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M I N U T E S  
OF THE MEETING  
OF THE  
PUBLIC HEARING  
INCORPORATED VILLAGE OF FLORAL PARK  
May 21, 2024  
8:00 p.m.

P R E S E N T:

- KEVIN M. FITZGERALD, MAYOR
- DR. LYNN POMBONYO, DEPUTY MAYOR/TRUSTEE
- FRANK J. CHIARA, TRUSTEE
- JENNIFER STEWART, TRUSTEE
- MICHAEL F. LONGOBARDI, TRUSTEE

ALSO PRESENT:

- JOHN RYAN, ESQ. Village Attorney
- GERARD M. BAMBRICK, Village Administrator
- JOSEPH O'GRADY, Village Clerk
- RENEE MARCUS, Superintendent of Buildings
- WILLIAM DOHERTY, Police Lieutenant
- KEVIN GINNANE, Superintendent Public Works

Catherine P. Murphy  
Court Reporter

- 5/21/24 - TRUSTEES - MICHELLE INGKAVET CAVANAGH -  
TENANT OF 22 VERBENA AVENUE -

1           MAYOR FITZGERALD: Welcome to our second  
2 board meeting of May. We have a little bit of  
3 everything tonight. We have a public hearing,  
4 actually three public hearings, two are our  
5 local laws, our agenda and board reports and  
6 open up for questions, comments, and other  
7 presentations from members of the public.

8           With that, we will start with the public  
9 hearing for application being made for 22  
10 Verbena Avenue. I ask Village Clerk O'Grady to  
11 read the notice of public hearing.

12           MR. O'GRADY: The application made by  
13 Michelle Ingkavet Cavanagh, 301 Brooklyn  
14 Avenue, New Hyde Park, New York 11040, tenant  
15 of 22 Verbena Avenue, Floral Park, New York  
16 11001, is made in accordance with Chapter 99,  
17 Article III, Section 99-10 B (5) of the Zoning  
18 Ordinance of the Incorporated Village of Floral  
19 Park, New York, which states that a building in  
20 a B-1 District may be erected, altered or used  
21 for any purpose only when authorized by the  
22 Board of Trustees as a special use after a  
23 public hearing conducted by the Board of  
24 Trustees. This application seeks to use the  
25 premises for public assembly.

- 5/21/24 - TRUSTEES - MICHELLE INGKAVET CAVANAGH -  
TENANT OF 22 VERBENA AVENUE -

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

6           I would also like to announce that the  
7           Board had previously adopted a resolution  
8           determining that the application does not have  
9           a significant impact on the environment as  
10          defined by State Environmental Quality Review,  
11          or SEQRA.

12          At this time, I would like to invite the  
13          applicants to come up and I guess first, if you  
14          can be sworn in by the Court Stenographer.

15          (Whereupon, Michelle Cavanagh and Dina  
16          Denis-Paolucci were sworn in.)

17          MICHELLE CAVANAGH: Michelle Cavanagh,  
18          C-A-V-A-N-A-G-H.

19          DINA DENIS-PAOLUCCI: Dina Denis-Paolucci,  
20          D-E-N-I-S-P-A-O-L-U-C-C-I.

21          MAYOR FITZGERALD: Thank you. If you can  
22          give us a brief overview of what you're looking  
23          to do at 22 Verbena.

24          MICHELLE CAVANAGH: So, my name is  
25          Michelle Cavanagh. Thank you for having us

- 5/21/24 - TRUSTEES - MICHELLE INGKAVET CAVANAGH -  
TENANT OF 22 VERBENA AVENUE -

1 here tonight. We're hoping up to open up a  
2 yoga and a wellness studio at 22 Verbena,  
3 across the street. We're hoping to have group  
4 classes, meditation, Tai Chi, some kids  
5 classes, as well, and including some art  
6 classes. We have a tentative schedule  
7 proposed. We will also be offering adult  
8 ballet classes.

9 MAYOR FITZGERALD: I guess we have a  
10 couple of questions for you. What will the  
11 hours be and days of the week?

12 MICHELLE CAVANAGH: Approximately starting  
13 around 8:30 in the morning on weekdays but not  
14 every weekday, maybe Monday, Wednesday, Friday  
15 or Tuesday, Thursday. And on Saturdays and  
16 Sundays approximately 9:00 a.m.

