

1 M I N U T E S
 2 OF THE MEETING
 3 OF THE
 4 PUBLIC HEARING
 5 INCORPORATED VILLAGE OF FLORAL PARK
 6 July 18, 2023
 7 8:00 p.m.

8
9 PRESENT:

- 10 KEVIN M. FITZGERALD, MAYOR
 11 DR. LYNN POMBONYO, DEPUTY MAYOR/TRUSTEE
 12 FRANK J. CHIARA, TRUSTEE
 13 JENNIFER STEWART, TRUSTEE
 14 MICHAEL LONGOBARDI, TRUSTEE

15
16 ALSO PRESENT:

- 17 GERARD BAMBRICK, Village Administrator
 18 RENEE MARCUS, Supt. Of Bldgs.
 19 JOHN RYAN ESQ., Village Attorney
 20 SUSAN WALSH, Village Clerk
 21 KEVIN GINNANE, Supt. Of Public Works

22
23 Application of:

- 24 144 Tulip Avenue, Demetris Demetriou, representing
 25 Peter Gioulos

1 MAYOR FITZGERALD: Good evening and
2 welcome to the Village Hall.

3 If I can ask everyone to stand for the
4 Pledge.

5 (Whereupon, the Pledge of Allegiance
6 was recited.)

7 MAYOR FITZGERALD: Good evening, and
8 welcome to our July Board meeting.

9 This evening we have two public
10 hearings, then we will go through our agenda
11 followed by Board comments, then we will open
12 it up for our residents questions and comments
13 after that.

14 So with that I would like to start with
15 the first of our two public hearings, and we
16 will start with 144 Tulip.

17 If I could ask Miss Walsh to read the
18 legal notice.

19 MS. WALSH: Thank you, Mayor
20 Fitzgerald.

21 Legal notice. Notice of Public
22 Hearing, Incorporated Village of Floral Park,
23 New York.

24 Notice is hereby given, that the Board
25 of Trustees of the Incorporated Village of

1 Floral Park, New York will hold a Public
2 Hearing at Village Hall, One Floral Boulevard,
3 Floral Park, New York on Tuesday, July 18, 2023
4 at 8:00 p.m. in relation to the following
5 application:

6 The application of Demetris Demetriou
7 representing Peter Gioulos, tenant of, Horse
8 Hill Property Management LLC, owner of 144
9 Tulip Avenue, Floral Park, New York 11001 for a
10 Special Use Permit at property located at 144
11 Tulip Avenue, Floral Park, New York under
12 Article III, Chapter 99, Section 99-10 B (2) of
13 the Zoning Ordinance of the Incorporated
14 Village of Floral Park, New York states in a
15 B-1 District an alteration to a retail store
16 which prepares, stores or sells food requires a
17 Special Use Permit authorized by the Board of
18 Trustees after a public hearing.

19 The structure for which said Special
20 Permit is applied is situated on the southeast
21 intersection of Tulip Avenue and Violet Avenue
22 on the south side of Tulip Avenue and known as
23 Section 32, Block 120 and Lots 419 on the
24 Nassau County Land and Tax Map and known as 144
25 Tulip Avenue, Floral Park, New York.

1 A copy of the application is on file in
2 the Office of the Village Clerk, One Floral
3 Boulevard, Floral Park, New York and may be
4 examined by any persons interested therein
5 during business hours Monday through Friday
6 inclusive, except legal holidays, from
7 8:30 a.m. to 4:30 p.m.

8 Now take notice, that all parties in
9 interest and citizens will be given the
10 opportunity to be heard at the aforesaid time
11 and place.

12 By order of the Board of Trustees,
13 Incorporated Village of Floral Park, New York,
14 Susan E. Walsh, Village Clerk.

15 The legal notice was dated June 30,
16 2023, and it was published in the official
17 paper of the Incorporated Village of Floral
18 Park, New York and posted according to law.
19 And was sent to the Nassau County Planning
20 Commission, and pursuant to Section 239-L and M
21 of the General Municipal Law determined to
22 defer to the Village to take action as deemed
23 appropriate.

24 MAYOR FITZGERALD: Thank you, Miss
25 Walsh.

1 I would like to place on the record
2 that the applicant has previously filed an
3 affidavit of service indicating that all
4 neighbors within the 200 foot radius of the
5 dwelling had been served with notice.

