zoning Board for signage;  
8 and now today.

9 We just installed a beautiful state  
10 of the art security system and I want to  
11 inform the police that we installed a  
12 camera. It's a license plate camera.  
13 Anybody entering our facility on that  
14 property, we get a snapshot of their  
15 license plate coming in the main  
16 entrance there, because the gate by the  
17 building gets closed every day after 3  
18 p.m. So, that is the level of security  
19 now. And there's going to be about 80  
20 cameras throughout the entire facility  
21 when we're done.

22 MAYOR TWEEDY: If I may follow up  
23 to Mr. Ryan's question as it relates to  
24 Men on the Move, the existing moving  
25 service on the property.

1                   Is that going to continue  
2                   operations at 50 Carnation, or are you  
3                   moving that business elsewhere?

4                   MR. BEYER: Upon approval of this  
5                   permit, Unifirst has already been  
6                   informed that we are not renewing their  
7                   lease which expires September 30th of  
8                   this year. They are aware of that. We  
9                   told them they can stay until November,  
10                  if need be, and they are grateful for  
11                  that. We have a great working  
12                  relationship with that company.

13                  The Men on the Move moving company  
14                  is a tenant in the other arm of that  
15                  building. You see there is an L, a big  
16                  L. We are going to be moving out.  
17                  After 21 years of being a commercial  
18                  resident of Floral Park, my office will  
19                  probably not be here, we'll have an  
20                  office here but not my main office.

21                  We have our sights on two  
22                  buildings, one in Port Washington and  
23                  the other in Woodbury. We will be  
24                  moving all of our trucks, glad to hear  
25                  that, out of here. Of course, we will

1 still have our storage facility, and our  
2 presence will always be here in Floral  
3 Park. And the uniform company will be  
4 moving as well. There will be a total  
5 of 40 trucks leaving Carnation Avenue  
6 that go in and out every day.

7 It's really quite an impact,  
8 actually, and self-storage is a terrific  
9 use. We've done enough studies and  
10 we're willing to invest all of this  
11 money. Well over \$1 million to \$1.5  
12 million will go into renovating this  
13 building and building out this invisible  
14 expansion. I want to repeat, there will  
15 be no visible expansion of this building  
16 whatsoever.

17 The height of the building is not  
18 getting any bigger, the depth, the  
19 width, nothing is getting bigger. It's  
20 all on the interior of the building  
21 creating a second floor mezzanine level,  
22 which we have successfully done before  
23 in Garden City.

24 I don't know if anyone has seen our  
25 Class A self-storage facility right down

1 the block from the Department of Motor  
2 Vehicles. That is the intent of -- what  
3 you see there is the intent of what we  
4 want to do here for the residents of  
5 Floral Park.

6 I truly -- and I am under oath and  
7 I may sound a bit dramatic -- I truly  
8 believe with my heart and soul, it's  
9 improving the quality of life for the  
10 residents by getting rid of the trucks.

11 MAYOR TWEEDY: Thank you, sir.

12 I am going to move down to Trustee  
13 Fitzgerald for any questions.

14 TRUSTEE FITZGERALD: Yes, thank  
15 you.

16 With regards to safety,  
17 specifically, with regard to the Fire  
18 Department in particular. If there was  
19 to be an incident there, would they have  
20 an idea of who is in the building, where  
21 they may be?

22 MR. BEYER: We'll give them access  
23 to our security cameras, if they would  
24 like. There is a keypad system  
25 everybody has to get a code to check

1           into the room. When you rent a room you  
2           are given a code. That code gets  
3           assigned to your room which it only  
4           opens and we know who accessed the room,  
5           got in that day.

6           There is somebody also manning the  
7           office between the hours of 9 and 5.

8           TRUSTEE FITZGERALD: So, if that  
9           was open, the Fire Department would know  
10          if someone is up on the second floor in  
11          a certain area if there was an incident.

12          MR. BEYER: We could arrange that  
13          to be made.

14          When we did our first building  
15          build-out 15 years ago, the Fire  
16          Department came in and we let them do  
17          drills, we let the Police Department do  
18          drugs, planted drugs for the K-9 unit.  
19          The K-9 Unit came in and it was  
20          fascinating to see these dogs go to  
21          work. We will work with them.

22          TRUSTEE FITZGERALD: I am not all  
23          that familiar with the self-storage and  
24          having one. What do you do to prevent  
25          hazardous materials from being stored?



1 MR. BEYER: It's in the contract.  
2 When you move your things in, the office  
3 is right on top, it's visible. We've  
4 been doing this for a long time now and  
5 we've never, ever had an issue in any of  
6 the facilities we've owned.

7 TRUSTEE FITZGERALD: What about  
8 sprinklers in the building?

9 MR. BEYER: Yes. The sprinklers  
10 will be in the building. We are adding  
11 sprinklers in the building, and  
12 state-of-the-art smoke alarms as well.

13 TRUSTEE FITZGERALD: And  
14 separately, this might be a question for  
15 the architect.

16 With regard to the construction,  
17 what kind of materials will be coming in  
18 and out of there, what time of day?  
19 When will the construction occur and how  
20 long will it take the builder to build  
21 the additional floors?

22 MR. BEYER: It will take about six  
23 months. It will be -- most of it will  
24 be metal studs, sheet metal and  
25 partitions and fiberglass roll-up doors.

1 We just expanded -- we got approval from  
2 the Town and we just opened up this  
3 week, 20,000-foot expansion which was  
4 empty space before so we didn't create  
5 more floor space, we got the permit  
6 approved. I think that construction  
7 went on without a hitch. I don't think  
8 people knew it was occurring.

9 MAYOR TWEEDY: Thank you.

10 Trustee Longobardi?

11 TRUSTEE LONGOBARDI: Thank you,  
12 Mr. Mayor.

13 John, thank you. I want to echo  
14 the Mayor and thank you for everything  
15 you've done in Floral Park, all of your  
16 years of support to all of our  
17 organizations and being the person you  
18 are too.

19 A couple of quick questions I do  
20 have.

21 Based on the type of material you  
22 will be -- people will be storing, do  
23 you have any plans for outside storage,  
24 things like boats, RVs?

25 I've seen other storage facilities,

1 mostly outside of here, but some on Long  
2 Island, where certain RVs and boats are  
3 allowed to be stored.

4 MR. BEYER: No. No, it is not  
5 offered, it's not what we go for.

6 TRUSTEE LONGOBARDI: On the same  
7 note, food storage. Somebody has a  
8 business, especially dry goods, things  
9 like that. Would those be types of  
10 things you would prohibit?

11 MR. BEYER: Food is prohibited.  
12 Again, I've never had that problem.

13 TRUSTEE LONGOBARDI: Then getting  
14 to the health issues and the business.

15 The key points here is to get to  
16 the garbage. People are in and out.

17 What are your plans for garbage?  
18 What are your plans if somebody wants to  
19 dump all of their -- leaves everything  
20 and empties out their garbage and leaves  
21 it in the parking lot.

