

July 14, 2020

The Mayor opened the public hearing with Joseph Martinez of the Floral Park Boy Scouts leading the Pledge of Allegiance, and then held a moment of silence for our first responders, military and those that have passed away or are sick due to COVID-19 in our community.

At 8:10 pm Mayor Longobardi opened the public hearing in the Village Hall Courtroom and Firefighters Hall to the public with limited seating and by video- and tele-conference for the public to listen in and public comment.

(Zoom Click Link:

<https://us02web.zoom.us/j/88325752185?pwd=KzI0c0NaMG5yU0RHMTpE53SlQxZz09>

Meeting ID: 883 2575 2185; Password: 444062) and (Call 1-646-558-8656, Meeting ID: 883 2575 2185; Password: 444062) and welcomed the applicants.

Present in the Village Hall Court Room were Mayor Dominick Longobardi, Trustees Kevin Fitzgerald, Lynn Pombonyo, Archie Cheng, and Frank Chiara, Village Administrator Gerry Bambrick, Village Clerk Susan Walsh, Village Attorney John Ryan, Kevin Ginnane-Superintendent of Public Works, Police Commissioner Stephen McAllister, Renee Marcus-Superintendent of Buildings, Court Reporter Mary Kate Waldron, Applicant: Alfred Vitsentzos, of Floral Park Depository 1929 Realty Partners, LLC (owner of 99 Covert Avenue – proposed Pita Bar Greek Bistro), Kenneth Garvin, AIA, and Attorney Kevin Walsh, WMMD were also present. Deputy Village Clerk Rosaleen Shea was in attendance in the Mayor’s Conference Room.

The application of Alfred Vitsentzos, Floral Park Depository 1929 Realty Partners, LLC, Owner, 99 Covert Avenue, Floral Park, NY is made in accordance with Article III, Section 99-10 B (1) of the Zoning Ordinance of the Incorporated Village of Floral Park, NY which requires that when a building is used for restaurant, diner, tavern, bar and grill, drive-in restaurant in a B-1 District, the use may only be authorized as a Special Use Permit authorized by the Board of Trustees after a public hearing.

Trustee Fitzgerald offered Resolution No. 2020-139 to reserve decision and closed 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 9:13 pm.

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

Susan Walsh
Village Clerk

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 or by way of video and/or teleconference, on Tuesday, July 14, 2020 at 8:00 pm in relation to the following application:

The application of Floral Park Depository 1929 Realty Partners, LLC (Pita Bar Greek Bistro), Owner of 99 Covert Avenue, Floral Park, NY, is made in accordance with Article III, Section 99-10 B (1) of the Zoning Ordinance of the Incorporated Village of Floral Park, NY which requires that when a building is used for a restaurant, diner, tavern, bar and grill in a B-1 District, the use may only be authorized as a special use after a public hearing.

The structure for which said Special Permit is applied is situated on the west side of Covert Avenue and on the northwest corner of the intersection of Covert Avenue and Clayton Avenue and known as 99 Covert Avenue, Section 32, Block 272, Lot(s) 23-29 of the Nassau County Land and 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 request for 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: June 26, 2020

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

INCORPORATED VILLAGE OF FLORAL PARK

July 14, 2020

8:00 p.m.

PRESENT:

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

ALSO PRESENT:

GERARD BAMBRICK, Village Administrator
 RENEE MARCUS, Supt. Public Works & Bldgs.
 JOHN RYAN ESQ., Village Attorney
 SUSAN WALSH, Village Clerk

Application of:

99 Covert Avenue,
 Floral Park Depository 1929 Realty Partners, LLC.

1 MAYOR LONGOBARDI: Ladies and gentlemen, welcome.
2 Again, welcome to everybody. This is our first meeting.
3 This is our first meeting back here where we are
4 altogether.

5 I want to thank those who are joined via Zoom, I
6 also want to thank those who are in other rooms here
7 possibly in our building. So, again, thank you all so much
8 for attending tonight.

9 Tonight we have a public hearing followed by our
10 Village Board meeting, at which time we will have Board
11 reports after the Board meeting and then, of course, open
12 it up to the floor for any of our residents who have any
13 issues that they would like to discuss with us.

14 So with that I am going to ask you to please
15 stand.

16 And tonight we have a special gentleman with us,
17 Joseph Martinez, who I believe is from Troop 482.

18 MR. MARTINEZ: Yes.

19 MAYOR LONGOBARDI: Joseph is a young Boy Scout
20 working on his next badge.

21 So, Joseph, if you could tonight, will you lead us
22 in the Pledge of Allegiance.

23 (Pledge of Allegiance.)

24 MAYOR LONGOBARDI: And if I could ask everybody to
25 please remain standing just for a moment of silence for all

1 of those who are battling and fighting this COVID-19 virus.

2 (Moment of silence.)

3 MAYOR LONGOBARDI: I thank you all very much.

4 So, Joseph, what's the badge? What badge are we
5 going for?

6 MR. MARTINEZ: Communications.

7 MAYOR LONGOBARDI: Communications. Alright, so
8 there will be a ton of questions after this is done. Take
9 a lot of notes. That's great. Thank you for being with us
10 tonight.

11 Again thank you, everybody. Thank you all for
12 social distancing, thank you all for wearing masks while
13 you are here.

14 With that I will ask Miss Walsh to open the Public
15 Hearing.

16 MS. WALSH: Thank you, Mayor Longobardi.

17 Legal notice. Notice of Public Hearing.

18 Incorporated Village of Floral Park.

19 Notice is hereby given, that the Board of Trustees
20 of the Incorporated Village of Floral Park, New York will
21 hold a Public Hearing at Village Hall, One Floral
22 Boulevard, Floral Park, New York, or by way of video and/or
23 teleconference, on Tuesday, July 14, 2020 at 8:00 p.m. in
24 relation to the following application:

25 The application of Floral Park Depository 1929

1 Realty Partners, LLC (Pita Bar Greek Bistro), Owner of 99
2 Covert Avenue, Floral Park, New York, is made in accordance
3 with Article III, Section 99-10 B (1) of the Zoning
4 Ordinance of the Incorporated Village of Floral Park, New
5 York, which requires that when a building is used for a
6 restaurant, diner, tavern, bar and grill in a B-1 District,
7 the use may only be authorized as a special use after a
8 public hearing.

9 The structure for which said Special Permit is
10 applied is situated on the west side of Covert Avenue and
11 on the northwest corner of the intersection of Covert
12 Avenue and Clayton Avenue and known as 99 Covert Avenue,
13 Section 32, Block 272, Lot(s) 23 through 29 of the Nassau
14 County Land and Tax Map.

15 A copy of the application is on file in the Office
16 of the Village Clerk, One Floral Boulevard, Floral Park,
17 New York, and may be examined by request for any persons
18 interested therein during business hours Monday through
19 Friday inclusive, except legal holidays, from 8:30 a.m. to
20 4:30 p.m.

21 Now take notice that all parties in interest and
22 citizens will be given the opportunity to be heard at the
23 aforesaid time and place.

24 By order of the Board of Trustees, Incorporated
25 Village of Floral Park, New York, Susan E. Walsh, Village

1 Clerk, dated June 26, 2020.

2 And this legal notice has been published in the
3 official paper of the Incorporated Village of Floral Park
4 and posted according to law, delivered to the Cunningham
5 and Clayton Avenue residents, and sent to the Nassau County
6 Planning Commission, who recommend taking action deemed
7 appropriate.

8 MAYOR LONGOBARDI: Thank you very much.

9 I would like to at this time place on the record
10 that the applicant had previously filed an affidavit of
11 service indicating that all neighbors within a 200-foot
12 radius of the dwelling had been served with notice.

13 At this time I am going to ask the applicant to
14 please come up. I also would ask all persons to be sworn
15 in who wish to speak on this to be sworn in by Mary Kate,
16 our stenographer.

17 Thank you, Mary Kate, for everything you are doing
18 tonight.

19 Please, again, she will swear you in before you
20 speak.

21 So with that if you would like to present your
22 application.

23 MR. WALSH: Thank you, Mr. Mayor.

24 (Whereupon, Kevin Walsh was so duly sworn.)

25 MR. WALSH: My name is Kevin Walsh, I'm from the

1 law firm of Walsh, Markus, McDougal & DeBellis, 229 Seventh
2 Street, Garden City, New York. I represent the applicant
3 regarding this application for 99 Covert Avenue, which is
4 the property and building located on the northwest corner
5 of Covert and the residential street Clayton.

6 I am here tonight with Ken Garvin who is the
7 design architect for the feature, he will speak, and he
8 will speak and just will take you through the layout, some
9 changes that were suggested by the architectural design
10 review board. I'm also here with my clients who are
11 principals of both the owner, the land owner, and they are
12 also going to be, if it's granted, they will be running
13 this restaurant, the Greek themed restaurant.

14 They have experience in this, they own -- they
15 have another one they run very, very well on Metropolitan
16 Avenue in Queens, it does very, very well, and they are
17 looking forward to an opportunity to work with the
18 residents and with the Village of Floral Park.

19 MAYOR LONGOBARDI: Mr. Walsh, if I could ask, and
20 Mr. Garvin, at some point can you please take your
21 renderings and drawings and turn them around so that the
22 people here can see them, if you could?

23 MR. GARVIN: What about the camera?

24 MAYOR LONGOBARDI: The camera will be able to see
25 them as well. We will make sure.

1 MR. GARVIN: When it's time.

2 MAYOR LONGOBARDI: I want to make sure the people
3 who are here for this public hearing can see it. Thank you
4 so much, I appreciate that.

