

Inc. Village of Floral Park  
 AP Check Run 3/11/2022

CHECK ID	PAY TYPE	PAID TO THE ORDER OF/DESC	CHECK AMOUNT
1	C	CSEA EMPLOYEE BENEFITS	10,701.37
1	C	DEPARTMENT OF AGRICULTURE & MARKETS	2.00
1	W	TRUST & AGENCY FUND INC. VILLAGE OF FLORAL PK	443,452.86
1	C	L.I. VILLAGE CLERKS &	70.00
1	W	SIGNAL SYSTEMS,INC-TIME CLOCKS USA	430.05
1	W	LIBRARY FUND, INC. VILLAGE OF FLORAL PK	50,000.00
1	W	JP MORGAN CHASE BANK	69,265.64
1	C	AACS CORP.	3,604.49
1	C	ACCURATE FIRE EQUIPMENT CORP.	284.00
1	C	ADVANCE AUTO PARTS	901.52
1	C	AIRWELD INC.	625.00
1	C	ALL ISLAND POWER WASH CO.	434.00
1	C	ALLIANCE WELDING &	2,275.00
1	C	AN EXCELSIOR ELEVATOR	537.19
1	C	ANTHEM SPORTS	712.73
1	C	ATLANTIC A PROGRAM OF DE LAGE LANDEN FINANCIAL SERVICES	1,634.89
1	C	BARNWELL HOUSE OF TIRES	1,303.64
1	C	BLANK SLATE MEDIA LLC	463.86
1	C	BMB CONSULTING LLC	750.00
1	C	BOWEN AUTO ELECTRIC, INC.	159.99
1	C	BRAKE SERVICE GROUP	3,073.79
1	C	CABLEVISION LIGHTPATH LLC	1,959.80
1	C	CAPPY'S PAINT & WALLPAPER	194.09
1	C	CARR, KEVIN & ATHENA	89.50
1	C	COGAN MD, FREDRIC	2,767.50
1	C	CON-KEL LANDSCAPING	7,200.00
1	C	CONWAY, KEITH	400.00
1	C	CSP CONSULTING, INC.	6,100.00
1	C	CUSTOM CLAY & SOIL CO.	1,765.41
1	C	DARLENE LANZA	89.94
1	C	DOM'S LAWN MAKER, INC.	15,520.00
1	C	DRILL TEAM CAPTIANS' ASSOCIATION	15.00
1	C	DRUM INDUSTRIAL SALES CORP	524.22
1	C	E & K PRINTING	1,230.00
1	C	E-Z PASS	150.00
1	C	EBERT FENCE & RAILING LLC	700.00
1	C	FLEETPRIDE	291.06
1	C	FLORAL PARK HVAC CORP.	843.48
1	C	FUNDAMENTAL BUSINESS SERVICE, INC.	3,403.70
1	C	G. E. PICKERING, INC.	2,212.80
1	C	GALLS, LLC	588.38
1	C	GIBNEY DESIGN	225.00
1	C	GLOBAL MONTELLO GROUP	5,348.37
1	C	GO WEST ELECTRIC	9,744.66
1	C	GRADE A PETROLEUM CORP.	525.60

1 C	GREEN, JAMES	360.71
1 C	HEARNE PEST CONTROL, INC.	568.45
1 C	HOME DEPOT CREDIT SERVICE	1,063.62
1 C	JAMES RATTO	135.78
1 C	L.I. SANITATION EQUIPMENT CO.	3,347.23
1 C	LAPADURA, STEFANIA	50.00
1 C	LEXISNEXIS RISK DATA MANAGEMENT	150.00
1 C	LIFFCO POWER EQUIPMENT	756.51
1 C	MC HUGHES, RICHARD	700.00
1 C	MILLER BROS. PLUMBING & HEATING	390.00
1 C	MOONEY, RICHARD	800.00
1 C	MULLEN, MARC	600.00
1 C	MURPHY, CATHERINE P.	795.00
1 C	NASRO	40.00
1 C	NASSAU-SUFFOLK COURT CLERKS ASSOCIATION	55.00
1 C	NATIONAL GRID	11,066.18
1 C	NEW HORIZON COMMUNICATIONS	735.33
1 C	NEW YORK STATE INSURANCE FUND	1,109.47
1 C	NICK ROSELLI OT QUEENS	343.80
1 C	NJ MC CANN PLUMBING & HEATING	185.00
1 C	O'GRADY, JOSEPH	825.00
1 C	OPTIMUM	145.94
1 C	OPTIMUM	145.94
1 C	OPTIMUM	705.25
1 C	OPTIMUM	71.50
1 C	ORLIN & COHEN MEDICAL	405.21
1 C	PARTS AUTHORITY	413.40
1 C	PRECISION PHARMACY	3,020.00
1 C	PSEG LONG ISLAND	25,653.25
1 C	QUARKSOFT, LLC	4,068.00
1 C	RAPID ARMORED CORPORATION	261.45
1 C	RASON MATERIALS	6,937.80
1 C	READYFRESH BY NESTLE	232.79
1 C	REIFF, JANE	1,440.00
1 C	RYAN, BRENNAN & DONNELLY LLP	8,962.50
1 C	SALERNO BROKERAGE CORP.	98,348.00
1 C	SCANLON, KIMBERLY	1,606.42
1 C	SECURITY DODGE	230.25
1 C	SKINNON & FABER	7,750.00
1 C	SPRAGUE OPERATING RESOURCES LLC	6,402.65
1 C	SUMMIT PHYSICAL THERAPY	343.80
1 C	SUNRISE AUTO UPHOLSTERY	375.00
1 C	SWIFTREACH NETWORKS,LLC	350.00
1 C	SYOSSET TRUCK SALES, INC.	2,510.32
1 C	T-MOBILE	240.24
1 C	TIERNEY & COURTNEY	5,995.00
1 C	TOWN OF HEMPSTEAD	1,812.00
1 C	UNIFIRST CORPORATION	499.38
1 C	VAN BUREN GMC SALES CORP.	112.00

