

October 16, 2018

A Public Hearing for the Board of Trustees was held on the above date at 8:00 pm.

Present were Mayor Dominick A. Longobardi, Trustees Kevin M. Fitzgerald, Lynn Pombonyo, Archie T. Cheng and Frank J. Chiara, Village Administrator Gerard M. Bambrick, Village Clerk Susan E. Walsh, Superintendent of Public Works and Building Department Stephen Siwinski, Police Commissioner Stephen McAllister and Village Attorney John E. Ryan

The application of Kee Ma, tenant, 246 Jericho Turnpike, Floral Park, to allow the premises to be used as a technical or vocational school.

Trustee Fitzgerald offered Resolution No. 2018-212 to reserve decision and close the public hearing.

The Resolution was seconded by Trustee Pombonyo and adopted on roll call as follows:

Trustee Fitzgerald	- Aye
Trustee Pombonyo	- Aye
Trustee Cheng	- Aye
Trustee Chiara	- Aye
Mayor Longobardi	- Aye

The hearing was closed at 8:40 pm.

A copy of the transcript and a copy of the legal notice of public hearing is attached and made a part of these minutes.

Susan E. Walsh  
Village Clerk

- 10/16/18 - BOARD OF TRUSTEES - SPECIAL USE PERMIT  
246 JERICHO TURNPIKE - KEE MA -

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M I N U T E S  
OF THE MEETING  
OF THE  
PUBLIC HEARING

INCORPORATED VILLAGE OF FLORAL PARK

October 16, 2018

8:00 p.m.

P R E S E N T:

- DOMINICK LONGOBARDI, MAYOR
- KEVIN M. FITZGERALD, DEPUTY MAYOR/TRUSTEE
- ARCHIE T. CHENG, TRUSTEE
- DR. LYNN POMBONYO, TRUSTEE
- FRANK J. CHIARA, TRUSTEE

ALSO PRESENT:

- JOHN RYAN, ESQ. Village Attorney
- GERARD M. BAMBRICK, Village Administrator
- SUSAN E. WALSH, Village Clerk
- STEPHEN SIWINSKI, Supt. Public Works & Bldgs.
- STEPHEN MCALLISTER, Police Commissioner

Catherine P. Murphy  
Court Reporter

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1           MAYOR LONGOBARDI: Good evening everyone.

2           Please rise for the Pledge of Allegiance.

3           (Pledge of Allegiance said.)

4           (Moment of Silence.)

5           MAYOR LONGOBARDI: Tonight, we have our  
6           regular board meeting and prior to that, we  
7           will be having a public hearing on new local  
8           business that is looking to open in our  
9           Village. So, we will be doing that first and  
10          then followed by our Village Board Meeting and  
11          then after that, we will again give the trustee  
12          reports and open the floor to any of our  
13          residents who have questions they need us to  
14          help them with.

15          So, with that, I'm going to ask Miss Walsh  
16          if we can begin.

17          VILLAGE CLERK: Thank you, Mayor  
18          Longobardi. Legal Notice. Notice of Public  
19          Hearing. Incorporated Village of Floral Park,  
20          New York.

21          Notice is hereby given that the Board of  
22          Trustees of the Incorporated Village of floral  
23          Park, new York, will hold a Public Hearing at  
24          Village Hall, One Floral Boulevard, Floral  
25          Park, New York on Tuesday, October 16, 2018 at

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1 8:00 p.m. in relation to the following  
2 application:

3 The application of Kee Ma, 15  
4 Massachusetts Boulevard, Bellerose, New York  
5 for a Special Use Permit under Article III,  
6 Section 99-11 B(7), to allow the premises to be  
7 used as a technical or vocational school.

8 This application is made in accordance  
9 with Article III, Section 99-11 (B)7 of the  
10 Zoning Ordinance of the Incorporated Village of  
11 Floral Park, New York, which sets forth the  
12 permitted uses and special uses in a B-2  
13 District and which provides that in a B-2  
14 District a building may be erected, altered or  
15 used for any purposes only when authorized by  
16 the Board of Trustees as a special use after a  
17 public hearing.

18 The structure for which said Special  
19 Permit is applied is situated on Jericho  
20 Turnpike at the southwest corner of Park Place  
21 and known as 246 Jericho Turnpike, Section 32,  
22 Block 64, Lot(s) 31 and 227 through 230 on the  
23 Nassau County Tax Map.

24 A copy of the application is on file in  
25 the Office of the Village Clerk, One Floral

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1 Boulevard, Floral Park, New York and may be  
2 examined by any persons interested therein  
3 during business hours Monday through Friday  
4 inclusive, except legal holidays from 8:30 a.m.  
5 to 4:30 p.m.

6 Now Take Notice that all parties in  
7 interest and citizens will be given the  
8 opportunity to be heard at the aforesaid time  
9 and place.