22 MR. BEYER: If Floral Park garbage  
23 guys were here right now, you'd be glad  
24 to know Men on the Move Moving company  
25 generates a decent amount of garbage.

1 The garbage would be nothing compared to  
2 the current use now between us and the  
3 uniform people.

4 TRUSTEE LONGOBARDI: So will you  
5 have plans for people to put places --

6 MR. BEYER: Absolutely.

7 TRUSTEE LONGOBARDI: Dumpsters on  
8 property for people to throw things out.  
9 Will the dumpsters be handled by a  
10 private company?

11 MR. BEYER: Right now, the town  
12 picks up the garbage at my facility.

13 TRUSTEE LONGOBARDI: The Village is  
14 not equipped to pick a dumpster up.

15 MR. BEYER: Right now we bag it  
16 neatly to be taken away by Floral Park.  
17 That volume of garbage, I think, is  
18 going to be reduced by 75 or 80 percent.

19 TRUSTEE LONGOBARDI: But if you do  
20 plan on putting a dumpster in, I think  
21 you would have to come back to the  
22 Building Department and talk to them.  
23 Because, again, dumpster pick up and the  
24 times a dumpster is picked up and  
25 respecting the neighbors and things like

1           that, all of that would have to be  
2           considered, okay.

3           I think that's all I have right  
4           now.

5           MAYOR TWEEDY: Thank you very much.  
6           Trustee Pombonyo?

7           TRUSTEE POMBONYO: Thank you.

8           First of all, thank you for your  
9           presentation for coming in tonight with  
10          all your experts, it's very much  
11          appreciated. Thank you for all your  
12          contributions to our Chamber of Commerce  
13          and our community.

14          I want to say, I don't have that  
15          many questions, most of them have been  
16          answered in your presentation.

17          I do want to state that I do rent a  
18          storage facility from Men on the Move  
19          for four years now and I plan to  
20          continue to do so.

21          Questions involve access. As  
22          individuals come into a much-expanded  
23          facility, do you envision multiple  
24          entrances where they would be coming in,  
25          or would they be traveling through the

1 facility with whatever they are storing  
2 to a greater distance to get to the  
3 unit?

4 MR. BEYER: There will be a loading  
5 dock area which you'll be able to access  
6 because it is a long building. The two  
7 current access points that we have now,  
8 one we just got approved for, and one  
9 that was approved for 16 years ago and  
10 where the uniform company is now, there  
11 is a very good loading dock area. It's  
12 kind of in the middle, so there will be  
13 three access points.

14 There will be many doors  
15 eliminated, maybe 20 loading dock doors  
16 now. That's going to be reduced to 6 or  
17 7 total, in the entire facility.

18 TRUSTEE POMBONYO: All the access  
19 points would have the same levels of  
20 security?

21 MR. BEYER: Absolutely.

22 TRUSTEE POMBONYO: In terms of  
23 people entering and exiting and knowing  
24 where to go?

25 MR. BEYER: Good security is a

1 selling point to secure your goods.

2 In the 16 years that we've been in  
3 Floral Park and operating in the storage  
4 facility, we've never had any incident  
5 of theft.

6 TRUSTEE POMBONYO: During the  
7 constructions period do you see, at any  
8 point in time, having very large  
9 construction equipment coming in, or  
10 having construction being done, very,  
11 very noticeable in the area, in terms of  
12 noise or any kind of commotion going on.

13 MR. BEYER: No, maybe once or twice  
14 a week with a truck offloading  
15 materials. All the work is going to be  
16 internally, so, no.

17 Eventually, we're going to come  
18 back again and go before the ARB to tell  
19 them our plans and how we're going to  
20 renovate the outside of the building and  
21 make it prettier than it is now, make it  
22 married to what we got approved for in  
23 the front of the building, because we've  
24 already been approved for that. Give it  
25 a beautiful coat of paint, smooth out

1 the stucco so it's less industrial  
2 looking, it's going to look nice and  
3 clean.

4 TRUSTEE POMBONYO: Thank you very  
5 much.

6 MAYOR TWEEDY: Trustee Cheng.

7 TRUSTEE CHENG: We've had  
8 complaints in the past about the  
9 lighting. Have you addressed any of  
10 those issues as far as --

11 MR. BEYER: We replaced -- as the  
12 lights burn out, we're replacing them  
13 with LED lights and we've had to adjust  
14 the angle on a couple of them and we  
15 have done that.

16 TRUSTEE CHENG: Will Men on the  
17 Move use any of these storage facilities  
18 for their temporary storage?

19 MR. BEYER: No, we will be moving.

20 TRUSTEE CHENG: Now, will you do or  
21 does your business still rent to other  
22 entities, not tenants, spaces in your  
23 lot to house trucks?

24 MR. BEYER: No, no, only tenants.  
25 We have the guy that calls himself the



1 "Jewish DJ," he's got a couple of  
2 trucks. The uniform place has  
3 approximately 20 trucks and I have 23  
4 vehicles, depending on whether I have a  
5 blown engine in any given week. So  
6 there is well over 40 trucks that park  
7 there that come in and out on a daily  
8 basis. They will all be gone.

9 TRUSTEE CHENG: That's it.

10 TRUSTEE FITZGERALD: To follow up.

11 So it's safe to say there will be  
12 no or minimal activity post the time the  
13 building is closed?

14 MR. BEYER: That's correct.

15 MAYOR TWEEDY: Thank you very much.

16 MR. RYAN: Can I ask one question?

17 MAYOR TWEEDY: Please.

18 MR. RYAN: Mr. Beyer, is there any  
19 intention to convert this to residential  
20 use?

21 MR. BEYER: No.

22 MAYOR TWEEDY: Thank you.

23 Mr. Bambrick?

24 MR. BAMBRICK: I understand you  
25 converted the uniform business and the

1 DJ business with the self-storage space.

2 I understand you are moving your  
3 business away. But is there anything  
4 about the conversion of the space that  
5 would make it impossible to have the  
6 moving business remain there?

7 What about this -- my  
8 understanding, or a layman's  
9 understanding of the moving business, is  
10 you require a dispatcher's office and  
11 space to park a truck.

12 Is there anything about the  
13 conversion of the space that makes that  
14 impossible for you or anyone else to  
15 maintain a business there?

16 MR. BEYER: Yes. In that L, let me  
17 point to it. This is a good point.

18 This L here, this is where Men on  
19 the Move is, this is where my office is.  
20 In this box, 20,000 square feet, there  
21 is a difference between self-storage and  
22 warehousing, storage warehousing. Men  
23 on the Move has storage warehousing  
24 also. We are going to be moving that  
25 with us. That goes with the moving

1           company.  When you store things in  
2           self-storage, it's just that, it's  
3           self-storage.  You bring in it.  We can  
4           bring it in for you, but you put your  
5           own lock and key on the door.  We have  
6           no access to that.