5 MR. WALSH: So everyone in the Village I'm sure
6 knows this building, it's the old bank building, it's been
7 vacant for many years, it has a parking lot adjacent to it.

8 My client purchased that property and wanted to do
9 something special with it. The area there on Covert being
10 just adjacent to the Key Food parking lot, and in what I
11 would term a downtown area, is fitting for a restaurant.

12 Historically, as a way of manner of history, in
13 January I met with Civics, it was suggested to me, as many
14 times it is, I met with the Civic Association of the area
15 and discussed the plan and the approach. At least we got
16 out there to talk to all the Civics and then we filed an
17 application for variances.

18 The use does not need a variance. Restaurant use
19 is a permitted use in this district. It needs site plan
20 review here and special permit dealing with impacts. But
21 it needed a variance for the following reason, my client
22 felt that if we provided 17 parking spaces, right now on
23 that lot there are 14 parking spaces, we are going to
24 reconfigure the lot safely and pursuant to code section
25 dealing with parking spaces to permit 17 spaces. The

1 interior of the restaurant, we have the number of seating
2 we have would have with 36 seats and ten lounge chairs, and
3 under your code that would have been sufficient parking for
4 the interior.

5 But the client went to the Zoning Board because
6 what's become very popular not only as a result of the
7 pandemic, but has become very popular downtown is outdoor
8 dining, it works beautifully in most downtowns. So the
9 client felt that if they could add some seasonal dining on
10 the exterior, they had the space for it, didn't interrupt
11 the 17 parking spaces, they would like to try to do that.
12 So the application, because of the Village Code, we had to
13 count for those seating -- that seating in there which
14 generated another requirement of ten parking spaces which
15 we did not have on site.

16 So we went to the Zoning Board in February. Many
17 of the same folks that were at the Civic Association
18 meeting appeared and spoke at the Zoning Board, and we
19 presented a case seeking a variance for those ten spaces.
20 We discussed at that meeting as at the Civic meeting what
21 was the predominant concern that people have, and most of
22 the residents, I'd have to say, were the people that were
23 concerned that lived on Clayton Road (sic.), residential
24 street.

25 And it is inevitably the case when you have

1 residential streets that are impacted at all by businesses,
2 people need to be heard and people need to know that the
3 owner there that is opening a business cares about it.

4 We tried to demonstrate, and I believe we did
5 demonstrate to the Zoning Board and hopefully much of the
6 public, that this client will do a good job of monitoring
7 it.

8 Ultimately as a owner of adjacent real estate,
9 there's only so much we can definitely do to prohibit
10 people from parking there. We can be very suggestive of
11 it. So we discussed some impacts or mitigation that we
12 would employ in the restaurant if it were granted and we
13 got the zoning. Mitigation would be we would make
14 notification that would be in writing either on menus or
15 when you come in, please respect our neighbors on Clayton
16 Road and do not park on Clayton Road.

17 As to employees, we control our employees. Seven
18 employees that will be there, they will not park on Clayton
19 Road. We were asked how we could guarantee that, and the
20 answer is real simple, the owners here that own the
21 property and going to run the restaurant are going to be
22 there, that will be a central theme of how they operate
23 this and to make sure their business does the best it can
24 to respect. We can't control the public and make them
25 prevent them from parking on Clayton, we can be very

1 suggestive in asking them not to.

2 It's actually in restaurants it's a positive thing
3 when you sit in a restaurant and someone in the restaurant
4 asks you, please respect the residents along Clayton. I
5 find it, because you know that you are dealing in a
6 restaurant that cares about people which is what we all
7 like to see. So it's a natural thing, it has to be done
8 periodically, change up, talk to people and post the
9 notices there.

10 For employees we made a stronger commitment
11 because we can recontrol them, they will not park on
12 Clayton, and I believe it's a component of the Zoning Board
13 grant that we will prohibit that and make sure that that's
14 the case.

15 And they can call us back in the event that we get
16 complaints, any complaints. First, we'd love to hear about
17 them, have an opportunity to deal with it from neighbors,
18 we presented that, and we say again here, but we will be
19 given an opportunity to deal with it before it comes back
20 to the Zoning Board would be better because we can jump
21 right in and handle that.

22 So we feel that we accommodated what was a
23 legitimate concern. You know much of it we know is not a
24 business concern, it's a how do municipalities do the best
25 they can policing residential area parking when you know

1 that the law doesn't permit you to kind of reserve it for
2 those residents. It's a struggle everywhere. I think
3 collectively we will work with the Village, we can make
4 sure it's a normal.

5 That's really a day problem, I think most people
6 conceded that's a day problem with parking. In the
7 evenings there should be no one trying to or wanting to go
8 down that street to park. It should be the numerous
9 parking spaces available.

10 So to describe what we plan on for the building,
11 we are going to close that drive-thru, which is the egress
12 out onto Clayton Road, it's going to be closed down, that
13 will create another parking space there, we will fit
14 another parking space in there, and we are going to take
15 away the drive-thru and that will become part of the
16 one story, 3,000 square foot first floor building, which
17 will be a restaurant with this area outside. Which I think
18 if I show you a -- the best way to look at this is -- any
19 one of them. Yeah, that's the best one. That kind of
20 gives you -- that gives you the way the restaurant will be.

21 We did for the Zoning Board produce a report and
22 testimony from Bob Eschbacher from VHB, a parking and
23 traffic consultant, he testified, and I think you have a
24 copy of the report in your file, that there is more than
25 sufficient -- there is sufficient parking on the street and

1 on our property to accommodate the restaurant use.

2 So the variance component of this is for the
3 seasonal use parking, and we are argue, and I think
4 effectively I indicated here, seasonal outdoor dining is a
5 use that's three, four months a year, it may be extended
6 with what's going on. But it is not always duplicative of
7 the demand in the building, so many nights people who go
8 in, one night they may say, you know it's a beautiful night
9 let's sit outside, and one night they are going to sit
10 inside. It doesn't necessarily mean that more people are
11 going to fill them up and take their place in the other
12 locations, it's preference. It's three, four months a
13 year, we plan as limited use out there as we can. The use
14 out there will be somewhat limited to be -- allow people to
15 dine on the street a little more. We are one of the only
16 buildings as you know, you know your streets better than I
17 do, Covert Avenue, we provide a parking lot, we provide
18 full parking for this restaurant use plus for the seasonal
19 area.

20 So in the way of mitigation we did propose some
21 things, and this will be for this Board in terms of things
22 I would propose to put on the record for mitigation. As I
23 indicated, I may not have indicated, we expect a maximum of
24 seven staff members at peak times, they will be directed
25 not to park in the parking lot and that will be policed by

1 us, they will be having to park further down outside and
2 certainly not in our parking lot and certainly not on
3 Clayton. We, as I said, will mitigate by putting signs on
4 property and possibly in the menu wherever it's convenient
5 to notify everybody that sits there that they shouldn't be
6 parked on Clayton, we ask they move their vehicle.

7 As other impacts, the hours of operation we figure
8 the kitchen and the use would close at 10:30 at the most,
9 some nights it's not even going to be used. If you watch
10 outdoor dining and restaurant use in areas it's really the
11 function of when it is when people will be eating outside.

12 There will be no music outside, there will be no
13 bar outside, there will be no standing outside. It will
14 strictly to be served by a server who will serve you a
15 meal, you will pay and you will leave. There will be
16 accent table lighting, nothing that would shine off our
17 property onto other people's property. We plan on
18 screening the most immediately impacted neighbor to our
19 residents with, I am not sure whether we've decided on
20 exactly, but we are open to that. I think Ken will discuss
21 some suggestions as to how that -- it's a wall now we are
22 going to put there, he will describe that a little better.
23 We offered at the civic meeting to work with the neighbor
24 and to work with anybody in this Village as to get
25 appropriate screens there.

1 We are going to have private carting, there will
2 be an area, if you notice, you see the site plan, that area
3 in the corner is for a dumpster. Our access to the
4 dumpster is very easy because it's private carting, we can
5 get it any time we want, will not be in the street, will
6 not be strewn out into the street.

7 Their deliveries will be through our parking lot,
8 there will be no on-street deliveries, we don't need it,
9 because as I indicated we have a parking lot and we can do
10 our deliveries at the time that's most convenient for which
11 is when no one is in the parking lot.

12 We will offer and accept cold storage of garbage,
13 so we are going to use the dumpster but we are not going to
14 store in the dumpster, we will have a cold storage room for
15 garbage and then it will be taken out shortly before a
16 delivery or pickup of garbage. So we will put it in the
17 dumpster, it will all be pulled from there, but it will not
18 be hanging out, and that's -- we understand being and
19 working with residential and a downtown -- a clean
20 downtown, you need to cold store garbage because that's the
21 only way to insure that you minimize any of the impact from
22 that.

23 There will be a filtration system, whatever that
24 will be, we will work with the Village on what their
25 standard is, we have no need or expectation that we will

1 visit smells on any adjacent properties.

2 And if I might, I will answer any questions
3 obviously the Board has of me. But I would introduce Ken
4 Garvin to go over just a little bit how the site plan --
5 how the building will work and his discussions or his
6 comments that he received from the Architectural Review
7 Board.

8 MAYOR LONGOBARDI: That's great, Mr. Walsh. We
9 will hold off our questions.

10 MR. WALSH: Thank you.

11 MR. GARVIN: Good evening.

12 (Whereupon, Ken Garvin was so duly sworn.)