1 C	VASSO WASTE SYSTEMS, INC	4,879.56
1 C	VERIZON	1,224.46
1 C	VERIZON	1,862.22
1 C	WALSH, ARTHUR T.	200.00
	<b>General Total</b>	<hr/> <b>863,851.94</b>
2 C	VERIZON	48.82
2 C	NYS DEPT OF ENVIRONMENTAL CONSERVATION	100.00
	<b>Pool Total</b>	<hr/> <b>148.82</b>
8 C	CSP CONSULTING, INC.	1,411.40
8 C	GO WEST ELECTRIC	10,431.00
8 C	LOCKWOOD, KESSLER & BARTLETT, INC.	1,360.80
8 C	NV5	7,058.88
8 C	SAGAMORE LIGHTS INC	17,507.42
	<b>Capital Total</b>	<hr/> <b>37,769.50</b>

INCORPORATED VILLAGE OF FLORAL PARK  
BOARD OF TRUSTEES

-----X  
In Re Application of

MYRTELLE JOSEPH, d/b/a  
MON REVE EVENTS VENUE, TENANT,

**DRAFT DECISION  
AND RESOLUTION**

For a Special Use Permit to Allow a Proposed  
Change of Use in an Existing Building from  
bank/office to a catering hall in a B-2 District.

-----X

This application is made under Article IX, Section 99.60 of the Code for a Special Use Permit to allow a change of use in an existing building from a bank/office to a catering hall in a B-2 District. The Applicant has submitted an affidavit from Eshagh Malekan, sworn to December 9, 2021, verifying the statements set forth in the application. The Applicant also submitted plans, dated November 29, 2021, prepared and sealed by Reza Khamcy, Professional Engineer, and a survey, dated May 7, 1994, from Boro Land Surveying, P.C., licensed surveyor. Applicant also delivered to the Board the mailing receipts and return cards of the notice sent to all owners of real property within a two hundred (200') foot radius of the subject premises.

Under the Zoning Code, a change in use to a catering hall may only be authorized by the Board of Trustees as a Special Use after a public hearing. This application for a Special Permit is made under Article IX, Section 99-11(B)(3) of the Zoning Code. The property which is the subject of the application is located on the southeast corner of Jericho Turnpike and South Tyson Avenue and is known as 166-170 Jericho Turnpike, Section 32, Block 60, Lots 263-266 on the Land and Tax Map of Nassau County (the "Premises").

**WHEREAS**, a public hearing was held on this application on February 1, 2022, at which time the Applicant made a sworn presentation to the Village Board of Trustees; and

**WHEREAS**, following the public hearing, the Applicant provided the Village Board of Trustees with a copy of the Lease Agreement, dated October 5, 2021, for the subject premises, which has been made a part of the record;

**WHEREAS**, by letter, dated January 12, 2022, the Nassau County Planning Commission deferred the matter to the Village Board of Trustees; and

**WHEREAS**, by Resolution dated January 4, 2022 and filed January 5, 2022, the Village Board of Trustees determined the matter to be a Type II action under SEQRA and adopted a negative declaration; and

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

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

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

1. The Nassau County Planning Commission recommended that the Village take whatever action it deems appropriate.
2. After the Village Board of Trustee's jurisdiction of the case was confirmed, Applicant and his engineer made a presentation to the Board.
3. According to the Applicant's husband, Garry Saintus, the catering hall will only operate on Fridays, Saturdays and Sundays for private parties, like weddings, christenings, bridal showers and baptisms. Proposed hours of operation will be from 8:00 a.m. to 11:00 p.m. Such events will be scheduled during the week at the office at the premises, at which times the customer will be shown the catering facility.

