

February 1, 2022

A Special Use Permit Public Hearing for property 166 - 170 Jericho Turnpike, NY 11001 was held by the Board of Trustees on February 1, 2022 at 8:10 pm.

The hearing was held by way of video/teleconference as follows:

<https://us02web.zoom.us/j/87236601032?pwd=cW1YMzhKVkI3NWZOeFlmMEZCaFFJZz09>

Meeting ID: 872 3660 1032; Passcode: 869057. Dial-in: +1 646 558 8656 US (New York);

Meeting ID: 872 3660 1032; Passcode: 869057.

Present were Mayor Kevin M. Fitzgerald, Trustees Lynn Pombonyo, Archie T. Cheng, Frank J. Chiara and Jennifer Stewart, Village Administrator Gerard M. Bambrick, Village Clerk Susan E. Walsh, Superintendent of Public Works Kevin Ginnane, Superintendent of Buildings Renee Marcus, Police Commissioner Stephen McAllister, Deputy Village Clerk Rosaleen Shea, Village Attorney John E. Ryan, Court Reporter Catherine Murphy, and on behalf of the applicant, Garry Saintus, Ariel Bernadin and Teddy McLan.

Purpose: To conduct a public hearing for the application made by Myrtelle Joseph, 362 Maryland Ave, Freeport, NY 11520 for property 166 - 170 Jericho Turnpike, Floral Park, NY 11001. The existing building is located within the B-2 Business Zoning District and pursuant to Section § 99-11 (B) (3) a special use permit requires a public hearing for a proposed change in use. The applicant proposes changing the existing use from a bank/office to a catering hall which is a Special Use as defined by Section § 99-11 (B) (3), Places of Assembly, of the Floral Park General Ordinance and may only be approved by the Board of Trustees after a public hearing.

The structure for which said Special Permit is applied is situated on the southeast corner of Jericho Turnpike and South Tyson Avenue and known as 166 - 170 Jericho Turnpike, Section 32 Block 60, Lots 263-266 on the Nassau County Land and Tax Map.

Mayor Fitzgerald opened the floor for public comment.

Trustee Pombonyo offered Resolution No. 2022-010 to reserve decision and close the public hearing.

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

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

The hearing ended at 8:46 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

Att.

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M I N U T E S
OF THE MEETING
OF THE
PUBLIC HEARING
INCORPORATED VILLAGE OF FLORAL PARK
February 1, 2022
8:00 p.m.

P R E S E N T:

- KEVIN M. FITZGERALD, MAYOR
- DR. LYNN POMBONYO, DEPUTY MAYOR/TRUSTEE
- ARCHIE T. CHENG, ESQ. TRUSTEE
- FRANK J. CHIARA, TRUSTEE
- JENNIFER STEWART, TRUSTEE

ALSO PRESENT:

- JOHN RYAN, ESQ. Village Attorney
- GERARD M. BAMBRICK, Village Administrator
- SUSAN E. WALSH, Village Clerk
- RENEE MARCUS, Superintendent of Buildings
- STEPHEN MCALLISTER, Police Commissioner
- KEVIN GINNANE, Superintendent Public Works

Catherine P. Murphy
Court Reporter

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1 MAYOR FITZGERALD: I ask the Village
2 Clerk, Miss Walsh, to read the Notice of Public
3 Hearing.

4 MS. WALSH: Thank you, Mayor Fitzgerald.
5 Notice is Hereby Given that the Board of
6 Trustees of the Incorporated Village of Floral
7 Park, New York will hold a Public Hearing at
8 Village Hall, One Floral Boulevard, Floral Par,
9 New York on Tuesday, February 1, 2022 at 8:00
10 p.m. in relation to the following application:

11 The application made by Myrtelle Joseph,
12 362 Maryland Avenue, Freeport, New York 11520
13 is made pursuant to Section 99-11(B (3) for a
14 special use permit for a proposed change in use
15 for property 166-170 Jericho Turnpike, Floral
16 Park, New York. The existing building is
17 located within the B-2 Business Zoning
18 District. The applicant proposes changing the
19 existing use from bank/office to a catering
20 hall which is a Special Use as defined by
21 Section 99-11(B (3), places of Assembly of the
22 Floral Park General Ordinance and may only be
23 approved by the Board of Trustees after a
24 public hearing.

25 The structure for which said Special

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1 Permit is applied is situated on the southeast
2 corner of Jericho Turnpike and South Tyson
3 Avenue and known as 166-170 Jericho Turnpike,
4 Section 32, Block 60, Lots 263-266 on the
5 Nassau County Land and Tax Map.

6 A copy of the application is on file in
7 the Office of the Village Clerk, One Floral
8 Boulevard, Floral Park, New York 11001 and may
9 be examined by any persons interested therein
10 during business hours Monday through Friday
11 inclusive, except legal holidays from 8:30 a.m.
12 to 4:30 p.m.