7                     In that 20,000 square-foot box is  
8           my storage warehouse business, which is  
9           very different than self-storage.  It's  
10          in my care, custody and control.  It's  
11          in Men on the Move's care and stored in  
12          these large wooden crates.  I think the  
13          Mayor has actually seen that.  Maybe one  
14          or two of you also have seen that.  And  
15          that is going to be coming with me.

16                    I have to get that out in order to  
17          -- we pick these people up who are going  
18          to Florida or North Carolina and put  
19          them there.  We call it S-I-T, storage  
20          in transit.  Then we put it on the  
21          tractor-trailer and go up and down the  
22          coast.  We do that once every two weeks.  
23          And all that warehouse storage is going  
24          to come with me to Woodbury and Port  
25          Washington.

1 MR. BAMBRICK: And that is being  
2 converted to self-storage space as well.

3 MR. BEYER: Yes, all of it. It  
4 doesn't function, self-storage doesn't  
5 function for that kind of warehousing.

6 MAYOR TWEEDY: Thank you for that  
7 clarification, sir.

8 Are there any further questions at  
9 this time?

10 If you would possibly have a seat,  
11 we will open it up.

12 Mr. Pantelis, you have something?

13 MR. PANTELIS: Just one point that  
14 was of some concern to Mr. Ryan.

15 The application that we are making  
16 and approval we get, if this Board  
17 approves it, is specifically conditioned  
18 on the representation we have made with  
19 respect to the present tenants being  
20 vacated, the moving portion of it  
21 vacating. And there would not be any  
22 issuance of a certificate of occupancy  
23 by the Building Department if we don't  
24 comply with that. So, the construction  
25 can't begin until these entities are

1 out, and we will follow the plans. And  
2 if there was ever to be a change in use,  
3 then I think we would be required by the  
4 Code to come back to this Board.

5 So we want you to be rest assured  
6 that is what we are representing and  
7 that is the way we will conduct  
8 ourselves going forward.

9 MAYOR TWEEDY: Thank you for the  
10 clarification.

11 At this time, I'm going to open the  
12 floor to our residents.

13 Is there anyone who would like to  
14 speak for or against?

15 I just ask that when you come up if  
16 you would give your name and address and  
17 if you would speak to the Board.

18 If you have any questions, these  
19 gentlemen will be taking notes, we will  
20 be taking notes. After you're finished  
21 with your concerns and we hear from both  
22 sides, we then ask the applicant to come  
23 up and respond to your concerns.

24 So if we could start with anyone  
25 who would like to speak or who has

1 concerns with the application or would  
2 like to speak against the application or  
3 anything that may be coming up against  
4 the application, would you please step  
5 forward.

6 Once again, if you would give your  
7 name and address.

8 MR. SKRABUT: My name is Raymond  
9 S-K-R-A-B-U-T, I live at 4 Lily Street.

10 MAYOR TWEEDY: Good evening.

11 MR. SKRABUT: Thank you for the  
12 opportunity to speak.

13 I would like to ask the Board if  
14 they have any knowledge that the traffic  
15 study that was done by the gentleman  
16 included the considerable traffic on  
17 Lily Street.

18 Lily Street, as many of you may  
19 know, is a dead-end street on any map  
20 anywhere, including the Fire Department  
21 and the Police Department. And yet, the  
22 street is used for entrance and egress  
23 into the 50 Carnation property on Lily  
24 Street.

25 We have tractor-trailers that are

1 just about as long as Lily Street is  
2 that try to come down and try to get in  
3 and realize there is a fence there where  
4 possibly only a small truck or a car can  
5 get through, then have to back out and  
6 it's very dangerous situation.

7 There is, almost every day, head-on  
8 accidents with people exiting and coming  
9 down the street, far in excess of the 30  
10 mile-an-hour Village speed limit.

11 I would like to see if that has  
12 been addressed because the traffic,  
13 while it is welcome that it will be  
14 reduced based on the testimony of these  
15 gentlemen, it's welcome. I'm still not  
16 convinced that the traffic will be  
17 reduced on a street that is supposed to  
18 be a dead-end street is now practically  
19 a through street.

20 Thank you.

21 MAYOR TWEEDY: If I may, as a point  
22 of information that was given before,  
23 the gate closes at around 3:00 sometime  
24 in the afternoon.

25 Have you found that to be true?

1 MR. SKRABUT: It is true. There is  
2 a very nice gentleman that opens it up  
3 early in the morning and closes it about  
4 3:00 in the afternoon. The traffic,  
5 otherwise, is free to flow in and out of  
6 the 50 Carnation property.

7 MAYOR TWEEDY: Okay.

8 MR. SKRABUT: Thank you.

9 MAYOR TWEEDY: Thank you for coming  
10 up.

11 Is there anyone else who would like  
12 to speak or have a concern with the  
13 application at this time?

14 MS. MASCARI: Irene Mascari,  
15 M-A-S-C-A-R-I. I live at 25 Rogers  
16 Place.

17 I'd first like to thank everyone  
18 because I know you had a lot of  
19 questions. I'm happy I had the  
20 opportunity to hear, and hats off to the  
21 Board because you asked most of them.

22 There were a couple of kinds of  
23 common sense questions no one seems to  
24 have asked.

25 How many units are there going to



1 be, and if you don't know how many  
2 units, how do you know how much traffic.

3 I also think that the hours of  
4 operation will be different, just given  
5 the way the property will be used.  
6 Common sense seems to dictate people  
7 putting their stuff there when they are  
8 not at work, so that means weekends,  
9 evenings. Right now we get arrested for  
10 noise and traffic on the weekends, and  
11 that will be a change.

12 We definitely thank you, Mr.  
13 Cheng, for asking about the lighting.  
14 That was a huge concern. It was really  
15 bad, but hats off to you guys because  
16 you did improve it, but it is a concern.  
17 Obviously, if you're going to have  
18 access in the evening, they're going to  
19 want to satisfy their insurers to make  
20 sure that they don't have a liability.  
21 But that lighting issue, now that the  
22 Long Island Railroad recharge basin is  
23 gone, we have all the lights, we have  
24 all the noise, all the dirt.

25 We moved to Floral Park, and I'm

1 willing to pay the taxes in Floral Park,  
2 to live in a Village. So, yes, great  
3 news that the trucks are gone, but I  
4 just want to have a better  
5 understanding.

6 I was also confused by the traffic  
7 expert. It was helpful to get hard  
8 numbers on the current traffic  
9 situation, but it seems to me that if  
10 they run numerous storage facilities,  
11 they should not have to guess. They  
12 should have logs, which they said they  
13 have, so they should be able to tell us  
14 what are the numbers. They should be  
15 able to give us a good indication.

16 It sounds like they have another  
17 local facility where they could actually  
18 pull those numbers to give us a good  
19 faith basis for how to go forward.

