

June 18, 2019

A Public Hearing for the Board of Trustees was held on the above date at 8:18 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, Deputy Superintendent of Public Works Kevin Ginnane, Police Commissioner Stephen McAllister and Village Attorney John E. Ryan

The application of Zhen Zai Weng, tenant, 230 Jericho Turnpike, Floral Park, NY 11001, for a Special Use Permit under Chapter 99, Article VII, Section 99-45 which requires any legal non-conforming use which has been abandoned for a period of more than six (6) months shall be reinstated within two years of extinguishment by special use permit by the Board of Trustees.

Trustee Fitzgerald offered Resolution No. 2019-150 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 8:37 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

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M I N U T E S
OF THE MEETING
OF THE
PUBLIC HEARING
INCORPORATED VILLAGE OF FLORAL PARK
June 18, 2019
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
- SUSAN E. WALSH, Village Clerk
- STEPHEN SIWINSKI, Supt. Public Works & Bldgs.
- STEPHEN MCALLISTER, Police Commissioner

Catherine P. Murphy
Court Reporter

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MAYOR LONGOBARDI: Miss Walsh, would you read in the Legal Notice.

MS. WALSH: Legal notice, Notice of Public Hearing Incorporated Village of Floral Park, New York. Notice is hereby given that the Board of Trustees of the Incorporated Village of Floral Park, New York will hold a Public Hearing at the Village hall, One Floral Boulevard, Floral Park, New York on Tuesday, June 18, 2019 at 8:00 p.m. in relation to the following application:

The application of Zhen Zai Weng, tenant, 230 Jericho Turnpike, Floral Park, New York 11001 for a Special Use Permit under Chapter 99, Article VII, Section 99-45 which requires any legal non-conforming use which has been abandoned for a period of more than six months shall be reinstated within two years of extinguishment by special use permit by the Board of Trustees.

The structure for which said Special Permit is applied is situated on the south side of Jericho Turnpike, 120 feet west of Park Place and is known as 230 Jericho Turnpike, Section 32, Block 64, Lot 233-234 on the Nassau

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County Tax Map.

A copy of the application is on file in the Office of the Village Clerk and may be examined by any persons interested therein during business hours Monday through Friday inclusive, except legal holidays from 8:30 a.m. to 4:30 p.m.

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, New York, Susan E. Walsh, Village Clerk, Dated June 5, 2019.

This legal notice has been published in the official paper of the Incorporated Village of Floral Park, New York and posted according to law and sent to the Nassau County Planning Commission who recommended taking action as deemed appropriate.

MAYOR LONGOBARDI: Thank you, Miss Walsh, I would now like to place on the record that the applicant had previously filed an affidavit of service indicating that all neighbors within

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1 a 200 foot radius of the dwelling had been
2 served with notice.

3 I would like to invite the applicant and
4 representative to be sworn in.

5 (Whereupon, Brian Eichhorn was sworn in.)

6 MR. EICHHORN: Brian Eichhorn. I have two
7 boards. This is the plan that you have in
8 front of you and this is just a board of
9 pictures of the existing building.

10 MAYOR LONGOBARDI: If you could, I think
11 what we can do with those, if you want to just
12 put them right of front here and let the
13 audience see.

14 MR. EICHHORN: Sure. Thank you everyone.
15 I know it is a dreary Tuesday night. Thank you
16 for your time in advance. I would like to
17 introduce myself and the owners who are here
18 tonight. My name is Brian Eichhorn from JRS
19 Architect who represents the Cajun Crab Shack.
20 We have Jimmy Zheng who is -- he has over 20
21 years experience running restaurants and will
22 be the primary operator of the restaurant. And
23 then we have Louis, who also has a lot of
24 experience opening very similar restaurants
25 over the -- all over the island. They're here,

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1 available for questions, if you have any. And
2 hopefully he can bring his 30 years of
3 experience to the Village of Floral Park.

4 Today, we are here to renew an expired
5 Special Use Permit at 230 Jericho Turnpike,
6 located on the south side of Jericho between
7 Flower Avenue and Park Place. There's been
8 several other restaurants in that location most
9 recently J.C. Asian Bistro, which closed over a
10 year. That's why we are here for a Special
11 Use. I believe it was Marble Modern American
12 Steakhouse in that location before that. But
13 it is a decade, I believe, of restaurants in
14 this location.

