

**INCORPORATED VILLAGE OF FLORAL PARK  
Board of Trustees MINUTES  
Tuesday, January 16, 2024 8:00 pm - Village Hall Courtroom**

Join Zoom Meeting  
<https://us02web.zoom.us/j/85907996721?pwd=NTIheDYzR0VOQ0RhYUFEUXA4NXVUdz09>  
Meeting ID: 859 0799 6721  
Passcode: 868926  
One tap mobile +16469313860

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Mayor Fitzgerald opened the Regular Meeting of the Board of Trustees at 8:00 PM and led all in the Pledge of Allegiance.

Present were Mayor Kevin M. Fitzgerald, Jennifer Stewart and Michael Longobardi, Village Administrator Gerry Bambrick, Village Clerk Susan Walsh, Deputy Clerk Lara Verbanac, Superintendent of Public Works Kevin Ginnane, Superintendent of Buildings Renee Marcus, Village Attorney John Ryan, Lieutenant William Doherty Trustees Lynn Pombonyo and Frank Chiara and Police Commissioner Stephen McAllister were excused with notice.

Prior to the meeting a moment of silence was held for former Village Administrator Nancy McLoughlin. Nancy and her husband Tom moved to Floral Park in 1971 where they raised their family. In 1976 Nancy started her career at the Village as a Clerk Typist. In 1981 she was promoted to Deputy Village Clerk and from 1989 to 1999 she served as the Village Administrator. I personally did not move into the Village until 1999 so I did not have the pleasure of working with or knowing her. Everything I heard from employees who have worked with her is that she was very effective Village Administrator in all aspects and Floral Park is certainly a better place because of Nancy’s service to this Village.

The Mayor announced that there are 2 public hearings scheduled and then the regular meeting agenda followed by the public session.

Immediately following the public hearings, the regular Board of Trustees meeting began. Mayor Fitzgerald announced that prior to moving the agenda, the residents have the opportunity to make comments or ask questions on items that are on the agenda only. There being none, Mayor Fitzgerald then moved the agenda

On motion by Trustee Stewart, seconded by Trustee Longobardi, and carried unanimously, the Board approved the Minutes of Regular Board of Trustees Meeting held on Tuesday, January 2, 2024;

Trustee Longobardi offered Resolution No. 2024-07 to approve the Schedule of Accounts Payable as follows:

General Fund	\$ 922,076.09
Pool Fund	\$ 40.00
Capital Fund	<u>\$ 0.00</u>
Grand Total	\$ 922,116.09

The Resolution was seconded by Trustee Stewart and adopted on roll call as follows:

- Trustee Pombonyo - Excused
- Trustee Chiara - Excused
- Trustee Stewart - Aye
- Trustee Longobardi - Aye
- Mayor Fitzgerald - Aye

Trustee Stewart offered the following resolutions relating to personnel matters:

Resolution No. 2024-08 – Accept the letter of retirement for Paulo Kinast, full-time employee in the Maintenance Department at Public Works, after 10 years of service effective January 20, 2024 and authorize payment of his earned accruals (conditionally should any time be used from 1/16-1/20/24) as follows:

20 Vacation Days @ \$213.52 daily rate	\$ 4,270.40
50.40 Sick Days @ 213.52 daily rate	\$ 10,761.41
2 Personal Days @ 213.52 daily rate	<u>\$ 427.04</u>
Total:	\$ 15,458.85

Resolution No. 2024-09 – Hire Matthew Balestrieri as a Motor Equipment Operator in Public Works Department at the contractual rate of \$46,953.00 subject to clearance of medical/drug/alcohol screenings and Nassau County Civil Service Commission approval;

Resolution No. 2024-10 – Authorize Police Officer to attend Tactical Medical Training in Hanover, PA from January 24, 2024 through January 26, 2024 at a cost of \$500.00 which includes hotel and meals plus mileage if applies;

Resolution No. 2024-11 – Authorize an hourly increase to Henry Alilionis, to \$40.00 hourly, for his code enforcement official consulting services for the Building and/or Public Works Department as outlined in his proposal;

Resolution No. 2024-12 – Accept the letter of resignation of Yedu Unnithan, full time auto-mechanic aide, effective 1/20/24 and authorize him to become a part-time auto-mechanic aide at an hourly rate of \$30.00 subject to NC Civil Service Commission approval;

