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M I N U T E S
OF THE MEETING
OF THE
PUBLIC HEARING
INCORPORATED VILLAGE OF FLORAL PARK
March 7, 2023
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

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KOMBATIVE EDGE -

1 MAYOR FITZGERALD: I ask everyone to stand
2 for the Pledge of Allegiance.

3 (Pledge of Allegiance said.)

4 MAYOR FITZGERALD: Good evening and
5 welcome to Village Hall for the first meeting
6 of March, 2023. This evening, we have two
7 public hearings and followed by our agenda and
8 board reports and then we'll open up the
9 meeting for any questions, comments or concerns
10 from our residents.

11 So, we'll start with the first public
12 hearing, the application of Jericho Mazal LLC
13 of Kombative Edge. I will ask our Village
14 Court clerk to read the notice.

15 MS. WALSH: Thank you, Mayor Fitzgerald.
16 Legal Notice. Notice of Special Use Public
17 Hearing Incorporated Village of Floral park,
18 New York.

19 Notice Is Hereby Given that the Board of
20 Trustees of the Incorporated Village of Floral
21 Park, New York will hold a Public Hearing at
22 Village hall, One Floral Boulevard, Floral
23 Park, New York on Tuesday, March 7, 2023 at
24 8:00 p.m. in relation to the following
25 application:

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1 The application of Jericho Mazal LLC of
2 Kombative Edge Corp, located at 320 Jericho
3 Turnpike, Floral Park, New York is made in
4 accordance with Article III, Section 99-11 (B
5 (3) of the Zoning Ordinance of the Incorporated
6 Village of Floral Park, New York, which
7 requires when a change in use of an existing
8 retail establishment to a place of public
9 assembly the use may only be authorized as a
10 special use after a public hearing.

11 The structure for which said Special
12 Permit is applied is situated on the south side
13 of Jericho Turnpike 311.18 feet west of Depan
14 Avenue and known as Section 32, Block 70 and
15 Lot 121 on the Nassau County Land and Tax Map.

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

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

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1 and place.

2 By Order of the Board of Trustees
3 Incorporated Village of Floral Park, New York,
4 Susan E. Walsh, Village Clerk, dated February
5 17, 2023.

6 And that the Legal Notice has been
7 published in the official paper of the
8 Incorporated Village of Floral Park, New York,
9 and posted according to law and was sent to the
10 Nassau County Planning Commission and pursuant
11 to Section 239-L&M of the General Municipal Law
12 determined to defer to the Village to take
13 action as deemed appropriate.

14 MAYOR FITZGERALD: Thank you, Miss Walsh.
15 I would like to place on the record the
16 applicant previously filed an affidavit of
17 service indicating that all neighbors within a
18 200 foot radius have been served with notice.

19 I would like to announce that the Board
20 had previously adopted a resolution determining
21 that the application does not have a
22 significant impact on the environment as
23 defined by SEQRA.

24 I just would like to invite the applicant
25 to come up, be sworn in by the Stenographer and

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1 present your application to the Board.

2 (Whereupon, Peter Takvorian was sworn in.)

3 PETER TAKVORIAN: Peter Takvorian, 900
4 Willis Avenue, Albertson, New York. Good
5 evening, Mayor Fitzgerald, Board of Trustees.
6 I'm Peter Takvorian. I'm the principal from
7 Strathmore Development, a real estate
8 development company. I've been retained by
9 Justin Lomagistro, who I will bring up shortly
10 to assist him in the application for submission
11 of this application for a special use permit.

12 First of all, I want to thank the Village
13 for their helpful, friendly and professional
14 service provided by your staff. They've been
15 very accessible and I would like to thank
16 Miss Walsh personally as well. It was very
17 easy to work within your system.

18 I am pleased to come before you in support
19 in submission of the request for the special
20 use permit for Kombative Edge, owned by Justin
21 Lomagistro, who is present. He will make a
22 brief statement for the location at 320 Jericho
23 Turnpike, designated as Section 32, Block 70
24 and Lot 121. Our request is pursuant to
25 section 99-11 of the Village ordinance, more

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1 specifically, subsection B3, for special use
2 permit for places in public assembly in the B2
3 Business District.