13 MR. GARVIN: Good evening, I am going to go over
14 the architectural elements of the --

15 MR. RYAN: Excuse me. You didn't give your name.

16 MR. GARVIN: Kenneth Garvin, 545 Eighth Avenue,
17 New Hyde Park, New York 11040.

18 MAYOR LONGOBARDI: Thank you, Mr. Garvin.

19 MR. GARVIN: You're welcome.

20 So there's a Chase Bank across the street from the
21 location of the proposed restaurant. I use the ATM, I walk
22 out, I look across the street and I see, "available", and
23 the first thing I thought was, that would make a great
24 restaurant. Two days later my client reached out to me,
25 hey, I want to do a restaurant. I said on Covert Avenue?

1 It was like wow. Anyway, true story, true story.

2 MAYOR LONGOBARDI: So am I to understand that if
3 you're a regular you should get ten percent of the profits?

4 MR. GARVIN: At least or a free calamari or
5 something like that.

6 Okay so I am going to go over the site plan and
7 development as presented on these boards. I don't know if
8 you are going to be able to see it in the Zoom.

9 Basically the back of the building where there was
10 a drive-up, we are going to remove the drive-up and add a
11 one-story addition for the kitchen and for the bathroom for
12 the staff and res -- patrons.

13 And then on the north side of the building, we are
14 proposing, as Kevin spoke about, an outdoor seating area
15 with a pergola, and that will seat approximately 30 people,
16 and it just fits nicely in the corner of the design. Right
17 now the building is like an L-shape and the pergola will
18 fit right in between that point of the L to make it
19 rectangle.

20 We started this whole application a while ago and
21 we were trying to keep things moving. So I asked the
22 superintendent of the buildings to talk to ARB, you know,
23 and see if there's any preliminary comments. They did give
24 some comments. They wanted the pergola to be not white,
25 like I originally had it designed, they'd like it to be

1 more of a sand color like to match the cast stones to the
2 building, so I did that. And also they had a comment about
3 the columns, the original columns that I had were very
4 large, they said, can you scale them down, so I did that as
5 well. And another comment they had is they wanted to put a
6 wall to the west of the property to block off any sound or
7 vehicle lights to the neighbor immediately to the west, so
8 we are proposing to put a 100 foot wall, six foot high
9 masonry wall. The aesthetics we still need to go in front
10 of the ARB about, but my client is acceptable to doing a
11 wall right along the property, and in front of it would be
12 landscaping.

13 So for the public this is the wall, would go from
14 here all the way to Clayton and six foot high.

15 The design of the restaurant is basically the
16 seating area would be all in the front part, or the eastern
17 part of the space, and again where the drive-up was would
18 be the kitchen and the bathrooms.

19 In this back corner, which is the northwest
20 corner, would be where the cold storage would be for the
21 garbage, and they would just exit through this door right
22 across the parking lot to the dumpster. The dumpster would
23 have an enclosure around it so it's not going to be
24 unsightly.

25 Another thing that Kevin was talking about was

1 parking on the residential streets. Cunningham is also a
2 street that there will be no parking for the employees or,
3 you know, they will have a problem with the job.

4 The materials, we are looking to do brick to match
5 the existing brick that's there, we are looking to do cast
6 stone around the windows to match what's there today, we
7 are looking to do a nice cornice at the top of the building
8 around the whole building just to kind of cap it off, make
9 it tied into the pergola, and we are looking to do a small
10 rendering on the north face of Santorini. Anybody ever
11 been to Santorini? Nice black features. But we felt that
12 most of the patrons would be pulling into the parking lot
13 and walking to the side of the building, we wanted to try
14 to give them something nice to look at.

15 The parking lot is designed similar to Rain dew.
16 The only difference is we do have parking on the north part
17 here that Rain dew does not have. It is designed -- most
18 parking lots when you have 90-degree parking it's usually
19 the space size, let's say 20 feet, then you have 24 feet
20 between the spaces and another 24 feet, we have 41 feet
21 between the spaces, so there's a lot of room to maneuver to
22 get out of your parking spot.

23 Also one of the comments from the ARB was they
24 were concerned about the safety of the folks eating
25 outside. So we are proposing to put in steel ballads with

1 lights and planters that will be designed for barricades,
2 as well as the structure for the pergola will be designed
3 in such a way where a car is not going to vanish.

4 So that's in this rendering here. I believe I
5 sent to you a copy of that, the rendering of the pergola
6 shows the ballads and the planters and the structure.

7 All right, communications, right.

8 Basically we are going to take down the chain link
9 fence. I know some people probably like it, you know, but
10 that one politician liked it, put his big sign there, like
11 Thuman, whatever it is. Anyway, we are going to take that
12 down, so that will be a lot nicer, and obviously it's going
13 to be new paving, the whole parking lot has to be redone.

14 Street trees, I think they already have street
15 trees in place. There was one that was missing, I don't
16 know if that was replanted recently, but if it's not we
17 will take care of that.

18 That's pretty much it for my presentation.

19 Anybody have any questions for me?

20 MAYOR LONGOBARDI: Mr. Walsh, do you have anything
21 else before we open it up to questions?

22 MR. WALSH: No, I think I would rather just save
23 it for rebuttal and/or sum up.

24 MAYOR LONGOBARDI: Thank you very much.

25 With that we will go to questions from the Board.

1 So I will start with Deputy Mayor Kevin Fitzgerald.

2 TRUSTEE FITZGERALD: Thank you, Mr. Mayor.

3 For those of you, sorry for my back.

4 I know you gave us the hours that the restaurant
5 will be open. I heard 10:30, but I don't know what the
6 10:30 exactly meant. What's the opening and closing time,
7 is it seven days a week?

8 MR. WALSH: You might want a question for the
9 operator, that's a perfect question for him.

10 So can I introduce you?

11 TRUSTEE FITZGERALD: Yeah.

12 You have to be sworn in.

13 (Whereupon, Albert Vitsentzos was so duly sworn.)

14 MR. VITSENTZOS: Albert Vitsentzos, 84 Chestnut
15 Avenue, Floral Park.

16 MR. RYAN: Can you spell your last name?

17 MR. VITSENTZOS: V-I-T-S-E-N-T-Z-O-S.

18 So we're open to suggestions. We are thinking
19 it's going to be about 11:30 to 9:30 during the week, and
20 then on the weekends it will be from 11:00 to about 10:30.

21 TRUSTEE FITZGERALD: The last seating will be at
22 10:30 or you will be closing at 10:30?

23 MR. VITSENTZOS: The last seating will be at
24 10:30.

25 MR. WALSH: I think we said the kitchen will close

1 at 10:30.

2 MR. VITSENTZOS: Yeah, close at 10:30.

3 TRUSTEE FITZGERALD: With regards to delivery, I
4 know you briefly mentioned something about the delivery.
5 Mr. Walsh, do you know the exact, not the exact time, but
6 time of day that it would be occurring and how many times a
7 week?

8 MR. WALSH: It would always be -- I will only
9 indicate it will always be before lunch every day. And
10 then I'm not sure how many different deliveries you get in
11 this type of business, you can compare it to your other
12 one; do you get numerous deliveries?

13 MR. VITSENTZOS: Not numerous deliveries, may be
14 one a day, if that. They are not, you know, major
15 deliveries.

16 MR. WALSH: Small trucks?

17 MR. VITSENTZOS: Small trucks. No tractor
18 trailers.

19 MR. WALSH: No tractor trailers.

20 MR. VITSENTZOS: No.

21 TRUSTEE FITZGERALD: With regards to the parking
22 lot, is there going to be any new lighting in the parking
23 lot or is it going to be as is?

24 AUDIENCE MEMBER: Is there lighting now?

25 MR. VITSENTZOS: We will make sure it's lit so

1 that there's no issues with walking to the restaurant, just
2 make sure there's enough lighting.

3 TRUSTEE FITZGERALD: My question is really if you
4 are putting new lighting in, is it going to reflect onto
5 the neighbors?

6 MR. VITSENTZOS: We will make sure it does not.

7 MR. GARVIN: Now it will be shielded probably
8 around the perimeter of the parking lot and the lamps will
9 point into the parking lot and the depictions we'll design
10 them so they are shielded to try to defend any kind of
11 light going into the residential area.

12 TRUSTEE FITZGERALD: Approximately how high will
13 the structure be?

14 MR. GARVIN: Fifteen to 20 feet.

15 TRUSTEE FITZGERALD: Do you know how many?

16 MR. GARVIN: Didn't get there yet.

17 TRUSTEE FITZGERALD: Would you be willing to
18 submit a lighting plan?

19 MR. GARVIN: Oh, absolutely. We will submit
20 drawings to the building department, a complete set of
21 drawings. I'm thinking there might be six to eight poles.

22 TRUSTEE FITZGERALD: Okay. As a condition I think
23 we would want to see the drawings.

24 MR. WALSH: Can I suggest as a condition, we would
25 make it to satisfy your building superintendent as to

1 lighting and the lights will be shielded in such a way that
2 they will not shine on the residents.

3 TRUSTEE FITZGERALD: With regards to construction,
4 do you know the hours that the construction would occur and
5 how long approximately it would take to go from where we
6 are today to opening day?

7 MR. GARVIN: Hours of construction would work with
8 the building department, whatever the code says we can
9 work, we will probably work those hours. If there was a
10 union situation, I'm sure the client contractor would reach
11 out to the building superintendent to see if we could have
12 come in a little bit earlier for some kind of reason there
13 is a unique delivery that needs to be done, and I'm sure
14 they will work it out with the building department.