10 By Order of the Board of Trustees  
11 Incorporated Village of Floral Park, New York  
12 Susan E. Walsh, Village Clerk, dated October 3,  
13 2018.

14 And this legal notice has been published  
15 in the official paper of the Incorporated  
16 Village of Floral Park, New York, and posted  
17 according to law and sent to the Nassau County  
18 Planning Commission who recommended taking  
19 action as deemed appropriate.

20 MAYOR LONGOBARDI: Thank you, Miss Walsh.  
21 I would like to now place on the record that  
22 the applicant had previously filed an affidavit  
23 of service indicating that all neighbors within  
24 a 200 foot radius of the dwelling had been  
25 served with notice.

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1 I would also like to now ask the applicant  
2 to come up and be sworn in and if you could  
3 tell us about your business, what you are  
4 looking to do. I ask you to please be sworn  
5 in by the Court Stenographer.

6 (Whereupon, the parties were sworn in.)

7 MR. MA: My name is Kee Ma, 15  
8 Massachusetts Boulevard, Bellerose Village, New  
9 York.

10 MR. STOUT: James J. Stout, R.A. 2 Greg  
11 Lane, East Northport, New York 11731. Good  
12 evening, Mr. Mayor and Trustees.

13 MR. RYAN: Before we begin, you have to  
14 deal with the SEQRA.

15 MAYOR LONGOBARDI: I wanted to. I was  
16 just going to stop and ask you to put that --

17 MR. RYAN: I think you have a proposed  
18 resolution, should be treated as a Type II  
19 Action.

20 MAYOR LONGOBARDI: Okay. I ask that I  
21 make a motion. I ask for a motion that -- go  
22 ahead.

23 TRUSTEE CHENG: I'll offer that  
24 resolution.

25 TRUSTEE FITZGERALD: I second.

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1           MAYOR LONGOBARDI: Miss Walsh, would you  
2 please poll the Board.

3           VILLAGE CLERK: Trustee Fitzgerald?

4           TRUSTEE FITZGERALD: Aye.

5           VILLAGE CLERK: Trustee Pombonyo?

6           TRUSTEE POMBONYO: Aye.

7           VILLAGE CLERK: Trustee Cheng?

8           TRUSTEE CHENG: Aye.

9           VILLAGE CLERK: Trustee Chiara?

10          TRUSTEE CHIARA: Aye.

11          VILLAGE CLERK: And mayor Longobardi?

12          MAYOR LONGOBARDI: Aye. Again, what that  
13 was, we deem it a Type II Action under the  
14 SEQRA process. It has no significant affect on  
15 the environment. So that's basically what that  
16 is.

17          So again, gentlemen, thank you so much for  
18 being here, having an interest in Floral Park  
19 and opening a business. I will turn it over to  
20 you now.

21          MR. STOUT: Thank you. I will describe it  
22 briefly and then I will turn it over to Mr. Ma,  
23 if you have more questions about the  
24 particulars, about the operation.

25          What we are proposing is this location,

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1           you may know it on Jericho Turnpike, the corner  
2           of Park Place. It was currently a deli. It's  
3           a rather large space. It is almost 3000 square  
4           foot and it lends itself nicely to what Mr. Ma  
5           is looking to do here which is called Code  
6           Ninjas. In case you're not familiar with that,  
7           I was not in the beginning either, it is  
8           actually a place where your children can go and  
9           learn computer coding, which is probably  
10          something that we're going to see a lot more of  
11          in the future. And he does have a business  
12          model with him. I don't know that you need to  
13          see all that. He can go into the hours of  
14          operation.

15                 I was going to talk briefly about the use  
16          of the building. We'll have our main entrance  
17          on Jericho Turnpike. You will come into a  
18          reception area. From there, they have two  
19          rooms, we call them classrooms, training areas  
20          where they can -- the children will be learning  
21          different coding techniques. We also have two  
22          restrooms, two offices inside, some storage  
23          area, a little break room in the back and the  
24          very back of the building which is used for  
25          mechanical systems for the building itself.



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1 There's a main exit through the front that has  
2 double doors and there also will be a clear  
3 pathway to the exit through the rear of the  
4 building. We have plenty of exits, plenty of  
5 egress through this building. There's no issue  
6 with that.

7 MAYOR LONGOBARDI: Thank you. Does  
8 anybody have any questions regarding the  
9 building at this point?

10 TRUSTEE FITZGERALD: I do, Mr. Mayor. Is  
11 there going to be a new HVAC work or new roof  
12 going on in the roof, on the outside of the  
13 building?

14 MR. STOUT: We're going to utilize the  
15 system that is there. There maybe just  
16 changing one of the duct heads where they come  
17 through the drop ceiling to meet the floor  
18 plan. We're planning to use what is already  
19 there.