20 So I thank you for your time and I  
21 appreciate it very much.

22 MAYOR TWEEDY: Thank you very  
23 much.

24 Is there anyone else who would like  
25 to speak with a concern or in opposition

1 to the application?

2 MR. CARR: Hi, good evening.

3 Kevin Carr, 3 Pansy Avenue, Floral  
4 Park, C-A-R-R.

5 I still have a couple of concerns  
6 about this project over here. Number 1  
7 is the traffic. They're talking numbers  
8 of trucks leaving and disappearing. But  
9 I don't know how many individual units,  
10 storage units they're going to have  
11 here. I am sure it's going to bring  
12 more cars.

13 And somebody made a good point from  
14 south of Carnation Avenue and from north  
15 of Jericho Turnpike down, and I am just  
16 a little concerned about the traffic,  
17 number 1.

18 I heard the attorney that this is  
19 zoned residential. I just hope the  
20 Board makes the right decision or  
21 contemplates it. We have a big storage  
22 unit right on Jericho we're stuck with.  
23 It's absolutely disgusting but there's  
24 nothing we can do about it, I know. But  
25 I hope this facility -- do we need

1 another storage facility, I don't know,  
2 I don't know.

3 MAYOR TWEEDY: If I may, the issue  
4 relates to the use of the building.  
5 This is -- they're asking for a special  
6 use, which is an implied right, that the  
7 existing use is not what we are being  
8 asking for. The existing use is an  
9 implied use. That's what -- I'm sorry,  
10 is a legal use. What they are asking  
11 for is an expansion of that use of that  
12 legal use, and that's what the special  
13 use is. We are not determining whether  
14 or not this use of a storage facility or  
15 a moving facility, or as it is used  
16 right now as a rental facility on that  
17 site.

18 I am fairly certain that it  
19 complies, at this time, Mr. Ryan, with  
20 the zoning that is present.

21 MR. RYAN: Prior.

22 MAYOR TWEEDY: Prior to  
23 non-conforming use. So as long as it  
24 continues its continuous use as a prior  
25 non-conforming, that becomes its use.

1 MR. CARR: Okay. The one other  
2 thing mentioned was the hours, and I  
3 believe 7 to 8:00 at night, which is a  
4 little bit of a concern. Do we need  
5 people driving at 8:00 at night, up and  
6 down Carnation Avenue.

7 My other concern is what's going  
8 into this facility. Is there any way to  
9 check? You know you hear all kinds of  
10 stories and you don't want an explosion  
11 where half the building goes up because  
12 they have chemicals in there, or there  
13 is a medical clinic or a meth lab or  
14 something like that.

15 MAYOR TWEEDY: We do remember, you  
16 and I have been in town long enough to  
17 remember when it did burn for many, many  
18 weeks. But that was long before Mr.  
19 Beyer owned the property. There was a  
20 plastic factory and that burned, and  
21 that's why Men on the Move has that  
22 facility they have because the old  
23 facility just kept burning.

24 MR. CARR: Those are some of my  
25 concerns, okay.

1                   MAYOR TWEEDY:    Thank you very much  
2                   for coming up, Mr. Carr, thank you.

3                   Yes, sir, please.

4                   MR. DODICO:    Is it my understanding  
5                   that there will no longer be a moving  
6                   company on that site?

7                   MAYOR TWEEDY:    May we get your  
8                   name.

9                   MR. DODICI:    Richard Dodici,  
10                  D-O-D-I-C-I, 326 Carnation Avenue.

11                  Is that correct, is my  
12                  understanding correct that it will not  
13                  be a moving company on that site.

14                  MAYOR TWEEDY:    Let me double check  
15                  that with the applicant, but he has made  
16                  a representation that there will not be  
17                  a storage/moving facility there anymore.

18                  MR. DODICI:    So if it's going to be  
19                  an individual storage facility, and you  
20                  are not going to have these enormous  
21                  moving vans moving in and out, and so  
22                  on, which I have not found to be a  
23                  terrible draw back. I can only see an  
24                  improvement to what is going on. I  
25                  think to me, as a resident of Floral

1 Park, I think that this turnover or  
2 change is going to make things better,  
3 especially because they have decided to  
4 spruce up the outside of it and so on.  
5 Thank you.

6 MAYOR TWEEDY: Thank you, Mr.  
7 Dodici.

8 Obviously, we've turned to those in  
9 favor of the application. So if I could  
10 ask if anyone has anything further they  
11 would like to place on the record.

12 MRS. CARR: Athena Carr, C-A-R-R, 3  
13 Pansy Avenue.

14 Thank you, Board, for being here  
15 and doing the great job you always do.

16 Just a few quick points, I don't  
17 want to reiterate, I probably will.

18 As far as the traffic, that's a  
19 concern for me because presently, that  
20 street comes out from the library is  
21 Caroline Place; am I correct?

22 MAYOR TWEEDY: That's correct.

23 MRS. CARR: We hit Carnation and  
24 then there is the street on Atlantic  
25 that's coming out that hits Carnation,

1 so already, it's a difficult and dicey  
2 area to deal with. And if I recall  
3 right, coming from the north to the  
4 south, is there not a sign now on the  
5 left that says something to the affect  
6 of dangerous intersection.

7 MR. SIWINSKI: Yes, there is.

8 MRS. CARR: Yes, so I've seen that  
9 sign; in fact, I just noticed it, I  
10 guess a week or two ago. So that led me  
11 to say to myself it's a dangerous  
12 intersection now. That sign has been  
13 put up at whatever point, so how will it  
14 be impacted now by creating this new  
15 situation. And again, anyone trying to  
16 come out on Atlantic Avenue sometimes at  
17 rush hour, sometimes earlier or later,  
18 you want to make a left onto Carnation.  
19 People have said to me, I just go down  
20 to Floral Boulevard and wait for the  
21 light to make a left. So that's my  
22 concern with the traffic.

23 Number 2, we are in a post 9/11  
24 world. I, too, am concerned with what  
25 kind of materials or items will be kept.



1 And is there any scrutiny, is there any  
2 kind of questioning?

3 I know nothing about self-storage,  
4 other than the fact that my husband  
5 said, that atrocity on Jericho Turnpike.  
6 However, is there any kind of, not  
7 investigation, but questioning. I go  
8 there, I want to do self-storage. When  
9 I apply and say I'd like to place my  
10 stuff there, does anyone say, well, what  
11 are you putting there, ma'am. And I say  
12 two guitars, a hat rack and a small  
13 bureau. Again, not to sound paranoid,  
14 but it's a post 9/11 world and I am  
15 concerned about that.

