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M I N U T E S  
OF THE MEETING  
OF THE  
PUBLIC HEARING  
INCORPORATED VILLAGE OF FLORAL PARK  
January 16, 2024  
8:00 p.m.

P R E S E N T:

KEVIN M. FITZGERALD                   MAYOR  
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

Karen M. Masler  
Court Reporter

1 MAYOR FITZGERALD: If I could ask the  
2 Village Clerk Walsh to read the notice.

3 MS. WALSH: Thank you.

4 Notice of Special Use Public Hearing,  
5 Incorporated Village of Floral Park, New York.

6 Notice is Hereby Given, that the Board of  
7 Trustees of the Incorporated Village of Floral Park,  
8 New York, will hold a Public Hearing at Village Hall,  
9 One Floral Boulevard, Floral Park, New York and on  
10 Tuesday, January 16, 2024, at 8:00 p.m. in relation to  
11 the following application:

12 The application of Boris Natenzon, owner of  
13 100 Jericho Turnpike LLC, and of property 100 Jericho  
14 Turnpike, Floral Park, New York, is made in accordance  
15 with Article III, Section 99-11 B.8 of the Zoning  
16 Ordinance application, Incorporated Village of Floral  
17 Park, New York, which requires that when a building is  
18 altered for a proposed pharmaceutical cleanroom lab in  
19 a B-2 District, the use may only be authorized as a  
20 special use after a public hearing.

21 The structure for which said Special Permit  
22 is applied is situated on the southeast corner of  
23 Jericho Turnpike at Garfield Avenue and known as  
24 Section 32, Block 52 and Lots 494, 495, 496 and 497 on  
25 the Nassau County Land and Tax Map.

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

7 Now take notice that all parties in interest  
8 and citizens will be given the opportunity to be heard  
9 at the aforesaid time and place by order of the Board  
10 of Trustees, Incorporated Village of Floral Park, New  
11 York, Susan E. Walsh, Village Clerk and legal notice  
12 was dated December 29,2023, and it was published in the  
13 official paper of the Incorporated Village of Floral,  
14 New York, and posted according to law and sent to the  
15 Nassau County Planning Commission and pursuant to  
16 Section 239-L&M of the General Municipal Law determined  
17 to defer to the Village to take action as deemed  
18 appropriate.

19 MAYOR FITZGERALD: Thank you.

20 I would like to touch -- I would like to  
21 place on the record the applicant previously filed an  
22 affidavit of service that indicates that all neighbors  
23 within a 200 foot radius of the dwelling had been  
24 served with notice.

25 Also, I would like to announce that the Board

1 has previously adopted a resolution determining that  
2 the application does not have a significant impact on  
3 the environment, as defined by The State Environmental  
4 Quality Review, SEQRE.

5 Good evening. Thank you for your patience  
6 and waiting. Thank you for your interest in Floral  
7 Park. So, if you could describe what the business is  
8 and what specifically it is, a cleanroom. It's a new  
9 word in my vocabulary.

10 MR. NATENZON: Sure. No problem.

11 (Whereupon, Boris Natenzon and Kenneth Garvin  
12 were duly sworn by the court reporter.)

13 MAYOR FITZGERALD: State your name and  
14 address for the record.

15 MR. NATENZON: Boris Natenzon, 826 Forest  
16 Avenue, Staten Island, New York 10103.

17 MR. GARVIN: Kenneth Garvin, 545 Eighth  
18 Avenue, New Hyde Park 11040.

19 MAYOR FITZGERALD: Mr. Garvin.

20 MR. GARVIN: Good evening, Mr. Mayor and  
21 Board. We are here today for a cleanroom, which is a  
22 room that is constructed off-site, brought to the  
23 building and put together. It's prefabricated. The  
24 room is fifty feet long by twenty-four feet long by  
25 eight foot high, and what it is, it creates a sterile

1 environment for the pharmacy to put together medication  
2 for the patients. This room would go into -- in the  
3 building in the northwest corner. The building has no  
4 columns. It has -- it is really a unique building.  
5 It's has a giant exterior wall to exterior wall. It  
6 would sit right on the floor. It's made out of glass  
7 and aluminum, and Boris will talk to you more about  
8 actually what they do in that cleanroom environment.  
9 Thank you.