15 TRUSTEE FITZGERALD: Would they also be willing to
16 work it out with the residents, like if there's an issue
17 going on directly with the residents?

18 MR. GARVIN: I'm not sure but the code probably
19 states you can't do things at certain times of the day with
20 construction.

21 TRUSTEE FITZGERALD: Not necessarily the code --
22 not necessarily the time of day, if there is an issue going
23 on and the residents have concerns, would they be able to
24 speak directly to someone at the construction site?

25 MR. WALSH: Deputy Mayor, I will say yes. My

1 suggestion is, and I think it's a fair question to ask,
2 working through the building department superintendent as
3 the go between, because there will be something that might
4 be asked of us and we could head in different directions
5 and the building superintendent will not allow us to head
6 in different directions.

7 MS. LANZA: Excuse me. I'm sorry. You need to
8 speak into the microphone. They are not picking up the
9 audio. So anybody that is speaking please speak into the
10 microphone.

11 MR. WALSH: So just to answer the last question,
12 we would be willing to work with the neighbors if it worked
13 out conveniently. However, I think the arbitrator of that
14 should be the building superintendent because when
15 neighbors get together sometimes they talk in different
16 languages on the way they want things done, the building
17 superintendent can work out, we will follow that direction.

18 TRUSTEE FITZGERALD: You mentioned the outdoor
19 seating would be seasonal, what does seasonal mean, March
20 to November, or do you have an idea when? Would you be
21 willing to live by a certain time?

22 MR. WALSH: That's an evolving concept as we all
23 know. We don't know where it's going to go. But I think
24 we discussed with the Zoning Board, and we had our meeting
25 with the Zoning Board before we had -- we were talking end

1 of March would be the earliest, but as most of us know the
2 end of March is very few days you are going to be outside.
3 But we would consider opening up at the end of March and
4 would like to go through October.

5 TRUSTEE FITZGERALD: With regards to ventilation
6 of the roof, would you also be willing to submit a plan as
7 to how ventilation is working to the building
8 superintendent as a condition?

9 MR. WALSH: Yes.

10 TRUSTEE FITZGERALD: One suggestion you mentioned
11 about having on the menu, you know, be respectful of
12 neighbors. Would you also be willing to maybe do something
13 on your website that directs people where to park and where
14 not to park?

15 MR. WALSH: Yes.

16 TRUSTEE FITZGERALD: Parking here, no here.

17 MR. WALSH: Okay, so we would be strong on the
18 website, please respect our neighbors, don't park on
19 residential streets. As to where to park, it's hard
20 because there's parking down the street in different places
21 when they get there, depending on what's in use or not.
22 But clearly as to the residents' areas we are going to want
23 to promote that. As I said before I think it makes the
24 restaurant and the business to the people that use it look
25 like they care.

1 TRUSTEE FITZGERALD: I guess what I was going at,
2 there is the municipal parking lot basically across the
3 street that you could direct people to.

4 MR. WALSH: Well, we would do that. I mean they
5 will find their way there. But I understand, and I think
6 it came through at the hearing, that lunch is the bigger
7 issue because lunch time is crowded, and so, therefore, we
8 can direct that they try to use the municipal lot across
9 the way.

10 TRUSTEE FITZGERALD: Mr. Mayor, that's all I have.

11 MAYOR LONGOBARDI: Thank you very much.

12 With that we will go to Dr. Lynn Pombonyo.

13 TRUSTEE POMBONYO: Thank you, Mayor.

14 Thank you for your presentation.

15 I would like to start off, as the Deputy Mayor had
16 very specific questions on the construction, and that also
17 can be, as you know, very problematic for the neighbors.
18 And we worked with several contractors on properties in the
19 past, both large residential construction, and restaurants,
20 and I think that the commerce contractors did a lot to make
21 things easier for those living close by, so I want to get
22 into some of that.

23 In terms of the construction when you are doing
24 construction near homes, very residential area which is on
25 the west side of the property, what are some of the things

1 you do to mitigate noise, dirt, dust, et cetera, as you are
2 doing this building, so it's not completely blowing through
3 the neighborhood?

4 MR. WALSH: So there stat -- there is mandatory
5 requirements on building permits and a maintenance plan to
6 prevent impact on the surrounding areas from an
7 environmental point of you view.

8 I'm going to ask Ken. I know, Ken, we are not
9 sure how it's going to be constructed. I will say much of
10 the work here is interior, we know that. And the one area
11 of the building that will be really enclosed, so it's not
12 an enormous, probably less construction than a house, a new
13 house, a brand new house that you are building from
14 scratch, because we are really using the existing building.

15 Ken, I think, can you elaborate a little bit more.

16 MR. GARVIN: Yeah, typically what they do is
17 they'll have an environmental silt fence put around the
18 property, so anything contaminant won't run off with rain
19 into the systems of the Village. But in our particular
20 site we are kind of fortunate because we have a large
21 parking lot that we can use for phasing equipment, for a
22 temporary, you know, trailer for the contractor. We will
23 put a construction fence around the property, to prevent
24 any -- anybody from wondering onto an unsafe site, or, you
25 know, wondering onto the site where there can be danger.

1 I'm sure the contractors will make sure that they wear
2 proper PPE to take care of safety. Since it would need
3 to -- everything is going to go through the building
4 department obviously.

5 The building being built across the street from
6 the Harrison, it's kind of a similar site, I guess size,
7 maybe a little bit bigger, but we would carry through the
8 same type of thing, the construction fence, the fence may
9 have a screen put on it, so it's not just an open chain
10 link fence, but with material to prevent dust from blowing
11 onto Covert Avenue or to Clayton. But these type of things
12 can also be made as a requirement from the building
13 department to the contractor.

14 TRUSTEE POMBONYO: Will you be submitting a
15 construction plan that includes some of what you just
16 described to our building department so that we are all
17 aware of the measures you are taking to make this safe?

18 MR. GARVIN: Yes, the civil engineer package
19 typically shows all the, like, environmental run-off
20 controls they have. We would also show the construction
21 plans in the area where the vehicles could go to stage for
22 the day, but again it's a process, and the development, you
23 know, is the nice size property where they do have room to
24 move things around internally.

25 TRUSTEE POMBONYO: When would you foresee

1 construction beginning, and how long a process would it be?

2 MR. GARVIN: Well, there's a -- that's a tough
3 question because there is other factors involved. We need
4 to get approvals from Nassau County, we need to get
5 approvals from the health department, and a series of other
6 agencies besides the Village, so fire marshal -- Nassau
7 County Fire Marshall. It might take, I don't know, six to
8 eight months just to get permits from all those other
9 entities, it may take a year. I don't know. It's hard to
10 say with how things are running right now with the
11 pandemic. But I think once we do get everything in place
12 this type of project should only be six to eight months,
13 I'm thinking, the whole construction. You got to hire the
14 A team.

15 Any other questions?

16 TRUSTEE POMBONYO: Yes. I know that you spoke
17 about, or Mr. Walsh spoke about, our building department
18 superintendent being a liaison for the property, that makes
19 a lot of sense. But we've seen two successful construction
20 projects in the past, one was the subdivision with nine
21 huge houses built on it which took place several years ago,
22 and the other was the building of the Wendy's restaurant on
23 Jericho Turnpike. In both those cases the contractors, the
24 owners I think had an excellent model of working with the
25 community, which included the cell phone number of some

1 kind of foreman who kind of oversaw the activities of the
2 site. So rather than calling in to Miss Marcus in the
3 building department, they had a number to call if there was
4 a particular problem. And that person also provided
5 information about what they could expect going forward,
6 there was going to be a day where there was going to be
7 some kind of either hammering or thing that would make a
8 lot of noise, so people knew what to expect and how long it
9 was going to be. And that was very, very helpful,
10 especially in the subdivision with the houses.

11 MR. GARVIN: Yeah, yeah.

12 TRUSTEE POMBONYO: As your experience in the
13 restaurant construction, do you employ a model like that
14 where somebody is on site fairly routinely and could also
15 communicate with the homeowners very directly and very
16 quickly to get problems resolved and to provide information
17 about what they could expect?

18 MR. GARVIN: Yeah, it sounds very unique. It
19 doesn't happen like that all the time. Typically there's
20 some kind of sign on the window saying if there is an issue
21 call this number, and that number probably could go to,
22 like, the superintendent of this construction for the
23 contractor saying, hey, you know, there's something leaking
24 out of the building, whatever, you need to get it tested,
25 but it's just not the third track. You know, like, I get

1 the e-mails from 3TC saying, you know, this weekend we are
2 going to do the big push, great, you know, and then --

3 MR. WALSH: I had the benefit of talking to the
4 owner, we will provide a cell phone number for neighbors to
5 get access.

6 My comment before was more, like, they may not be
7 able to work it out in which case we may make a call into
8 the building superintendent and say, here's the question,
9 can you help us out.

10 TRUSTEE POMBONYO: It's just, we have just two
11 examples, so that's really helpful.

12 The kitchen addition I guess would be the
13 construction part that's on the west side of the building
14 that does face the Clayton homeowners close nearby. What
15 will that -- could you describe just about what that will
16 look like in terms of doors, windows, I know ventilation
17 hasn't been decided yet.