15 Jimmy is looking to open a new restaurant
16 called Home Style Southern Dishes and Louies
17 Seafood to the people of Floral Park. There
18 are not a lot of seafood operations in the
19 area. They saw the opportunity. It is a well
20 established location. The interior is very
21 nice. It was a good opportunity to bring this
22 type of restaurant to the Village. The space
23 itself really only needs a little TLC but
24 they're practically ready to open for business
25 as it is. All the equipment is in place from

1 the previous restaurants with minor
2 modifications required. The restaurant is
3 beautiful inside.

4 I brought a couple of pictures of what it
5 looks like today. There's a high ceiling with
6 lots of natural light, lots of wood finishes
7 and trim, wood floors. There's two bars. It's
8 pretty much ready to go. The previous
9 restaurant left it in great condition.

10 So, they plan to primary operate for lunch
11 and dinner. The approximate hours are 12 to
12 10, seven days a week. They do intend to go
13 for a liquor license they have not applied for
14 yet, but will be. The menu is primary seafood
15 from sliders, soup and sandwiches, seafood,
16 pick your own catch. Customize your meal and
17 sauce, level of spiciness. You make it what
18 you want basically.

19 So, we're hoping that the Cajun Crab Shack
20 will bring unique and much desired dining
21 experience in the Village of Floral Park and
22 not only the Village, but surrounding
23 neighborhoods can enjoy the floor oriental
24 style and enjoyable, casual dining experience
25 for everyone basically.

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1 So, thank you again and I will leave it
2 open for questions.

3 MAYOR LONGOBARDI: First and foremost, I
4 want to thank you for considering Floral Park
5 for opening your business. We're very happy
6 about that.

7 We have questions regarding the operation
8 and how you will be operating. Again, I
9 understand seven days a week. So, could you
10 just explain the hours again.

11 MR. EICHHORN: It was intended for 12 noon
12 to 10:00 p.m. at night.

13 MAYOR LONGOBARDI: 12 to 10, seven days a
14 week?

15 MR. EICHHORN: Yes.

16 MAYOR LONGOBARDI: Okay. And do you know
17 how many people will be at the establishment
18 working at any given time?

19 MR. EICHHORN: We had discussed maybe
20 around a dozen employees. Do you know
21 approximately how many employees you have? It
22 is -- he has to see how everything operates,
23 but I think about a dozen.

24 MAYOR LONGOBARDI: Where will they be
25 parking their cars?

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1 MR. EICHHORN: Employees, I mean I know
2 there's street parking available. There's a
3 municipal lot down the block. So, they
4 directly not to be parking in front of the
5 local residents. I don't know if they're all
6 driving or not. But I think that will be it.
7 There's no parking unfortunately on Jericho.

8 MAYOR LONGOBARDI: I will turn it over to
9 the Board. I'll start with the Deputy Mayor,
10 Kevin Fitzgerald.

11 TRUSTEE FITZGERALD: Thank you for your
12 interest in Floral Park. Following up with the
13 Mayor's question, be advised there's limited
14 street parking and there's only certain hours
15 that you can park for the duration.

16 MR. EICHHORN: Right.

17 TRUSTEE FITZGERALD: You can't park on the
18 street and stay there all day.

19 MR. EICHHORN: They have to work that out.

20 TRUSTEE FITZGERALD: Any entertainment,
21 live entertainment?

22 MR. EICHHORN: We haven't discussed any
23 live entertainment, music? No.

24 TRUSTEE FITZGERALD: I'm sorry. I missed
25 his name. Just you want to come up and be

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1 sworn.

2 (Whereupon, Jimmy Zheng was sworn in.)

3 MR. EICHHORN: The question was, are you
4 going to have live instrument, instrument
5 entertainment?

6 MR. ZHENG: What is that?

7 MR. EICHHORN: Live instrument, playing
8 instrument.

9 MR. ZHENG: No. No.

10 TRUSTEE FITZGERALD: No live music. What
11 about deliveries to the store of seafood, other
12 supplies, how often and when would they occur?

13 MR. ZHENG: How often the food coming?

14 TRUSTEE FITZGERALD: Yes.

15 MR. ZHENG: Probably about, I think three
16 or four times a week.

17 TRUSTEE FITZGERALD: Three or four times a
18 week?

19 MR. ZHENG: Yeah.

20 TRUSTEE FITZGERALD: What time
21 approximately?

22 MR. ZHENG: Normally like maybe noon to 5.

23 TRUSTEE FITZGERALD: It will be in the
24 afternoon?

25 MR. ZHENG: Afternoon to five. Minute

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1 they deliver coming, no overnight.