The Resolution was seconded by Trustee Longobardi and adopted on roll call as follows:

Trustee Pombonyo	- Excused
Trustee Chiara	- Excused
Trustee Stewart	- Aye
Trustee Longobardi	- Aye
Mayor Fitzgerald	- Aye

On motion by Trustee Longobardi, seconded by Trustee Stewart, and carried unanimously, the Board approved Michael Rochwalski and Craig Manfredonia as new members of the Floral Park Volunteer Fire Department since having received clearance from the Nassau County Sherriff's Office, a background check from the Floral Park Police Department and medical clearance from Village physician;

On motion by Trustee Stewart, seconded by Trustee Longobardi, and carried unanimously, the Board approved/ratified the request to use public facilities subject to receipt of certificate of insurance and sound device permit fee, if applies, as follows:

- Alexander Wolf & Co, managing agent for Flowerview Gardens, request to use Firefighters' Hall on Tuesday, February 27, 2024 from 6:00 PM to 8:30 PM to hold their annual meeting;
- Knights of Columbus request to have their annual Jim Rhatigan's 5k Run on Saturday, October 26, 2024 at 9:00 AM with the same race route as in previous years;
- Girl Scout Troops request to use the parking lot opposite the Recreation Center on Sunday, March 3<sup>rd</sup> from 7:30 AM to 10:00 AM to use as a cookie drop-off and pick-up for the girl scouts;

Trustee Longobardi offered Resolution No. 2024-13 whereas it is hereby resolved pursuant to §65-3 of the Code of the Incorporated Village of Floral Park ("Code") that the property known by the street address "86 Iris Avenue, Floral Park, NY 11001" and identified on the Nassau County Land and Tax Map as Section 32, Block 120, Lot 216 is not in compliance with Section 65-2. H of the Code by reason of rubbish, rubble and discarded material accumulated thereon, Section 65-2. B uncut grass, weeds, brush or any portion of said growth to obtain a height in excess of 12 inches, and Section 65-6 A. the owner, operator or occupant shall ... maintain accessory structures and appurtenant equipment in suitable condition and good repair, capable of performing the function for which the same was designed or intended to be used all as specified in the Village Ordinance Notice of Violation, dated December 19, 2023, issued by the Department of Buildings of the Incorporated Village of Floral Park.

Be it further resolved that the owner or person in control of said premises shall comply with the above-referenced provisions of the Code by removing said rubbish, rubble and discarded material, repairing said accessory structures, and cut the overgrown grass and weeds within seven (7) days of the postmark of the Notice of Adoption of this Resolution to be mailed to said own or person in control of the subject property. In case of such failure to comply, the owner and/or person in control of the property whereon the violation occurs is deemed to consent to the right of entry by the Village officials for the sole purpose of inspecting and correcting such violation, whereas the Board of Trustees authorizes the work to be done and pay the cost thereof out of general funds appropriated by the Board of Trustees for such purpose, whereas The Village shall be reimbursed for the cost of the work performed or the services rendered, as hereinabove provided, by assessment against the lots or parcels of land where such work was performed or services were rendered for so much of the actual or complete cost as incurred upon and from each lot or lots by the assessment of all such cost of such removal, including legal fees against the real property affected.

The Resolution was seconded by Trustee Stewart and adopted on roll call as follows:

Trustee Pombonyo	- Excused
Trustee Chiara	- Excused
Trustee Stewart	- Aye
Trustee Longobardi	- Aye
Mayor Fitzgerald	- Aye

## **Deputy Mayor Lynn Pombonyo**

### **Police Department**

Our Police Department has tallied its 2023 statistics which demonstrate the productive year that it was. Some important totals for the last year: 10,086 calls for assistance; 314 motor vehicle accidents with injuries and/or significant damages; 3,110 vehicle stops; 2,692 moving summonses (including those written for trucks by our Motor Carrier Detail); 11,781 parking summonses; and 48 arrests. Our Police Department is there for its citizens, businesses, and village visitors in numerous, significant ways.

Our FPPD has reported that, on the same January night, catalytic converters were stolen from vehicles parked in two Floral Park driveways in close proximity to each other. It's important to note that the crimes were committed just before 4 AM, yet reported by a resident witness just before 7 AM, preventing FPPD from catching the perpetrators while or immediately after the crimes were committed. Nassau County Police coordinate with FPPD on the investigations of such crimes and the apprehension of the perpetrators. All are urged to report possible criminal activity to the FPPD immediately to effect quick starts on the investigations. Join our Police as crime stoppers. If you see something, say something...to our Police, immediately!