20 TRUSTEE FITZGERALD: So, there's no  
21 additional work being done outside the building  
22 besides signage?

23 MR. STOUT: Besides the signage, no.

24 TRUSTEE CHENG: Can you explain the exit  
25 on the rear? I'm a little confused. Is that

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1 exterior, we have it second exit before the  
2 mechanical room?

3 MR. STOUT: The mechanic area is back down  
4 a closed hallway. They wouldn't have access to  
5 that at all. This is the main corridor space.  
6 If you come to the front reception area,  
7 there's a primary exit and if you continue down  
8 the hallway straight out the back is our door  
9 towards the back.

10 TRUSTEE CHENG: I was trying to figure how  
11 you were working that out.

12 MAYOR LONGOBARDI: I'm assuming, but I  
13 shouldn't assume, the back door will not be  
14 used as a main entrance or exit for operation  
15 of the business?

16 MR. STOUT: Correct, it will be used for a  
17 fire exit.

18 MAYOR LONGOBARDI: Okay.

19 MR. STOUT: This way they can observe who  
20 is coming and going through the building in the  
21 front entrance reception area.

22 MAYOR LONGOBARDI: Mr. Ma, if you want to  
23 explain your operation, what you are looking to  
24 do.

25 TRUSTEE POMBONYO: I have a question.

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1 Handicap accessibility?

2 MR. STOUT: Yes, completely handicap  
3 accessible. The front entrance is completely  
4 on grade, the two bathrooms are both handicap  
5 accessible as well as at corridor width and all  
6 the doorways will be completely accessible.

7 TRUSTEE POMBONYO: Thank you.

8 MAYOR LONGOBARDI: Anything, Frank?

9 TRUSTEE CHIARA: No.

10 MAYOR LONGOBARDI: Thank you. Mr. Ma?

11 MR. STOUT: How the plans came about is  
12 searching through Facebook. One of my friends  
13 posted this on Facebook. I was looking at it  
14 and saying coding is for the future. I have  
15 two kids of my own, 4 and 6, turning 5 and 7 in  
16 a few weeks. All they do every night, daddy,  
17 can I use your phone? Can I use your phone?  
18 They really stare at it for hours. Hours.  
19 Just staring at it. And I was, your eyes are  
20 going to fall out -- your eyes are going to  
21 fall out.

22 So I thought, coding is something where it  
23 helps them build a game. Instead of playing a  
24 game, why don't you build one, build your  
25 confidence up. I feel like kids nowadays, it

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1 is in the -- like us if we see something, we go  
2 around and figure it out. Kids, they don't  
3 figure it out anymore. I can't do it, that's  
4 it, they walk away. This actually builds the  
5 confidence, actually makes the game work. You  
6 saw that you build it, it works, the confidence  
7 builds up. It makes them think logically.

8 I'm not guaranteeing your child will be a  
9 coder when they grow up. It is to expand your  
10 mind a little bit. This makes it fun, like a  
11 dojo. It is not a classroom. It is called a  
12 dojo. How you advance? You get a white belt  
13 bracelet and then you have yellow. As you  
14 advance, you get a different color bracelet.  
15 Eventually, you build robots, you build a  
16 drone, you build apps. Age 7 through 14 is  
17 what we gauge at.

18 In our -- we have 46 schools, Garden City  
19 New Hyde Park, Mineola, East Williston. It is  
20 all here. To come to Floral Park in the  
21 community, I think that adds great value and my  
22 son is all -- he tells his friends his dad is  
23 opening up a coding Ninja school. I spoke to  
24 neighbors, sign us up, we're coming on. This  
25 is how -- we have two kids. You know what they

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1 need to be something instead of looking at  
2 screens, looking at You Tube. It keeps the  
3 kids off the streets and builds their  
4 confidence. So's that pretty much what coding  
5 is all about. It is, you know, also adds value  
6 to the community really.

7 That's -- it's another thing I want to  
8 add. It is not an instructional school where  
9 kids have enough time being in school already.  
10 They don't want to sit in a classroom again and  
11 having someone telling them to do this, do  
12 that. It is all self-paced. There's Sensei  
13 there. If you need help, we'll teach you along  
14 and then you have to do yourself. We're not  
15 doing it for you. It is a hands-on thing for  
16 the kids. I feel that's it's going to be very  
17 successful and will add value to the community.

18 MAYOR LONGOBARDI: Okay. Thank you very  
19 much. It sounds very interesting. It is  
20 something new we never --

21 MR. RYAN: Can I ask a few questions?

22 MAYOR LONGOBARDI: Sure.

23 MR. RYAN: The days and hours of  
24 operation?

25 MR. MA: Yes, right now, it is going to be

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1 about 3 to 7 because there's no point having is  
2 open at 10:00. Kids are in school. If a kid  
3 comes in, I say shouldn't you be in school.  
4 We're thinking about Monday to Friday  
5 definitely. Saturday and Sunday depending. We  
6 got leads on birthday parties too. They will  
7 lead general address and how do you do birthday  
8 party? When are you opening? We have interest  
9 in birthday parties because that's where you  
10 kind of spread the word too. It is a word of  
11 mouth. One parent likes it, they will tell it  
12 to another friend, tell another friend. So  
13 business hours right now is Monday to Friday 3  
14 to 7.