10 MR. NATENZON: So, I'm also a pharmacist, and  
11 so we do -- we have the same setup in Staten Island, as  
12 well. And so, basically, what the cleanroom is -- a  
13 couple of years ago the State Board and Federal  
14 Government approved that or put together something  
15 where pharmacists, when they make medications, have to  
16 be done in a cleanroom. So, if you know a pharmacist  
17 in the neighborhood, wherever, and kind of grinding  
18 pills like old-fashion style on a countertop, that is  
19 not allowed any longer. You have to have a cleanroom  
20 to make most medications these days, and so some  
21 pharmacies make a small cleanroom and some make a large  
22 one, like ours. We're fortunate we have a business for  
23 infusion as well so we --

24 MAYOR FITZGERALD: In --

25 MR. NATENZON: Infusion, as well. We have

1 IV's basically for first-time patients. The room is  
2 pretty much a sterile environment with HEPA filters in  
3 every pod or every space where we're making medicine.  
4 There is special HEPA filters to make sure no powders  
5 are floating, and the actual room has its own HEPA  
6 filter to make sure the environment is sterile, as well  
7 as not just the section where you are making the  
8 medication and all prefabricated and built on-site.

9 And pretty much we have the same one in  
10 Staten Island, we have been working with about fourteen  
11 years now, and it's a great tool to have as a  
12 pharmacist and for the staff because you know when you  
13 are grinding the pills or capsules, whatever you are  
14 making in the front without filtration, you are  
15 breathing that stuff in. So, this keeps everything  
16 nice and clean and sterile.

17 MAYOR FITZGERALD: I have a couple of  
18 questions. Curiosity. Is Enezia Specialty, is that  
19 your company or like a franchise?

20 MR. NATENZON: It's my company. We have  
21 several locations throughout New York and New Jersey.  
22 We have been around for twenty years, 270 employees.

23 TRUSTEE STEWART: 200?

24 MR. NATENZON: 270 employees.

25 MAYOR FITZGERALD: How many employees do you

1 expect to be at this site?

2 MR. NATENZON: Anywhere from like maybe three  
3 to six, seven employees, depending on the time of day  
4 or, you know, the shifts.

5 MAYOR FITZGERALD: And have you given any  
6 thought to where they will park? Parking is at a  
7 premium.

8 MR. NATENZON: There is parking right behind  
9 -- there is a municipal parking. The majority of the  
10 technicians will probably use mass transit, but that's  
11 kind of how we have it in the other location. Most of  
12 the technicians take mass transit. The pharmacists  
13 will park in the municipal lot.

14 MAYOR FITZGERALD: Mostly customers coming in  
15 to do pick-up or delivery service?

16 MR. NATENZON: We hope to have some pick-up  
17 from the local community. We will be open for retail  
18 business, but we will have some delivery as well.

19 MAYOR FITZGERALD: Not really a retail  
20 business, more of, I hate to use the word, mass  
21 production?

22 MR. NATENZON: Definitely not mass  
23 production. Everything requires a prescription. No  
24 mass production here. We're not allowed to make mass  
25 production. It's individual prescriptions.

1                   MAYOR FITZGERALD: And who -- you said you  
2 hope it would be local community. If not, local  
3 community, where is it coming from?

4                   MR. NATENZON: We do some business in Long  
5 Island. What we would do, we would transfer that  
6 business over to the location from other locations.

7                   MAYOR FITZGERALD: The cleanroom in and of  
8 itself, is there any concerns that the fire department  
9 should have to, if God forbid, there is something going  
10 on in the building, that those doors lock, is it easy  
11 to get into?

12                   MR. NATENZON: It's a regular room. Like  
13 anything else just made out of aluminum and glass  
14 because it has doors, no locking on-site.

15                   MAYOR FITZGERALD: God forbid there is an  
16 incident and the fire department would have no issues  
17 getting in and out of the cleanroom?

18                   MR. NATENZON: Yes.

19                   MAYOR FITZGERALD: The reason I brought it  
20 up, one of the pictures survived a hurricane. I wanted  
21 to make sure --

22                   MR. NATENZON: The regular doors, there are  
23 no locks on it, nothing of that sort in and out.

24                   MAYOR FITZGERALD: You have a couple of  
25 questions.

1 I will turn it over to colleague Trustee  
2 Stewart.

3 TRUSTEE STEWART: Thanks for coming. Thanks  
4 for choosing Floral Park.

5 MR. NATENZON: Thank you.

6 TRUSTEE STEWART: Your business, I imagine,  
7 holds some sort of license from the State?

8 MR. NATENZON: Yes. State Board of Pharmacy.

9 TRUSTEE STEWART: Do you need a separate  
10 license for this location or does the -- is your permit  
11 from the State for all of businesses or each --

12 MR. NATENZON: Each individual.

13 TRUSTEE STEWART: And I suspect the Jericho  
14 Turnpike location will have its own?

15 MR. NATENZON: Correct, license.

16 TRUSTEE STEWART: So, we do have some  
17 commercial parking permits that can be purchased.  
18 There are some spots back there. There are some  
19 permits you could buy.