6 I'd also like to ask that the Board
7 previously adopt the resolution determining
8 that the application does not have a
9 significant impact on the environment as
10 defined by the State Environmental Quality
11 Review Act, SEQRA.

12 I would like to now invite the
13 applicant to come up and give us a brief
14 overview of what the request is.

15 MR. DEMETRIOU: Good evening.

16 MAYOR FITZGERALD: You need to be sworn
17 in.

18 (Whereupon, Demetris Demetriou and
19 Peter Gioulos were so duly sworn.)

20 MR. DEMETRIOU: My name is Demetris
21 Demetriou, 5 Geranium Avenue, Floral Park, New
22 York 11001.

23 MR. GIOULOS: I'm Peter Gioulos, my
24 address is 12 Jonathan Avenue, Hicksville, New
25 York 11801.

1 MAYOR FITZGERALD: Thank you for coming
2 this evening.

3 If you could give us an overview of
4 what the application is.

5 MR. DEMETRIOU: Yes, this is an
6 application --

7 MAYOR FITZGERALD: Step up to the mic.

8 MR. DEMETRIOU: Yes. The application
9 is for a restaurant that was already a
10 restaurant as we all know since we live here.

11 And Mr. Gioulos got the lease to
12 continue with Greek food establishment. And as
13 of now the restaurant was just with working
14 area and not a sitting.

15 We followed through the protocol and we
16 went in front of the Zoning Board of Appeals,
17 we got approved for 21 seats, and here we are
18 asking you for your special permit to continue
19 and operate the restaurant with those seats.

20 MAYOR FITZGERALD: Okay. I guess we
21 have a couple of questions for you.

22 MR. DEMETRIOU: Sure.

23 MAYOR FITZGERALD: Whoever can answer.

24 What are the proposed hours of
25 operation and days of operation?

1 MR. DEMETRIOU: As of what I know, the
2 hours of operation --

3 MAYOR FITZGERALD: Well, Mr. Gioulos.

4 MR. GIOULOS: Seven days a week, like
5 11:00 to 9:00 operation, seven days.

6 MR. DEMETRIOU: But then we might
7 extend it a little later.

8 MR. GIOULOS: Possible, yes.

9 MAYOR FITZGERALD: If you can give us
10 what you ultimately want would be preferable,
11 11:00 to?

12 MR. DEMETRIOU: I think to 11:00.

13 MR. GIOULOS: 11:00 to 11:00.

14 MAYOR FITZGERALD: Monday to --

15 MR. GIOULOS: Monday through Friday --
16 I mean seven days a week, Monday through
17 Sunday.

18 MAYOR FITZGERALD: How many employees
19 do you anticipate having on site at any time?

20 MR. GIOULOS: I plan to start with,
21 like, four, five employees between myself and
22 my son. My son is going to be operating with
23 me, so total four to five employees to start.

24 MAYOR FITZGERALD: At the Zoning Board
25 hearing, there was talk about where the

1 employees would park. Did you come up with a
2 conclusion?

3 MR. GIOULOS: Yeah, we are going to
4 purchase two parking spaces.

5 MAYOR FITZGERALD: I guess my last
6 question would be, the deliveries, when do you
7 expect deliveries into the establishment?

8 MR. GIOULOS: Deliveries in the
9 morning, like when we open up, like, between
10 10:00 and 12:00, because somebody is going to
11 be there at least a couple of hours to start
12 prepping before we open up, so that's the time
13 we are going to have the deliveries.

14 MAYOR FITZGERALD: How many days a week
15 do you expect the deliveries?

16 MR. GIOULOS: The deliveries at least
17 four to five times a week. We try to bring in,
18 you know, our -- you know, the purveyors and
19 the supplies fresh.

20 MAYOR FITZGERALD: Obviously it's a
21 busy block, busy corner. Where do you expect
22 the trucks to unload?

23 MR. GIOULOS: Most likely on main
24 street in a parking space if they can.

25 MAYOR FITZGERALD: On Tulip Avenue?

1 MR. GIOULOS: On Iris.

2 MR. DEMETRIOU: The side.

3 MR. GIOULOS: The side. The side of
4 the store.

5 MAYOR FITZGERALD: That's all I have
6 right now.

7 I would like to turn it over to my
8 colleagues. We will start with Deputy Mayor
9 Pombonyo.

10 DEPUTY MAYOR POMBONYO: Good evening,
11 and welcome.

12 MR. DEMETRIOU: Good evening.

13 DEPUTY MAYOR POMBONYO: Could you
14 describe what your business will be like? We
15 know you have seating for 21, and that's
16 exciting. What other features will you have,
17 will you have takeout, will you do deliveries,
18 do you expect that you will be using companies
19 like Uber, DoorDash?