16 Another point is we're talking  
17 about the inside. Again, I understand  
18 it's a revenue-making proposition for  
19 the gentlemen and the business, and I am  
20 concerned about also the beautification  
21 of the outside of the building.  
22 Frankly, it's not esthetically pleasing.  
23 I don't think it makes a beautiful  
24 thumbprint on the community. Again, you  
25 see it coming down Carnation, you see it

1 coming out of Caroline Place, of course  
2 going from south to north. I'm just  
3 wondering in they're planning on  
4 beautifying it.

5 MAYOR TWEEDY: First off, I want to  
6 be clear, that place that you talk about  
7 on Jericho Turnpike is in the City of  
8 New York. We had nothing to do with  
9 that.

10 MRS. CARR: I totally understand  
11 that. And that's why I chose to live  
12 here, versus the South Bronx or Corona.

13 MAYOR TWEEDY: As it relates to the  
14 outside of the building, the building is  
15 what it is. It was a railroad building  
16 that was modified. It's been modified  
17 several times.

18 Mr. Beyer is coming before this  
19 Board. He's been before this Zoning  
20 Board. His next stop will be the  
21 Architectural Review Board, which I am  
22 very proud to say, that Trustee Pombonyo  
23 sits as liaison to that committee.

24 The improvements that we've seen,  
25 signage in many of our properties,

1           certainly, in the homes that have been  
2           developed in Floral Park, as we see now,  
3           major developments happening on  
4           Magnolia, I think they ARB is very  
5           understanding and I will let Trustee  
6           Pombonyo speak.

7                         TRUSTEE POMBONYO: I think the ARB  
8           goes to great lengths to be protective  
9           of our Village, the esthetic quality of  
10          our Village, the consistency of our  
11          architecture here, at the same time, be  
12          as user-friendly as possible to those  
13          coming before the ARB, in terms of  
14          giving them, the owners, the architects  
15          and the engineers, the guidance they  
16          need to go forward with plans that both  
17          meet their needs and yet will add  
18          something to enhance our Village.

19                        So a lot of time is spent at the  
20          ARB making sure that is the process.

21                        MRS. CARR: I totally appreciated.

22                        So that extends not just to  
23          residential but to commercial as well.

24                        TRUSTEE POMBONYO: Very much so.  
25          All commercial buildings making changes.

1 MRS. CARR: The beauty of  
2 commercial buildings.

3 TRUSTEE POMBONYO: Absolutely.

4 MRS. CARR: So will there be any  
5 attempt to make this more pleasing to  
6 the eye? Again, beauty is in the eye of  
7 the beholder, however.

8 MAYOR TWEEDY: I would say for  
9 comparisons, Mrs. Carr, if we look at  
10 7-11 right on Jericho Turnpike in Floral  
11 Park, I don't think you will see any  
12 other 7-11 like the one you see on  
13 Jericho Turnpike in Floral Park.

14 Our Architectural Review Board goes  
15 to great lengths working within the  
16 confines of what we are dealing with to  
17 make it work. But I have confidence  
18 that the owner that we're dealing with,  
19 I have confidence that the long time  
20 service -- what he provided this Village  
21 through the years, I have full  
22 confidence that he will work with the  
23 guidelines of the Architectural Review  
24 Board to make this as pleasing to the  
25 eye that can be found.

1           As to the other issues, we can  
2           speak to applicant when he comes up.

3           Your first issue, that's one that  
4           we will certainly will consider as we  
5           deliberate on this question.

6           I thank you for bringing it to our  
7           attention.

8           MRS. CARR: Thank you very much.  
9           Again, I am concerned about traffic, the  
10          presentation of the building, outside,  
11          again, who is using the facility. And I  
12          just want to make sure any commercial  
13          person -- and listen, I am a capitalist.  
14          I think it's a great idea, go into  
15          business, do what you need to do. I  
16          just think that commercial businesses  
17          here or wherever they may be, have to be  
18          held to the same standard residents have  
19          to in terms of you can't do this and you  
20          can't build this. So I just think the  
21          same standard should be held; if not,  
22          even greater, because it is revenue  
23          producing for them.

24                   Thank you so much.

25           MAYOR TWEEDY: Thank you very much.

1           Is there anyone else who would like  
2           to speak in favor of the application or  
3           opposed to it?

4           MR. PARISI: Good evening,  
5           Mr. Mayor. I am an attorney.

6           My name is Charles Parisi,  
7           P-A-R-I-S-I. My office is at 50 School  
8           Street in Glen Cove. I actually also  
9           own a building for 24 years, it's at the  
10          corner of Carnation and Lily. It's a  
11          five-family apartment building.

12          I think the proposed use is a great  
13          way to reduce traffic in the area, and I  
14          think the elimination of those big  
15          trucks in the area is going to be a  
16          welcome change in the area.

17          I also would like to say that Mr.  
18          Beyer took a blighted building in Glen  
19          Cove to make a storage facility and did  
20          a wonderful job. I drive past it every  
21          day on my way to work.

22          The traffic impact is really  
23          minimal. Once the building has tenants  
24          in it and generally people stay for a  
25          long time. The traffic is really

1 minimal.

2 I think that you have a good  
3 opportunity to have a nice developer do  
4 a great job for this property.

5 Thank you.

6 MAYOR TWEEDY: Mr. Parisi, you said  
7 you own the five-tenant brick home at  
8 Lily and Carnation?

9 MR. PARISI: It's 40 Carnation  
10 Avenue, but it's actually on Lily and  
11 Carnation.

12 MAYOR TWEEDY: Got you, thank you.

13 MR. PARISI: Thank you.

14 MAYOR TWEEDY: Are there any other  
15 comments anyone would like to make  
16 before the Board at this time?

17 Okay, seeing none, Mr. Beyer, Mr.  
18 Pantelis, if you would come before the  
19 Court once again.

20 MR. BEYER: I want to add one  
21 thing.

22 We already went before the  
23 Architectural Review Board to fix up the  
24 front of the building. We have been  
25 approved for replacement windows on the

1 front. We're completely scraping off  
2 the old paint. We're painting the front  
3 of the building, and actually adding  
4 beautiful columns to the front, off  
5 color, to make it look rich and new and  
6 shiny.

7 We're adding beautiful blue -- navy  
8 blue awnings similar to the blue Floral  
9 Park colors of the town, in keeping with  
10 that, which is also a Men on the Move  
11 colors.

12 The front of the building, this is  
13 going to look the best it's looked in  
14 over 100 years. I'm investing well over  
15 six figures just for that endeavor alone  
16 as part of the commitment to this.  
17 Frankly, it's a pretty building, it's  
18 inviting.

19 I agree about the atrocity, the new  
20 competition we have on Jericho Turnpike.

21 With that being said, when we do  
22 our surveys, we do need more storage in  
23 Floral Park. We have been operating for  
24 16 years at 50 Carnation as a  
25 self-storage facility and we never once



1 had any incidents whatsoever regarding  
2 people storing things we don't want them  
3 to store at all.

