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M I N U T E S
OF THE MEETING
OF THE
PUBLIC HEARING
INCORPORATED VILLAGE OF FLORAL PARK
May 17, 2022
8:00 p.m.

P R E S E N T:

- | | |
|------------------------|----------------------|
| KEVIN M. FITZGERALD, | MAYOR |
| DR. LYNN POMBONYO, | DEPUTY MAYOR/TRUSTEE |
| FRANK J. CHIARA, | TRUSTEE |
| JENNIFER STEWART, | TRUSTEE |
| MICHAEL F. LONGOBARDI, | 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

- 5/17/22 - BOARD OF TRUSTEES - VILLA d'ESTE
RESTAURANT - 184-186 JERICHO TURNPIKE -

1 MAYOR FITZGERALD: Miss Walsh, if you
2 could read the Public Notice for the
3 application of 184-186 Jericho Turnpike.

4 MS. WALSH: Thank you, Mayor Fitzgerald.
5 Legal Notice, Notice of Public Hearing
6 Incorporated Village of Floral Park, New York.
7 Notice is Hereby Given that the Board of
8 Trustees of the Incorporated Village of Floral
9 Park, New York will hold a Public Hearing at
10 Village Hall, One Floral Boulevard, Floral
11 Park, New York on Tuesday, May 17, 2022 at 8:00
12 p.m. in relation to the following application:

13 The application of Villa d'Este
14 Restaurant, Guillermo Zubarrriain, owner, of
15 property 184-186 Jericho Turnpike, Floral Park,
16 for a Special Use Permit under Article III,
17 Section 99.10 B for expansion of restaurant use
18 in a B-2 District.

19 This application is made in accordance
20 with Article III, Section 99-10 B(1) of the
21 Zoning Ordinance of the Incorporated Village of
22 Floral Park, New York, which sets the permitted
23 uses and special uses in a B-2 District and
24 which provides that in a B-2 District a
25 restaurant may only be authorized as a special

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1 use after a public hearing.

2 The structure for which said Special
3 Permit is applied is situated on the south side
4 of Jericho Turnpike, 180 feet east of South
5 Tyson Avenue and known as 184-186 Jericho
6 Turnpike, Section 32, Block 60, Lots 256 and
7 257 on the Nassau County Tax Map.

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

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

19 By Order of the Board of Trustees
20 Incorporated Village of Floral park, New York,
21 Susan E. Walsh, Village Clerk, dated April 29,
22 2022.

23 And that this legal notice has been
24 published in the official paper of the
25 Incorporated Village of Floral Park, New York

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1 and posted according to law and was sent to the
2 Nassau County Planning Commission pursuant to
3 Section 239-L&M of the General Municipal Law,
4 determined to defer to the Village to take
5 action as deemed appropriate.

6 MAYOR FITZGERALD: Thank you, Miss Walsh.
7 I would like to place on the record that the
8 applicant had previously filed an affidavit of
9 service indicating all neighbors within a 200
10 foot radius of the dwelling had been served
11 with notice.

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

17 Is the applicant here?

18 GUILLERMO ZUBARRIAIN: Yes.

19 MAYOR FITZGERALD: Good evening.

20 GUILLERMO ZUBARRIAIN: Good evening.

21 MAYOR FITZGERALD: Welcome.

22 GUILLERMO ZUBARRIAIN: How are you?

23 MAYOR FITZGERALD: If you can give us an
24 overview of what you want to do.

25 (Whereupon, Guillermo Zubarrain was sworn

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1 in.)

2 GUILLERMO ZUBARRIAIN: Guillermo
3 Zubarrriain, 507 Foxwood Boulevard -- my address
4 or the restaurant's address?

5 MAYOR FITZGERALD: Your address.

6 GUILLERMO ZUBARRIAIN: 507 Foxwood
7 Boulevard, Mineola, New York.

8 MAYOR FITZGERALD: Good evening.

9 MAYOR FITZGERALD: Can you give us a quick
10 overview of what you are looking to do with the
11 restaurant.

12 GUILLERMO ZUBARRIAIN: What we are trying
13 to do is put the exact same thing that we were
14 allowed to do for the last two years, set up a
15 few tables on our property, a little patio
16 section. It was seven tables. It was a
17 success. Everyone loved it. We still get
18 phone calls for it. We want to continue it
19 yearly. We're looking for the month of May
20 through October, something like that, weather
21 permitting. That's what we were looking for.

22 MAYOR FITZGERALD: You said it is on your
23 property?

24 GUILLERMO ZUBARRIAIN: Yes. The
25 restaurant has, before you get to the parking

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1 lot, I think it's like a 20 foot piece of
2 concrete that we have set up tables, put
3 umbrellas. It was nice. It was right there
4 and people loved it. We would like to keep it
5 if possible.