15 MR. RYAN: That brings me to the next  
16 question. Do you plan on serving food at the  
17 premises?

18 MR. MA: We're not serving food. Birthday  
19 party, pizza maybe. Nothing that we will make  
20 there that uses gas or anything like that. It  
21 is really like bring your own.

22 TRUSTEE FITZGERALD: Did you say you were  
23 opening Saturday or Sunday or thinking about  
24 it?

25 MR. MA: We're still thinking about it

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1 Saturday. Definitely not Sunday, but Saturday,  
2 parents are free to have a birthday party for a  
3 child. So probably Saturdays if we have a  
4 birthday party that for like three hours or two  
5 hours. That's it. We're not opening like a  
6 normal hours where kids come in.

7 TRUSTEE FITZGERALD: You're not having  
8 normal classes on Saturdays?

9 MR. MA: It depends on the demand right  
10 now. Maybe or maybe not. I am not sure. If  
11 we're not allowed to, sure, no Saturdays. But  
12 right now, it is really we don't know. Still  
13 trying to find that direction. I know this is  
14 a franchise, so I know other areas, I guess  
15 different codes they allow that. So, I'm  
16 going -- and in New York, there's only us that  
17 is going to open and Syosset. So, we're the  
18 only ones, so, the draw to this is great.  
19 Hour-wise, she is not open Saturdays or  
20 Sundays. So maybe we don't open Saturdays and  
21 Sunday. It depends on how we'll follow the  
22 local law.

23 MAYOR LONGOBARDI: How many employees do  
24 you plan on having?

25 MR. MA: See these are all \$15 an hour

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1 college, high school. It's how -- ten person  
2 say. So how we book, how we pre-sale, how we  
3 demand that we have is how we hire. So,  
4 they're really there from 3 to 7. I'll be  
5 there. I'll be the center director. I want to  
6 be hands-on and know the business, get -- train  
7 everyone that is there. I will definitely be  
8 there full-time. And the Senseis are really,  
9 I'll hire three, depending on the demand. If I  
10 pre-sale 70 kids, that will be great. I will  
11 gauge how many kids perfect Senseis.

12 MAYOR LONGOBARDI: How many people do you  
13 plan on having at one time in the facility?

14 MR. MA: I want to say 30. Like 30 will  
15 be great. If 30 can come at once, that's great  
16 for business. If 40 comes, that's great for  
17 business. But I don't see that happening  
18 because it is all drop in. It is all  
19 staggered. So, it is 50 minute classes. So  
20 one child come in, they're done and I do not  
21 foresee having 50 at one time. It is great for  
22 business, but highly unlikely. So that's  
23 because they're staggered from 3 to 7.  
24 Different people have different plans,  
25 different drop in times.



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1           MAYOR LONGOBARDI: Now, you anticipate  
2 parents staying at the facility after they drop  
3 off their children?

4           MR. MA: Just drop them off. We'll have  
5 lounge area if you want to just to sit. But,  
6 no.

7           MAYOR LONGOBARDI: Speaking about the  
8 lounge area, I know it's on the plans, are you  
9 planning to have food or serving drinks or have  
10 food?

11          MR. MA: No. Bottle water.

12          MR. RYAN: That was going to be my  
13 follow-up question. What beverages are you  
14 going to serve?

15          MR. MA: Just water. Water to make the  
16 parents comfortable, feel like at home. You  
17 are paying "X" amount of dollars. You need to  
18 make the parents comfortable and have your  
19 child safe and comfortable, even if I just pull  
20 out a chair for them from my patio. It is -- I  
21 really want them to be comfortable, like, wow,  
22 this is really like a nice place. I can have  
23 my child sit for 55 minutes or 50 minutes and  
24 pay six months subscription or year commitment.  
25 As long as you make the parents comfortable,

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1 just like I am if I don't feel safe and it is  
2 not really -- if I don't like it even though my  
3 child loves it. No, no, we will go somewhere  
4 else and find something else. That area is  
5 basically to make the parents comfortable, feel  
6 safe and just make the whole -- when you walk  
7 in, just feel open and comfortable.

8 MAYOR LONGOBARDI: Anything else, Kevin?

9 TRUSTEE FITZGERALD: Just for the record,  
10 if you have birthday parties, which will be for  
11 kids only. And do you envision, at any point  
12 in time, having a party room for anything other  
13 than kids?

14 MR. MA: No. This is all ages, 7 to 14  
15 and coding. I don't see why I would throw a  
16 party for 16 year old there.