20 MR. GIOULOS: Yes, I do expect to have
21 Uber and DoorDash deliveries.

22 MR. DEMETRIOU: He will have delivery.

23 MR. GIOULOS: And Also myself, I will
24 have my own drivers delivering food for pickup
25 and deliveries.

1 DEPUTY MAYOR POMBONYO: Have you
2 thought about parking availability for your son
3 or whoever is doing the deliveries, as well as
4 Uber and DoorDash? That's a pretty crowded
5 street there, and there is parking, metered
6 parking there, where you have people parking
7 for an hour, sometimes two to do shopping, et
8 cetera. It sounds like a lot of coming and
9 going.

10 First of all, the restaurant customers
11 will be there for a meal, but these others will
12 be in and out and in and out. Where do you see
13 them parking if there are no spaces at all
14 which is entirely possible?

15 MR. GIOULOS: Well, I guess if they
16 find a parking space we will drop by to pick up
17 the food. Otherwise, wait to find a spot to
18 pick up the food. I don't think they are going
19 to, you know, interfere traffic.

20 MR. DEMETRIOU: Also in talking with
21 Mr. Gioulos, he was also hoping a lot of the
22 people getting off the train to pick up their
23 orders, place their orders while they are on
24 the train and have it ready.

25 A lot of us living in town drive by,

1 pick up and go, that's mostly the business
2 expected.

3 DEPUTY MAYOR POMBONYO: It is a great
4 place for street traffic like that.

5 MR. DEMETRIOU: Yes, and walking
6 traffic.

7 DEPUTY MAYOR POMBONYO: Just think
8 about as you do your planning, keep an eye on
9 what the street looks like in terms of people
10 parking and for other restaurants as well, even
11 during the day parking is challenging on the
12 block and there is no double parking, only one
13 lane of traffic on Tulip.

14 MR. GIOULOS: Yes, I agree with you.

15 DEPUTY MAYOR POMBONYO: Thank you.

16 MAYOR FITZGERALD: Trustee Chiara.

17 TRUSTEE CHIARA: Welcome. How are you
18 doing?

19 We are always interested in the storage
20 of garbage. How are you going to dispose of
21 your garbage?

22 MR. GIOULOS: We have a private carting
23 company that will pick up the garbage six days
24 a week, that's what I am going to do.

25 TRUSTEE CHIARA: Any plan on using a

1 dumpster?

2 MR. GIOULOS: Dumpster, not the time
3 being, the beginning, but I will see if I need
4 a dumpster I will put a dumpster.

5 TRUSTEE CHIARA: Within the restaurant,
6 do you plan on serving alcohol?

7 MR. GIOULOS: Yes, I'm going to apply
8 for liquor license.

9 TRUSTEE CHIARA: Also in that same
10 vein, any plans on having some live
11 entertainment or live music at the place?

12 MR. GIOULOS: Live entertainment, in
13 the future if everything goes well, you know I
14 could put maybe a Greek night, like a bouzouki
15 night, soft music where, you know, I don't
16 disturb the neighborhood, something light.

17 TRUSTEE CHIARA: Do you have an
18 expected opening date?

19 MR. GIOULOS: Expecting opening date?

20 TRUSTEE CHIARA: Yeah.

21 MR. GIOULOS: I would like to open -- I
22 think -- you know with construction you can
23 never expect an exact date because
24 construction, you know, nothing is on time. I
25 wanted to be open earlier, but the way things

1 are going, probably in a month and a half. I
2 hope to be open before Labor Day, that's my
3 plan at the moment.

4 TRUSTEE CHIARA: Good luck.

5 MR. GIOULOS: Thank you very much.

6 MAYOR FITZGERALD: Just sticking
7 with -- are you done?

8 TRUSTEE CHIARA: Yes.

9 MAYOR FITZGERALD: Just sticking with
10 the live music for a moment. Your request is
11 you will have live music inside?

12 MR. GIOULOS: That's in the future it's
13 a consideration, consider it. Nothing is
14 guaranteed.

15 MAYOR FITZGERALD: I believe if I read
16 the drawings correctly, the doors swing open,
17 so that the doors on the side will open up; is
18 that correct?