17 MAYOR FITZGERALD: To close when?

18 MICHELLE CAVANAGH: To about --

19 DINA DENIS-PAOLUCCI: About 10:00 p.m.

20 MICHELLE CAVANAGH: On weekdays  
21 approximately 10:00 p.m. and weekends earlier,  
22 probably 2:00ish, 3:00 p.m.

23 MAYOR FITZGERALD: And how many employees  
24 do you plan to have at the site at one time?

25 MICHELLE CAVANAGH: Hopefully 20.

- 5/21/24 - TRUSTEES - MICHELLE INGKAVET CAVANAGH -  
TENANT OF 22 VERBENA AVENUE -

1 MAYOR FITZGERALD: Employees?

2 MICHELLE CAVANAGH: Only one at a time.

3 Maximum two, yes.

4 MAYOR FITZGERALD: You said 20, that will  
5 be a class?

6 MICHELLE CAVANAGH: Students. Arriving  
7 for about an hour and then leaving and then  
8 exiting.

9 MAYOR FITZGERALD: Before I turn it over  
10 to my colleagues, one thing, anytime someone  
11 comes in for anything on that street, we always  
12 remind them that the east side of that street,  
13 there's no parking and the reason for the no  
14 parking or no standing I should say, is it's a  
15 very heavy traffic street for our emergency  
16 vehicles to access to other points of town,  
17 whether it is fire trucks or an ambulance and  
18 if there are cars parked in front of, now I  
19 guess is a dentist office, or even standing,  
20 there is a potential for a major problem. The  
21 police do enforce that. I want you to  
22 understand that.

23 MICHELLE CAVANAGH: Understood.

24 MAYOR FITZGERALD: I want to remind you of  
25 that.

- 5/21/24 - TRUSTEES - MICHELLE INGKAVET CAVANAGH -  
TENANT OF 22 VERBENA AVENUE -

1 MICHELLE CAVANAGH: I was also hoping to  
2 distribute to you all some supporting  
3 documents, if I may.

4 MAYOR FITZGERALD: Sure.

5 MICHELLE CAVANAGH: This is just an  
6 mission statement and proposed schedule, a  
7 little background on myself and my business  
8 partner.

9 DINA DENIS-PAOLUCCI: Can I state for the  
10 record that we have classes. We would like to  
11 have classes 8:00 a.m. but also want to cater  
12 to the work crowd, possibly having 7:00 a.m.  
13 for early classes before they get on the train  
14 or go about their day.

15 MAYOR FITZGERALD: With that, I will turn  
16 it over to Deputy Mayor Pombonyo.

17 TRUSTEE POMBONYO: Thank you and welcome.

18 MICHELLE CAVANAGH: Thank you.

19 DINA DENIS-PAOLUCCI: Thank you.

20 TRUSTEE POMBONYO: What will we see as we  
21 walk in the door of your establishment when it  
22 is finished?

23 MICHELLE CAVANAGH: Some beautiful  
24 lighting, some hanging plants, hopefully you  
25 have aromatherapy and some open space. It is

- 5/21/24 - TRUSTEES - MICHELLE INGKAVET CAVANAGH -  
TENANT OF 22 VERBENA AVENUE -

1 currently an open space and welcoming space,  
2 good ambience, a sense of tranquility,  
3 serenity, peacefulness, a place to come  
4 together and be with like-minded people who  
5 want to just breathe, do some yoga, stretching  
6 and then be on their way to their next agenda  
7 of their day.

8 TRUSTEE POMBONYO: Frequently, what will  
9 we see? What will the building inside look  
10 like?

11 DINA DENIS-PAOLUCCI: It is an open space.  
12 We have two floors. It is probably shown in  
13 the diagram. The second floor -- bottom level  
14 we're not using it. Is just storage. We use  
15 the top floor. It is an open, unobstructed  
16 space. There's nothing in it other than a few  
17 shoe cubbies on the side and it leads us  
18 further into the space. We have a kitchen area  
19 with a sink and bathroom and that leads to a  
20 back door with a push bar with two parking  
21 spots in a parking lot dedicated to the staff.

