

CHECK ID	PAY TYPE	PAID TO THE ORDER OF/DESC	CHECK AMOUNT
1	W	SIGNAL SYSTEMS,INC-TIME CLOCKS USA	725.70
1	W	TRUST & AGENCY FUND INC. VILLAGE OF FLORAL PK	1,800.77
1	C	DEPARTMENT OF AGRICULTURE & MARKETS	18.00
1	C	SCANLON, KIMBERLY	1,606.42
1	C	MOONEY, RICHARD	800.00
1	C	COVERT AVE. CHAMBER OF	35.00
1	C	FLORAL PARK CHAMBER OF COMMERCE	70.00
1	W	TRUST & AGENCY FUND INC. VILLAGE OF FLORAL PK	488,487.86
1	W	JP MORGAN CHASE BANK	396,015.63
1	C	A T & T	52.83
1	C	A T & T	53.79
1	C	ABLE LOCK SHOP	380.00
1	C	ALILIONIS, HENRY	1,890.00
1	C	AMAZON CAPITAL SERVICES	371.17
1	C	AN EXCELSIOR ELEVATOR	537.19
1	C	AXON ENTERPRISES, INC.	2,699.44
1	C	BLANK SLATE MEDIA LLC	87.53
1	C	BSN SPORTS	1,355.00
1	C	CLAIMS SERVICE BUREAU NY	1,968.88
1	C	COMPS INC.	400.00
1	C	CSP CONSULTING, INC.	8,687.50
1	C	DEVO & ASSOCIATES	190.65
1	C	E & K PRINTING	999.20
1	C	EMERGENCY RESPONDER PRODUCTS, LLC	1,295.70
1	C	FEDERAL EXPRESS	17.10
1	C	FULEP FIRE PROTECTION CO. LLC	3,100.00
1	C	FUNDAMENTAL BUSINESS SERVICE, INC.	6,356.00
1	C	G. E. PICKERING, INC.	722.00
1	C	GERSHOW RECYCLING	390.00
1	C	GRADE A PETROLEUM CORP.	538.42
1	C	GRANITE TELECOMMUNICATIONS	284.25
1	C	GREEN, JAMES	174.85
1	C	GRID SQUARED SYSTEMS LON BAZELAIS	116.94
1	C	INNOVATIVE COMMUNICATIONS CONCEPTS,INC.	887.00
1	C	JOHNSON CONTROLS FIRE PROTECTION	3,310.25
1	C	JOHNSON CONTROLS, INC	760.81
1	C	JOSEPH O'GRADY	620.00
1	C	KEVIN PEARSALL	620.00
1	C	KYLE MEYFOHRT	110.00
1	C	MINEOLA BICYCLE FITNESS & MOWER	107.93
1	C	MOONEY, RICHARD	800.00
1	C	NASSAU COUNTY MAGISTRATES	320.00
1	C	NATIONAL GRID	3,333.66
1	C	NEVILLE FLEET SERVICE	5,595.07
1	C	NEW YORK STATE INSURANCE FUND	203.29
1	C	NYS EMPLOYEES' HEALTH INS PENDING ACCOUNT	359,317.14