20 MR. NATENZON: The monthly?

21 TRUSTEE STEWART: It's quarterly.

22 MS. WALSH: It would be annual.

23 MR. NATENZON: Okay.

24 TRUSTEE STEWART: Would that be something you  
25 might consider doing for some of your employees?

1 MR. NATENZON: Absolutely for pharmacists.  
2 Thank you.

3 TRUSTEE STEWART: For some reason garbage  
4 questions always fall to me. Initially, some of my  
5 concerns were regarding disposal of the medication and  
6 things of that nature. As I did a little more  
7 research, the State Board trumps all of that. So, in  
8 regards to -- but in regards to the garbage disposal,  
9 everyday kind of garbage disposal -- this is an  
10 Incorporated Village. I'm sure you know now we have  
11 commercial pick-up for businesses on Tuesday and  
12 Friday, Tuesdays and Fridays. So, there's that. That  
13 has to be put out probably and in the front. Is there  
14 any other kind of private carting you would need for  
15 your business?

16 MR. NATENZON: Um, no. Just, we have in  
17 terms of medication, there's a special company that  
18 picks up unused meds or anything that is  
19 medication-wise.

20 TRUSTEE STEWART: That was a little bit of a  
21 concern.

22 MR. NATENZON: A separate company comes.

23 TRUSTEE STEWART: In terms of the  
24 face-to-face retail you might do, is it credit only, or  
25 cash only, or whatever people bring, they bring?

1 MR. NATENZON: Yup, just like a --

2 TRUSTEE STEWART: A regular store.

3 MR. NATENZON: I don't want to mention the  
4 name. We call it chocolate, vanilla, strawberry.

5 TRUSTEE STEWART: That was entertaining. I  
6 don't have anymore questions at this time.

7 MR. NATENZON: Thank you.

8 MAYOR FITZGERALD: Trustee Longobardi?

9 TRUSTEE LONGOBARDI: Thank you for coming.  
10 You said you have some retail walk-ins. Are you  
11 shipping the prescriptions or --

12 MR. NATENZON: Not shipping.

13 TRUSTEE LONGOBARDI: All pick-up would be  
14 done through people walking in or coming by?

15 MR. NATENZON: Correct.

16 TRUSTEE LONGOBARDI: How do you store all of  
17 the medicine and products that you have? Is it  
18 protected in closed cabinets, in locks, in vaults?

19 MR. NATENZON: So, what we would do is have a  
20 safe with narcotics and controlled substances, and the  
21 rest of the medications are in bins, prescription bins.

22 TRUSTEE LONGOBARDI: Is there somebody there  
23 -- anybody there around the clock or just a day  
24 operation?

25 MR. NATENZON: Just 9:00 to 8:00. A

1 pharmacist has to be there to open and close.

2 TRUSTEE LONGOBARDI: All right.

3 TRUSTEE STEWART: So what days and hours do  
4 you expect to be there?

5 MR. NATENZON: Monday through Friday, 9:00 to  
6 8:00, and Saturday 9:00 to 6:00, and Sunday 9:00 to  
7 3:00.

8 TRUSTEE STEWART: It is seven days?

9 MR. NATENZON: Yeah.

10 MAYOR FITZGERALD: Do you plan on, besides  
11 prescription pharmaceuticals, do you plan on selling  
12 anything else?

13 MR. NATENZON: Um, I mean over-the-counter  
14 products. We have about, I think, six small -- four  
15 small aisles. We have first aid, we will have -- we  
16 call it GI or stomach things. We will have some baby  
17 things, nutritional stuff. We're a big nutritional  
18 company as well. We have a lot of nutritional for kids  
19 and adults.

20 MAYOR FITZGERALD: So, some resemble a  
21 regular pharmacy?

22 MR. NATENZON: It would look like a regular  
23 pharmacy, yeah.

24 MAYOR FITZGERALD: This other drawing, this  
25 is a loading dock. Are you planning on using that for

1 anything?

2 MR. GARVIN: It's an existing overhead door  
3 on the side street on Garfield.

4 MAYOR FITZGERALD: There's on the drawing,  
5 there's something described as a forklift loading area.  
6 I would like to know what that area is.

7 MR. GARVIN: So --

8 MR. NATENZON: That was existing anyway. We  
9 will be using that to get whatever we do -- the  
10 deliveries will be coming out of there. That would be  
11 the goal instead of coming out on Jericho.