17 TRUSTEE FITZGERALD: I was asking more for  
18 adults and, you know, at night.

19 MR. MA: No. No. No. Strictly, this is  
20 what -- because the franchise is very strict.  
21 They have rules. You need to follow by the  
22 rules. If not, they fine you or something or  
23 they should be removed from the franchise.

24 MR. RYAN: Would you be able to give us a  
25 copy of the standardized franchise agreement?

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1 MR. MA: Sure. Yes, I can.

2 MR. RYAN: That will be very helpful.

3 TRUSTEE CHENG: Has that been negotiated  
4 that franchise agreement?

5 MR. MA: Yeah, I pay the franchise fee.  
6 It pretty much works because they have -- it is  
7 very structured. How it is, the founder of  
8 this, his name is David Graham. He had a  
9 coding school for adults. He sold it to Steve  
10 Anesci, the Apple guy. So, this is just  
11 something he has a passion for. So he doesn't  
12 require any venture capitalists. He funds  
13 everything and he just grew. Right now, coding  
14 Ninjas is nationwide because kids go to school,  
15 they studying in Canada. The thing about  
16 Europe. It is big. It is pretty much here to  
17 stay. He really wants to, this business to  
18 grow, franchise to grow and he got me. He  
19 called me and very interested. Apple is doing  
20 a lot of coding schools. But this is more  
21 like, it makes it fun. Coding make it fun. It  
22 is like a dojo. Kids, everything when you  
23 start is boring just like when they start  
24 karate down the street on Jericho Turnpike. It  
25 was a fight to get into the dojo room. It will

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1 be fun. We -- this is nice. This is Ninja. I  
2 want to be a Ninja. It has a little ring to it  
3 that brings kids in and it makes it interested  
4 in staying there.

5 So, but franchises have -- has a very  
6 strict policies on parties or anything outside  
7 of what this is about. Anything else they find  
8 out, whoever reports, I guess they strip you  
9 from the franchise, they buy you out and sell  
10 it off to someone else. They're very, very  
11 strict on that.

12 TRUSTEE CHIARA: Can you explain to us  
13 your hiring practices and will your employees  
14 be vetted?

15 MR. MA: Sure. I'm going to go to college  
16 and high school kids because we really don't  
17 need a coder really. These are simple codes  
18 that a child could do, a seven year old can do.  
19 My neighbor across the street, he work for York  
20 College as a professor. He has computer  
21 science kids. He will flow the kids to me and  
22 we'll interview. There's a interview process  
23 and qualifications. Every person hired goes  
24 through a background check. We go through  
25 something called good hire that the franchise

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1 has a vendor that they set up for you. Every  
2 person has to go through. My wife went through  
3 a background check with him. So she passed.  
4 She got e-mail a couple of weeks ago, you  
5 passed. I hope so because I'm married to her.  
6 We married 8 years. So, she did really good  
7 then. It goes through good hire and every  
8 person gets through a background check. Of  
9 course, it is myself too, judge of character.  
10 If a person comes out that I don't feel that  
11 they qualify or anything, we'll keep going  
12 through interview process and background  
13 checks. I get a second set of eyes. I also  
14 have my wife perform interviews. It is not  
15 bias. Everyone gets a fair shot and whoever is  
16 best qualified that also be comfortable with  
17 kids and take care of the kids and make them  
18 safe, that's our number one priority.

19 TRUSTEE CHIARA: Thank you.

20 TRUSTEE POMBONYO: Thank you for coming  
21 in. Coding is a great idea. We have a lot of  
22 self-esteem in our schools and this is the, you  
23 know, very next logical step to have something  
24 like this available. Thank you for creating  
25 this concept and idea.

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1           Have you, first of all, the franchise  
2           itself, what requirements does or  
3           qualifications does the company require someone  
4           like you, what qualification did you have to  
5           have to own and operate this franchise?

6           MR. MA: The drive and the love for kids  
7           and wanting them to learn, have fun. In their  
8           requirements is that no coding necessary. In  
9           college, I took coding 101. If you really want  
10          to really code something, no, I don't think you  
11          can, but they have a training that puts you  
12          through a week and I go there on December 10th,  
13          new franchise training. Me and my wife are  
14          going down to Houston. And every month they  
15          have all new franchises, 100 days before  
16          opening, they put you through a rigorous  
17          training sales, how to talk, how to pitch,  
18          operations, questions that you expect the  
19          parents will ask. It really gets you prepared  
20          in being a center or being the face of their  
21          business.