4 So I just wanted to add that at  
5 this time.

6 MAYOR TWEEDY: How would you -- as  
7 it was a question -- how do you or how  
8 does your staff check?

9 How do you do that?

10 MR. BEYER: One thing I did leave  
11 out is when somebody rents a unit with  
12 us, we ask them to produce their  
13 license. We take a copy of their  
14 driver's license.

15 90 percent of those residents that  
16 use the storage facility pay by credit  
17 card, which is another sense of  
18 security, that the person, that a  
19 legitimate person is renting the unit.

20 We point out to them in the  
21 contract that you're not allowed to  
22 store the following items here at this  
23 facility.

24 MAYOR TWEEDY: I don't know if you  
25 can answer this, but the question about

1 it being a dangerous intersection.

2 How would the new use be proposed?

3 How would that affect this corner  
4 and the traffic in general?

5 MR. BEYER: The traffic study  
6 showed the overall traffic is going to  
7 be reduced by I think 33 percent, if the  
8 numbers bear out. But most importantly,  
9 there will be 40 less trucks every day  
10 coming in and out.

11 MAYOR TWEEDY: Okay.

12 Mr. Pantelis?

13 MR. PANTELIS: I would like the  
14 record to be clear, Mr. Beyer, you  
15 obtained ARB approval for one of the  
16 buildings.

17 MR. BEYER: Correct, the building  
18 in the front there.

19 MR. PANTELIS: And there will be a  
20 further application with respect to an  
21 exterior, also.

22 I would like to call Mr. Muller,  
23 if possible, to answer 1 or 2 questions.

24 MAYOR TWEEDY: Yes.

25 MR. PANTELIS: Mr. Muller, there

1           were some questions about the in and out  
2           traffic, and I just wanted to see if you  
3           were able to respond to those questions  
4           that were raised by the neighbors with  
5           respect to an increase in when the  
6           traffic was going to take place.

7                     MR. MULLER:    Sure.

8                     A lot of data was presented in my  
9                     report, but I will just briefly  
10                    summarize it again.

11                    We've studied the existing storage  
12                    facility on Jericho Turnpike in New Hyde  
13                    Park.  It's -- I believe the question  
14                    was asked before about the size of it --  
15                    it is 198,186 square feet.  So it's  
16                    roughly the same size as this facility.

17                    So using that information, again,  
18                    we would anticipate that the quantity of  
19                    the traffic generated by this facility  
20                    will be in and around the peak times of  
21                    traffic on the road, typically when  
22                    people are going to work.

23                    We normally send our employees or  
24                    ask them to come -- to go to the Storage  
25                    Post in Huntington on the way to the

1 facility and pick stuff up that we need  
2 and then go back and drop it off on  
3 their way home, so we combine trips.

4 As indicated in the report, there  
5 will be a significant reduction in  
6 vehicular -- excuse me, truck traffic,  
7 as a result of the approval before the  
8 Board.

9 One of the things, I just took a  
10 quick look at the Code, this is situated  
11 in the RA Zoning, which is a  
12 multi-family district. In accordance  
13 with the Code, the minimum lot area for  
14 that is 8,000 square feet. We have  
15 approximately 198,086 square feet. The  
16 Code allows up to a 40 percent lot  
17 coverage for multi-family use.

18 Just doing a very rough calculation  
19 on that, that would leave us with  
20 approximately 80,000 square feet of  
21 developable area, which would roughly  
22 translate into 160 residential units  
23 that could probably be built on the  
24 property.

25 The building could then be 40 feet,

1 or three-stories, a very significantly  
2 large residential structure here.

3 160 residential units would  
4 generate, in my opinion, a lot more  
5 traffic than the mini-storage; again, as  
6 indicated by the studies we performed  
7 and our observations of other  
8 facilities. And the industry standard  
9 data, the Institute of Transportation  
10 Engineers did, it's a very large  
11 generated job.

12 As far as it being a dangerous  
13 intersection, I agree with my client  
14 that by removing the trucks, slowly  
15 moving the vehicles, turning in out of  
16 the driveway, I think we would tend to  
17 improve the situation by having standard  
18 automobiles coming in out.

19 MAYOR TWEEDY: You would agree it's  
20 a dangerous intersection as many  
21 intersections in Nassau County are.

22 MR. MULLER: I guess dangerous is a  
23 relative term and we would have to look  
24 at it, I have not studied it.

25 I think by allowing this

1 development to proceed, there would be a  
2 lesser degree of dangerousness, if that  
3 would be a word.

4 But you're right, Nassau County, as  
5 well as all of Long Island, these are  
6 heavily-traveled roads, it is what it  
7 is.

8 MAYOR TWEEDY: From the south, the  
9 left turn is a more difficult turn than,  
10 obviously, from negotiating from the  
11 north and the right turn into the  
12 property.

13 MR. MULLER: Yes, obviously turning  
14 left across any roadway is more  
15 difficult than turning right.

16 But, again, I think that because of  
17 the fact that the traffic generation  
18 will be reduced, that that situation  
19 will be improved.

20 MAYOR TWEEDY: Piggy-backing on  
21 that same question would be in relation  
22 to the traffic load.

23 I don't know if you can answer this  
24 or Mr. Relf, but the number of units,  
25 approximately, is approximately 200,000

1 square feet.

2 How many units are we discussing?

3 MR. RELF: About 1,300 units for a  
4 total when it's done. There's roughly  
5 700 units now, and we'll be adding about  
6 500 units at the time it's said and  
7 done.

8 MAYOR TWEEDY: So there's 700 units  
9 there right now, so you're just adding.

10 MR. RELF: And, quite honestly, if  
11 you notice the relationship for square  
12 footage, car traffic, there's really no  
13 relationship, per se. It's more about  
14 the frequency of visitors, it is the  
15 size of the building.

16 MR. MULLER: I would agree.

17 I know from -- we rent four units,  
18 so we have one tenant who has four  
19 units. We combined the units to make  
20 them the size that we needed to store  
21 all of our files that we really don't  
22 want anymore, but then we don't know  
23 what to do with. Maybe we'll just let  
24 it go to auction, it's a good way to get  
25 rid of them since we don't want them

1                   anymore. Every now and then they come  
2                   in handy.

3                   The square footage of the building  
4                   is going to dictate the traffic  
5                   generated by these facilities.

6                   MAYOR TWEEDY: Are there any  
7                   additional questions by the Board?

8                   TRUSTEE FITZGERALD: Yes.

9                   MAYOR TWEEDY: Please.

10                  TRUSTEE FITZGERALD: The hours, I  
11                  think I heard, are 7:00 a.m. to 8:00  
12                  p.m.

13                  Is that 365 days a year?

14                  MR. BEYER: No, closed on major  
15                  holidays. Monday through Friday, that's  
16                  Monday through Friday, Saturday, the  
17                  hours are 9 to 5, and Sunday, we're 10  
18                  to 4.