13 Now Take Notice that all parties in
14 interest and citizens will be given the
15 opportunity to be heard at the aforesaid time
16 and place.

17 By Order of The Board of Trustees
18 Incorporated Village of Floral Park, New York,
19 Susan E. Walsh, Village Clerk, dated January
20 14, 2022.

21 And this Legal Notice has been published
22 in the official paper of the Incorporated
23 Village of Floral Park, New York and posted
24 according to law and was sent to the Nassau
25 County Planning Commission and pursuant to

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1 Section 239-L&M of the General Municipal Law
2 determined to defer to the Village to take
3 action as deemed appropriate.

4 MAYOR FITZGERALD: Thank you, Miss Walsh.

5 I would like to place on the record that the
6 applicant previously filed an affidavit of
7 service indicating all neighbors within a
8 200-foot radius of the dwelling have been
9 served with such notice.

10 I would also like to announce the Board
11 previously adopted a resolution determining
12 that the application does not have a
13 significant impact on the environment as
14 defined by SEQRA.

15 Is Mr. Joseph here or a representative?

16 You can come up and describe what you're
17 looking to do with the building and the
18 facility. State your name and relationship to
19 the applicant and be sworn in by the
20 Stenographer.

21 (Whereupon, Garry Saintus and James
22 Jean-Phepe were sworn in.)

23 GARRY SAINTUS: My name is Garry Saintus,
24 S-A-I-N-T-U-S. I'm Miss Joseph's husband.
25 First name, G-A-R-R-Y, 362 Maryland Avenue,

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1 Freeport, New York 11520.

2 JAMES JEAN-PHEPE: My name is James
3 Jean-Phepe, J-E-A-N-P-H-E-P-E, 2204 Baylis
4 Avenue, Elmont, New York 11003.

5 MAYOR FITZGERALD: So Mr. Saintus, good
6 evening and welcome to Floral Park. Can you
7 describe what you're looking to do with the
8 building? You said your relationship to the
9 applicant is her husband?

10 GARRY SAINTUS: Yes. Good evening
11 everybody. What we are looking to do is, we're
12 going to have, on the weekends, we're going to
13 have parties like for weddings, christenings
14 baptisms. We are going to be Friday, Saturday
15 and Sunday and the time will be between 8:00
16 a.m. to 11:00 p.m. 11:00 p.m. will the last,
17 the latest time.

18 MAYOR FITZGERALD: 8:00 a.m. to 11:00
19 p.m.?

20 GARRY SAINTUS: 8:00 a.m. to 11:00 p.m.
21 So, it is like what we have on schedule during
22 the week, we're not going to bring anything
23 other than like if somebody wants to look at
24 the place to do for a booking, for reservation
25 that will come to us and show them the place.

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1 But our plan is going to be on Friday, Saturday
2 and Sunday. It is just for, we're going to do
3 like wedding and christening, baptism, bridal
4 shower, things like that.

5 MAYOR FITZGERALD: Okay. Is there
6 anything else you would like to describe to us,
7 the Board, and I think anything else you want
8 to describe to us about the proposed facility
9 before we ask you some questions?

10 GARRY SAINTUS: This is more like what we
11 are planning to do. We don't intend to do
12 anything more than like those parties.

13 MAYOR FITZGERALD: I have some questions
14 and I know the Board has some questions. I
15 think I read somewhere that there's no kitchen
16 correct?

17 GARRY SAINTUS: No, there's no kitchen.
18 We're not going to cook, nothing like that.

19 MAYOR FITZGERALD: So how would, if you
20 have an event, people will cater it there?

21 GARRY SAINTUS: They will come with the
22 food but no kitchen at all.

23 MAYOR FITZGERALD: So what is the warming
24 kitchen for?

25 GARRY SAINTUS: We're going to have like

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1 oven and we look at it already. When they come
2 with the food, they're going to come with like
3 in a plate that will put it inside, that will
4 warm the food, could keep the food warm. But
5 there's not going to be allowed to cook or
6 do -- we're not going to have a kitchen for
7 them, but will give them the possibility to
8 warm up the food until it's ready to be served.

9 MAYOR FITZGERALD: Okay. I see the
10 basement is, you currently have it just as open
11 storage. Would the basement be used for
12 anything?

13 GARRY SAINTUS: The basement is not ours.
14 We're not using the basement. It is not ours.

15 MAYOR FITZGERALD: Do you have access to
16 the basement as the renter, I assume?

17 GARRY SAINTUS: We have access to the
18 basement, a room of the basement.

19 MAYOR FITZGERALD: The basement is for
20 your use?

21 GARRY SAINTUS: No, not right now, but we
22 can use it, but it is not, you know, because we
23 don't need the basement.

24 MAYOR FITZGERALD: What do you plan on
25 doing with garbage after an event?

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1 GARRY SAINTUS: Taken away right away.