4 Justin is actually currently the owner of
5 a martial arts school located on Jericho
6 Turnpike in New Hyde Park. This new location
7 will be a satellite school. It will be open 7
8 days a week, hours are limited. Classes will
9 be after school hours, Monday to Friday
10 beginning approximately 5:00 to 6:00 p.m. until
11 approximately 9:30 p.m. Saturday and Sunday
12 classes are from 9:00 a.m. in the morning to
13 3:00 in the afternoon.

14 The students generally range from 5 to 11,
15 12 years old. The later evening classes during
16 the week and the weekend afternoon classes are
17 for older children and adults. Justin
18 occasionally has some private training sessions
19 in the off hours. We'll call it off hours.
20 The classes are small, generally range from 10
21 to 15 students. There's instructors present
22 and for the most part, an assistant instructor.
23 The size of the classes are moderate.

24 One important aspect of the school deals
25 with special needs children and also serves as

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1 a learning opportunity for young children to
2 develop into martial arts instructors. He
3 calls it a leadership program. He may speak a
4 few words about it. It is a great community
5 program. It is important to note also that he
6 has previous ties to the Village. He will
7 detail that in a couple of minutes as well.

8 I submit to you, as Mayor Fitzgerald
9 stated, no environmental impacts pursuant to
10 SEQRA. In addition, we believe there will be
11 very minimum impact on traffic and parking due
12 to the hours of operation. The bulk of the
13 hours are mostly after the heavy rush hour on
14 Jericho Turnpike. There's plenty of parking
15 available on the after school hours. Usually
16 the parents drop off the kids after school,
17 drop off, come back and pick them up.

18 Predominantly the parents stay in the car.
19 They don't come into the business premises.
20 Parents of new students sometimes come in with
21 the little children. They may want to see how
22 it operates. After a couple of sessions, they
23 usually drop off and pick up.

24 So, I would submit to the Board that
25 Kombative Edge will be a welcome addition to

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1 the Village. As is Justin, he has good
2 concept. He's good at training. He's good
3 with children and with parents. He has been
4 successful in Floral Park, in New Hyde Park and
5 thrilled to be back here.

6 We request your approval of the Special
7 Use Permit. So, I would like to bring him up
8 to go over a few things.

9 MAYOR FITZGERALD: Sure. If you would
10 also be sworn in by the Stenographer.

11 (Whereupon, Justin Lomagistro was sworn
12 in.)

13 JUSTIN LOMAGISTRO: Justin Lomagistro,
14 4519 Westminster Road, Great Neck, New York.
15 11020. My name is Justin Lomagistro. As Peter
16 said, I actually have ties to Floral Park. I
17 started training in martial arts in Floral Park
18 back in 2006. What happened was my instructor
19 I was under, they moved out of Floral Park and
20 then eventually, I wanted to open up my own
21 school. So, I left and I actually came back to
22 Floral Park. I was working with Richard
23 Taleski in St. Hedwig's Church, who helped me
24 get going on my feet. I worked with the Church
25 and started teaching at the church. Five years

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1 later, I somehow managed to build up students
2 to get into New Hyde Park. I found a spot and
3 built up my school throughout Covid, the whole
4 nine yards, and then I told myself for my
5 second school, I want to go back to Floral
6 Park. That's where I started from.

7 So now, I am here in front of you guys
8 four years later and now I would like to open
9 up a school in 320 Jericho Turnpike.

10 As Peter said, I have my leadership
11 program where I start to teach my kids how to
12 become instructors. They talk about the core
13 values. We do teamwork drills. We do decision
14 making skills so they learn how to rethink on
15 their feet because as a teacher, classroom
16 dynamics can always change on you. You can
17 never have anything set in stone. So, they're
18 leaning how to think on their feet and move
19 with the class.

20 And that's basically -- so now, I have my
21 manager is in the New Hyde Park school. I will
22 be running the Floral Park school with my other
23 manager who will be coming in and helping me
24 run that and setting him up with that and I
25 will be going back and forth between both

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1 schools.

2 MAYOR FITZGERALD: Thank you. First off,
3 thank you for choosing Floral Park. I
4 appreciate that. I have a couple of quick
5 questions. You mention that there will be some
6 private training off hours. What is the scope
7 of off hours?