19                  MAYOR TWEEDY: Major holidays being  
20                  five major holidays?

21                  MR. BEYER: Yes.

22                  TRUSTEE FITZGERALD: With regard to  
23                  the resident on Lily Street's question,  
24                  will that be an entrance during those  
25                  hours?



1 MR. BEYER: Right now, there is a  
2 double gate where if both sides of the  
3 gate were open, trucks can easily go in  
4 and out.

5 When we do have it open until 3:00  
6 in the afternoon -- we actually have one  
7 gate closed -- but really only cars or a  
8 tiny truck can really navigate through  
9 there.

10 Yes, I think that there will be a  
11 few cars going in and out of there.  
12 We're not promising to close that gate  
13 off, it's our property that we need  
14 access to.

15 That being said, the bottom line is  
16 that -- and people can Google this, the  
17 traffic studies regarding self-storage  
18 facilities, they're out, they're online.

19 The use, the proposed use, the  
20 expansion that we want to do here will  
21 absolutely create less overall traffic  
22 at 50 Carnation Avenue. That's the best  
23 off for everybody in the neighborhood,  
24 which means less people.

25 The dangerous intersection south of

1           the railroad on the other side by  
2           Atlantic, there will be less cars  
3           because there are less people coming to  
4           that complex, even though we are adding  
5           square footage, because that's the  
6           nature of this business. That's why I'm  
7           doing it because I love the nature of  
8           this business.

9           TRUSTEE FITZGERALD: Just to be  
10          clear, during your operating hours, the  
11          gate will be open.

12          MR. BEYER: Yes, until 3:00. It  
13          closes at 3:00 in the afternoon.

14          I have been there 21 years and the  
15          gate has been closed at 3:00 p.m. I own  
16          the property now for over 2 years. I've  
17          maintained that because I like to make  
18          friends with people who are in Floral  
19          Park and if they want it to close at  
20          3:00, we'll continue to close the gate  
21          at 3:00.

22          TRUSTEE FITZGERALD: One last  
23          thing, Mr. Mayor, for the record.

24          The traffic study was just received  
25          by the Board this evening, and did not

1 have a chance to review it prior.

2 MAYOR TWEEDY: Yes, thank you.

3 MR. BEYER: We're also doing  
4 landscaping in the front of the  
5 building. I forgot to mention that.

6 We're painting, stuccoing windows,  
7 everything else. I don't know if  
8 anybody saw it. The decay is gone, the  
9 steel girder decay, I had that removed  
10 already. That was there for about 70  
11 years. So we're beginning to do the  
12 renovation on the outside.

13 Thank you.

14 MR. RYAN: Mayor, before you go,  
15 Mr. Beyer, I know residents talked to  
16 this, and I don't fully understand that  
17 you guys have contracts, you people  
18 bring stuff in out.

19 Is there any monitoring of what  
20 people bring to the place?

21 MR. BEYER: You have to pass the  
22 office, the loading dock, you have to  
23 pass the office. We can see what you're  
24 bringing in and out. Beyond that, no.

25 But, again, Men on the Move has

1           been operating self-storage in the Town  
2           of Floral Park for 16 years and there  
3           have been no issues.

4           MR. RYAN: That was my only  
5           question in terms of people bringing  
6           something in that might be bad.

7           MR. BEYER: We are monitoring that.

8           There is a person in the office  
9           watching. Then, of course, we go back  
10          to the cameras and the signage, et  
11          cetera. As I said, you are under  
12          constant video surveillance while on  
13          these premises.

14          MAYOR TWEEDY: Trustees, anything  
15          further?

16          Yes, Mrs. Carr.

17          MRS. CARR: I thought of a  
18          question.

19          We have a very good friend, a  
20          commercial exterminator. He always said  
21          to me whenever there is a major  
22          renovation of a private home, a  
23          commercial building, he said you can be  
24          rest assured you are affecting  
25          somebody's habitat, and I'm not talking

1 about the rabbits. So, what happens in  
2 this case? There is going to be this  
3 major work being done internally, what  
4 happens then?

5 MAYOR TWEEDY: The Building  
6 Department -- actually, the Building  
7 Department, under Superintendent Steven  
8 Siwinski, does a very good job  
9 monitoring that. I am sure Mr. Beyer  
10 will comply with whatever requirement he  
11 would have. Anything that would come  
12 through, it's to his benefit to work  
13 there as well, so they don't want to be  
14 in the mess, either.

15 MRS. CARR: I appreciate it.

16 MR. SIWINSKI: Mayor, if I can?

17 MAYOR TWEEDY: Please.

18 MR. SIWINSKI: Just for  
19 clarification on that dangerous  
20 intersection sign.

21 The Department of Public Works puts  
22 that sign up at the request of the  
23 Police Commissioner. The dangerous  
24 intersection that we wanted to alert  
25 people to was at Atlantic and Carnation.

1 It was put up to slow cars down because  
2 there's a blind spot there as you're  
3 coming down Atlantic, coming on  
4 Carnation. It's a very heavy-traveled  
5 intersection.

6 MAYOR TWEEDY: Thank you, Mr.  
7 Siwinski.

8 Gentlemen, if I could just ask you  
9 to please come up once again. First  
10 off, I would like to say with Mr. Beyer  
11 and with the prior owner, Mr. Fox, the  
12 Village of Floral Park has certainly  
13 done what we can to work with Mr. Fox,  
14 on behalf of Mr. Ryan and former Mayor  
15 Phil Guarnieri, we worked out the  
16 fencing which was done and was certainly  
17 maintained. Certainly, the landscaping  
18 that we approved on Lily has been  
19 maintained. I know that you have done a  
20 significant amount of plantings and  
21 watering and maintaining that and I  
22 thank you for that. So the additional  
23 landscaping was once a question, I thank  
24 you for bringing that in. Certainly, it  
25 will improve that property.

1           Are there any final statements you  
2           would like to make, Mr. Pantelis?

3           MR. PANTELIS: No, I would just  
4           like to thank the Board for your  
5           attention and for the comments.

6           MAYOR TWEEDY: Very well.

7           As Mr. Fitzgerald pointed out,  
8           we've just received some information  
9           this evening. We're a deliberate Board,  
10          we would like to take some time to  
11          consider what you've given us, but we  
12          certainly will get back to you with what  
13          you gave us.

14          I thank you very much for the  
15          thorough presentation by you and the  
16          applicant.

17          MR. PANTELIS: May I ask, is that  
18          hearing closed or continued or what?

19          MAYOR TWEEDY: I would ask for a  
20          motion to close the Public Hearing and to  
21          ask for a motion to reserve decision.

