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M I N U T E S
OF THE MEETING
OF THE
PUBLIC HEARING
INCORPORATED VILLAGE OF FLORAL PARK
November 15, 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
KEVIN GINNANE, Superintendent Public Works

Catherine P. Murphy
Court Reporter

- 11/15/22 - TRUSTEES - ROBERT & CLAUDIA WILSON - 20
NASSAU STREET -

1 MAYOR FITZGERALD: The next order of
2 business is the public hearing, the application
3 of Robert and Claudia Wilson, 20 Nassau Street,
4 Floral Park, special use permit, Chapter 99, to
5 allow an extension of a one story rear addition
6 of a non-conforming two family house in a R-1
7 District.

8 Miss Walsh, can you read the public
9 notice.

10 MS. WALSH: Legal Notice. Notice of
11 Public Hearing Incorporated Village of Floral
12 Park, New York.

13 Notice Is hereby Given that the Board of
14 Trustees of the Incorporated Village of Floral
15 park, New York will hold a Public Hearing at
16 the Village Hall, One Floral Boulevard, Floral
17 Park, New York on Tuesday, November 15, 2022 at
18 8:00 p.m. in relation to the following
19 application:

20 The application of Robert and Claudia
21 Wilson, owners of 20 Nassau Street, Floral
22 Park, New York for a Special Use Permit under
23 Chapter 99, Article VII, Section 99-46 to allow
24 an extension of a one story rear addition of a
25 non-conforming two family house in a R-1

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1 district.

2 This application is made in accordance
3 with Article VII, Section 99-46 of the Zoning
4 Ordinance of the incorporated Village of Floral
5 Park, New York, which requires that any
6 enlargement or extension of a non-conforming
7 use may only be authorized as a special use
8 after a public hearing.

9 The structure for which said Special
10 Permit is applied is situated on the west side
11 of Nassau Street at the southwest corner of
12 Nassau Street and Magnolia Avenue and is known
13 as 20 Nassau Street, Section 32, Block 251 and
14 Lots 37-40 on the Nassau County Tax Map.

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

22 Now Take Notice that all parties in
23 interest and citizens will be given the
24 opportunity to be heard at the aforesaid time
25 and place.

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1 By Order of the Board of Trustees
2 Incorporated Village of Floral Park, New York,
3 Susan E. Walsh, Village Clerk, dated November
4 4, 2022.

5 The Legal Notice has been published in the
6 official paper of the Incorporated Village of
7 Floral Park, New York and posted according to
8 law.

9 MAYOR FITZGERALD: Thank you, Miss Walsh.
10 I would like to place on the record the
11 applicant previously filed an affidavit of
12 service indicating that all neighbors within a
13 200 foot radius of the dwelling have been
14 served with notice.

15 MS. WALSH: Then I would ask the Board to
16 determine the application by Robert and Claudia
17 Wilson to allow an extension of a one story
18 rear addition of a nonconforming two family
19 house in a R-1 district as a Type II Action and
20 doesn't have a significant impact on the
21 environment, as defined by SEQRA.

22 TRUSTEE POMBONYO: So moved.

23 TRUSTEE CHIARA: Second.

24 MAYOR FITZGERALD: Any discussion?

25 Miss Walsh, would you poll the Board.

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1 MS. WALSH: Trustee Pombonyo?

2 TRUSTEE POMBONYO: Aye.

3 MS. WALSH: Trustee Chiara?

4 TRUSTEE CHIARA: Aye.

5 MS. WALSH: Trustee Stewart?

6 TRUSTEE STEWART: Aye.

7 MS. WALSH: Trustee Longobardi?

8 TRUSTEE LONGOBARDI: Aye.

9 MS. WALSH: Mayor Fitzgerald?

10 MAYOR FITZGERALD: Aye. Thank you. I see
11 Mr. Vergara is here to represent the applicant,
12 if you can be sworn in by the Stenographer.

13 (Whereupon, Mario Vergara was sworn in.)

14 MARIO VERGARA: Mario Vergara,
15 V-E-R-G-A-R-A, 200 Jericho Turnpike, Floral
16 Park, New York. Good evening, Members of the
17 Board.

18 First of all, housekeeping, if you refer
19 to drawing A-1, you will note that the room
20 adjacent to the bathroom is listed or labeled
21 as a living room. That is incorrect. That's a
22 kitchen. I also note that it appears that the
23 dining room, what is a partition separating
24 from the rest of the house, that is also
25 incorrect. It is open.

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1 The Wilsons have owned their home since
2 1985. At that time, the second kitchen was
3 located in what is known as a bedroom, directly
4 adjacent to the bathroom on the second floor.
5 At one point, the Wilson's son and his wife
6 lived on the second floor. After they left,
7 the kitchen was removed.