And have you visited our very popular FPPD Facebook page lately?

### **Conservation Society**

The annual, international Great Backyard Bird Count (GBBC) takes place throughout the world and in our very own Centennial Gardens and Bird Sanctuary on Friday, February 16<sup>th</sup> through Sunday, February 18<sup>th</sup>. Watch for the colorful blue flyer on the VFP and Recreation Center Facebook pages, and join this fascinating event, birdwatching and listening to the stories of the birds, told by our very own ornithologist extraordinaire, Don Haug. The star of the 2022 GBBC was a magnificent red-tailed hawk, a Gardens resident, who posed for all the birdwatchers on the top of a large tree as we stood in awe.

Look for unique bird facts, photos, videos and birdwatching ideas at the [birdcount.org](http://birdcount.org) website, and google the Audubon Society's and Cornell University's Great Backyard Bird Count sites, too.

More GBBC coming attractions in February!

### **Chambers of Commerce and Our Businesses**

All are welcome at the Floral Park Chamber of Commerce's next catered networking meeting on Thursday evening, February 1<sup>st</sup> at 6 PM at the Methodist Church on Verbena Avenue. Visit the Chamber website for the required meeting registration at [floralparkchamber.org](http://floralparkchamber.org)

Coming soon will be details about our Covert Avenue Chamber of Commerce's exciting 2024 activities. Visit [covertavenuechamber.org](http://covertavenuechamber.org).

And, are you keeping your New Year's resolution to SHOP AND DINE LOCAL in Floral Park and Stewart Manor? You'll be glad you did!

## **Trustee Frank Chiara**

### **Library**

Here are some upcoming events at our Floral Park Library:

- Friday, January 19<sup>th</sup>, from 4 PM to 5 PM the library will be hosting Teen Party Art for teens, grades 6-12. Teens are welcome to come and create something mystical for winter with Ali from the Party Art School.
- Monday, January 22<sup>nd</sup>, from 7 PM to 8 PM there will be a Family Pre-School Hour with, A Time for Kids, Inc. This school readiness program will focus on early literacy and fine motor skills through music, movement and other fun activities.
- Friday, January 26<sup>th</sup>, from 3:45 PM to 5:15 PM the library is having a babysitting workshop for teens from grades 6-12. The Cornell Cooperative Extension of Suffolk County will be conducting the workshop and providing useful skills to teens so they can become incredible babysitters. Space is limited so register early.
- Saturday, January 27<sup>th</sup>, 2024 from 10 AM to 4 PM the 'Friends of the Library' will be hosting a bag sale in the library meeting room. For 8 dollars you can fill up a 'Friends' tote bag with as many books as fit. If you already have a 'Friends' tote bag, bring it and your cost will be only 5 dollars. The 'Friends of the Library' are very supportive of our library so consider stopping over to support this event.
- Monday, January 29<sup>th</sup>, from 4 PM to 5:15 PM you are invited to join a 'Birding at the Gardens' 2-session program. This program teaches the use of tools of birding, binoculars, technology, and field guide in order to identify several common, easy to find birds. The program will afford those who attend an opportunity to use these learned skills at the 26<sup>th</sup> Annual

Backyard Bird Count will be held Friday, February 16<sup>th</sup> through Sunday, February 18<sup>th</sup> at Centennial Gardens. The data collected at the bird count helps scientist document how birds respond to climate change and shifting range.

These are just a few January's scheduled events that may be found on the Library's website at [www.floralparklibrary.org](http://www.floralparklibrary.org). Visit the site on how to register and attend the activities offered.

### **Fire Department**

The department is in good standing and there is nothing new to report.

### **Trustee Jennifer Stewart**

#### **DPW**

Thank you to the DPW crews for the work they did during this overnight and early morning storm, including reporting to work at 1:30 AM. We appreciate their efforts to get our streets safe and ready so residents were able to get to work and school, while also picking up our garbage and maintaining Village vehicles and buildings.

A gentle reminder to all residents to not shovel snow into the street and to please make sure your sidewalk is clear. If there is a fire hydrant in front of your home, please make sure it is clear and visible. If you live on a corner, please clear the access from the street to the sidewalk.