22          TRUSTEE FITZGERALD: So moved.

23          TRUSTEE LONGOBARDI: Second.

24          MR. RYAN: Unless, Mr. Pantelis,  
25          you want to put more stuff in.

1                   MAYOR TWEEDY: Ms. Walsh, please  
2                   poll the Board?

3                   MS. WALSH: Trustee Fitzgerald?

4                   TRUSTEE FITZGERALD: Aye.

5                   MS. WALSH: Trustee Longobardi?

6                   TRUSTEE LONGOBARDI: Aye.

7                   MS. WALSH: Trustee Pombonyo?

8                   TRUSTEE POMBONYO: Aye.

9                   MS. WALSH: Trustee Cheng?

10                  TRUSTEE CHENG: Aye.

11                  MS. WALSH: Mayor Tweedy?

12                  MAYOR TWEEDY: Votes aye.

13                  Thank you all very much.

14                  \*   \*   \*   \*   \*   \*

15                               C E R T I F I C A T I O N:

16                   I, Mary Anne Coppins, Court  
17                   Reporter, hereby certify that the above  
18                   transcript is a true and accurate copy  
19                   of the minutes taken by myself  
20                   stenographically in the within matter.

21

22

23

Mary Anne Coppins

24

Court Reporter

25



INCORPORATED VILLAGE OF FLORAL PARK  
BOARD OF TRUSTEES

-----X  
In Re Application of

MOM REALTY LLC,

For a Special Use Permit to Construct  
Additional Intermediate Floor Space  
-----X

**DECISION  
AND RESOLUTION**

This application is made under Section 99-46 of the Code for a Special Use Permit to construct additional intermediate floor space in an existing building. The Applicant's principal, John Beyer, submitted an affidavit as the owner of the subject premises, verifying the statements set forth in the application. The Applicant also submitted plans for the addition, prepared and sealed by Frank G. Relf, Architect, P.C., as well as a survey, dated January 20, 2014. Applicant also delivered to the Board the mailing receipts and return cards of the notice sent to all owners of real property within a two hundred (200') foot radius of the subject premises.

Under the Zoning Code, the enlargement of an existing non-conforming use can only be allowed by the Board of Trustees as a Special Use after a public hearing. This application for a Special Use Permit is made under Article VII, Section 99-46 of the Zoning Code. The property which is the subject of the application is located on the west side of Carnation Avenue, 89.66 feet south of Lily Street, adjacent to the Long Island Railroad to the south and is known as 50 Carnation Avenue, Floral Park, New York and identified as Section 32, Block 50 and Lot 276 on the Land and Tax Map of Nassau County.

Trustee Dominick A. Longobardi offered the following resolution and moved its adoption:

**WHEREAS**, a public hearing was held on this application on May 17, 2016;

**WHEREAS**, by Resolution No. 10087-16, dated May 26, 2016, the Nassau County Planning Commission deferred the matter to the Board of Trustees to take action as it deemed appropriate, as the Commission had no modifications to the application;

**WHEREAS**, a public hearing was held on this application on May 17, 2016, at which time the Applicant made a sworn presentation to the Board of Trustees; and

**WHEREAS**, Members of the Board of Trustees have viewed and investigated the subject premises, its surroundings and other pertinent matters and circumstances in connection therewith; and

**WHEREAS**, the application and all testimony and exhibits presented at the hearing have been carefully considered and due deliberation given thereto.

**NOW, THEREFORE**, the Board of Trustees makes the following findings:

1. The subject property is in an R-2 District.
2. This Board has unanimously found that the application was a Type II action pursuant to SEQRA and has adopted a negative declaration.
3. The Nassau County Planning Commission recommended that the Village take whatever action it deems appropriate.
4. The Applicant seeks to add 54,273 square feet of interior mezzanine storage space within an existing building. The subject property is one of two existing buildings situated on 4.563 acres, a unique property within the Village that has been used as a prior, non-conforming business for many decades, both before and after the zoning of this property as multi-residential.
5. As presented by the Applicant, there will be no expansion of the footprint of the building; nor will the existing structure of the building be expanded in any other matter. The proposed addition involves only the interior of the building.

6. The Applicant stated that the existing tenants will be relocated from the premises, to wit: Jewish DJ Service, Inc.; Unifirst Corporation, a commercial laundry business; a related entity, Men-On-The-Move, which is engaged in commercial and residential moving; TKM Cable Corp.; Blackbird Painted Finishes; Bill Nichols; and Bufab USA.

7. All spaces vacated by these tenants, as well as the additional space to be added, will be used solely as self-storage units.

8. Wayne A. Muller, a professional engineer, testified that the elimination of the existing tenancies will result in a reduction of not only trucks parked on the site, but vehicular traffic to and from this facility. In his professional opinion, the granting of the Special Use Permit would not create any undue traffic congestion or other hazards. Rather, the proposed alteration will result in less intense parking and traffic conditions at this location.

9. The Applicant confirmed that the subject premises will be used solely for self-storage. No part of the property will be used as residential space.

10. Subject to the conditions set forth below, this Special Use Permit is granted.

11. The proposed use will not create a hazard; nor is it conflicting or incongruous to the surroundings, neighborhood or Village.

12. The proposed use will not hinder or discourage the appropriate use and development of adjacent uses or impair their values.

13. The Board has considered the remaining standards set forth in section 99-60 and finds that this application conforms with those standards.

14. This Decision and Resolution, as well as each and every condition set forth herein, may only be modified by the Board of Trustees following a public hearing.

**NOW, THEREFORE, BE IT RESOLVED**, that by reason of the foregoing, the Application of MOM REALTY LLC for a Special Use Permit to construct additional intermediate floor space is granted, subject to the following:

- a) vacating of the subject premises by Jewish DJ Service, Inc., Unifirst Corporation, Men-On-The-Move, TKM Cable Corp.; Blackbird Painted Finishes; Bill Nichols; and Bufab USA; and
- b) installation of a security system as approved by the Building Department;
- c) no lighting from the premises shall project upon any bordering residential properties;
- d) all refuse shall be maintained in a manner acceptable to the Building Department;
- e) the self-storage facility shall only be open between the hours of 7:00 a.m. to 8:00 p.m. and closed on all nationally recognized holidays;
- f) the premises shall be used solely for self-storage and no portion thereof converted to any type of residential or other commercial use;
- g) landscaping shall be maintained within and adjacent to the premises in a manner acceptable to the Building Department; and
- h) no hazardous materials shall be stored upon or within the premises.

In the event of a violation of any of these conditions, this Special Use Permit shall be revoked.

The foregoing resolution was seconded by Trustee Lynn Pombonyo and adopted on a roll call as follows:

Mayor Thomas J. Tweedy	-	Aye
Trustee Kevin M. Fitzgerald	-	Aye
Trustee Dominick A. Longobardi	-	Aye
Trustee Lynn Pombonyo	-	Aye
Trustee Archie T. Cheng	-	Aye

**Dated: June 13, 2016  
Floral Park, New York**

**Board of Trustees  
Incorporated Village of Floral Park**

**Final Decision and Resolution of  
Public Hearing officially filed in the  
Clerk's office of the Incorporated  
Village of Floral Park on June 14,  
2016**

**Susan E. Walsh  
Village Clerk**