22 MEMBER POMBONYO: Do you expect to do  
23 anything with food there?

24 MICHELLE CAVANAGH: No.

25 DINA DENIS-PAOLUCCI: No.

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1 MEMBER POMBONYO: Heat up beverages?

2 DINA DENIS-PAOLUCCI: It is not sanitary  
3 with moving and people have their shoes off.  
4 We want to keep it a clean, professional space.

5 MEMBER POMBONYO: They're coming in for  
6 the service you provide. No lunch served?

7 MICHELLE CAVANAGH: No.

8 DINA DENIS-PAOLUCCI: Not at all.

9 MEMBER POMBONYO: I see that plenty of  
10 people were interested in your Facebook page as  
11 you started advertising, engaged in a  
12 fund-raising process, public fundraising  
13 process. Can you tell us a little bit about  
14 the success of the process in terms of the  
15 goals of opening the kind of establishment that  
16 you really wanted to?

17 MICHELLE CAVANAGH: Yeah. Painting costs  
18 is a lot of money. So, we were hoping to help  
19 ourselves out by asking our supporter friends,  
20 people on mailing lists, about 250 relatives  
21 actually did contribute quite a bit, our loved  
22 ones are very supportive. We hit our goal of  
23 \$10,000 to pay for paint, clean up some of the  
24 ceiling tiles that were a little stained. We  
25 had them replaced and what else did we do?



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1           DINA DENIS-PAOLUCCI: Props, furniture, a  
2 lot of sustainable material, yoga mats and  
3 blocks that we were able to purchase. That was  
4 very helpful. Shoe cubbies, a place to put  
5 their belongings, coat rack. That's kind of  
6 what it was.

7           MEMBER POMBONYO: Are you able to acquire  
8 the supplies that you needed to open  
9 successfully and sustain an opening to the near  
10 future?

11          MICHELLE CAVANAGH: Gratefully so, yes.

12          DINA DENIS-PAOLUCCI: Yes.

13          TRUSTEE POMBONYO: Thank you.

14          DINA DENIS-PAOLUCCI: Thank you.

15          TRUSTEE CHIARA: Thank you. Do you have  
16 to be licensed in anyway by the state?

17          MICHELLE CAVANAGH: You don't have to be  
18 but we are both certified yoga instructors.  
19 There's a certification yoga license. There's  
20 also another one you belong to called --

21          DINA DENIS-PAOLUCCI: Well, we certified  
22 through a yoga school, yoga license school. I  
23 received a 200 hour degree in Ithaca, New York.  
24 You can do 300 hours and continue with  
25 education. But I'm also a certified dance

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1 educator through New York State, teach in the  
2 public school system for a long time. I'm not  
3 doing that right now. I continue to do some of  
4 the work with workshops and a lot with seniors  
5 and hoping to bring that into the studio.

6 We are called Here and Now Yoga Wellness  
7 and Arts Collective. We have ballet classes  
8 for adults and movement for young children.  
9 Yeah, we would like to take our degrees and  
10 expertise --

11 MICHELLE CAVANAGH: So, the certifications  
12 and my history for a personal trainer, as a  
13 martial arts instructor for children and then  
14 the last 14 years, I have been a yoga  
15 instructor. In 2010, I started my yoga solo  
16 business called Here and Now Yoga. Just in the  
17 past year I partnered up with Dina and we  
18 created this yoga and created a partnership,  
19 LLC.

20 As far as, are you required by the State  
21 of New York, you actually are not required, but  
22 it is strongly encouraged. All the staff I  
23 intend to hire as independent contractors to  
24 teach one class here, I make sure they're  
25 certified and carry a full license and

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1 certificate of liability. So, all the teachers  
2 have their own independent contractor  
3 certificate of liability and the studio has  
4 insurance, as well, which is already paid for.

5 TRUSTEE CHIARA: When the young baby comes  
6 in with a stroller and stuff, do you have a  
7 place for them to put the stroller?

8 MICHELLE CAVANAGH: We do. There is a lot  
9 of space in the back at the back doors.  
10 There's space for wheelchairs to come in. I  
11 actually teach special needs young adults and  
12 sometimes mobility is a problem. We have no  
13 steps to come up, none to go down. Anyone in a  
14 wheelchair with limited mobility can come in or  
15 strollers can come in through the back.

