

**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 the Village Hall, One Floral Boulevard, Floral Park, NY on Tuesday, November 15, 2022 at 8:00 pm in relation to the following application:

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

This application is made in accordance with Article VII, Section 99-46 of the Zoning Ordinance of the Incorporated Village of Floral Park, NY, which requires that any enlargement or extension of a non-conforming 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 Nassau Street at the southwest corner of Nassau Street and Magnolia Avenue and is known as 20 Nassau Street, Section 32 Block 251 and Lots 37-40 on the Nassau County 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 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: November 4, 2022**

November 15, 2022

A Public Hearing for the Board of Trustees was held on the above date at 8 pm.

Present were Mayor Kevin Fitzgerald, Trustees Lynn Pombonyo, Frank Chiara, Jennifer Stewart and Michael Longobardi, Village Administrator Gerard Bambrick, Village Clerk Susan Walsh, Building Superintendent Renee Marcus, Kevin Ginnane, Deputy Superintendent of Public Works Joseph O'Grady, Police Lieutenant Thomas McCarthy, Deputy Village Clerk Rosaleen Shea, Village Attorney John Ryan, Applicant Robert Wilson and Mario Vergara, Applicant's Architect. Police Commissioner Stephen McAllister was excused with prior notice.

Purpose: To review the application of Robert and Claudia Wilson, owners of 20 Nassau Street, Floral Park, NY, for a Special Use Permit under Chapter 99, Article VII, Section 99-46 to allow an extension of a one-story rear addition of a non-conforming two-family house in a R-1 district.

This application is made in accordance with Article VII, Section 99-46 of the Zoning Ordinance of the Incorporated Village of Floral Park, NY, which requires that any enlargement or extension of a non-conforming 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 Nassau Street at the southwest corner of Nassau Street and Magnolia Avenue and is known as 20 Nassau Street, Section 32 Block 251 and Lots 37-40 on the Nassau County Tax Map.

Trustee Pombonyo offered Resolution No. 2022-208 to determine that the application by Robert and Claudia Wilson, owners of 20 Nassau Street, Floral Park, NY, for a Special Use Permit under Chapter 99, Article VII, Section 99-46 to allow an extension of a one-story rear addition of a non-conforming two-family house in a R-1 district is a Type II action and does not have a significant effect on the environment as defined by SEQRA.

The Resolution was seconded by Trustee Chiara and adopted on roll call:

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

The applicant was heard. The hearing was opened to the public for comment and there were no comments.

Trustee Pombonyo offered Resolution No. 2022-209 to reserve decision and close the public hearing.

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

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

The hearing was closed at 8:22 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

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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

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

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.

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

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.

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

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.



- 11/15/22 - TRUSTEES - ROBERT & CLAUDIA WILSON - 20  
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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.

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

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

- 11/15/22 - TRUSTEES - ROBERT & CLAUDIA WILSON - 20  
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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.

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

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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