18 MR. GARVIN: Okay.

19 TRUSTEE POMBONYO: What will be facing that
20 property other than the wall?

21 MR. GARVIN: Facing the property immediately to
22 the west will be the back of the wall that we build, a
23 hundred foot long, six foot high masonry wall. And the
24 building itself has two doors that are basically exit doors
25 for emergency, one's from the kitchen and one is from the

1 hallway, and that would be -- actually both of them, one's
2 from the stairway, excuse me -- one from the stair from the
3 basement and the other one is from the kitchen, both go to
4 the west side of the building which is approximately
5 eight feet from the building to the property line.

6 And basically that's going to be just a plain,
7 nice, brick wall with the coping on top.

8 TRUSTEE POMBONYO: Would you expect patrons to be
9 going out either of those exits?

10 MR. GARVIN: No.

11 TRUSTEE POMBONYO: Question about the garbage
12 pickup. I noticed in the renderings that the dumpster is
13 going to be backing onto that north wall -- west wall,
14 excuse me, of the parking lot. Would the garbage trucks
15 then be backing in to pull the dumpster upside down and
16 dump it into the truck? It is close to residents' homes,
17 that's why I am asking.

18 MR. GARVIN: I believe that's how it would work.
19 The truck would come in, go in towards the northwest corner
20 of the property, open the gates, take the dumpster, hook it
21 into the truck, dump it into the truck, and the truck would
22 back out and turn and go back out the exit apron onto
23 Covert Avenue, they would not back into Covert Avenue, they
24 would drive straight forward into Covert Avenue.

25 I think it's typical procedure, it happens in a

1 lot of buildings that have dumpsters, I don't feel it's
2 going to be that much of an issue.

3 TRUSTEE POMBONYO: How many days a week do you see
4 having collection, do you have an idea yet?

5 MR. VITSENTZOS: Probably twice a week.

6 MR. GARVIN: Twice a week.

7 TRUSTEE POMBONYO: And do you get any, as you sign
8 a contract with your private carter, any say in what time
9 they are doing that? As I say, being we have homes right
10 on the other side of that wall there.

11 MR. GARVIN: Yeah, probably be in the morning.
12 Not before 8:00 a.m.

13 TRUSTEE POMBONYO: So that can be negotiated?

14 MR. GARVIN: Ah-huh.

15 TRUSTEE POMBONYO: That's all I have for now.

16 Thank you, Mayor. Thank you.

17 MAYOR LONGOBARDI: Thank you, Dr. Lynn Pombonyo.

18 We will go to Trustee Cheng.

19 TRUSTEE CHENG: I don't have a lot of questions.
20 I just have one little suggestion. You already have one
21 pita started a restaurant name, you might want to think
22 about, you know, confusion.

23 MR. VITSENTZOS: The restaurant is actually going
24 to be called Olive Mediterranean Grill.

25 TRUSTEE CHENG: Great.

1 MAYOR LONGOBARDI: With that we go to Trustee
2 Chiara.

3 TRUSTEE CHIARA: Hey, how are you doing?

4 Just a quick question, some of the parking seems
5 to be, like, right on the street close to Covert Avenue
6 over there. Are there going to be any barriers to stop
7 these cars that, God forbid, they press the gas instead of
8 the brakes and go on the sidewalk?

9 MR. GARVIN: At this point we could add a curb, a
10 concrete curb, or we could put the wheel stops, I have to
11 talk to my client to see what they want to do, because
12 sometimes the wheel stops when they plow, over time they
13 hit them and give out.

14 TRUSTEE CHIARA: Because you mentioned Raindeew
15 there seems to be a common issue over there.

16 MR. GARVIN: Yes.

17 TRUSTEE CHIARA: The other thing is in the
18 evenings is there going to be any way to stop unwanted cars
19 from parking in that lot, will you have, like, a gate or a
20 barrier from letting cars go into that lot, are you going
21 to shut it off somehow?

22 MR. GARVIN: No. There will be no barriers. May
23 be a sign saying, no overnight parking, you know, you will
24 be towed, owner's expense, that type of scenario.

25 TRUSTEE CHIARA: So you will have a tow company

1 possibly there.

2 Will you be having any kind of security cameras to
3 keep an eye on it?

4 MR. GARVIN: Yes, there will be cameras.

5 TRUSTEE CHIARA: That's my concerns. Thank you.

6 MAYOR LONGOBARDI: Thank you. Thank you, Trustee
7 Chiara.

8 With that I have a few questions, if I may. You
9 talked about -- I want to talk about the back of the
10 building. You said there will be two exits. According to
11 the drawings there's two exits out of the back of the
12 building that will be used for by the staff.

13 MR. GARVIN: Yeah, one is to exit the basement
14 stair, so you go straight up the stairs right to the door
15 and go out.

16 MAYOR LONGOBARDI: Okay. And the other is for?

17 MR. GARVIN: It's from the kitchen, so right from
18 the kitchen you open the door and go out.

19 MAYOR LONGOBARDI: Then this eight foot alley,
20 basically an eight foot alley, eight foot wide alley back
21 there?

22 MR. GARVIN: That's correct.

23 MAYOR LONGOBARDI: On the corner by Clayton, is
24 there any type of barrier that's going to be put there?

25 MR. GARVIN: We would put a fence or a gate.

1 MAYOR LONGOBARDI: Okay. So the people would not
2 be walking through that back alley?

3 MR. GARVIN: We would prevent anyone from going
4 back there, absolutely.

5 MAYOR LONGOBARDI: Okay, so that would protect
6 that.

7 The other thing is, employees hanging out back
8 there in that alley. I would ask that you do everything
9 you possibly can to make sure, should this be granted, that
10 employees do not hang out back there.

11 With regard to the wall, would you consider an
12 extension of that wall, it doesn't have to be brick, it
13 could be a lattice work or something like that, to make
14 that wall an additional two feet running along the back of
15 the property along the residential area?

16 MR. GARVIN: No problem.

17 MR. WALSH: Put on the record, yes, the answer to
18 that question is yes.

19 MR. GARVIN: Yes.

20 MAYOR LONGOBARDI: In regard to the dumpster and
21 several other things, is there a rodent control plan that
22 would be put in place? I realize you would have, because
23 of the restaurant, some type of exterminator, but can we
24 have some type of rodent control plan in the parking lot as
25 well that will be --

1 MR. GARVIN: Yes.

2 MAYOR LONGOBARDI: -- maintained around the
3 dumpster, around the residential areas?

4 MR. GARVIN: They will have a rodent plan in order
5 for the building and the site.

6 MAYOR LONGOBARDI: Okay. And then finally my last
7 question, of course, is the exhaust systems, and I know
8 they have not been designed yet. But if this should be
9 granted, those exhaust systems cannot be in any way, shape
10 or form exhausted out towards the residential areas and
11 towards -- you know, if they can be moved towards the front
12 of the building that would be something that we would like
13 to see.

14 MR. GARVIN: Okay, we will work with the kitchen
15 consultant on that, that has something that is pushing the
16 air closer to Covert Avenue than to the west.

17 MAYOR LONGOBARDI: Okay. Right now that's all the
18 questions I have. Unless --

19 MR. RYAN: Mr. Mayor.

20 MAYOR LONGOBARDI: Oh, Mr. Ryan, yes, please.

21 MR. RYAN: The cooling area with the garbage,
22 where is that going to be?

23 MR. GARVIN: That is in the northwest corner of
24 the building in an actual janitor's closet.

25 MR. RYAN: Thank you.

1 MAYOR LONGOBARDI: Deputy Mayor Kevin Fitzgerald
2 has another question.

3 TRUSTEE FITZGERALD: The entrance, or the primary
4 entrance is going to be on the corner of Covert and
5 Clayton, correct? Assuming you are very successful, do you
6 anticipate people lining up standing on Clayton Avenue, and
7 if so, can you make sure that does not happen?

8 MR. GARVIN: Okay, not a problem.

9 TRUSTEE FITZGERALD: Not and Covert, Clayton more
10 so than Covert. And there's nobody out there smoking on
11 Clayton or anything --

12 MR. GARVIN: We will be able to direct people to
13 enter through the side entrance if there's a situation
14 where there's a queue to get in. Maybe we will create a
15 little sitting area there, waiting area. That's a good
16 question.

17 TRUSTEE FITZGERALD: Thank you.

18 MAYOR LONGOBARDI: And as a followup to that, if I
19 may, on an operational standpoint, the last thing that we
20 want to see is that for some reason this becomes
21 successful, it does not become a beer garden type
22 atmosphere at nighttime in the outdoor area.

23 MR. WALSH: We are limited to whatever you approve
24 in the site plan.

25 MAYOR LONGOBARDI: Okay, thank you. With that --

1 TRUSTEE POMBONYO: I have one more.

2 MAYOR LONGOBARDI: Yes.

3 TRUSTEE POMBONYO: Will you be permitting smoking
4 anywhere on the property in the outdoor dining area or
5 parking lot?

6 MR. GARVIN: No, there will be no smoking.

7 TRUSTEE POMBONYO: On the property. Thank you.

8 MAYOR LONGOBARDI: Does anybody else on the Board
9 have any follow-up questions?

10 (Whereupon, there was no response.)

11 MAYOR LONGOBARDI: I am going to ask you gentlemen
12 to sit down and I'm going to open it up to the public, if
13 anybody has any questions. I would ask anybody in the
14 public if you have questions, please come up, give your
15 name, we would ask you to be sworn in on the record by the
16 stenographer, and then I would ask that you please direct
17 your questions to me.