2 MAYOR FITZGERALD: By whom?

3 GARRY SAINTUS: By us.

4 MAYOR FITZGERALD: So after an event, you
5 will clean it up?

6 GARRY SAINTUS: Clean it up. What we
7 actually want is we're going to be there. Each
8 evening we will be there. We have to be there,
9 close and clean and take the garbage away.

10 MAYOR FITZGERALD: So, you will not be
11 using Floral Park Sanitation for the garbage?
12 You will take it away yourself?

13 GARRY SAINTUS: I don't think we will have
14 a lot of garbage. But yes, that might be
15 possible.

16 MAYOR FITZGERALD: So Superintendent
17 Ginnane, the garbage pick up is on Monday
18 morning?

19 MR. GINNANE: Tuesdays and Fridays.

20 MAYOR FITZGERALD: So, garbage pickup
21 there is Tuesday and Friday. If you're going
22 to use Floral Park Sanitation, where would you
23 store your garbage from let's say Friday night
24 to Tuesday morning?

25 GARRY SAINTUS: We are going to put it on

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1 the sidewalk as --

2 MAYOR FITZGERALD: You can't leave it on
3 the sidewalk. The garbage cannot go out until
4 sundown the night before pickup. Earliest you
5 can put it out on the sidewalk will be Monday
6 evening.

7 GARRY SAINTUS: Monday evening?

8 MAYOR FITZGERALD: That's the earliest.

9 GARRY SAINTUS: To pick up on Tuesday?

10 MAYOR FITZGERALD: Right. So, if you have
11 an event Friday night, where will you store the
12 garbage?

13 GARRY SAINTUS: We'll take it with us.

14 MAYOR FITZGERALD: Okay. I will ask some
15 of my Board Members if they have any questions.
16 I'll start with Deputy Mayor Pombonyo.

17 TRUSTEE POMBONYO: Thank you and welcome.

18 GARRY SAINTUS: Thank you.

19 TRUSTEE POMBONYO: We appreciate hearing
20 about your plans tonight. You talked about
21 having events there that are, I guess, parties
22 or occasions where everyone comes by invitation
23 and knows each other or may or may not know
24 each other there for celebrations or something.
25 Do you expect on any occasion you might be open

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1 to have music and something like live music and
2 invite the public in?

3 GARRY SAINTUS: No.

4 TRUSTEE POMBONYO: Where people are coming
5 off the street?

6 GARRY SAINTUS: No.

7 TRUSTEE POMBONYO: You don't see it happen
8 at all?

9 GARRY SAINTUS: It is private parties.

10 MAYOR FITZGERALD: Always private parties?

11 GARRY SAINTUS: Yes.

12 TRUSTEE POMBONYO: Thank you. You mention
13 bringing in food from a caterer. At any time,
14 would you have your guests bring in their own
15 food?

16 GARRY SAINTUS: Yes, they are going to
17 bring their own food. If we have to cater, we
18 do it. We're not going to do it in the place.
19 They can bring their own food if they want to,
20 but we're going to make everything available to
21 them to warm up the food and keep it warm and
22 ice, all this thing. We will have everything
23 ready for them.

24 TRUSTEE POMBONYO: But they can come with
25 their bags and packages?

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1 GARRY SAINTUS: Yes.

2 TRUSTEE POMBONYO: Do you intend to serve
3 any liquor at all?

4 GARRY SAINTUS: Yes because if you are
5 doing a wedding, there's no way that they're
6 going to do wedding without serving alcohol.
7 So we're planning to get license to have until
8 we have license, yes, but we're not going to do
9 it if we don't have a license.

10 TRUSTEE POMBONYO: Also, the events live
11 instrument then, would your events have music,
12 live instrument, disc jockeys?

13 GARRY SAINTUS: Yes, we will have music.

14 TRUSTEE POMBONYO: Thank you.

15 MAYOR FITZGERALD: Thank you. Trustee
16 Cheng?

17 TRUSTEE CHENG: Briefly. If you don't
18 plan to have like concert type party, what is
19 the stage for?

20 GARRY SAINTUS: The stage, let's say that
21 we have a wedding and then we're going to have
22 like a small band playing or a D.J, we want to
23 do it like a small scale, but look beautiful
24 like when people come they wow, it is a nice
25 place. I want to be there. D.J. or band or

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1 anybody, when they come see, it is -- wants to
2 book for the parties. So it is not like for
3 we're going to have a live band playing. It is
4 just for private parties, D.J. or you have a
5 small band there.

6 TRUSTEE CHENG: It seems to be a rather
7 substantial stage. You can put more tables in
8 there if you have a small band. It is a place
9 that takes two or three tables. It will be
10 elevated, the stage?