2 TRUSTEE FITZGERALD: Would there be
3 take-out?

4 MR. ZHENG: Yeah.

5 TRUSTEE FITZGERALD: What about the new
6 phenomenon my kids seem to enjoy, Uber Eats,
7 will you have Uber Eats?

8 MR. ZHENG: Yeah.

9 TRUSTEE FITZGERALD: I didn't see any -- I
10 missed it in my diagram about the basement use.
11 Is there a basement?

12 MR. EICHHORN: There's an existing
13 basement, primarily storage. There's a walk-in
14 freezer down there. I think there's a freezer
15 for storage of garbage ready to go out.

16 TRUSTEE FITZGERALD: The basement will be
17 used for storage and garbage, nothing else?

18 MR. EICHHORN: There is a three
19 compartments, so maybe washing of larger
20 things. But the kitchen is primarily on the
21 first floor.

22 TRUSTEE FITZGERALD: Okay. Thank you,
23 Mr. Mayor.

24 TRUSTEE POMBONYO: Thank you. Thank you
25 also for coming to Floral Park. You are

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1 welcome.

2 Do you plan to rent the establishment for
3 parties or any kinds of events?

4 MR. ZHENG: No.

5 MR. EICHHORN: He says no.

6 TRUSTEE POMBONYO: Just serving lunch and
7 dinner?

8 MR. ZHENG: Yes.

9 TRUSTEE POMBONYO: Different question. As
10 part of your transition into the Village, will
11 you be assessing a fire alarm system? I'm
12 asking that for a very specific reason. Do you
13 go through the operation of the fire alarm
14 system?

15 MR. EICHHORN: I mean obviously we're
16 going to have vendors coming into get
17 everything up to code. A lot of it is
18 established, but once we -- there is no intent
19 to do work, but if something is obviously not
20 functional, it will be upgraded, of course.

21 TRUSTEE POMBONYO: The reason I ask is the
22 previous business, there seems, if my memory
23 served me right, to have a lot of alarm calls
24 to the Fire Department because the system was
25 going off quite frequently. So just to be

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1 aware of that.

2 MR. EICHHORN: Okay.

3 TRUSTEE POMBONYO: I'm not sure the reason
4 why.

5 MR. EICHHORN: Okay.

6 TRUSTEE POMBONYO: Thank you.

7 MAYOR LONGOBARDI: Thank you. Frank?

8 TRUSTEE CHIARA: Is this a franchise in
9 any way, shape or form?

10 MR. ZHENG: No.

11 TRUSTEE CHIARA: You stated you had
12 businesses operating for the last 20 years.
13 Can you tell us where some of the businesses
14 are located?

15 MR. ZHENG: I work in the restaurant,
16 yeah. I own my business for restaurant for 20
17 years, Chinese.

18 MR. EICHHORN: Where though?

19 MR. ZHENG: We're everywhere, Florida,
20 many states.

21 MR. EICHHORN: Florida, Virginia.

22 MR. ZHENG: Yeah, Chicago.

23 TRUSTEE CHIARA: Any local, New York?

24 MR. EICHHORN: No.

25 TRUSTEE CHIARA: That's it. Thank you.

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1 MAYOR LONGOBARDI: Okay. I have a couple
2 more. You said you will be storing garbage
3 down. I'm assuming storing garbage down in
4 the basement. Will the Village be picking up
5 the garbage or a private company?

6 MR. EICHHORN: I think it was intended for
7 the Village.

8 MAYOR LONGOBARDI: The last time I was in
9 your restaurant, I seem to remember a second
10 floor or second floor area.

11 MR. EICHHORN: There's a partial second
12 floor.

13 MAYOR LONGOBARDI: Is that going to be
14 used for the restaurant or something different?
15 I'm assuming it will be used for the
16 restaurant.

17 MR. EICHHORN: It is mostly open atrium
18 that is hided space. I believe there's a
19 couple of rooms up there.

20 MAYOR LONGOBARDI: Will you be using those
21 rooms for party, private parties or dinners?

22 MR. ZHENG: They're only for --

23 MR. EICHHORN: It is apartment. It was an
24 apartment.

25 MAYOR LONGOBARDI: It's an apartment?

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1 MR. ZHENG: Yes.

2 MAYOR LONGOBARDI: Is that going to remain
3 an apartment, I assume?

4 MR. ZHENG: I think.

5 MR. EICHHORN: He says it is set up for
6 apartment.

7 MAYOR LONGOBARDI: Okay. So, you're not
8 going to be on the same floor, even that the
9 room up there, that's not going to be used for
10 the restaurant?