22          So, their in-depth coding experience  
23          needing because they take care of it. All the  
24          material is corporate driven. You can veer off  
25          from it. All the material is sent from

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1 corporate. So, it's all manual, all white belt  
2 manual, yellow belt manual, green belt. If you  
3 need assistance, they have support 24 hours a  
4 day that you can call and we also Microsoft  
5 teams throughout all the nation, all 200 and  
6 something centers, we chat together. So if you  
7 have a question, we'll ask that any positive  
8 feedback, any negative feedback, don't do this  
9 because dot dot dot, don't do because it works  
10 for us.

11 So, I am going to talk to the Syosset  
12 franchise owner, what made it work for you, but  
13 what doesn't work for you. You learn from  
14 other peoples mistakes and their successes.  
15 You have a whole forum. If you need questions,  
16 you ask. If there's coding questions, you will  
17 ask. The senseis, they go through a two week  
18 training so they better well-equipped to go  
19 through any of the manuals that the white belt  
20 manual, to which you start off, any child  
21 questions on because they will know that inside  
22 and out that manual.

23 So me, I like to be hands-on myself. I  
24 want to go through the manual myself and know  
25 it just in case someone calls in sick or

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1 anything, I can help put the coding. That's  
2 really the requirements. Just common sense.  
3 Having a brain and kind of knowing how, what  
4 goes with what and works with the child.

5 TRUSTEE POMBONYO: Knowledge of coding,  
6 that's code, code Ninja, do they supply all  
7 your equipment?

8 MR. MA: Yes.

9 TRUSTEE POMBONYO: What kind of equipment  
10 will we see there?

11 MR. MA: Computers. This is pretty much  
12 good timing. If we get approved, I was hoping  
13 to have a mid January, soft open in February,  
14 but I will try to take advantage of Black  
15 Friday to buy the computers. If I buy a  
16 computer now, it can be a simple \$300, \$250  
17 laptop, but I will wait for Black Friday to get  
18 more bang for the buck. Basically just  
19 computer. That's all they need.

20 Corporate will feed the program into  
21 computer and the work off. They cannot take  
22 the program home because what it is, you need  
23 advance in the classroom because if you take it  
24 home, you know kids, they do work on it all day  
25 and finish it and all of a sudden, they're



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1 black belts. They need to advance at the dojo,  
2 bring it home and show it to your parents what  
3 you did. That's the sense where if parents  
4 see, wow, you did this, my money was worth it  
5 then, okay, keep on going. You're learning  
6 something, being creative.

7 So, I -- they supply but also we'll supply  
8 it. They can rent the computer for like \$25  
9 usage or a month or you want, buy the computer  
10 from us kind of thing. It is one of the  
11 franchises. If you buy this, you get this for  
12 free. It is kind of press strategy we're  
13 trying to work out. I have a call for them,  
14 how to do a pricing strategy and what makes  
15 sense and what is not. If you were to price  
16 out \$500, you wouldn't get the demand for the  
17 price \$300. You have to draw. We're going to  
18 get the pricing strategy down.

19 TRUSTEE POMBONYO: How do you see yourself  
20 organizing students from 7 to 14? Do you see  
21 them all in classes and all different ages? Do  
22 you see trying to get third graders together or  
23 fifth graders together?

24 MR. MA: We'll segment them out because a  
25 seven year old can be as brilliant as a ten

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1 year old. A seven year old can be just  
2 computers. He knows everything. Meanwhile, a  
3 ten year old still kind of, what is this. So I  
4 wouldn't say I would put them in second or  
5 third or fourth. It depends on their level.  
6 You kind of see and then you group them  
7 together. That's -- maybe I will put a more  
8 advanced child to one that needs help because  
9 they build confidence. Sometime kids don't  
10 want to, they kind of look over, over here and  
11 build and they will grow together.

12 So, that's where I plan on having -- we're  
13 not just saying, hey, because you won't grow.  
14 If your loved one -- I want to mix them a  
15 little bit and have them grow together, mix  
16 them a little bit and have them grow together.  
17 It won't be chaos. It won't be ten kids here  
18 and ten kids here and free-for-all. It will be  
19 very organized. It will be a group here and a  
20 group there. I will get feedback from the  
21 Senseis.

22 After each class, we grade them. We kind  
23 of can know that their advancement, their level  
24 and I will have a meeting with the Sensei what  
25 do you think about Jackson and what about

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1 Payton. Those are my two kids name. Maybe put  
2 there them with Bob or Jill, whatever that  
3 kind. Just kind of have everyone grow  
4 together, not lose confidence because the first  
5 thing if they lose confidence, they don't want  
6 to do it anymore. You build the confidence,  
7 they want to do it. That's an environment I  
8 want to build.

9 TRUSTEE POMBONYO: Do you see students  
10 being assigned to the place each week or come  
11 in and out? How do you organize that?