11 GARRY SAINTUS: Yes.

12 TRUSTEE CHENG: Do you have any idea how
13 big the stage is going to be?

14 TRUSTEE STEWART: 20 by 10 it says.

15 TRUSTEE CHENG: Now I see it. 20 feet by
16 10 feet on a width of -- it is a substantial
17 stage it appears to be. I'm trying to figure
18 out the reason for the extent of that stage.

19 ARIELE BERNARDIN: Ariele Bernardin,
20 B-E-R-N-A-R-D-I-N, 362 Maryland Avenue,
21 Freeport New York.

22 TRUSTEE CHENG: Relationship?

23 ARIELE BERNARDIN: To the applicant, I'm
24 her daughter.

25 TRUSTEE CHENG: Thank you.

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1 MAYOR FITZGERALD: Welcome.

2 TRUSTEE CHENG: Welcome here.

3 ARIELE BERNARDIN: Thank you. Thank you.

4 So, the stage for example, the wedding party,
5 we wanted to have a wow factor. We felt that
6 if someone had a wedding and wedding party will
7 be nicer to have them on the elevated stage or
8 if they had a band that wanted to play at such
9 an event will be able to have elevated stage as
10 well. It will be very different from any other
11 catering hall in the area. We wanted to have
12 something that stands out in comparison to
13 other places. But nothing of any sort of other
14 people walking in or anything like that will be
15 going on.

16 TRUSTEE CHENG: Again, I appreciate that.
17 I don't see, you have this nice stage with a
18 band. I don't see any room for dancing.

19 ARIELE BERNARDIN: So, the main floor will
20 be the area for dancing. I don't know if the
21 architect wants to speak about the room for
22 dancing.

23 TRUSTEE CHENG: I don't see it. Maybe
24 explain where it is.

25 (Whereupon, Teddy Mclean was sworn in.)

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1 TEDDY MCLEAN: Teddy Mclean, M-C-L-E-A-N,
2 250 Fulton Avenue, Hempstead, New York 11550.
3 The dance floor, we didn't particularly address
4 the area for the dance floor because the stage
5 most likely will be a modular stage and they
6 can stage the dais for the wedding party or
7 whatever, different motif they have going on
8 for a party and then they will create an area
9 as required for dancing sometimes in the, most
10 times, in the middle of the venue. Because you
11 don't know what the person who is having the
12 event is going to use it for, so you don't
13 designate that area untouched for the dance
14 floor.

15 To retract regarding the lower level, the
16 basement, the bathroom, because it's used for
17 entire building. If you need it, we use it for
18 the occupants load, to address some of the
19 bathroom uses, but the rest of the space is not
20 supposed to be for this in particular.

21 TRUSTEE CHENG: My final question will be
22 then, I understand that you can use a stage,
23 reconfigure the tables. Would that not change
24 the maximum occupancy? How can you fit the
25 maximum occupancy and tables if you use the

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1 dance floor?

2 TEDDY MCLEAN: We can redesign it.

3 TRUSTEE CHENG: We're just talking. This
4 is a conversation. As configured, you have
5 enough chairs for the number of occupants that
6 you were planning on? You have enough parking.
7 We get that. Now, to change things around, I
8 don't know if you, they have to be aware, maybe
9 their occupancy is limited if they opt for
10 dancing or space like that.

11 TEDDY MCLEAN: Because it is not standing
12 room only. It is most particularly a seated
13 event, the stage is modular. So, when you
14 don't need the stage, you can stack it and
15 bring it to the storage area.

16 TRUSTEE CHENG: Yes, you can slide it
17 under.

18 TEDDY MCLEAN: Yes, you can design where
19 you want it. It will be tile floor. Instead
20 say you have a seminar, no dance floor needed.
21 If you have a dance floor area designated, it
22 might be different. You can set it up.

23 TRUSTEE CHENG: That's all I have.

24 MAYOR FITZGERALD: Trustee Chiara?

25 TRUSTEE CHIARA: Yes. So, I know Trustee

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1 Cheng mentioned about the occupancy. Who will
2 be at the events? How many workers at the
3 event to monitor the amount of people coming
4 into your establishment?

5 TEDDY MCLEAN: Most likely they have an
6 event, I'm assuming most likely will have
7 manager and security personnel to make sure
8 that it is not overload because if you have an
9 event and the folks you are bringing in, you
10 don't want to bombard them. You have to double
11 check the maximum count so you don't exceed it.

12 TRUSTEE CHIARA: So what you said, you
13 will have some sort of security on the
14 premises?

15 TEDDY MCLEAN: Manager and security
16 personnel.

17 TRUSTEE CHIARA: When you have a contract
18 with the individual, will that be in the
19 contract the amount of people they can bring to
20 these events, maximum?