18 So, please, if anybody has any questions from the
19 public at this point. And, Darlene, if you could just tell
20 me if anybody has questions on the Zoom.

21 Is there anybody there, Darlene?

22 MS. LANZA: There was a few earlier. I just asked
23 anybody if they had any questions. Just hang on.

24 MAYOR LONGOBARDI: It's fine.

25 MS. LANZA: Dave, have your questions been

1 answered?

2 MAYOR LONGOBARDI: All questions have been
3 answered?

4 MS. LANZA: He's typing. Yes.

5 Terry, how about you? No questions.

6 MAYOR LONGOBARDI: Okay, we don't have any other
7 questions.

8 At this point I will again offer it to the Board
9 for any last comments that we may have?

10 Okay, we do.

11 MS. LANZA: Dave Fernandez does have a question.

12 MAYOR LONGOBARDI: Okay.

13 MS. LANZA: Hi, Dave, can you hear us?

14 MR. FERNANDEZ: Hi, yeah. Dave Fernandez, 39
15 Cunningham.

16 There was --

17 MS. LANZA: Dave, Dave --

18 MR. FERNANDEZ: I don't know if you guys can hear
19 me? Hopefully.

20 MS. LANZA: Dave, can you hold on one second?

21 MR. RYAN: Slow down.

22 MS. LANZA: You have to talk a little slower for
23 the stenographer. And she has to swear you in.

24 Does he need to be sworn in?

25 MAYOR LONGOBARDI: No.

1 MS. LANZA: No? Okay.

2 Go ahead. Just state your name and address again.

3 MR. FERNANDEZ: Dave Fernandez, 39 Cunningham
4 Avenue.

5 There was some brief conversation about the
6 parking situation, which is understandable considering that
7 it is a restaurant. But most of the focus was on Clayton.
8 And as you know we are dead end as well off of Covert
9 Avenue and we are constantly having parking issues during
10 the day with the employees on Covert as well as the
11 shoppers and ourselves.

12 What is the plan for this added volume of
13 employees and patrons, especially during the weekends and
14 the evenings when the restaurant is going to be in peak
15 operation? You know, obviously this is more on the
16 Village's plate in terms of enforcement, because quite
17 frankly, you know, we are the lonely stepchild over here in
18 our end of the Village where we every once in a while will
19 see parking enforcement when someone calls, but normally
20 that doesn't occur.

21 Would there be a plan in place by the Village to
22 insure that there'd be stepped up enforcement so that we
23 don't have to be calling you guys every Friday and Saturday
24 night to tell you that people are not moving their cars?

25 MAYOR LONGOBARDI: If I may answer that? I will

1 tell you that we will -- Dave, this is Dominick. We will
2 definitely make sure that enforcement is what it always is
3 to insure that parking -- the parking laws that we have are
4 enforced.

5 I thank you for that.

6 And I am going to ask, as a matter of a comment
7 here, that whatever is being done for Clayton by way of
8 notification to patrons and things like that be done for
9 Cunningham as well, and Cunningham being there.

10 Does that satisfy you, Dave?

11 MR. FERNANDEZ: Thank you, Mayor, I appreciate
12 your input.

13 MR. GARVIN: Part of the variance that we received
14 was a condition not to park on Cunningham or Clayton.

15 MR. RYAN: No, we didn't include Cunningham. We
16 are going to include it now.

17 MR. GARVIN: The zoning --

18 MR. RYAN: I know, I wrote the decision.

19 MAYOR LONGOBARDI: We do have Clayton and
20 Cunningham. So thank you. And I appreciate that.

21 Mr. Bambrick?

22 MR. BAMBRICK: You spoke earlier about your hours
23 of operations and limitations of that. Would you be
24 willing to stipulate with your Liquor Authority license to
25 have a limitation on the hours represented on your liquor

1 license?

2 MR. WALSH: The hours of operation are provided to
3 the Board to be found in some decision if we get approval.
4 I'm not sure if we can do that, if that can be done.

5 MR. BAMBRICK: We can file a stipulation with the
6 Liquor Authority and they'll incorporate that into the
7 liquor license.

8 MR. WALSH: So we will do that.

9 MAYOR LONGOBARDI: Mr. Walsh, just for the record,
10 it has to be done.

11 MR. WALSH: Okay.

12 MAYOR LONGOBARDI: Thank you.

13 You have a question?

14 MR. URENA: Yes.

15 MAYOR LONGOBARDI: Come up.

16 Please give us your name and address before you
17 speak, we appreciate that. And if it's easier you can
18 lower your mask.

19 MR. URENA: Robert Urena, 14 Clayton Avenue, I
20 live pretty much across the street from the restaurant --
21 the proposed restaurant.

22 MR. RYAN: Can you spell your name?

23 MR. URENA: U-R-E-N-A.

24 They mentioned earlier that there will be two
25 doors on the side on Clayton; is that correct?

1 MR. GARVIN: No, there's only -- they are in the
2 back of the building, they are not on Clayton.

3 MR. URENA: Okay. I thought the doors were
4 kitchen entrances and something of that nature.

5 MR. GARVIN: One kitchen entrance here, but this
6 is Clayton.

7 MR. URENA: Okay. So there will be no delivery
8 accessible through --

9 MR. GARVIN: All the deliveries will come in the
10 parking lot, through here, through here.

11 MR. URENA: Okay. Another question I have --

12 MAYOR LONGOBARDI: Just so you know, one of my
13 questions was to at some point would be to --

14 MS. LANZA: Excuse me, Mr. Mayor. You have to
15 speak closer to the microphone, it's not picking you up.

16 MAYOR LONGOBARDI: Okay. One of the questions I
17 had before which were answered by the applicants was that I
18 had asked for some type of barricade on Clayton to insure
19 that there wouldn't be anybody exiting out that way or
20 walking through that way to make sure. So in accordance
21 with what you are asking for, it's the same type of thing.

22 MR. URENA: Okay. And the second question was, do
23 they plan to have valet parking in the restaurant or --

24 MR. GARVIN: Not at this time. But if it makes
25 sense later on after they start operating maybe they will

1 go to something like that.

2 MR. URENA: And is that a guarantee like, that,
3 valet won't be parking their cars on Clayton Avenue or --

4 MR. GARVIN: No.

5 MR. VITSENTZOS: We will do that, guaranteed.

6 MR. URENA: Alright.

7 TRUSTEE FITZGERALD: Can someone else just
8 officially say that?

9 MR. VITSENTZOS: We will give that guarantee, yes.

10 MR. URENA: That's it.

11 MAYOR LONGOBARDI: Any other questions, sir?

12 MR. URENA: That's it.

13 MAYOR LONGOBARDI: Thank you. We appreciate you
14 coming up.

15 MS. LANZA: We have two questions.

16 MAYOR LONGOBARDI: Sure.

17 MS. LANZA: Dave Fernandez, you have another
18 question?

19 MR. FERNANDEZ: No.

20 MS. LANZA: You're good?

21 MR. FERNANDEZ: I'm good.

22 MS. LANZA: Okay. Terry Coppinger.

23 MR. COPPINGER: Terry Coppinger, 30 Primrose
24 Avenue.

25 I didn't hear the whole discussion on the hours of

1 operation. I guess my question was with respect for
2 outdoor dining, was there any plans to have, like, music or
3 speakers that would be outdoors if the restaurant is open
4 for the surrounding residents?

5 MR. WALSH: There's no outdoor music.

6 MR. GARVIN: No, the seating area on the side will
7 not have any speakers out there.

8 MR. WALSH: No music.

9 MR. GARVIN: No music.

10 MS. LANZA: Were you able to hear that?

11 MR. COPPINGER: Yes.

12 MAYOR LONGOBARDI: Thank you, Mr. Coppinger.

13 Any other questions?

14 MS. LANZA: I don't have any over here.

15 MAYOR LONGOBARDI: Any further questions?

16 MS. GATESON: Yes.

17 MAYOR LONGOBARDI: If you can, I just ask you to
18 give your name and address for the record.

19 MS. GATESON: Helen Gateson, 18 Clayton Avenue.

20 You know I'm sitting here listening and there are
21 so many promises being made, every question is being asked
22 is agreed to, whether it's the dumpster, the time, the
23 smoking, the parking, everything is being agreed to. How
24 do we know -- how will that be enforced? How will we
25 know -- how will you enforce people not smoking on Clayton

1 Avenue? How will you enforce people not parking on Clayton
2 Avenue? Those are, like, big questions that we need to
3 ask. You tell me that you are putting signs on your menus
4 and in the restaurant not to park. Well, that doesn't do
5 you any good because by the time people see those things
6 they've already parked their car and in your restaurant, so
7 that's not really a good way to do that.

8 And, you know, the deliveries, all those promises
9 that were made, how will they be enforced? And what kind
10 of recourse do we have if they are not enforced?

11 MAYOR LONGOBARDI: We will enforce all of the --
12 anything that is stipulated in the agreement the Village
13 will enforce. If for some reason the things are not being
14 adhered to, we have the option of saying, you are not in
15 business anymore. So that's -- you know, they have to
16 comply with what they agreed to.

17 MR. RYAN: The way it works, a decision will be
18 issued by this Board. That decision will contain
19 conditions outlining what they agreed to, and it will say
20 at the end of it, if these conditions are not complied with
21 they will be brought back and their special permit can be
22 revoked.