Along with preparing for this latest storm the DPW also cleaned up after the January 13<sup>th</sup> storm, cleaned the West End storm basins, removed all Christmas decorations, swept all Village roads, and collected 65 tons of household waste, 8 tons of paper and cardboard, 5 tons of plastics and glass as well as 11 tons of bulk rubbish. Please remember that the new sanitation schedules were mailed with the Annual Village Items and are also available on the Village website at [fpvillage.org](http://fpvillage.org).

#### **4VS**

The Mayor and I were pleased to attend the Annual 4VS Staff Meeting and Awards Night, held here at Village Hall last week. It was truly a pleasure to meet so many show hosts and volunteers who work behind the scenes to provide such quality local programming. 4VS has 42 full time, volunteer staff members. They have produced 37 shows in 2023. Pre-pandemic, their number were in the 50s and 4VS is working back towards those numbers. 4VS ran 672 billboard messages in 2023, has created 1,624 shows over its history and has 515 shows available for viewing on its website. They have 2400 views on their website. As I recently reported, the station won 4 Nor'easter Awards. This being the 4<sup>th</sup> year they have won 4 awards.

I would like to take a minute to congratulate the following staff members and volunteers for the awards presented to them by studio director James Greene: Francis Brandy - Student Intern of the Year, Jamie Liesner - College Crew Member of the Year, Larry King - Nor'Easter Winner, and Denon Senjalia - High School Crew Member of the Year.

#### **MTA**

We continue to engage with the MTA about the work that needs to be completed by the MTA as per our MOU. The MTA can be reached at [MTA.info](mailto:MTA.info) with questions and concerns and, as always, you can reach me at [JStewart@FPVillage.org](mailto:JStewart@FPVillage.org).

### **Trustee Michael Longobardi**

#### **Building Department**

The structural repairs to 266 Jericho Turnpike fire building have started and are expected to take up to three months. Nassau County site plan approval has been received for the former Centennial Hall Property and permits have been issued. Work is expected to start shortly on the new apartment building. Tonight, we held two public hearings. The first is regarding a request for a pick-up window at the proposed restaurant at 99 Covert Avenue. The second is for a proposed pharmaceutical lab located at 100 Jericho Turnpike. Decisions are pending on both.

Our Building Superintendent, Renee Marcus, will be the guest speaker at the North End Civic meeting this Thursday, January 18<sup>th</sup> and the West End Civic meeting on Thursday, February 1<sup>st</sup>. She will give an overview on the permitting process and answer any questions anyone may have related to the Building Department. This is a great opportunity to learn about the process when making capital improvement to your home or commercial property. It is also a great chance to attend a civic meeting, see what the civics are about and get involved.

#### **Pool and Recreation**

There are still openings for the Session II winter/spring 2024 programs. Please call the pool building or visit to check availability and register. As a reminder, leisure passes have expired and the new 2024 passes are now available. The hockey season has gone well and will wrap up by the end of this month. Superintendent Kurt Meyfohrt and Building Superintendent Renee Marcus met with our HVAC company today, regarding the pool building HVAC system, which will be getting a much-needed upgrade. Thank you both for your work on this.

Last week we held meetings with the Recreation Committee and the Pool Committee to discuss the past year. We reviewed what is working great as well as areas that need some improvements or changes. I would like to thank all our committee volunteers who take time to meet and provide valuable insights and ideas. More to come on those meetings soon.

#### **Town-Village Aircraft Safety & Noise Abatement Committee (TVASNAC)**

The next meeting will be Monday, January 22<sup>nd</sup> at the Hempstead Town Hall, One Washington Street, Hempstead. If you want to make a noise complaint regarding air traffic, you can call 1-800-225-1071. You can also go to the village website which has the links under the TVASNAC noise complaint contact information page on our home page.

#### **Mayor Kevin Fitzgerald**

##### **Former Village Administrator Nancy McLoughlin**

Prior to the meeting a moment of silence was held for former Village Administrator Nancy McLoughlin. Nancy and her husband Tom moved to Floral Park in 1971 where they raised their family. In 1976 Nancy started her career at the Village as a Clerk Typist. In 1981 she was promoted to Deputy Village Clerk and from 1989 to 1999 she served as the Village Administrator. I personally did not move into the Village until 1999 so I did not have the pleasure of working with or knowing her. Everything I heard from employees who have worked with her is that she was very effective Village Administrator in all aspects and Floral Park is certainly a better place because of Nancy's service to this Village.