12 MR. MA: They're free to come in and out  
13 just like parents. Just my work schedule when  
14 he comes home, this is the time I go. If I  
15 bring early, great, but everyone has a  
16 different responsibilities, job or something.  
17 I would say it will be more consistent just to  
18 the parent schedules. But you can drop them  
19 any time really. It is up to the parents  
20 schedule when they're to drop them off. It  
21 will be staggered. It will be staggered. It  
22 couldn't be -- class starts at 3:55 or there's  
23 no set time yet. Either you come or doors is  
24 locked. Come whenever. We will start off the  
25 group whatever time, just kind of group,

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1 everyone together approximate time you came in.

2 So, that's part of it.

3 TRUSTEE POMBONYO: Okay. Thank you.

4 MAYOR LONGOBARDI: Anything? Okay.

5 MR. RYAN: I have one follow-up question.

6 I'm sorry. I know I probably missed it, how

7 many employees do you have at the premises?

8 MR. MA: Right now, it's -- we have -- I

9 will be center director and depending on the

10 demand on the pre-sale if we have, we see the

11 schedule. If we have 30 kids that day, we'll

12 have three Senseis coming. It is like 10 to 1,

13 ten kids to one Sensei. A day there's only ten

14 come in, we'll just call ahead if you come in

15 for that ten.

16 MR. RYAN: So, it's you plus potentially

17 four?

18 MR. MA: Yeah. Like if business is very

19 successful. It depends on the capacity. I

20 can't fit 100 kids in there.

21 MR. RYAN: No, you probably will be in

22 violation of some fire code.

23 MR. MA: Right. Right. So, if it is 40

24 that day, I will have four Senseis, depending

25 on ten person.

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1 MR. RYAN: My only question is, where are  
2 the employees going to park?

3 MR. MA: They either local, take a bus.  
4 Everyone maybe local hopefully. In residential  
5 area in the back because when I go to the  
6 store, when I have to meet the landlord, he is  
7 Exit Realty, I park my car around and we go to  
8 the Thai restaurant in town a lot, so we park  
9 behind there. I don't see them having cars  
10 there, really, 16 and 18 years old. When I was  
11 16, I didn't have a car. Maybe they have a  
12 car. I'm not sure. They're fine. There's a  
13 municipal lot across the street where the  
14 firehouse is. They can park at the lot over  
15 there.

16 MR. STOUT: I could answer to the parking  
17 lot. After doing observation of the local  
18 parking situation, we do have, as Kee was  
19 mentioning, the municipal parking lot is kind  
20 diagonally across on Holland Avenue. There's  
21 38 spots available in there. Directly in front  
22 of the building, there are 16 spaces, meter  
23 parking. Once you turn the corner, it is a  
24 corner building, people can turn right there,  
25 down Park Place. There are five metered spots

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1 and four regular parking spots, not meter,  
2 across the street since it is a one way. So,  
3 all in total around the area, there's 60 or so  
4 spots that will be available at any time.  
5 Obviously other people are vying for the same  
6 spots.

7 MR. RYAN: Let me ask you, when you say  
8 any time, there's a catering hall right across  
9 the street; am I right?

10 MR. STOUT: Yes.

11 MR. RYAN: That parking is not available  
12 at any time.

13 MR. STOUT: Well, the catering is not  
14 going on --

15 MR. RYAN: I'm sorry?

16 MR. STOUT: While the catering is not  
17 going on, there will be more available.

18 MR. RYAN: I'll accept that. So, he is  
19 not going to work when the catering hall open?

20 MR. STOUT: I would say I don't know their  
21 hours of operations, what they use, but in  
22 general catering facility, it's more evening  
23 orientated.

24 MR. RYAN: And weekend.

25 MR. STOUT: And weekend. Kee is not sure

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1 at this point if he will utilize other than a  
2 birthday party here and there.

3 MR. RYAN: Thank you.

4 MAYOR LONGOBARDI: Anybody else have any  
5 other questions?

6 TRUSTEE FITZGERALD: Mr. Mayor, I have  
7 another question. With regards to garbage, how  
8 much do you think you will get in one day and  
9 what type? And then, secondly birthday party  
10 on Saturday, how do you plan on storing that to  
11 pickup?

12 MR. MA: Day-to-day. I don't see much  
13 because we're not really having food there. If  
14 anything, it is normal use, a sandwich  
15 wrapping, whatever, so normal day. Birthday  
16 party is a good question. That I would need to  
17 probably get back to you. You have pizza  
18 boxes. Where I store it? There is -- I can  
19 ask the landlord what this garbage pick up  
20 schedule is. But I could either -- I don't  
21 know. I would -- I don't know how, what the  
22 right answer for that is because I can't see  
23 how large a party is going to be, how many pies  
24 will be or garbage. Definitely more than  
25 normal. How to dispose? It is -- do I keep it

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1           there until Monday morning or wrap it up in a  
2           tight bag inside and tie it tight until Monday  
3           morning?

4           TRUSTEE FITZGERALD: With a kid, you don't  
5           want it out on the curb until the night before  
6           pickup.