12 MR. GARVIN: And they have a storage area in  
13 the back of the building. So, any kind of equipment  
14 they might need to lift heavy pallets of products would  
15 be used by a bay lift of some sort and that area,  
16 that's where that would be stored, the lift.

17 MAYOR FITZGERALD: Okay. On the drawing that  
18 I have it says compound cleanroom. It says, I think, X  
19 out on -- under separate application.

20 MR. GARVIN: Right, because of the special  
21 use required for that, we split the application. We do  
22 one for the interior alteration, just for the pharmacy,  
23 and then the second application was just for the  
24 cleanroom just to save time.

25 They do have a permit right now for the

1 pharmacy so they could start doing the demo and start  
2 the construction inside the building, and they're going  
3 to wait for that area -- they have to wait anyway  
4 because it takes a long time for the equipment to be  
5 put together in complete time. We put the -- we split  
6 the application into two.

7 TRUSTEE STEWART: I have two questions. Can  
8 you compare the safety after locking up your  
9 medications overnight? You said something about a safe  
10 to -- when we have like a larger chain, a retailer,  
11 like a CVS. Just as concerns about how to secure the  
12 medications when no one is there.

13 MR. NATENZON: So, I was going to ask if it's  
14 allowed, what we do in our other places, we put a gate  
15 inside, but it's not like one of those big, huge bulky  
16 -- it's a very thin gate and it goes on the inside, if  
17 someone breaks it and the glass comes inside. That's  
18 one of the options. The other option is like some  
19 retail chain stores, they put a sliding gate around the  
20 pharmacy area. So, either/or. If the front is allowed  
21 in terms of the glass, we would do that. If not, we  
22 would do -- run the -- it's like a sliding gate that  
23 goes around the pharmacy.

24 TRUSTEE STEWART: Secondly, do you  
25 participate in the preceptive programs at the local

1 universities?

2 MR. NATENZON: Absolutely, St. John's and LIU  
3 and Albany. Absolutely. I'm also on the Board of  
4 Northwell.

5 TRUSTEE STEWART: Thank you.

6 MS. MARCUS: I don't know if you heard the  
7 gates on the outside. The Board may not, depending  
8 upon the color and aesthetics. We can ask when you go  
9 for the sign permit. We can certainly ask them.

10 MR. NATENZON: It's usually like a white gate  
11 and it's on the inside.

12 MS. MARCUS: If it's not on the inside, it  
13 shouldn't be a problem. On the outside, not likely  
14 allowed.

15 MR. NATENZON: I wouldn't want to do it on  
16 the outside.

17 MAYOR FITZGERALD: Do you expect any incoming  
18 deliveries for trucks to park on Jericho Turnpike or  
19 would they be using the side?

20 MR. NATENZON: Garfield. Yeah, Garfield for  
21 drop-off. We get two deliveries a day from  
22 wholesalers, and then we have pretty much UPS or FedEx.

23 MAYOR FITZGERALD: What time do the  
24 deliveries occur on a wholesaler?

25 MR. NATENZON: For a wholesaler, 8:30, 9:00.

1 And then usually around two to 3:00 p.m. is the second  
2 delivery. Being they're coming out of Queens, so I'm  
3 assuming maybe even that 3:00 might be 2:00.

4 MAYOR FITZGERALD: Okeydoke. If you don't  
5 mind taking a seat.

6 I will see if there are any questions or  
7 comments from anyone here in the Village Hall.

8 Is there anyone on Zoom? I will give thirty  
9 seconds. If you raise your hand up and chat. It looks  
10 like three or four people.

11 I see none.

12 Does any members of the Board have have any  
13 further questions?

14 TRUSTEE STEWART: No.

15 TRUSTEE LONGOBARDI: No.

16 MAYOR FITZGERALD: Thanks for coming.

17 I would like to make a motion to reserve  
18 decision and close the hearing.

19 TRUSTEE STEWART: So moved.

20 TRUSTEE LONGOBARDI: Second.

21 MAYOR FITZGERALD: Ms. Walsh, can you poll  
22 the Board?

23 MS. WALSH: Trustee Stewart?

24 TRUSTEE STEWART: Aye.

25 MS. WALSH: Trustee Longobardi?

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TRUSTEE LONGOBARDI: Aye.

MS. WALSH: Mayor Fitzgerald?

MAYOR FITZGERALD: Aye.

\* \* \*

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

Karen Masler  
KAREN M. MASLER  
Senior Court Reporter