19 MR. DEMETRIOU: Yes, but there is a
20 cable railing that prevents the people from the
21 street to walk in, or the vice versa of the
22 diners to go out.

23 It's also a code requirement that there
24 is a trip hazard, so those rail guards are
25 there on purpose. They have not been installed

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1 yet, if you happen to pass by and notice it,
2 but the feeling behind it was to fold them open
3 and have that indoor/outdoor experience and, of
4 course, visually makes the space bigger and
5 happier. But there are rail guards not to
6 allow people to go in and out free.

7 MAYOR FITZGERALD: Do you envision
8 having live music with those open?

9 MR. GIOULOS: No.

10 MR. DEMETRIOU: Not necessarily.

11 MAYOR FITZGERALD: Okay. Thank you.

12 Trustee Stewart.

13 TRUSTEE STEWART: Hi, welcome.

14 MR. GIOULOS: Hi.

15 TRUSTEE STEWART: I had some questions
16 about the sliding doors as well. With that,
17 is -- we have a policy regarding outdoor
18 dining, I'm sure you've seen around. Is that
19 something you would be interested in pursuing
20 at some point --

21 MR. GIOULOS: Yes.

22 TRUSTEE STEWART: -- an outdoor dining
23 area?

24 MR. GIOULOS: Yes.

25 TRUSTEE STEWART: I am not sure it's

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1 viable, the sidewalk is viable. I am not
2 making any guarantees.

3 MR. GIOULOS: I would like to have an
4 outdoor dining for the seasonal outdoor dining,
5 yes.

6 MR. DEMETRIOU: Tulip Avenue is kind
7 of -- on Tulip Avenue it's kind of difficult.

8 TRUSTEE STEWART: Yes.

9 MR. DEMETRIOU: There's no room for it.

10 MR. GIOULOS: On Iris?

11 MAYOR FITZGERALD: It's Violet.

12 MS. WALSH: Violet.

13 MR. DEMETRIOU: I'm sorry, I have my
14 flowers mixed up.

15 TRUSTEE STEWART: Not that I'm opposed
16 to live music or any kind of music, but with
17 the doors open then, you know, people on the
18 street, like you said, but that I guess you
19 will deal with sometime in the future.

20 How will you store your garbage as it
21 accumulates throughout the day as you are
22 waiting for the carters to come?

23 MR. GIOULOS: Yeah, we take them out in
24 the night after we --

25 MR. DEMETRIOU: In the basement.

1 MR. GIOULOS: In the basement. In the
2 evening when we close --

3 TRUSTEE STEWART: There's a difference
4 between taking it out at night and putting it
5 in the basement, so which one is it?

6 MR. DEMETRIOU: All day it will be in
7 the basement.

8 MR. GIOULOS: All day in the basement.
9 And at the end of the day we bring it out and
10 we put it on the curb and they pick it up.

11 TRUSTEE STEWART: When would you expect
12 the carters to come?

13 MR. GIOULOS: They have their own time
14 schedule, that's usually, like, overnight.

15 TRUSTEE STEWART: There are residents
16 down Violet and above some of the stores.

17 MR. GIOULOS: Yes, I can tell them to
18 come after I close, I could tell them to come
19 by.

20 TRUSTEE STEWART: So you will set that
21 up for sometime in the midnight hour?

22 MR. GIOULOS: Yes, everything is going
23 to be set up in the midnight hours, correct.

24 TRUSTEE STEWART: I really don't have
25 solid spacial relations as I am looking at the

1 drawing. So the seating is right when you
2 first walk in?