7           MR. MA: No. No, we're not doing that.  
8           Keep it in there, wrap it up really tight. I'm  
9           afraid of rats and rodents. I don't want to  
10          have that issue. Tie it tight, air seal it  
11          somehow and leave it to the next business day.  
12          But definitely not put out in the garbage.

13          TRUSTEE FITZGERALD: Thank you.

14          MAYOR LONGOBARDI: Any other inquires?  
15          With that, take a seat. I will open up the  
16          floor to the residents to see if anybody has  
17          any questions.

18          MR. MA: Sure thank you. Thank you  
19          everyone.

20          MAYOR LONGOBARDI: Anybody in the audience  
21          wishes to ask any questions? Okay. With that  
22          is there anything closing statement you wish to  
23          make?

24          MR. MA: Just really hope that this code  
25          is tremendous value to the community. I live



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1 here. My kids go to school here. They have  
2 friends. I want this to be the happening place  
3 that all the parents and kids are talking about  
4 in school. So, just hope really want to ask  
5 some really good positive value to the  
6 community.

7 MAYOR LONGOBARDI: Again, I thank you for  
8 your application and thank you for considering  
9 Floral Park for your business.

10 What we do now is close the public  
11 hearing. We will reserve decision. I ask for  
12 a motion to reserve decision as we will review  
13 everything we had today. We may get back to  
14 you with further questions or issues that come  
15 up. In the time being, thank you for coming  
16 here and considering our town.

17 MR. RYAN: We also need submission of a  
18 draft of the franchise agreement. We need  
19 numbers. I just want to see the actual  
20 agreement, the sample standard agreement.

21 MR. MA: Yeah. Okay.

22 MR. STOUT: Do you have it with you?

23 MR. MA: I don't have the franchise  
24 agreement.

25 MR. STOUT: We'll have that dropped off.

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1 MR. RYAN: I appreciate that.

2 TRUSTEE FITZGERALD: We have hours of  
3 operations in there. I would rather not leave  
4 the weekends open-ended. If you can come back  
5 with some parameters that you might want to  
6 operate under.

7 MR. MA: Okay. Sure. Sure.

8 MAYOR LONGOBARDI: With that, I will ask  
9 for a motion to close the public meeting.

10 TRUSTEE FITZGERALD: Mr. Mayor, I make the  
11 motion.

12 TRUSTEE POMBONYO: I second.

13 MAYOR LONGOBARDI: With that, Miss Walsh,  
14 will you please poll the Board.

15 VILLAGE CLERK: Trustee Cheng?

16 TRUSTEE CHENG: Aye.

17 VILLAGE CLERK: Trustee Fitzgerald?

18 TRUSTEE FITZGERALD: Aye.

19 VILLAGE CLERK: Trustee Chiara?

20 TRUSTEE CHIARA: Aye.

21 VILLAGE CLERK: Trustee Pombonyo?

22 TRUSTEE POMBONYO: Aye.

23 VILLAGE CLERK: Mayor Longobardi?

24 MAYOR LONGOBARDI: Aye. Thank you very  
25 much.

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MR. STOUT: Thank you.

MR. MA: Thank you.

Certified to be a true and  
accurate transcript of the proceedings.

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CATHERINE P. MURPHY  
Court Reporter

**LEGAL NOTICE  
NOTICE OF PUBLIC  
HEARING**

**INC. VILLAGE OF  
FLORAL PARK, NY**

**NOTICE IS HEREBY  
GIVEN**, that the Board of Trustees of the Incorporated Village of Floral Park, NY will hold a Public Hearing at Village Hall, One Floral Boulevard, Floral Park, NY on Tuesday, October 16, 2018 at 8:00 pm in relation to the following application:

The application of Kee Ma, 15 Massachusetts Boulevard, Bellerose, NY, for a Special Use Permit under Article III, Section 99-11 B (7), to allow the premises to be used as a technical or vocational school.

This application is made in accordance with Article III, Section 99-11 B (7) of the Zoning Ordinance of the Incorporated Village of Floral Park, NY, which sets forth the permitted uses and special uses in a B-2 District and which provides that in a B-2 District a building may be erected, altered or used for any purposes only when authorized by the Board of Trustees as a special use after a public hearing.

The structure for which said Special Permit is applied is situated on Jericho Turnpike, at the southwest corner of Park Place and known as 246 Jericho Turnpike, Section 32, Block 64, Lot(s) 31 & 227 through 230 on the Nassau County Tax Map.

A copy of the application is on file in the Office of the Village Clerk, One Floral Boulevard, Floral Park, NY and may be examined by any persons interested therein during business hours Monday through Friday inclusive, except legal holidays, from 8:30 am to 4:30 pm.

**NOW TAKE NOTICE** that all parties in interest and citizens 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, NY**

Susan E. Walsh

Village Clerk

Dated: October 3, 2018