##### **West End Civic Association**

With regard to the West End Civic Association, Superintendent of Buildings Renee Marcus will be giving a brief overview of what we are planning to do with the new sump at Belmont Park. The funding for the sump has not been fully approved by the Federal Government just yet; however, we are moving along with the plans in hopes that the funding comes through within a reasonable time.

##### **Trees and Tree Plantings**

As it was mentioned in my Mayor's Message at the end of 2023, a number of oak trees had a disease called oak wilt. After speaking to our arborist on a number of occasions and checking out trees that were either dying or diseased, it was determined that we had to cut down 50 dying trees including a large tree in Memorial Park. We will be replanting a more mature tree in that area as that space does permit bigger trees. Throughout this past year we have planted over 250 trees around our Village and took down less than 100 trees.

In speaking to several people and looking at old photos over 100 years ago, Floral Park had no trees or very minimal. Thankfully someone had the foresight over 100 years ago when planning this Village to plant a lot of trees, which grew large and tall. However not everything lives forever and some trees are susceptible to certain diseases. Our Tree Crew and Superintendent Ginnane do a great job to keep them as healthy as possible. In fact, they have recently learned how and when to trim oak trees to give them a longer life. We appreciate all the research they have done on that. We keep our trees as best as we can, but sometimes we have to take them down for safety reasons.

\* \* \* \* \*

The Mayor re-opened the meeting for public session at 10:00 PM. At 10:05 PM Trustee Stewart motioned to go into Executive Session, seconded by Trustee Longobardi and carried unanimously, the Board went into Executive Session.

Present were Mayor Kevin M. Fitzgerald, Trustees Jennifer Stewart and Michael Longobardi, Village Administrator Gerry Bambrick, Village Clerk Susan Walsh, Village Attorney John Ryan, Supt. of Public Works Kevin Ginnane and Supt. of Buildings Renee Marcus. Trustee Pombonyo called in via conference call. Trustee Chiara and Police Commissioner Stephen McAllister were absent. The Board discussed litigation and public works personnel matters.

Trustee Longobardi motioned to come of Executive Session, seconded by Trustee Stewart and carried unanimously. No action was taken.

The meeting ended at 12:05 am.

Susan Walsh, Village Clerk

January 16, 2024

**INCORPORATED VILLAGE OF FLORAL PARK**  
**SPECIAL USE PERMIT HEARING MINUTES**  
 100 Jericho Tpke, Floral Park, NY 11001

A Special Use Permit Public Hearing for the property 100 Jericho Tpke, Floral Park, NY 11001 was held by the Board of Trustees on January 16, 2024 at 9:23 pm.

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

<https://us02web.zoom.us/j/85907996721?pwd=NTIheDYzR0VOQ0RhYUFEUXA4NXVUdz09>

Meeting ID: 859 0799 6721

Passcode: 868926

One tap mobile +16469313860

Present were Mayor Kevin M. Fitzgerald, Trustee Jennifer Stewart and Trustee Michael Longobardi, Village Administrator Gerry Bambrick, Village Clerk Susan Walsh, Deputy Clerk Lara Verbanac, Superintendent of Public Works Kevin Ginnane, Superintendent of Buildings Renee Marcus, Village Attorney John Ryan, Lieutenant William Doherty, Court Reporter Karen M. Masler and Applicant, Boris Natenzon. Trustees Lynn Pombonyo and Frank Chiara and Police Commissioner Stephen McAllister were excused with notice.

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

Mayor Fitzgerald opened for public comment.

Trustee Stewart offered Resolution No. 2024-06 to reserve decision and close the public hearing.

The Resolution was seconded by Trustee Longobardi and adopted on roll call as follows:

Trustee Pombonyo	- Excused
Trustee Chiara	- Excused
Trustee Stewart	- Aye
Trustee Longobardi	- Aye
Mayor Fitzgerald	- Aye

The hearing ended at 9:43 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.

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Susan E. Walsh  
 Village Clerk

Att.

January 16, 2024

**INCORPORATED VILLAGE OF FLORAL PARK**  
SPECIAL USE PERMIT HEARING MINUTES  
99 Covert Ave., Floral Park, NY 11001

A Special Use Permit Public Hearing for the property 99 Covert Avenue, Floral Park, NY 11001 was held by the Board of Trustees on January 16, 2024 at 8:00 pm.