23 MS. GATESON: Will we have a copy of those
24 stipulations?

25 MR. RYAN: Sure. Certainly. Public decision.

1 MAYOR LONGOBARDI: Absolutely.

2 Sir?

3 Again, if you could please state your name --

4 MR. MIZZI: Anthony Mizzi, 30 Clayton Avenue.

5 Really just to be a part of life, I mean -- you
6 know I heard from the lawyer that this is a residential
7 street, it's not just a residential street, it's a
8 residential one-way street. Okay, if this restaurant opens
9 up there's going to be Uber drivers coming down this block,
10 they are going to be dropping people off, they are not
11 going to drop them off on Covert Avenue, they will be
12 dropping them off on Clayton Avenue. They are going to go
13 down Clayton Avenue, turn into someone's driveway and pull
14 out again.

15 This building was never a restaurant, never had a
16 kitchen. These kitchen doors are going to be wide open.
17 There's three other restaurants on Covert Avenue. When you
18 walk by them, every one of those kitchen doors are open and
19 that smell is going to go down Clayton Avenue. And it's a
20 quality -- I'm there since 1979, my whole life is going to
21 change because of this restaurant. There's nobody in this
22 place right now if they had a home right next to that would
23 want that restaurant there no matter what.

24 And this is something that's actually being
25 changed, totally being changed. You are putting a kitchen

1 in this place, you are putting a restaurant where there
2 never was a restaurant. Every one of those people bought a
3 home on that block because it is a dead-end street, it's
4 not going to be a dead-end street anymore. And then some
5 child is going to get hit when one of those Uber drivers
6 come down. And there's no other place to put it, it's a
7 bad place for a restaurant. So I don't know how somebody
8 can say that this is a perfect place for a restaurant,
9 because it's not. Nobody would live on that block.

10 And that's what I say. I am very upset about
11 this, that it even got this far. I'm sorry, but that's
12 all.

13 MAYOR LONGOBARDI: Anthony, thank you very much
14 for your comments. We appreciate it.

15 Anthony, I just want to make sure you understand
16 too, that in our zoning code the restaurants is a matter of
17 right, okay, the restaurant itself. The hearing today is
18 whether or not to allow --

19 MR. MIZZI: But it's not a quality of life.
20 That's why I voted for you. That's what you said, you said
21 you would fight for that quality of life for us.

22 MAYOR LONGOBARDI: And I fully understand. And
23 that's one of the things that we have to do and one of the
24 things that we are trying to do is listen to everybody and
25 make sure that whatever stipulations that we have to put on

1 this, if we grant it, again if we grant this variance and
2 this proposal, is to make sure that your quality of life is
3 the best we can possibly make it.

4 MR. MIZZI: None of it is though. There's nothing
5 to our advantage with this. Even to the point of you
6 turning around and saying, listen, we are going to have the
7 police come down there all the time, we have that now. I
8 mean they say that they are going to tell their patrons not
9 to come down that block. None of those stores tell their
10 patrons not to come down our block. It's not going to
11 happen here either. They are saying it to you, it's not
12 going to happen. Then the police got to come down, then we
13 wind up getting summonses, we have no place to park on
14 Clayton Avenue. Our garage is in the front of the house.
15 We don't have a place to park.

16 Thank you. Thank you.

17 MAYOR LONGOBARDI: Thank you so much.

18 MS. DOWD: Hi, my name is Carol Dowd, I live on
19 Clayton Avenue for over 45 years.

20 Its always been a bank, its been a bank when I
21 moved in with limited people, holidays and weekends,
22 limited hours, and to change that to a business that's
23 going to be open maybe six, seven days a week, longer
24 hours, crowds if you're lucky, okay, is not going to
25 improve the quality of life for any of the residents on

1 Clayton Avenue. We have little children on the block, many
2 of us have grandchildren. The beauty is that we are on a
3 dead-end street, and that will all change drastically. And
4 that's why we are not in agreement about this because the
5 quality of life will change tremendously and quickly.

6 Thank you.

7 MAYOR LONGOBARDI: Thank you, Miss Dowd.

8 MR. JAGDE: Hello, can you hear me?

9 Robert Jagde, J-A-G-D-E, 26 Clayton Avenue.

10 I have a couple of things to say.

11 I also have letters here from some elderly folks
12 on our block that can't make it tonight, they wrote
13 letters, their own letters, I can read them, I can give
14 them to you, whatever.

15 MAYOR LONGOBARDI: I would ask you to please
16 submit them into the record to the clerk.

17 MR. JAGDE: Okay, I will do that afterwards.

18 So, you know, I am not a lawyer. I did print out
19 the zoning rules right here. So I want to talk about what
20 Mr. Walsh said and I want to follow up with what you just
21 said.

22 This B-1 business district, the restricted
23 business district, there are 13 permitted uses, okay, a
24 restaurant is not one of them. So the idea that this is a
25 matter of right is not correct. If they wanted to open up

1 a barber shop there, it's a matter of right, but a
2 restaurant is one of the five permitted uses, okay.

3 And a building may be altered and used for such
4 purpose set forth in this subsection only when authorized
5 by the Board of Trustees. So it's not a matter of right,
6 it only happens when you guys authorize it. I just want
7 everyone to know that. Because I think it's weird I have a
8 lawyer and a Mayor say what doesn't match with the actual
9 zoning laws. So just to put that on the record.

10 Just in general I have factual things I will try
11 to summarize. I think there is a misconception about what
12 the actual problems are as has been stated. The folks at
13 the restaurant -- restaurant, I've been to their restaurant
14 in Middle Village, it's a great restaurant, nothing against
15 them and the plans and going through all the trouble is
16 great.

17 As my other neighbor said, the problem is quality
18 of life issue with us, and it's not during the day.
19 Alright, the bank actually were a very good fit for our
20 residents because the bank, as someone else just said, they
21 are only open during the day, they close at 4 or 5 o'clock,
22 that's, you know, the definition of bankers' hours, they
23 close down, they never open on the weekend, open half a day
24 on Saturday, they were closed on Sundays and banking
25 holidays -- no banking on holidays because the bank is

1 closed.

2 So a restaurant is literally opposite of that.
3 They are open every evening, Saturday and Sunday, and major
4 holidays, which is fine, that's how you run a restaurant,
5 you can't run a restaurant working bankers' hours, doesn't
6 work. But our problem is unique to other parts of Floral
7 Park and to their other location in Middle Village, we are
8 a dead-end street. If the restaurant is filled up on
9 Mother's Day, for instance, or some other holiday, and a
10 lot folks are parked on our street, we have company over,
11 we can't drive around the block because the drive to Orchid
12 Street or into Stewart Manor, we are looking at a three or
13 four or five block walk for our guests, they have nowhere
14 to go. Our driveways are short, most of the houses have
15 very small driveways, the garages on our houses were built
16 in 1930, Model-T fits in there, which is, like, the size of
17 a golf cart, the modern car doesn't fit in there, so we are
18 stuck in our driveways blocking the sidewalks.

19 And this is the main thing that our problem is,
20 that I come home in the evening the bank is closed, there
21 is usually a parking spot. If I come home and the bank --
22 the restaurant is open and all the parking spots are taken,
23 I don't have a place to go, I can't drive around the block.
24 Alright, so this is really -- it's just setting us up for a
25 perpetual conflict of interest between the residents and

1 the restaurant, and I don't know how we work around that
2 short of the restaurant says, there's no problem with
3 parking, there's plenty of parking on Covert Avenue. I
4 know it takes the modification to State law, but if they
5 say there is plenty of parking on Covert then make the
6 dead-end streets over there residential use only.

7 They say there's not a problem with it, it will
8 keep us happy, these are like other things they are putting
9 down to help us, but the idea that they are just going to
10 wing it and see if it works, I don't know what to do.

11 If I come home or I have company over and we got
12 nowhere to go, we have nowhere to go. I'm going to tell my
13 company park on Covert, put some money in the meter, things
14 like that.

15 So this is really an issue, you know, it's not --
16 sure there's the other issues, and I think you addressed a
17 lot of them, the smell, the noise, the outside people.
18 When we hear people, it used to be Brandy's, I don't know
19 what they call it now, they changed the name. We hear
20 people out there talking, you know, we are laying in bed,
21 we hear people out there talking, when they drink they talk
22 louder and louder and louder. So there will be more noise
23 and more traffic and people, as my other neighbor said,
24 coming down the block, making a U-turn, trying to get out
25 of there, things like that. Very hard right now to get

1 people to delivery trucks and things like that. Even when
2 there is limited parking on the street, it's hard for them
3 to make a U-turn, it's hard for the oil truck to get in the
4 house, it's hard for UPS guy. This street has every spot
5 taken, you can't do that anymore.

6 My one neighbor if someone parks close to his
7 driveway on either side and across the street, he had a
8 minivan or a van, he can't get in and out of his own
9 driveway, he's, like, trapped in his house. These are --
10 this is what it is, this is how it works.

11 I took a video, but I don't have fancy boards or
12 anything. Even now without the restaurant there were,
13 besides the metered parking, there were eight other cars on
14 the street already besides I was the only resident. So
15 there's a lot of cars in and out without the restaurant.
16 So I just -- I don't see how it's going to work.

17 So those are our concerns. That's what it is.

18 As far as someone said about traffic enforcement,
19 the parking enforcement, it's there, I will tell you that,
20 I already got a ticket. Right, I moved my car at lunch
21 time and I got another ticket at 4:50 in the afternoon
22 because I was over the four-hour parking. I mean it's,
23 like, in February I had three tickets that I got. They are
24 there giving me tickets, they are not giving the people
25 that work in that insurance place or Fox, somehow they are

1 not getting tickets, I'm getting tickets because I forget,
2 I'm on the phone, something like that. So the idea that we
3 are going to have super rigid enforcement, I don't have
4 anywhere to go with my cars. I don't know, park on my
5 lawn? What are we supposed to do?