8 JUSTIN LOMAGISTRO: Off hours will be very
9 simple. Every once in a while, I would like to
10 do a seminar, martial arts seminar. Sometimes,
11 especially with the adults, sometimes they come
12 in, okay, from 3:00 p.m. to 6:00 p.m. because
13 of something like that.

14 MAYOR FITZGERALD: What is the latest you
15 think you will be open? That's the question.

16 JUSTIN LOMAGISTRO: The latest I will be
17 open on a weekend will be 6:00 p.m.

18 MAYOR FITZGERALD: Okay. I think I heard,
19 and correct me, there will be two employees at
20 all time?

21 JUSTIN LOMAGISTRO: Yes. It will be me
22 and another person and then also my younger,
23 not my younger students, but my teenagers or
24 13, 14, 15 years old, who have teaching for a
25 while, they will be helping me out as well.

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1 MAYOR FITZGERALD: I would like to turn it
2 over to my colleagues, Deputy Mayor Dr. Lynn
3 Pombonyo.

4 TRUSTEE POMBONYO: Hello and thank you for
5 coming in. What you are proposing is very
6 exciting and I think it is also something that
7 is needed. We're always looking for more
8 activities especially for our teens, physical
9 activity that is accompanied by other kinds of
10 instruction like leadership.

11 Can you talk little about your credentials
12 and the credentials of your managers in terms
13 of teaching children or teaching and working
14 with young adults?

15 JUSTIN LOMAGISTRO: My credentials?

16 TRUSTEE POMBONYO: Yes.

17 JUSTIN LOMAGISTRO: I have my Bachelors in
18 Social Work, Masters in Guidance Counselor. I
19 have been working, I don't know if you know, I
20 have been working in the school for language
21 and communication development for about ten
22 years. I have a good understanding of how to
23 work with children with learning disabilities.
24 Everything I know I teach my managers. I have
25 a very strict protocol they have to follow.

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1 Why? Because these kids are my priority. They
2 know I'm very strict, adamant about certain
3 things and, but that's my training.

4 TRUSTEE POMBONYO: Thank you. It is
5 impressive. You had mentioned earlier special
6 needs children you do.

7 JUSTIN LOMAGISTRO: Yes.

8 TRUSTEE POMBONYO: Some kind of special
9 program for them or offer services for them?

10 JUSTIN LOMAGISTRO: I have what is called
11 a bridge program. The whole concept is all
12 about bridging a child with special needs into
13 a regular class. The way it works is very
14 simple. They will start out with three bridge
15 classes. What will happen is as they get the
16 structure down, understand what they're doing
17 and follow the rules, I take one bridge class
18 away and institute one regular class. They
19 will go into one regular class, two bridge
20 classes. Then we take another bridge class
21 away over time and then it's two regular
22 classes, one bridge class and then all of a
23 sudden they're in with everybody else. I have
24 successfully bridged every student.

25 So, my student base is filled with all

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1 different types of students. That's why on the
2 website, we advertise that we accept students
3 of all abilities. We literally accept students
4 of all abilities. That's one of the
5 cornerstones of Kombative Edge. It's what
6 makes it very different from everybody else.
7 My staff is trained to develop and work with
8 students of all abilities, even my teenagers.
9 And what is really cool about it is, I call
10 them my Rangers, there's -- that's my
11 leadership program. They have developed this
12 older brother, older sister sibling with all
13 the students, specifically with students with
14 learning disabilities. They're always taking
15 care of them, making sure they have a partner.
16 Always going the extra step.

17 The reason why they do that is they see me
18 doing it all the time. I am a big believer
19 that I do what I preach. That's obviously when
20 you have all the eyeballs looking at you,
21 they're going to find out. They're going to
22 know if they're doing something or not because
23 they're always watching you. I make sure that
24 I dot my I's and cross my T's all the time and
25 I expect my staff members and everyone that

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1 works with me to be the same way.

2 TRUSTEE POMBONYO: You're very passionate.

3 JUSTIN LOMAGISTRO: Yes.

4 TRUSTEE POMBONYO: How are you going to
5 recruit students, get students to come to the
6 school? What is your plan?

7 JUSTIN LOMAGISTRO: Well, believe it or
8 not, the Floral Park School -- the New Hyde
9 Park School has a lot of students from Floral
10 Park already. And actually we were just at The
11 Cradle of Aviation this weekend, this past
12 Sunday at The Cradle of Aviation. That was
13 like a summer camp at the school event for
14 parents to come in, to get an idea of things to
15 do at the school and summer camp and we were
16 there. We have a lot of students, a lot of
17 parents who are very interested and talking
18 about New Hyde Park and talking about the
19 Floral Park location. I was saying the Floral
20 Park location is not open yet. It will be open
21 soon. So, we have that going on as we speak.