21 TEDDY MCLEAN: Yes.

22 GARRY SAINTUS: Yes.

23 TEDDY MCLEAN: If you overload, you have
24 fire concerns. So amount matters. As a
25 result, you always have to have your mind that

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1 one of the first things you have to figure out
2 when you lease the space for the event is
3 booking, is that the amount of people that are
4 there, person who is looking to book your space
5 needs and so we can't accommodate because we
6 only allow this much.

7 TRUSTEE CHIARA: When you get your liquor
8 license, you will be serving the alcohol to the
9 patrons?

10 GARRY SAINTUS: That will be, yeah, this
11 is like more likely if we have a party in say a
12 wedding, they want us to use alcohol. We
13 cannot do it if we don't have a license but it
14 is not like we will serve it to everybody like
15 you have private parties. We want to serve
16 alcohol. We have provide with the license.

17 TRUSTEE CHIARA: If you do not apply for
18 the alcohol license, would you allow them to
19 bring alcohol into the parties?

20 GARRY SAINTUS: No.

21 TEDDY MCLEAN: No.

22 TRUSTEE CHIARA: So, it will be alcohol
23 free?

24 GARRY SAINTUS: Yes.

25 TRUSTEE CHIARA: So, you will provide the

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1 alcohol or it will be alcohol free?

2 GARRY SAINTUS: Alcohol free, yes.

3 MAYOR FITZGERALD: Trustee Stewart, if you
4 can talk into the microphone. We have it on
5 zoom and people on zoom are saying that it is
6 hard to hear them.

7 TRUSTEE STEWART: Hi. Welcome. In the
8 drawings that disappeared off my computer,
9 there's a lounge in the middle. Can you
10 explain to me that a little bit? There's a
11 lounge in the middle of the round tables.

12 TEDDY MCLEAN: Yes.

13 MAYOR FITZGERALD: In the drawings,
14 there's tables in the middle that say lounge.

15 TEDDY MCLEAN: Yes. It is an area that is
16 more, for example, you have a wedding. For
17 example, you have a wedding. That could be the
18 holding area for the special guests from the
19 bride.

20 TRUSTEE STEWART: Are you speaking to the
21 VIP area that is along the side? That's not
22 what I am asking about. I was asking about the
23 lounge in the middle or is that the label for
24 the whole floor?

25 TEDDY MCLEAN: Yes because --

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1 TRUSTEE STEWART: I got it.

2 TEDDY MCLEAN: Say you have a wedding for
3 example, you don't have multiple places to have
4 staged area to be, curtain to come out.

5 TRUSTEE STEWART: That's the VIP area.

6 TRUSTEE CHENG: It was just the question
7 on the label.

8 TEDDY MCLEAN: Sorry.

9 TRUSTEE CHENG: That's okay.

10 TRUSTEE STEWART: I'm imagining there's a
11 fee scale difference between Friday night and
12 Sunday morning. To Trustee Chiara's point
13 about the alcohol, that will be part of the fee
14 scale once the liquor license is obtained? A
15 has alcohol and package B does not?

16 GARRY SAINTUS: Yes, but we don't have
17 that yet until we have filed in.

18 TRUSTEE STEWART: What type of deliveries
19 might you be expecting?

20 GARRY SAINTUS: That will be food. If we
21 have party, people bringing food.

22 JAMES JEAN-PHEPE: And flowers, stuff like
23 that.

24 TEDDY MCLEAN: If people need to decorate
25 the place for the wedding.

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1 TRUSTEE STEWART: Do you have any plans to
2 hold the event outdoors?

3 GARRY SAINTUS: No.

4 TRUSTEE STEWART: Your employees, where
5 would you expect them to park?

6 GARRY SAINTUS: They can park in the
7 parking lot or they will be on the street.

8 TRUSTEE STEWART: In your lease agreement
9 with the owner, do you have parking spots
10 assigned to your company?

11 GARRY SAINTUS: Yes.

12 TRUSTEE STEWART: How many spots in that
13 lot are assigned to you?

14 TEDDY MCLEAN: About 18.

15 GARRY SAINTUS: About 18.

16 TRUSTEE STEWART: How many of them do you
17 expect to be used by employees?

18 GARRY SAINTUS: Maybe three, three or four
19 maybe.

20 TRUSTEE STEWART: I still have some
21 concerns. I'm not really sure I want to
22 revisit the garbage issues. Do you own a
23 vehicle or would you purchase a vehicle where
24 you can transport the garbage on Friday night?
25 You say you'll take the garbage with you.

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1 GARRY SAINTUS: Yes, we have a truck.

2 TRUSTEE STEWART: Take garbage Friday
3 night and take it again Saturday so it doesn't
4 pileup from Friday to Tuesday morning?

5 GARRY SAINTUS: Yes, definitely.

6 TEDDY MCLEAN: If I may?

7 MAYOR FITZGERALD: Sure.

8 TEDDY MCLEAN: The possibility lends
9 itself if they have a particular spot, they can
10 have a dumpster that the Village picks up or
11 carting company. I don't know, those tiny
12 ones. I don't know if the Village allows it or
13 they can have a holding refrigerator in the
14 storage area that holds it to the day of the
15 garbage pickup and they have a person put it
16 out.