4. There will be no kitchen at the facility and no on-premises cooking. There is no provision for garbage storage at the premises. According to the Applicant, prior to it being placed for pick-up by Village sanitation, any garbage generated at catering events will be removed by pick-up truck.

5. Liquor will be served at the premises and the Applicant intends to secure a liquor license. There will be no live music at the premises, even though the plans depict a very large (20' x 10') stage area with a lounge area in the center of the main floor.

6. The Applicant has 18 parking spaces assigned to it under the lease. There will be three to four employees on site.

7. The premises has a total occupancy capacity of 137. The Applicant's plan depicts seating for 99 patrons; but parties could be booked as so to bring the number of guests and waitstaff at any given party up to 137 people.

8. Charles Celano, and Steve Tominey spoke in opposition to the application.

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

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

11. The proposed use will not discourage the appropriate use and development of existing uses in the area or impair their values.

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

**NOW, THEREFORE, BE IT RESOLVED**, that by reason of the foregoing, the Application of Myrtelle Joseph, d/b/a Mon Reve Events Venue, Tenant, for a Special Use Permit

to allow a change of use of an existing building from a bank/office to a catering hall in a B-2 District is granted, subjected to the following conditions:

1. The premises will not be open to the general public. Only private parties and events, such as weddings, baptisms, christenings and bridal showers will be held at the premises.
2. The premises will only have private parties and events on Fridays, Saturdays and Sundays between the hours of 8 a.m. and 11 p.m.
3. Applicant shall obtain the appropriate license from the New York State Liquor Authority (“SLA”) and Applicant agrees to have the liquor license issued by the SLA incorporate the restriction on days and hours of operation set forth in Condition “2” above.
4. There shall be no cooking of food on the premises.
5. No music shall be generated or amplified at the premises so as to be heard outside the premises.
6. The exterior of the premises shall be kept clear and free of debris at all times. Refuse shall be stored in a cooled room within the premises and not placed outside for pick-up except in accordance with the Public Works Schedule for garbage pick-up.

7. There shall be on-premises security guards at all times the catering facility is in operation.
8. There shall be no indoor smoking or vaping, consumption of cannabis or illegal drugs or possession of drug or vape paraphernalia.
9. Deliveries shall not occur before 8:00 a.m.
10. There shall not be any catering service or loitering permitted outside the building.
11. There shall be no use of the basement other than for storage or restrooms.
12. The parking lot shall be used for patron parking only. There shall be no outdoor dining, food/beverage service, music, dancing, or any other type of activity in the parking lot.
13. There shall be no change in use, alterations or construction done at the premises without written approval from the Building Department.

The violation of any of these conditions shall be the basis to seek revocation of the Special Use Permit pursuant to Section 99-60F of the Village Code.



**2022/2023  
Final Assessment Roll**

	Tax Roll 2021 Total Assessment		208,018,578				<b>Changes</b>
	2021 Special Franchise	6.74	(2,569,593)		Sp. Franchises		87,357
	2022 Special Franchise	5.99	2,656,950		Small Claims		-114,120
	2021 Changes in Assessment		<u>212,900</u>		Certiorari		-59,800
					Assessment		386,820
	<b>2022 Total Assessment Value</b>		<b>208,318,835</b>				<b>212,900</b>
	<b>LESS EXEMPTIONS</b>						
<b>CODE</b>	<b>Exemption</b>	<b>#</b>	<b>Exemption Total</b>	<b>Prior Year</b>			<b>Change</b>
13100	County Owned Property	7	1,120,600				
13650	Village Owned Property	38	3,705,810				
13800	School Owned Property	6	5,571,850				
11410	US Post Office	1	415,800				
18130	Industrial Development Co/PILOT	0	0				
21600	Parsonages	3	127,200				
25110	Church Owned Property	19	2,878,975				
25307	Non-Profit Public Corps	5	220,600				
26100	Veterans Organization	1	33,350				
27200	Railroad Property	4	1,455,700				
41103	Veterans Eligible Funds	94	291,700	306,100			-14,400
41123	Veterans Basic Non Combat	206	270,826	281,626			-10,800
41133	Veterans Combat	119	263,940	278,640			-14,700
41143	Veterans Disabled	40	178,627	175,485			3,142
41163	Veterans Cold War	27	26,190	26,190			0
41173	Veterans Cold War Disability	3	9,414	9,414			0
41400	Clergy Owned Homes	7	10,500	9,000			1,500
41687	Volunteer Fire Dept	87	22,446	22,446			0
41807	Senior Citizens	75	1,081,179	1,267,161			-185,982
41907	Handicapped Improvement	5	18,310	18,310			0
47760	Tel Street Equip/Utility Property	1	942,300	942,300			0
							0
					<b>Total Changes</b>		<b>-221,240</b>
	<b>Total Exemptions</b>		<b>18,645,317</b>				
							0
	<b>Taxable Value 2022</b>		<b>189,673,518</b>				
	Taxable Value 2021		189,152,021				
			<b>521,497</b>				