22 Parents are very interested in coming to
23 the Floral Park location as we speak and then a
24 lot of the times, it is word-of-mouth. I have
25 a lot of parents from Floral Park that go to

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1 the New Hyde Park School. So, most of my
2 advertisement is word-of-mouth because the
3 parents are happy. I have my website which
4 will have the New Hyde Park location and Floral
5 Park location. That's basically it.

6 TRUSTEE POMBONYO: One more question. In
7 your New Hyde Park location, have you run into
8 students that wanted to enter your program and
9 financially had difficulty doing so and/or
10 students in your program whose family ran into
11 financial difficulties? Do you have any plan
12 or program that can help those students out?

13 JUSTIN LOMAGISTRO: I missed what you
14 said. I did in the hear.

15 TRUSTEE POMBONYO: For students who, if
16 you don't have this answer that's okay, but for
17 students whose families either can't afford it
18 in the beginning or can't afford the program
19 during their time of participation in the
20 program, is there any ways of assisting them?

21 JUSTIN LOMAGISTRO: I work with families
22 differently. The one thing that is, I feel
23 that makes me very different is, I have an open
24 door policy. The families feel that right off
25 the bat. I had, for example, I have a mom who

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1 came up to me and said my son wants to say in
2 the program but we have so much going on. I
3 can only give you this much. We sit down and
4 talk about it and worked out a deal. But that
5 is between me and obviously that family member.
6 Now, do I want to do that with everybody? No
7 only because that is not good for business.
8 But if there comes a time where a family does
9 need help then, yes, I will help them. But
10 again, it is very discreet, very under the
11 table and between me and the family. No one
12 needs to know and we just keep moving forward.

13 TRUSTEE POMBONYO: Of course. Thank you.

14 JUSTIN LOMAGISTRO: You're welcome.

15 MAYOR FITZGERALD: Trustee Chiara.

16 TRUSTEE CHIARA: Thank you. Sounds like
17 you have a very good program there. Explain to
18 us what the student instructor ratio will be.

19 JUSTIN LOMAGISTRO: My instructors will be
20 two, so probably have a class between 10, 15
21 students, the most. So, we're looking at, it
22 will be two instructors to the floor every
23 class, so it will be me and another instructor.
24 That's it.

25 TRUSTEE CHIARA: On premises, will you

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1 have any first aid equipment?

2 JUSTIN LOMAGISTRO: Yes. I have a first
3 aid kit that I -- because we spar and what not,
4 if there's a child that comes to me and says I
5 am bleeding, so okay, let's get a Band Aid. We
6 have Band Aids, ice packs and bandages.
7 Nothing to the extent that we had to pull out
8 the bandage, but it is there.

9 TRUSTEE CHIARA: Are the instructors
10 prepared to handle any kind of emergency
11 situation?

12 JUSTIN LOMAGISTRO: Yes, they are
13 prepared.

14 TRUSTEE CHIARA: Thank you.

15 MAYOR FITZGERALD: Trustee Stewart.

16 TRUSTEE STEWART: Hi. How are you? Thank
17 you for coming. We appreciate your passion for
18 our neighborhood. We feel the same way. Does
19 New York State require a license for a martial
20 arts studio?

21 TRUSTEE STEWART: No, they don't.

22 TRUSTEE STEWART: You talked about your
23 teenage students running classes.

24 JUSTIN LOMAGISTRO: Yes.

25 TRUSTEE STEWART: Is there ever a time

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1 they will be alone in the studio without a
2 manager?

3 JUSTIN LOMAGISTRO: No. There's always an
4 adult present, whether it is me or Matt. So
5 either, yeah, there's a person who is there.

6 TRUSTEE STEWART: Can we define an adult a
7 little bit better because I know some 18 year
8 olds that --

9 JUSTIN LOMAGISTRO: An adult is going to
10 be a manager of the school. So, it will be me
11 and Matt, either one of us will be there or
12 both of us will be there.