17 TRUSTEE STEWART: Those are all certainly
18 possibilities. If you have a holding facility,
19 refrigerator holding facility, someone has to
20 come and put it out which is Tuesday morning.

21 TEDDY MCLEAN: Right for that particular
22 day when their garbage pickup. Yes, in the
23 summer months.

24 TRUSTEE STEWART: That will be a big
25 concern for the other business owners as well

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1 as the residents.

2 TEDDY MCLEAN: Right.

3 TRUSTEE STEWART: I hate that garbage is
4 always in my question, but it does. I'm
5 curious. Is this a new business venture for
6 you and your family or are you established in
7 the catering industry?

8 GARRY SAINTUS: We've been doing it for a
9 while. We've been doing it for ten years.
10 What happened is our customers usually we have
11 to fight to find a place for them because we
12 host the party but have to look for places and
13 it's very difficult to find, so we say we know
14 the business already. We have to -- we were
15 looking for space for this and find the
16 beautiful space. We say we are going to use it
17 for our customers.

18 TRUSTEE STEWART: Your background is in
19 event planning?

20 GARRY SAINTUS: Yes.

21 TRUSTEE STEWART: Thank you.

22 MAYOR FITZGERALD: So, when I first saw
23 the design, the first thought that came to me
24 is it was going to be a night club. With all
25 the questions, can you go on the record and

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1 tell us this will not be a nightclub? Can you
2 say it for the record?

3 GARRY SAINTUS: It is not going to be a
4 nightclub.

5 TEDDY MCLEAN: It is not going to be a
6 nightclub.

7 ARIELE BERNARDIN: It is not going to be a
8 nightclub.

9 MAYOR FITZGERALD: This is our Village
10 Attorney.

11 MR. RYAN: You have a lease for this
12 property?

13 GARRY SAINTUS: Yes, we have a signed
14 lease.

15 MR. RYAN: I ask that you produce a copy
16 of that to the building department.

17 GARRY SAINTUS: Yes, sure.

18 MR. RYAN: Thank you.

19 MAYOR FITZGERALD: Does anyone have
20 questions?

21 TRUSTEE POMBONYO: Just a couple more
22 questions. As the food comes into the
23 establishment for an event and you might have
24 quite a few people, are you going to have
25 waiter staff and staff there that brings the

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1 food to the table? How does this operate?

2 GARRY SAINTUS: They're going to have
3 their staff like, let's say we can put
4 microwave or like three or four from our
5 experience, usually they will bring. If we are
6 doing the catering, they will bring their staff
7 and about five or six of them just to serve the
8 food and make sure drinks or whatever for, you
9 know, based on the issue like, you know, how
10 many people you have, the issue like make it
11 like one to eight or one to ten.

12 TRUSTEE POMBONYO: So the caterer that
13 does the food then will also provide the
14 service for the event?

15 GARRY SAINTUS: Yes, if they ask for it.
16 For each when the customer comes, we give them
17 a rate based on what they want. Some of them,
18 they want everything. Some of them, they want
19 certain things like they don't want you to
20 serve the food, they just want the place, but
21 still we all going to be there so that we can
22 do.

23 TERRY MCLEAN: So, I wanted to say we're
24 more than happy to offer that service to them
25 for a fee, but more than likely they will

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1 probably have the person catering will add that
2 as a service for them to serve the food or if
3 they want to lower the fee on their end will
4 let the caterers know it. They will have
5 someone to serve the food with gloves and stuff
6 in place.

7 I know earlier you were talking about the
8 food also. Just to mention, most likely it
9 will be certified food caterer for the most
10 part.

11 TRUSTEE POMBONYO: And when you do get
12 your liquor license, you say the same thing,
13 caterers and bartenders who serve the alcohol?

14 GARRY SAINTUS: Tell me for alcohol, we
15 don't want to -- that our people will take care
16 of that. We will not allow someone from
17 outside or you have a party, we have to provide
18 that.

19 TRUSTEE POMBONYO: So, your staff will do
20 that then?

21 GARRY SAINTUS: Yes.

22 TRUSTEE POMBONYO: Thank you.

23 TRUSTEE STEWART: I want to clarify
24 because the maximum occupancy was 137 and
25 you're showing seats for 99 guests. So was

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1 that your hard number, the 99?

2 TEDDY MCLEAN: Yes. But what happened is
3 the square footage dictates your total occupant
4 load. So if you can't have seats everywhere
5 because you have to have emergency egress
6 aisle. But if your square footage is over your
7 allotted seats, that takes precedence over the
8 seats. So your end load is that so you can
9 actually have more people then seated because
10 the square footage allows for it along with the
11 egress.