3 MR. DEMETRIOU: Correct, yes.

4 TRUSTEE STEWART: Okay. Thanks.

5 MR. DEMETRIOU: Most of the back of the
6 space is the actual kitchen and preparation
7 area.

8 TRUSTEE STEWART: So your space is the
9 first floor and the basement?

10 MR. GIOULOS: Yes.

11 TRUSTEE STEWART: Thanks very much.

12 MR. DEMETRIOU: Thank you.

13 MAYOR FITZGERALD: Can you get us the
14 approximate times of when the garbage will be
15 picked up?

16 MR. GIOULOS: Yes, of course.

17 MAYOR FITZGERALD: Trustee Longobardi.

18 TRUSTEE LONGOBARDI: Good evening, and
19 welcome.

20 MR. DEMETRIOU: Hello.

21 TRUSTEE LONGOBARDI: Everything has
22 been pretty much -- questions I had have been
23 pretty much answered.

24 Just curious if you have any other
25 businesses anywhere, any other restaurants?

1 MR. GIOULOS: I had a business in the
2 city prior to Covid. And you know I had to
3 shut down, Covid put me out of business. I was
4 on 14th Street and 6th Avenue, close to the
5 Meatpacking District for a good 13 years, but
6 then Covid eventually shut a lot of businesses,
7 and one of the business that was shut down was
8 mine. I couldn't hang on with the expenses
9 that we had.

10 TRUSTEE LONGOBARDI: Welcome to Floral
11 Park, and hopefully a better time.

12 MR. GIOULOS: Thank you very much.

13 MR. DEMETRIOU: He has been in Floral
14 Park for a while working here and he enjoys
15 being --

16 MR. GIOULOS: I was working at the
17 diner across the street.

18 TRUSTEE LONGOBARDI: Right.

19 MR. GIOULOS: So the moment I came here
20 I fell in love with this town. So I decided to
21 make, you know, my investments in the town, you
22 know.

23 TRUSTEE LONGOBARDI: Thank you.

24 MAYOR FITZGERALD: I know you have your
25 favorite question.

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1 MR. BAMBRICK: My favorite question.

2 On Tulip Avenue and other spots in the
3 Village, there are a lot of establishments with
4 liquor licenses. As opposed to the Village
5 filing an objection with the liquor license
6 application, are you willing to stipulate that
7 your liquor license will reflect the hours of
8 operation and be limited to that, will you be
9 amenable to that? Amenable to leaving your
10 liquor license hours restricted to 11:00 to
11 11:00, I think is what you said?

12 MR. DEMETRIOU: I would think so, yes.
13 It's only to serve while people are dining as
14 opposed to passing by.

15 MR. BAMBRICK: Would you be amenable to
16 that stipulation?

17 MR. DEMETRIOU: Yes.

18 MR. GIOULOS: Yup.

19 MAYOR FITZGERALD: Any other questions
20 on the Board?

21 DEPUTY MAYOR POMBONYO: No.

22 TRUSTEE STEWART: No, thank you.

23 MAYOR FITZGERALD: If you don't mind
24 taking a seat for a few minutes while I open it
25 up for questions.

1 MR. DEMETRIOU: Thank you.

2 MAYOR FITZGERALD: Is there anyone here
3 in Village Hall that has any questions about
4 this application?

5 (Whereupon, there was no response.)

6 MAYOR FITZGERALD: Seeing none.

7 Is there anyone on Zoom that has any
8 questions? If so, raise your hand and Darlene
9 will let you in.

10 (Whereupon, there was no response.)

11 MAYOR FITZGERALD: Okay. You want to
12 come back up?

13 MR. DEMETRIOU: Thank you. Should we
14 stay?

15 MAYOR FITZGERALD: You can come back up
16 to the podium.

17 Any further comments, questions?

18 MR. DEMETRIOU: No, not really. Thank
19 you for your time. We appreciate it. And we
20 hope that we be approved.

21 MR. GIOULOS: Thank you very much.

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

25 DEPUTY MAYOR POMBONYO: So moved.

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TRUSTEE CHIARA: Second.

MAYOR FITZGERALD: Miss Walsh, can you
poll the Board?

MS. WALSH: Deputy Mayor Pombonyo?

DEPUTY MAYOR POMBONYO: Aye.

MS. WALSH: Trustee Chiara?

TRUSTEE CHIARA: Aye.

MS. WALSH: Trustee Stewart?

TRUSTEE STEWART: Aye.

MS. WALSH: Trustee Longobardi?

TRUSTEE LONGOBARDI: Aye.

MS. WALSH: And Mayor Fitzgerald?

MAYOR FITZGERALD: Aye.

MR. DEMETRIOU: Thank you very much.

MAYOR FITZGERALD: Good luck.

(Whereupon, the hearing was concluded
and stood adjourned.)

CERTIFIED TO BE A TRUE AND ACCURATE TRANSCRIPT OF
THE ORIGINAL STENOGRAPHIC MINUTES TAKEN OF THIS
PROCEEDING.

MARY KATE WALDRON
COURT REPORTER