6 MAYOR FITZGERALD: Okay. I'll ask the
7 Board Members, I will start with Deputy Mayor
8 Pombonyo.

9 TRUSTEE POMBONYO: Hi. How are you?
10 Thank you for coming in. We appreciate it.
11 Will the hours of your restaurant change at all
12 because of your outdoor dining?

13 GUILLERMO ZUBARRIAIN: No, the hours
14 remain the same.

15 TRUSTEE POMBONYO: Are you aware that the
16 occupancy remains the same, you can't add
17 patrons on to the outdoors?

18 GUILLERMO ZUBARRIAIN: Yes, we are aware.
19 We were going to get the tables inside to kind
20 of fluctuate so we don't go over the occupancy.

21 TRUSTEE POMBONYO: Do you see an increase
22 in staff?

23 GUILLERMO ZUBARRIAIN: No, the staff
24 remains the same. The last two years, we kind
25 of had a test run of it. We know that -- what

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1 we have to do is kind of set in stone. We
2 didn't increase the staff over the last two
3 years. It worked well.

4 TRUSTEE POMBONYO: Did you find you needed
5 delivery at all or trucks?

6 GUILLERMO ZUBARRIAIN: No, everything was
7 the same. The occupancy wasn't more people.
8 It was added structure for a different
9 atmosphere.

10 TRUSTEE POMBONYO: Change it around,
11 right? Are you planning any music outside?

12 GUILLERMO ZUBARRIAIN: No, no music.

13 TRUSTEE POMBONYO: Thank you.

14 MAYOR FITZGERALD: Just to follow up on
15 the music, that is recorded or live, no music
16 whatsoever?

17 GUILLERMO ZUBARRIAIN: Yeah, no. No
18 nothing.

19 MAYOR FITZGERALD: Okay. Trustee Chiara.

20 TRUSTEE CHIARA: Thank you for coming.
21 Are you planning on having additional bars
22 outside or serving alcohol?

23 GUILLERMO ZUBARRIAIN: No additional bar.
24 All served from the indoor bar as the last two
25 years.

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1 TRUSTEE CHIARA: Any anticipated increase
2 in garbage?

3 GUILLERMO ZUBARRIAIN: No, the garbage
4 should be the same as it is now.

5 TRUSTEE CHIARA: Will you be using the
6 outside for any parties?

7 GUILLERMO ZUBARRIAIN: No. It's only for
8 what we do, sit down dining reservations, no
9 parties. Maybe someone wants a party table of
10 ten. We'll do a table of ten but no parties.

11 TRUSTEE CHIARA: Thank you.

12 MAYOR FITZGERALD: Trustee Stewart.

13 TRUSTEE STEWART: No, I have no questions.

14 MAYOR FITZGERALD: Trustee Longobardi?

15 TRUSTEE LONGOBARDI: Thank you for coming
16 in, but I have no questions.

17 MAYOR FITZGERALD: Thank you. Just to
18 make sure you're aware, we have a road project
19 going on here this year. We have the Spooner
20 Street and Spooner Street lot.

21 GUILLERMO ZUBARRIAIN: I did hear that,
22 yes.

23 MAYOR FITZGERALD: I wasn't sure if you're
24 aware of that.

25 GUILLERMO ZUBARRIAIN: That's great.

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1 MAYOR FITZGERALD: All right. If you can
2 take a seat, I will ask members of the audience
3 if they have any questions.

4 GUILLERMO ZUBARRIAIN: Sure.

5 MAYOR FITZGERALD: Anyone here in the
6 Village Hall have a question or comment on this
7 application? Seeing none, Darlene, Zoom? No.
8 Thank you. Do you have any final comments?

9 GUILLERMO ZUBARRIAIN: No, that was it.

10 MAYOR FITZGERALD: Do you have any
11 questions or just that was it? Okay. Nothing
12 else?

13 GUILLERMO ZUBARRIAIN: No, nothing else.

14 MAYOR FITZGERALD: Anyone have any further
15 questions or comments by the Board?

16 I ask for a motion to reserve decision on
17 this and close the public hearing.

18 TRUSTEE POMBONYO: So moved.

19 TRUSTEE CHIARA: Second.

20 MAYOR FITZGERALD: Miss Walsh, can you
21 please poll the Board.

22 MS. WALSH: Trustee Pombonyo?

23 TRUSTEE POMBONYO: Aye.

24 MS. WALSH: Trustee Chiara?

25 TRUSTEE CHIARA: Aye.

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MS. WALSH: Trustee Stewart?

TRUSTEE STEWART: Aye.

MS. WALSH: Trustee Longobardi?

TRUSTEE LONGOBARDI: Aye.

MS. WALSH: And Mayor Fitzgerald?

MAYOR FITZGERALD: Aye. Thank you for
coming in.

GUILLERMO ZUBARRIAIN: Thank you.

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

CATHERINE P. MURPHY
Court Reporter