CHECK ID	PAY TYPE	PAID TO THE ORDER OF/DESC	CHECK AMOUNT
1	C	O'GRADY, JOSEPH	462.00
1	C	OMNI RECYCLING OF WESTBURY, INC.	8,322.80
1	C	OPTIMUM	168.95
1	C	OPTIMUM	168.95
1	C	OPTIMUM	94.79
1	C	OPTIMUM	445.72
1	C	PATRIOT RECYCLING LLC	1,222.80
1	C	PSEG LONG ISLAND	15,753.40
1	C	QUALIFICATION TARGETS INC.	267.08
1	C	RAPID ARMORED CORPORATION	289.96
1	C	READYFRESH BY NESTLE	191.88
1	C	ROADWORK AHEAD, INC.	2,912.00
1	C	RUSSELL COHEN	150.00
1	C	SKINNON & FABER	950.00
1	C	SPRAGUE OPERATING RESOURCES LLC	4,883.83
1	C	STAPLES CONTRACT & COMMERCIAL	237.62
1	C	SUPERIOR CONTRACTING & IRRIGATION	5,740.00
1	C	TIP TOP AUTO BODY, INC.	300.00
1	C	TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS, INC.	100.00
1	C	UNIFIRST CORPORATION	1,348.15
1	C	VASSO WASTE SYSTEMS, INC	446.17
1	C	VERIZON	467.36
1	C	VERIZON	1,594.27
1	C	WAKELY, FRANCIS	352.00
1	C	WALSH, SUSAN	70.00
1	C	WATER AUTHORITY OF WESTERN NASSAU COUNTY	159.56
1	C	WESTBURY PAPER STOCK	4,660.99
Total General			1,349,973.25
2	W	TRUST & AGENCY FUND INC. VILLAGE OF FLORAL PK	219.25
2	W	TRUST & AGENCY FUND INC. VILLAGE OF FLORAL PK	37,071.92
2	C	ALL OCCASION DJ	500.00
2	C	COMMERCIAL CLEARWATER CO	372.00
2	C	GREAT LIGHTS ELECTRIC LLC	874.00
2	C	NJ MC CANN PLUMBING & HEATING	2,350.00
2	C	PSEG LONG ISLAND	6,734.83
2	C	TWIN COUNTY SWIMMING POOL	2,118.75
2	C	VERIZON	40.00
Total Pool			50,280.75
8	C	GREAT LIGHTS ELECTRIC LLC	1,311.00
8	C	PIONEER LANDSCAPING AND ASPHALT PAVING, INC.	25,316.73
8	C	CSP CONSULTING, INC.	150.00
8	C	COMMANDER FLEET CORP.	75,687.00

CHECK ID PAY TYPE PAID TO THE ORDER OF/DESC

CHECK AMOUNT

Total Capital

102,464.73

Total Register

1,502,718.73

INCORPORATED VILLAGE OF FLORAL PARK
BOARD OF TRUSTEES

-----X
In Re Application of

FLORAL PARK DEPOSITORY 1929
PARTNERS, LLC, Owner,

For a Special Use Permit to Allow a Restaurant
with Outdoor Seating.

-----X

**DECISION
AND RESOLUTION**

This application is made under Article IX, Section 99.60 of the Code for a Special Use Permit to allow a restaurant in an existing building in the B-1 Commercial Zoning District. The Applicant has submitted an affidavit from Michael Hatzidakis, Member, as Owner, sworn to June 15, 2023, verifying the statements set forth in the application. The Applicant also submitted plans prepared by Kenneth R. Garvin, AIA. Applicant also delivered to the Board the mailing receipts and return cards of the notice sent to all owners of real property within a two hundred (200') foot radius of the subject premises.

Under the Zoning Code, a restaurant use may only be authorized by the Board of Trustees as a Special Use after a public hearing. This application for a Special Permit is made under Article IX, Section 99-10.B(1) of the Zoning Code. The property which is the subject of the application is located on the west side of Covert Ave on the northwest corner of the intersection of Covert Ave and Clayton Avenue, and is known as 99 Covert Avenue, Floral Park, New York, and identified as Section 32, Block 272, Lots 23-29 on the Land and Tax Map of Nassau County.

Trustee _____ offered the following resolution and moved its adoption.

WHEREAS, a public hearing was held on this application on July 18, 2023 at which time the Applicant made a sworn presentation to the Board of Trustees; and

WHEREAS, by letter, dated July 6, 2023, the Nassau County Planning Commission deferred the matter to the Village Board.

WHEREAS, Members of the Village Board of Trustees have viewed and investigated the subject premises, its surroundings and other pertinent matters and circumstances in connection therewith; and

WHEREAS, by Resolution, dated June 20, 2023 and filed June 21, 2023, the Village Board determined the matter to be a Type II action under SEQRA and adapted a negative declaration; and

WHEREAS, by Decision, filed February 28, 2020, the Board of Appeals granted a variance for ten (10) parking spaces, which variance has been extended; and

WHEREAS, this Board, by Decision and Resolution issued in 2021, granted the Applicant a special use permit for a restaurant subject to thirteen (13) conditions.