The hearing was held in-person and by way of video/teleconference as follows:  
<https://us02web.zoom.us/j/85907996721?pwd=NTIheDYzR0VOQ0RhYUFEUXA4NXVUdz09>  
Meeting ID: 859 0799 6721  
Passcode: 868926  
One tap mobile +16469313860

Present were Mayor Kevin M. Fitzgerald, Trustee Jennifer Stewart and Trustee Michael Longobardi, Village Administrator Gerry Bambrick, Village Clerk Susan Walsh, Deputy Clerk Lara Verbanac, Superintendent of Public Works Kevin Ginnane, Superintendent of Buildings Renee Marcus, Village Attorney John Ryan, Lieutenant William Doherty, Court Reporter Karen M. Masler and Applicant, Floral Park Depository 1929 Realty Partners LLC. Trustees Lynn Pombonyo and Frank Chiara and Police Commissioner Stephen McAllister were excused with notice.

Purpose: The application of Floral Park Depository 1929 Realty Partners, LLC of 99 Covert Avenue, Floral Park, NY, is made in accordance with Article III, Section 99-10 B of the Zoning Ordinance of the Incorporated Village of Floral Park, NY which requires that when a change of use from bank to restaurant with seasonal outdoor seating 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 Stewart offered Resolution No. 2024-05 to reserve decision and close the public hearing.

The Resolution was seconded by Trustee Longobardi and adopted on roll call as follows:

- |                    |           |
|--------------------|-----------|
| Trustee Pombonyo   | - Excused |
| Trustee Chiara     | - Excused |
| 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.

INCORPORATED VILLAGE OF FLORAL PARK  
BOARD OF TRUSTEES

-----X

In Re Application of

FLORAL PARK DEPOSITORY 1929  
PARTNERS, LLC, Owner,

**DECISION  
AND RESOLUTION**

For a Special Use Permit to Allow a Restaurant  
with Outdoor Seating, and a Drive-Thru.

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This application is made under Article IX, Section 99.60 of the Code for a Special Use Permit to allow a restaurant with seasonal outdoor seating and a drive-thru in an existing building in the B-1 Commercial Zoning District. The Applicant has submitted an affidavit from Constantino Hatzidakis, Member, as Owner, sworn to November 30, 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 January 16, 2024 at which time the Applicant made a sworn presentation to the Board of Trustees; and

**WHEREAS**, by letter, dated January 10, 2024, the Nassau County Planning Commission deferred the matter to the Village Board; and

**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 December 19, 2023 and filed December 20, 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; and

**WHEREAS**, this Board, by Decision and Resolution filed September 20, 2023, again granted the Applicant a Special Use Permit for a restaurant subject to thirteen (13) conditions; and

**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. Applicant's representative, Michael McGuire, and its architect, Kenneth R. Garvin, made a presentation to the Board. The Applicant proposes to modify its prior plan for its restaurant by eliminating the bar and the ten (10) seats that would have surrounded it. In addition, the Applicant proposes to have a drive-thru pick-up service window utilizing the pre-existing bank drive-thru that exits onto Clayton Avenue.

5. The drive-thru would be for the pick-up of orders only. There would be no menu at the window; nor would any orders be taken at this window. There would be no speakers or other audio devices at the window. By using the drive-thru for picking up orders, vehicles would not need to park in the adjacent lot or on Clayton Avenue.

6. Aaron Machtay of VHB Engineering also testified regarding his traffic study. He confirmed there would be less vehicles parking on Clayton Avenue as a result of the pick-up window. He further testified that fewer vehicles would be using the pick-up window than had used the bank drive-thru.

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

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

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

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

11. 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 11:00 a.m. to 11:00 p.m. Sundays through Thursdays and 12:00 p.m. to 1:00 a.m. Fridays and Saturdays.
- 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 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 or patrons shall park on Clayton or Cunningham Avenues except at metered spots. Patrons shall be notified that they should not park on Clayton or Cunningham Avenues, such notice to be placed on the 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 adjacent to the property.
- 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 on the north side facing the parking lot. The proposed basement and kitchen 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.