12 TRUSTEE STEWART: 99 people and at events
13 is not a hard number?

14 TEDDY MCLEAN: No, but you can't pass the
15 maximum. That's the space.

16 TRUSTEE STEWART: 137 is your hard number
17 minus a manager and security guard?

18 TEDDY MCLEAN: Right, if you pass that.

19 TRUSTEE STEWART: So you are, would be
20 considering renting the room to 135 guests?

21 TEDDY MCLEAN: Maximum because that's --

22 TRUSTEE STEWART: It is cutting it a
23 little close.

24 TEDDY MCLEAN: Well, the thing is once you
25 meet the building department requirements for a

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1 unit to escape in case of a fire, that's what
2 dictates our emergency, any emergency you have
3 to get out. So, that's what dictates it
4 because you can't just arbitrarily put what you
5 want. So, there's New York State Code and
6 Fire, International Fire Code and that's the
7 fire code that dictates that.

8 TRUSTEE STEWART: What my question really
9 is, what would you tell a bride at her wedding,
10 the maximum number?

11 TEDDY MCLEAN: Right now, the building
12 can't hold more than the 137. So, wait staff,
13 possibly it would be like 110 something like
14 that because based on the size of the building
15 because then you have caterer people, the
16 workers clean up, security, band possibly. So
17 you bring it back according to what that person
18 said they are looking for for the evening. It
19 is a tight process to monitor but you have to
20 do it.

21 TRUSTEE STEWART: Thank you.

22 MAYOR FITZGERALD: Village Administrator
23 Bambrick has something to ask.

24 MR. BAMBRICK: Good evening. You mention
25 the anticipated hours of operation are 8:00

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1 a.m. to 11:00 p.m. and you intend to apply for
2 a liquor license. We have asked other
3 applicants, different businesses, to have the
4 hours of operations incorporated into the
5 liquor license because you can't actually serve
6 liquor past the hours of operation. Will you
7 stipulate to that?

8 JAMES JEAN-PHEPE: I'm pretty sure. Yes.

9 TEDDY MCLEAN: Yes.

10 MAYOR FITZGERALD: Any other questions by
11 the Board? If I can ask if you can take a seat
12 for a few moments and ask the public if they
13 have comments or questions. Before I invite
14 anyone in the public to ask questions, address
15 it to the Board. I will write the question
16 down and take all the questions. At the end, I
17 will ask the applicant to come up and respond
18 to the questions.

19 Is there anyone here in the Village Hall
20 that would like to comment on this application?
21 Sure. If you can be sworn in by the
22 Stenographer.

23 (Whereupon, Charles Celano was sworn in.)

24 CHARLES CELANO: Charles Celano,
25 C-E-L-A-N-O, 2 Spooner Street, Floral Park,

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1 a/k/a 17 South Tyson Avenue. It is two
2 properties there.

3 MAYOR FITZGERALD: Good evening.

4 CHARLES CELANO: How are you? I oppose to
5 the catering hall opening up due to the fact
6 that number one, I came from my property here
7 prior to here. The parking lot right now is
8 full. The building is closed but people are
9 using that parking lot in that area for the
10 restaurants in the general area and people that
11 live on Spooner Street and really they never
12 get worried for parking in there. Where are
13 those cars going to go when they open up a
14 catering hall? They will be there if they had
15 a place to go.

16 MAYOR FITZGERALD: I'll ask the applicant.
17 That's up to the individual person where they
18 need to park their car. If they're parking in
19 that lot now, they're not supposed to be there.

20 CHARLES CELANO: They're not bothered but
21 they are in the lot. It is there for -- the
22 property has been in my families name since
23 1939. I have a third generation living in the
24 house now. That property is always been used
25 by the general area of the people that live on

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1 Spooner in the two houses that are across the
2 street from me. I'm directly across the street
3 from the parking lot on the corner of Tyson and
4 Spooner. So I will be looking at this property
5 I guess for the rest of my life.

6 To make a long story short, the amount of
7 eateries in the area of 500 feet, there has to
8 be 10 restaurants. A lot of those restaurants
9 don't float to the street. They park over
10 there. Knights of Columbus, they park there.
11 Trinity's floats over. They park there.
12 Nobody bothers them. The question is, where
13 are they going to go?

14 MAYOR FITZGERALD: The property parking is
15 attached to the property and the property owner
16 can use the parking as they see fit.

17 CHARLES CELANO: My driveway, we can put
18 four cars. We only have two. So you know, I'm
19 not giving up my property for the carts there.
20 We don't need it, but the people around,
21 there's a lot of two family homes and three
22 family homes there. Those people park there.
23 There's no parking on the facility therein.
24 Does it become their problem? Yes and no. But
25 they park there. Nobody bothers them. They're

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1 going to float over to someplace. They're not
2 going to give up the parking and that parking
3 lot is 40 cars. It's full right now as we
4 speak because of Knights of Columbus is having
5 something going on and the streets are full so
6 they go to the parking lot. Everybody knows
7 this. I don't have a reason and you have a lot
8 of people that float out of the bars in the
9 area. They end up sitting on the stoop and
10 drinking and leaving beer cans and bottles and
11 glasses.