11 MR. ZHENG: No.

12 MR. EICHHORN: No. There's like, it is
13 even in the picture, like a set up with a
14 decorative wine bottle room. It is
15 not accessible. It is just decorative.

16 MAYOR LONGOBARDI: Okay. I think we've
17 gotten most of the questions answered that we
18 have.

19 So, I will ask right now, open up to the
20 floor. Anyone else has any question? I ask
21 you to take a seat and we'll open it up to all
22 of our people here. Anybody have any comments
23 or questions in regards to this application?
24 Okay. If not, any further comments you wish to
25 make in regards to this?

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1 MR. EICHHORN: No. Thank you again for
2 your time.

3 MAYOR LONGOBARDI: I will ask the Board if
4 they have any other questions?

5 TRUSTEE FITZGERALD: I do. Thank you.
6 So, with the respect to the garbage, right, I
7 believe the pickup on Jericho Turnpike is
8 Tuesday and Friday mornings, only two pick ups
9 a week. Can we have assurances that the
10 garbage is not put out until the restaurant is
11 closed, number one. And number two, if you
12 decide to open on Monday, that the garbage will
13 not be put out until Monday night? Even if not
14 open on Monday, someone will come back Monday
15 with the garbage?

16 MR. EICHHORN: Are you asking us for that
17 stipulation?

18 TRUSTEE FITZGERALD: Yeah.

19 MR. EICHHORN: The garbage is Tuesday and
20 Friday. They want to make sure the garbage is
21 not sitting there for any unnecessary amount of
22 time.

23 MR. ZHENG: No.

24 TRUSTEE FITZGERALD: Okay.

25 MAYOR LONGOBARDI: As Deputy Mayor

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1 Fitzgerald said, we only have two pickups, so
2 we will not want the garbage, it cannot go out
3 before Monday night and Thursday night.

4 MR. ZHENG: I got it.

5 MAYOR LONGOBARDI: The only other thing I
6 ask for is a stipulation, as you said, the
7 hours will be from 12:00 to 10:00 p.m. Will
8 you stipulate to those hours are your hours,
9 that you won't stay open later, until 10:00
10 p.m.?

11 MR. ZHENG: Okay. Yes.

12 TRUSTEE FITZGERALD: Steve, can I confirm
13 garbage pickup on Jericho is Tuesdays and
14 Fridays?

15 MR. SIWINSKI: Yes.

16 TRUSTEE FITZGERALD: Thank you.

17 MAYOR LONGOBARDI: Unless there are no
18 more questions, I want to thank you again for
19 coming in and choosing Floral Park. We will
20 vote to -- take a vote on this application. We
21 are going to reserve decision tonight, review
22 everything as we always do, and get back to
23 you, okay?

24 With that, I'm going to ask for a motion
25 to close the public hearing and reserve

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1 decision.

2 TRUSTEE FITZGERALD: So moved.

3 TRUSTEE POMBONYO: Second.

4 MAYOR LONGOBARDI: Miss Walsh, will you
5 pole the Board.

6 MS. WALSH: Trustee Fitzgerald?

7 TRUSTEE FITZGERALD: Aye.

8 MS. WALSH: Trustee Cheng?

9 TRUSTEE CHENG: Aye.

10 MS. WALSH: Trustee Pombonyo?

11 TRUSTEE POMBONYO: Aye.

12 MS. WALSH: Trustee Chiara?

13 TRUSTEE CHIARA: Aye.

14 MS. WALSH: Mayor Longobardi?

15 MAYOR LONGOBARDI: Aye. Again, thank you
16 all for coming in.

17 TRUSTEE FITZGERALD: Thank you.

18 MR. EICHHORN: Thank you.

19

20

21 Certified to be a true and

22 accurate transcript of the proceedings.

23

24

CATHERINE P. MURPHY
Court Reporter

25



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 the
Village Hall, One Floral
Boulevard, Floral Park, NY on
Tuesday, June 18, 2019 at
8:00 pm in relation to the fol-
lowing application:

The application of Zhen
Zai Weng, tenant, 230 Jeri-
cho Turnpike, Floral Park, NY
11001, for a Special Use Per-
mit under Chapter 99, Article
VII, Section 99-45 which re-
quires any legal non-con-
forming use which has been
abandoned for a period of
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The structure for which
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A copy of the application
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hours Monday through Friday
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BY ORDER OF THE BOARD
OF TRUSTEES
INCORPORATED VILLAGE
OF FLORAL PARK, NY
Susan E. Walsh
Village Clerk
Dated: June 5, 2019