- XIV. Appropriate signage and necessary safety features shall be installed for the drive-thru as approved by the Superintendent of Buildings. Such signage shall include, but not be limited to, a “No Right Turn” sign and that the drive-thru is for pick-up only and not to be used as an entrance or exit for any other vehicles.

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.

The foregoing Resolution was seconded by Trustee \_\_\_\_\_ and adopted on a roll call as follows:

Dated: February 6, 2024  
Floral Park, New York

Board of Trustees

INCORPORATED VILLAGE OF FLORAL PARK  
BOARD OF TRUSTEES

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In Re Application of

BORIS NATENZON, Owner of 100  
JERICHO TURNPIKE, LLC,

**DECISION  
AND RESOLUTION**

For a Special Use Permit to the Alteration of a  
Building for a Pharmaceutical Cleanroom

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This application is made under Article IX, Section 99.60 of the Code for a Special Use Permit to allow an existing building to be altered for a pharmaceutical cleanroom in the B-2 Commercial Zoning District. The Applicant has submitted an affidavit from Boris Natenzon, as Owner, sworn to October 31, 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 pharmaceutical cleanroom 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 99-11.B(8) of the Zoning Code. The property which is the subject of the application is located on the southeast corner of Jericho Turnpike and Garfield Avenue, and is known as 100 Jericho Turnpike, Floral Park, New York, and identified as Section 32, Block 52, Lots 494-497 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 January 16, 2024 at which time the Applicant made a sworn presentation to the Board of Trustees; and

**WHEREAS**, by letter, dated December 5, 2023, the Nassau County Planning Commission deferred the matter to the Village Board; and

**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 December 5, 2023 and filed December 6, 2023, the Village Board determined the matter to be a Type II action under SEQRA and adapted a negative declaration; and

**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 "cleanroom" will be constructed offsite and assembled at the building site. It will be 50' X 25' X 8' in size. It will be located at the northeast corner of the building. It will be comprised of glass and aluminum.
4. The "cleanroom" will provide a sterile environment for the preparation of medications prescribed to patients by their physicians. It is a facility that is approved under regulations of New York State and the United States.

5. There will be three to seven employees working at the site, including at least one pharmacist licensed by the State of New York present during all hours of operation. The facility itself will be licensed by New York State as well.

6. Prescriptions will either be picked up at the location or delivered to the patient's home.

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

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

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

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

11. 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 BORIS NATENZON, Owner of 100 Jericho Turnpike LLC, for a Special Use Permit to alter a building for a pharmaceutical cleanroom is granted, subject to the following conditions:

- I. Applicant shall obtain municipal parking permits for those employees who drive to the facility.

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

The foregoing Resolution was seconded by Trustee \_\_\_\_\_ and adopted on a roll call as follows:

Dated:

Work Session Minutes  
Tuesday, January 30, 2024

A Work Session was held on Tuesday, January 30, 2024 at 7:00 pm in the Mayor's Office. Present were Mayor Kevin Fitzgerald, Trustees Lynn Pombonyo, Frank Chiara and Jennifer Stewart, Village Administrator Gerry Bambrick and Village Clerk Susan Walsh. Trustee Michael Longobardi recused himself.

At 7:15 pm, Trustee Pombonyo, seconded by Trustee Chiara and carried unanimously, the Board went into Executive Session. The Board interviewed candidate for the position of Village Clerk.

At 8:50 pm, Trustee Chiara motioned, seconded by Trustee Stewart and carried unanimously, the Board came out of Executive Session. No action was taken.

The Work Session ended at 8:55 pm.

Susan Walsh  
Village Clerk

Work Session Minutes  
Wednesday, January 31, 2024

A Work Session was held on Wednesday, January 30, 2024 at 7:00 pm in the Mayor's Office. Present were Mayor Kevin Fitzgerald, Trustees Lynn Pombonyo, Frank Chiara and Jennifer Stewart, Village Administrator Gerry Bambrick and Village Clerk Susan Walsh. Trustee Michael Longobardi recused himself.

At 7:15 pm, Trustee Pombonyo, seconded by Trustee Chiara and carried unanimously, the Board went into Executive Session. The Board interviewed candidates for the position of Village Clerk.

At 10:55 pm, Trustee Chiara motioned, seconded by Trustee Stewart and carried unanimously, the Board came out of Executive Session. No action was taken.

The Work Session ended at 11:00 pm.

Susan Walsh  
Village Clerk