6 So, anyway, hopefully you guys can come up with
7 something creative as part of this. It's nothing against
8 the restaurant, and everything you have done here, that's
9 all fine. It's just a practical matter we are going to
10 have to deal with. And if it's -- I made these concerns to
11 you knowing that if you do approve it we are going to be
12 looking to you for remedies, property remedies in the
13 future to deal with this.

14 This is a big long thing, I don't know if you have
15 anything to say or offer about that.

16 MAYOR LONGOBARDI: Actually, I do appreciate all
17 those things that you offered. Should this be approved we
18 will make sure everything you brought up works, we come up
19 with remedies and, again, should this be approved.

20 MR. JAGDE: So I have the two letters.

21 MS. WALSH: I will take them.

22 MR. JAGDE: You will take both of these.

23 And one of my neighbors -- again, the timing on
24 this, you know, two of my neighbors are accountants, they
25 are busy doing last minute tax returns.

1 So, Nancy Smith, 27 Clayton Avenue. Her words to
2 me, I don't have it written but, you know, under oath or
3 whatever, she said, look, I love Greek food, but I'm
4 concerned about the same quality of life issues that
5 everyone else is on the street. So put her down as having
6 significant concerns.

7 That's it. Thank you.

8 MAYOR LONGOBARDI: Thank you, Mr. Jagde.

9 Anybody else wishes to be heard?

10 MR. MIZZI: I have one more question.

11 Anthony Mizzi, 30 Clayton Avenue.

12 I understand you're saying that, whatever, if it
13 does get approved, you will do what you can, but isn't it
14 kind of late when that happens? I mean the restaurant is
15 already gonna be built, I mean it's going to be a constant
16 thing going back and forth. This is not going to be a
17 perfect restaurant, there's going to be a lot of problems
18 in this restaurant. I can't see all these questions being
19 taken care of without any restaurant closing down after
20 it's built, doesn't make any sense. There are too many
21 things going on here where this is not the ideal place to
22 have a restaurant. I just think it's that simple.

23 And there's nobody here that would live there.
24 There is nobody here on this block that will buy a house
25 with that restaurant on the corner. Looking down that

1 block and trying to find a place to park, it can't be done.
2 You know you got to give summonses out. We are getting the
3 summonses.

4 These people here that are parking there, they are
5 smart, they come in there, they move the car in two hours
6 and they move it down the block. We got to constantly do
7 that if I go out somewhere, I park my car in the front of
8 the house, I got to be back in two -- four hours? These
9 other people, they're smart, they're moving their car back
10 and forth there, we got no place to park. We can't park in
11 the driveway.

12 Cunningham is a different story, their garages are
13 in the rear. If they have a party or something they can
14 pull their cars in the driveway, we can't do that, we don't
15 have the room. And this restaurant is just going to make
16 it worse. So I don't know how that can be fixed. The
17 police can only do what they can do.

18 Thank you.

19 MAYOR LONGOBARDI: Thank you.

20 Does the Board have any comments or questions they
21 would like to ask?

22 (Whereupon, there was no response.)

23 MAYOR LONGOBARDI: Are there any other comments
24 from the applicant?

25 Mr. Walsh.

1 MR. WALSH: Thank you, Mayor; thank you, Board.
2 And thank you for hearing the application tonight.

3 We've heard from neighbors, some newer items
4 tonight, which all heartfelt, legitimate concerns, most of
5 which we heard before.

6 I do want to correct, or put in the record a
7 couple of things. We are -- I believe a restaurant is a
8 permitted use, it is a special permitted use, which means
9 you need your blessing, with your blessing; if we were in
10 Court, it would probably be more related to controlling the
11 impacts. The reason restaurants are usually special
12 permitted uses as opposed to just permitted outright is
13 because they do carry with it the need to have somebody
14 looking at how you are going to operate, which is why you
15 have looked at very precise determinations from the
16 construction through to how we are going to operate, how we
17 are going to get rid of garbage, and how we are going to
18 handle this restaurant. This is not a nightclub, it's not
19 a bar, it doesn't have a propensity to be open late because
20 we are going to restrict the hours, by it's nature it isn't
21 that way. The restaurant that they have right now doesn't
22 operate that way, it doesn't operate with huge crowds.

23 We have, I think, put on the table, and you hold
24 us to that, very precise cold storage garbage, lighting out
25 of the way, increasing the size of the wall. The rest it

1 is a little bit of a leap of faith, whenever you are going
2 to deal with businesses going into communities and
3 neighbors.

4 I hope that we've at least with this Board and the
5 Zoning Board impressed you that we heard the neighbors
6 here, and a couple have walked away saying, you know, we
7 are going to be living now with seeing how this works, but
8 we are committed to these items and we will work through
9 that.

10 A lot of it is, it seems to me, something we can't
11 control, it's a dead-end street, and that's what's created,
12 I think, some of the uniqueness for some of the residents
13 there. I just don't think from hearing all that we are
14 going to contribute to this, because we are going to be the
15 one -- we're the one business over there that's providing
16 its own parking for the most part, we're the one business
17 over there that's agreed to many, many things that will
18 hopefully mitigate against that. We will do the best we
19 can to protect the neighborhood and we will work with the
20 building inspector.

21 Something doesn't go right, my only request always
22 was, can we be called first before we go back to a Board,
23 because to the extent that we can work those things out in
24 the field, if we are approved, we would love that
25 opportunity, we think that would make for a better

1 relationship with the neighbors. Heck of a lot quicker to
2 be able get that access to it.

3 So we believe that the restaurant use is a good
4 use for the area. I don't believe we'll impact values --
5 real estate values. I am a real estate lawyer, and a well
6 run restaurant on the corner there beats many other things
7 that you can conceivably have.

8 The old bank that's only bankers' hours, they
9 don't exist anymore. It's not that the bank would be open
10 late hours, but the drive-thru will be open many hours, and
11 that's what usually is the impact associated with that.
12 And we are closing off that driveway and keeping vehicles
13 from coming down on Clayton.

14 So we're hoping you look favorably on this and
15 give us a chance. Rightly if you are going, I know your
16 counsel will write a fair but tight decision, if you grant
17 it, that we will adhere to and we hope you grant a
18 favorable decision.

19 Thank you.

20 MAYOR LONGOBARDI: Again, thank you, Mr. Walsh, we
21 very much appreciate it.

22 MR. MIZZI: In reference to the smokestacks, what
23 kind of a guarantee do we have that for seven days a week,
24 seven nights a week, we are not going to smell food with
25 those smokestacks in the back of that bank right now? That

1 kitchen is in the rear, it's on Clayton Avenue, it's on the
2 residential street, it's not on Covert Avenue. Those
3 smoke -- what guarantee do we have that seven days a week,
4 seven nights a week we are not going to smell that
5 restaurant? And that's, I think, a very big quality of
6 life.

7 MAYOR LONGOBARDI: Anthony, I will tell you, I am
8 not a engineer --

9 MR. MIZZI: There should be some kind of guarantee
10 about this. What happens afterwards?

11 MAYOR LONGOBARDI: We asked for that.

12 Do you want to respond?

13 MR. WALSH: Yeah, I wanted to remind that we
14 committed to have the smoke -- the stacks blow the other
15 direction. The restaurant itself might be in the back, but
16 they can be there.

17 And I started by committing, we can't visit our
18 impacts, odors and things in an unreasonable way on the
19 neighbors, and we stand by that.

20 MAYOR LONGOBARDI: Thank you.

21 TRUSTEE FITZGERALD: This has to be approved by
22 the building superintendent also.

23 MR. WALSH: That's correct.

24 MAYOR LONGOBARDI: With that, if there are no
25 further comments or questions, I would ask that we close

1 the public hearing and reserve decision.

2 Do we have a motion on that?

3 TRUSTEE FITZGERALD: So moved.

4 TRUSTEE POMBONYO: Second.

5 MAYOR LONGOBARDI: Any discussion?

6 (Whereupon, there was no response.)

7 MAYOR LONGOBARDI: Miss Walsh, will you please
8 call the Board.

9 MS. WALSH: Trustee Fitzgerald?

10 TRUSTEE FITZGERALD: Aye.

11 MS. WALSH: Trustee Pombonyo?

12 TRUSTEE POMBONYO: Aye.

13 MS. WALSH: Trustee Cheng?

14 TRUSTEE CHENG: Aye.

15 MS. WALSH: Trustee Chiara?

16 TRUSTEE CHIARA: Aye.

17 MS. WALSH: And, Mayor Longobardi?

18 MAYOR LONGOBARDI: Aye.

19 I want to thank you everybody for coming out
20 tonight. Thank you for all your concerns.

21 Everybody's concerns will be discussed. No
22 decision by the Board has been made yet. We will review
23 everything and go through everything and take everything
24 into consideration.

25 I want to thank everybody for communicating

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tonight. Thank you all very much.

(Whereupon, the Public Hearing was concluded and stood adjourned.)

CERTIFIED TO BE A TRUE AND ACCURATE TRANSCRIPT OF THE ORIGINAL STENOGRAPHIC MINUTES TAKEN OF THIS PROCEEDING.

Mary Kate Waldron

MARY KATE WALDRON
COURT REPORTER