13 TRUSTEE STEWART: I know some places like
14 this will host birthday parties. Is that
15 something you plan on doing?

16 JUSTIN LOMAGISTRO: We plan on doing it.
17 It has never happened. I will be honest that a
18 birthday party never came across with my group
19 of kids. I have done it before with my old
20 instructor. I'm open to it, but parents
21 haven't come to me and say, let's do a birthday
22 party. I'm open to it, but it never happened.

23 TRUSTEE STEWART: Have you had scouts come
24 like turn their badges, things like that or
25 would you go to them?

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1 JUSTIN LOMAGISTRO: I had, it was the Girl
2 Scouts. I believe it was the Girl Scouts
3 wanted to do a self-defense class. The Girl
4 Scouts mom came in and asked if we could do
5 self-defense with the girls and they had a good
6 time.

7 TRUSTEE STEWART: That was all the
8 questions I had. Thanks.

9 MAYOR FITZGERALD: Trustee Longobardi.

10 TRUSTEE LONGOBARDI: Good evening. Thank
11 you for being here. Welcome back to Floral
12 Park. Do you ever run competitions between
13 studios? You will have groups in there, four
14 or five studios coming in at one time?

15 JUSTIN LOMAGISTRO: No. We do have a
16 competition. It is in-house only. It is
17 in-house. All the students within the school
18 have a competition. I don't have the space for
19 that.

20 TRUSTEE LONGOBARDI: Okay.

21 JUSTIN LOMAGISTRO: It will be in-house
22 competition, just the students. For example,
23 in my New Hyde Park school, we have battle of
24 the belts. We have it every month. The kids
25 love it. All the kids come in, do a little

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1 competition and have a battle of the belt
2 champion for the month and we do that every
3 single month.

4 TRUSTEE LONGOBARDI: Thank you.

5 JUSTIN LOMAGISTRO: You're welcome.

6 MAYOR FITZGERALD: I have a one requisite
7 question. There's not going to be any
8 excessive garbage, right?

9 JUSTIN LOMAGISTRO: No.

10 MAYOR FITZGERALD: With that, you can have
11 a seat. I have to open up the floor for
12 further questions.

13 JUSTIN LOMAGISTRO: Thank you.

14 PETER TAKVORIAN: One moment.

15 MAYOR FITZGERALD: Yes, sure.

16 PETER TAKVORIAN: Just a comment for the
17 Deputy Mayor about the financial program. If
18 there were families that qualify for something,
19 that perhaps the Village or state have
20 available, they will honor that. So you know,
21 there are circumstances we would help out where
22 we could. Thank you.

23 TRUSTEE POMBONYO: Thank you. That's
24 appreciated.

25 MAYOR FITZGERALD: With that, is there

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1 anyone in the audience here or in Village Hall
2 that would like to ask a question? Seeing
3 none, just us on Zoom? Any other Board Members
4 have any other questions? Any final comments,
5 questions?

6 PETER TAKVORIAN: No, Your Honor. Thank
7 you.

8 MAYOR FITZGERALD: With that, I would like
9 to ask the Board for a motion to reserve
10 decision and close the hearing.

11 TRUSTEE POMBONYO: So moved.

12 TRUSTEE CHIARA: Second.

13 MAYOR FITZGERALD: Any discussion?
14 Miss Walsh, can you poll the Board.

15 MS. WALSH: Trustee Pombonyo?

16 TRUSTEE POMBONYO: Aye.

17 MS. WALSH: Trustee Chiara?

18 TRUSTEE CHIARA: Aye.

19 MS. WALSH: Trustee Stewart?

20 TRUSTEE STEWART: Aye.

21 MS. WALSH: Trustee Longobardi?

22 TRUSTEE LONGOBARDI: Aye.

23 MS. WALSH: Mayor Fitzgerald or Your
24 Honor?

25 MAYOR FITZGERALD: Aye. Thank you for

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1 coming in. We'll get back to you.

2 PETER TAKVORIAN: Thank you.

3 TRUSTEE POMBONYO: Thank you.

4 TRUSTEE STEWART: Thank you so much.

5

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

8

9 CATHERINE P. MURPHY
10 Court Reporter

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