WHEREAS, the application and all testimony and exhibits presented at the hearing have been carefully considered and due deliberation given thereto.

NOW, THEREFORE, the Board of Trustees makes the following findings:

1. The Nassau County Planning Commission recommended that the Village take whatever action it deems appropriate.
2. After the Board of Trustees' jurisdiction of the case was confirmed, Applicant and his Architect made a presentation to the Board.
3. The subject premises is currently vacant. Previously it had been used as a bank for many years with a drive-through window exiting onto Clayton Avenue.
4. The proposed use is to feature an American-style of cuisine. The proposed footprint of the building will only be extended in the rear for additional kitchen space. There will be outdoor seating on the north side of the facility for thirty (30) patrons. Seasonal dining will be from the end of March through October, weather permitting.
5. The proposed hours of operation requested is from 12 noon to 2:00 a.m. seven days a week.

6. At the public hearing, the Applicant specifically agreed to abide by eleven of the thirteen conditions previously imposed by the Village Board.

7. The two exceptions were with respect to the hours of operation and the installation of a right-foot high barrier wall consisting of masonry and fencing at the rear of the property. Instead of the wall, landscaping will be placed along the property line as a buffer for the adjoining residences.

8. Subject to the conditions set forth below, this Special Use Permit is granted.

9. The proposed use will not create a hazard; nor is it conflicting or incongruous to the surroundings, neighborhood or Village.

10. The proposed use will not hinder or discourage the appropriate use and development of adjacent uses or impair their values.

11. The Board has considered the remaining standards set forth in Section 99-60 and finds that this application conforms with those standards.

12. This Decision and Resolution, as well as each and every condition set forth herein, may only be modified by the Board of Trustees following a public hearing.

NOW, THEREFORE, BE IT RESOLVED, that by reason of the foregoing, the Application of Floral Park Depository 1929 Partners LLC for a Special Use Permit to allow a restaurant is granted, subject to the following conditions:

- I. Hours of operation shall be limited to Sunday through Thursday 11am – 11pm, Friday and Saturday 12pm – 1am.
- II. Applicant shall obtain the appropriate license from the New York State Liquor Authority with the hours of operation listed thereon and shall consent to have the license limited to the hours of operation set forth in paragraph “I.” above.

- III. Landscaping and fencing shall be installed and maintained along the westerly border of the property acceptable to the Architectural Review Board and Superintendent of Buildings.
- IV. Refuse shall be kept in a refrigerated area inside the premises and placed outside no sooner than 12 hours before pick-up by a private carter two times per week no earlier than 8:00 a.m.
- V. Outdoor dining shall be limited to table seating and there shall be no bar in the outdoor dining area.
- VI. There will be no outdoor music at the premises.
- VII. No outdoor lighting shall shine upon any neighboring properties and the lighting plan shall be approved by the Superintendent of Buildings.
- VIII. A roof ventilation/filtration system shall be installed so as to minimize odors and direct all fumes into Covert Avenue and a plan for same shall be approved by the Superintendent of Buildings.
- IX. No employees shall park on Clayton or Cunningham Avenues. Patrons shall be notified that they should not park on Clayton or Cunningham Avenues, such notice to be placed on website, signs and menus.
- X. During the renovations of the building, workers involved in the construction shall not park their vehicles on any residential street in the Village.
- XI. All deliveries to the restaurant shall be made in the parking lot adjacent to the restaurant to the north, if feasible depending on truck size. If not feasible, deliveries shall only be made in the designated loading zone on Covert Ave adjacent to the premises.

- XII. There shall be no valet drop-off or pick-up of vehicles on Clayton Avenue; and
- XIII. The public entrance to the restaurant will be on Covert Avenue and the proposed doors on the western side of the building will be limited to employee and emergency ingress and egress and shall remain closed at all times unless opened for a reasonable period of time to allow employee ingress and egress.

The violation of any of these conditions may result in the revocation of this Special Use Permit after a hearing before the Board of Trustees.