8 Since it is their intention to rent the
9 second floor, the Wilsons are now proposing to
10 reinstall the kitchen and expand the living
11 space by adding a one story structure to be
12 used as a bedroom. The proposed bedroom will
13 be located on the northeast side of the
14 premises and measures approximately 12 by
15 15 feet and is compliant with Zoning.

16 I will be happy to answer any questions
17 you have.

18 MAYOR FITZGERALD: Thank you for coming
19 in. I just have one question or just want to
20 put on the record that the owner could confirm
21 that they understand it will still be taxed as
22 a two family home.

23 ROBERT WILSON: Yes.

24 MAYOR FITZGERALD: You have to come up and
25 be sworn by the Stenographer.

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1 (Whereupon, Robert Wilson was sworn in.)

2 ROBERT WILSON: Robert Wilson, 20 Nassau
3 Street, Floral Park.

4 So yes, I understand it will be taxed as a
5 two family. Yes.

6 MAYOR FITZGERALD: Okay. Is there any
7 questions from the Board of Trustees?

8 TRUSTEE STEWART: I think I may have
9 misheard something. Did you say you are
10 planning on putting the kitchen back?

11 ROBERT WILSON: Upstairs, yes.

12 MAYOR FITZGERALD: Right now as part of
13 the plan.

14 MARIO VERGARA: As part of the application
15 to the building department, yes. Once we, if
16 we receive approval on the expansion of the
17 first floor, yes, we will be looking to put the
18 second floor kitchen back.

19 TRUSTEE STEWART: Then you will rent the
20 second floor and live downstairs?

21 ROBERT WILSON: Right.

22 TRUSTEE STEWART: You will live on the
23 first floor and rent the second floor?

24 MARIO VERGARA: Correct.

25 ROBERT WILSON: Right.

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1 MAYOR FITZGERALD: Any questions?

2 TRUSTEE CHIARA: To clarify, this will be
3 used as a two family house now?

4 MARIO VERGARA: Yes.

5 TRUSTEE LONGOBARDI: I have nothing at
6 this time.

7 MAYOR FITZGERALD: Okay.

8 MR. RYAN: Mayor, can I ask a question?

9 MAYOR FITZGERALD: Sure.

10 MR. RYAN: You are going to correct the
11 drawings to reflect what they should be?

12 MARIO VERGARA: Yes.

13 MAYOR FITZGERALD: Okay. You can have a
14 seat for moment.

15 MARIO VERGARA: Just for the record,
16 Mr. Ryan indicated what is there now. So
17 that's the reason why the location wasn't
18 showing.

19 TRUSTEE STEWART: Sorry?

20 MARIO VERGARA: We are indicating what is
21 there now. That's why the second floor kitchen
22 wasn't indicated, but will indicate it for the
23 record.

24 MAYOR FITZGERALD: Okay. Anyone here in
25 Village Hall who would like to comment on the

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1 application? Seeing none, anyone on Zoom that
2 would like to comment on this application?
3 Raise your hand and Darlene will let you in.
4 None? Okay. Any further questions from the
5 Board?

6 TRUSTEE STEWART: I have one. The attic
7 floor plan on A-1 says occupied. What does
8 that mean?

9 MARIO VERGARA: It is occupied as
10 habitable space. There's no label to the room.
11 Mr. Wilson uses it as a music room, has
12 instruments up there.

13 TRUSTEE STEWART: It is livable space? I
14 was concerned. I didn't know what the term, I
15 know what occupied is, but I didn't know in
16 terms of your industry. So, it is livable
17 space, okay.

18 MAYOR FITZGERALD: Good.

19 TRUSTEE STEWART: I have no other
20 questions.

21 TRUSTEE CHIARA: I'm good.

22 MAYOR FITZGERALD: If I can ask the Board
23 for a motion to reserve decision and close the
24 public hearing.

25 TRUSTEE POMBONYO: So moved.

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1 TRUSTEE CHIARA: Second.

2 MAYOR FITZGERALD: Miss Walsh, will you

3 poll the Board.

4 MS. WALSH: Trustee Pombonyo?

5 TRUSTEE POMBONYO: Aye.

6 MS. WALSH: Trustee Chiara?

7 TRUSTEE CHIARA: Aye.

8 MS. WALSH: Trustee Stewart?

9 TRUSTEE STEWART: Aye.

10 MS. WALSH: Trustee Longobardi?

11 TRUSTEE LONGOBARDI: Aye.

12 MS. WALSH: And Mayor Fitzgerald?

13 MAYOR FITZGERALD: Aye. Thank you.

14 MARIO VERGARA: Thank you.

15 ROBERT WILSON: Thank you.

16

17 Certified to be a true and

18 accurate transcript of the proceedings.

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CATHERINE P. MURPHY
Court Reporter

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