12 MAYOR FITZGERALD: That's a totally
13 different issue. Call the police if that's
14 occurring.

15 CHARLES CELANO: We got more to worry then
16 that in life, trust me. Other than that, I'm
17 opposed to it.

18 MAYOR FITZGERALD: Thank you.

19 CHARLES CELANO: You're welcome.

20 MAYOR FITZGERALD: Anyone else in Village
21 Hall that wants to comment on this?

22 STEVE TOMINEY: Steve Tominey, 186 Mayfair
23 Avenue. Mr. Mayor, thank you for everything
24 thing you do, everything with the residents.
25 As one just said, the parking is outrageous.

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1 Between The Harrison, Nights of Columbus, John
2 Lewis Childs, JJs Dance Studio, you have a bad
3 afternoon and you're in gridlock over there.
4 After taking over Trinity's and what not,
5 having another catering hall down the street
6 some days is just epic with traffic and people
7 are double parked and people park in front of
8 other people's cars scrambling around looking
9 for parking.

10 If they're allowing 110 people into said
11 occupancy and now there's 110 people showing up
12 with 110 cars. What are we going to do? Not
13 against them, not against anything. I'm a
14 small business owner. Let's go and do this.
15 At the same time, we need the spur and options.
16 What are they going to do, valet? What are
17 people going to do? That's what it comes down
18 to. That's all I have to say.

19 MAYOR FITZGERALD: There are more options.
20 There's a parking lot across the street. The
21 spur is an option.

22 STEVE TOMINEY: Correct, but Buttercooky,
23 bistro, Crabtrees, Floral Terrace, Trinity,
24 Stellas and The Harrison. It goes on and on
25 and on, which is great. Everyone is doing

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1 well. What are we going to do with the cars,
2 the people and coming and going and now with
3 the Islanders going to game night? It can just
4 be boom, wow, we're in trouble, for everyone,
5 the cops, everyone. That's it. Thank you.

6 MAYOR FITZGERALD: Thank you. Anyone else
7 in Village Hall who would like to comment on
8 this? Seeing none, anyone on Zoom that would
9 like to comment? If so, Darlene, tell them to
10 raise their hands and open up the mike. Seeing
11 none, the applicant can come back up. Any
12 final comments from the Board? Any questions
13 from the Board? I guess if you would like to
14 give some closing comments before we close the
15 hearing.

16 ARIELE BERNARDIN: So, I just wanted to
17 say, we apologize for what they have been
18 experiencing. It is a parking lot for the
19 place that we are renting. So, at the end of
20 the day, the use would be first to us. I'm
21 assuming so. I just wanted to clarify that.
22 So everyone else parking in that spot are not
23 supposed to be parking there.

24 Aside from that, I thank you all for being
25 here today and giving us the opportunity to

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1 speak and enable us to enter this business
2 venture on this new avenue. Thank you very
3 much. I appreciate it.

4 GARRY SAINTUS: So, I want to add, when it
5 comes to parking, we're going to have valet
6 parking. I thought about it. The off street
7 parking, we are going to have valet parking
8 help with the parking issue.

9 MAYOR FITZGERALD: Okay. Any other
10 questions from the Board? We will get the
11 transcript from the hearing and think about
12 what the right decision is here. We'll be back
13 to you.

14 So, if I can ask for a motion to close
15 this part of the public hearing and reserve
16 decision.

17 TRUSTEE POMBONYO: So moved.

18 TRUSTEE CHENG: Second.

19 GARRY SAINTUS: Thank you.

20 MR. RYAN: Just want to clarify that the
21 record is open insofar as producing a copy of
22 your lease.

23 GARRY SAINTUS: Yes.

24 MR. RYAN: Thank you.

25 MAYOR FITZGERALD: Thank you, Mr. Ryan.

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1 Miss Walsh, can you poll the Board.

2 MS. WALSH: Trustee Pombonyo?

3 TRUSTEE POMBONYO: Aye.

4 MS. WALSH: Trustee Cheng?

5 TRUSTEE CHENG: Aye.

6 MS. WALSH: Trustee Chiara?

7 TRUSTEE CHIARA: Aye.

8 MS. WALSH: Trustee Stewart?

9 TRUSTEE STEWART: Aye.

10 MS. WALSH: Mayor Fitzgerald?

11 MAYOR FITZGERALD: Aye. Thank you for
12 coming in.

13

14

15

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

16

17

CATHERINE P. MURPHY
Court Reporter

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