

October 3, 2023

A Special Use Permit Public Hearing for the property 153 Tulip Avenue, Floral Park, NY 11001 was held by the Board of Trustees on October 3, 2023 at 9:01 pm.

The hearing was held by in-person and by way of video/teleconference as follows:

<https://us02web.zoom.us/j/81074483977?pwd=UG9TS3A5OXkvYTg5NIRGU3E4b1BYZz09>

Meeting ID: 810 7448 3977

Passcode: 479661

Dial: +1 646 558 8656 (New York)

Present were Mayor Kevin Fitzgerald, Trustees Lynn Pombonyo, Frank Chiara, Jennifer Stewart, and Michael Longobardi, Village Administrator Gerard Bambrick, Village Clerk Susan Walsh, Superintendent of Public Works Kevin Ginnane, Superintendent of Buildings Renee Marcus, Police Commissioner Stephen McAllister, Deputy Village Clerk Lara Verbanac, Village Attorney John E. Ryan, Court Reporter Mary Kate Waldron and applicant Bhavesh Patel.

Purpose: The application of Bhavesh Patel, lessee, of property 153 Tulip Avenue, Floral Park, NY, is made in accordance with Article III, Section 99-10 (B) (2) of the Zoning Ordinance of the Incorporated Village of Floral, NY, which requires that when a building changes its existing business use to a retail store which prepares, stores and sells food in a B-1 District, the use may only be authorized as a special use after a public hearing.

Mayor Fitzgerald opened for public comment.

Trustee Pombonyo offered Resolution No. 2023-196 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 ended at 9:20 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

Att.

LEGAL NOTICE

**NOTICE OF SPECIAL USE 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 Village Hall, One Floral Boulevard, Floral Park, NY and on Tuesday, October 3, 2023 at 8:00 pm in relation to the following application:

The application of Bhavesh Patel, lessee, of property 153 Tulip Avenue, Floral Park, NY, is made in accordance with Article III, Section 99-10 (B) (2) of the Zoning Ordinance of the Incorporated Village of Floral, NY, which requires that when a building changes its existing business use to a retail store which prepares, stores and sells food in a B-1 District, the 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 northeast side of Tulip Avenue, 111.29' feet southeast of Woodbine Court and known as Section 32 Block 118 and Lot 6 on the Nassau County Land and 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: September 22, 2023