16 DINA DENIS-PAOLUCCI: The strollers can be  
17 folded up and placed along the back. It is a  
18 wide space.

19 TRUSTEE CHIARA: Thank you all.

20 MAYOR FITZGERALD: Trustee Stewart?

21 TRUSTEE STEWART: Thank you for choosing  
22 Floral Park. I'm pretty sure all of my  
23 questions were asked and answered.

24 When you were painting and hanging plants,  
25 that's the extent of your renovation?

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1 MICHELLE CAVANAGH: Yes.

2 TRUSTEE STEWART: As far as at the moment?

3 MICHELLE CAVANAGH: Yes.

4 TRUSTEE STEWART: It is one large room.

5 Will you provide all of the equipment or will  
6 your clients need or bring their own or a mix  
7 of both?

8 MICHELLE CAVANAGH: Usually we provide new  
9 mats. They can rent if they forgot their mat.  
10 People like to bring their own. It is a  
11 sanitary thing.

12 TRUSTEE STEWART: Here in the Village, we  
13 have a long standing tradition of members of  
14 the community participating to great lengths  
15 with other aspects of the community. So my  
16 final question, would you be open to class  
17 trips or presentations at those organizations?

18 MICHELLE CAVANAGH: Absolutely.

19 DINA DENIS-PAOLUCCI: Yes, we welcome  
20 that. That's one thing we're passionate about  
21 of community and bringing people together. We  
22 work with a large group of people from little  
23 ones all the way through to senior members and  
24 I think the more the merrier, yes.

25 TRUSTEE STEWART: Thank you.

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1 MICHELLE CAVANAGH: For the past five  
2 years, I've worked with Mary Quinn Marks, which  
3 is a Floral Park based non-profit. I have been  
4 their main yoga teacher for many years even  
5 through the pandemic. Yes.

6 TRUSTEE STEWART: Thank you.

7 MAYOR FITZGERALD: Trustee Longobardi?

8 TRUSTEE LONGOBARDI: Thank you, Mr. Mayor.  
9 Welcome. Welcome to Floral Park. Lots of  
10 luck.

11 I have two things. Not to belabor the  
12 point, but it's important in keeping that road  
13 open. Talk to your people coming in that  
14 they're not to double park as well. It is a  
15 huge problem over there. That affects the flow  
16 of emergency traffic.

17 Do you have any other location or plan to  
18 expand or open more locations?

19 MICHELLE CAVANAGH: That would be great.

20 DINA DENIS-PAOLUCCI: We have dreams.

21 MICHELLE CAVANAGH: Do you have a place  
22 for us to look at? We will talk.

23 TRUSTEE LONGOBARDI: Okay.

24 DINA DENIS-PAOLUCCI: We have dreams. It  
25 is important that we establish right now and

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1 bring the schedule and bring people in. To  
2 address the parking, we hope a lot of the  
3 members will walk and bicycle ride. That's  
4 part of what we do.

5 TRUSTEE LONGOBARDI: Lots of luck. Thank  
6 you.

7 DINA DENIS-PAOLUCCI: Thank you so much.

8 MICHELLE CAVANAGH: Thank you.

9 MAYOR FITZGERALD: At this point, I ask  
10 the applicants to take a seat. If there's any  
11 members of the audience that have any questions  
12 or concerns or comments about this application?  
13 Anyone on Zoom? No. Any further questions  
14 from the Board?

15 TRUSTEE POMBONYO: Yes, a couple more  
16 questions. I thank you for answering all the  
17 ones you have already.

18 Are you subject to any Board of Health  
19 License or inspections from the Board of  
20 Health?

21 DINA DENIS-PAOLUCCI: Not that we're aware  
22 of.

23 MICHELLE CAVANAGH: No. No studio I ever  
24 worked at is subjected to such a thing.

25 TRUSTEE POMBONYO: As far as parking and

- 5/21/24 - TRUSTEES - MICHELLE INGKAVET CAVANAGH -  
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1 the number of students, how many students do  
2 you anticipate to be in the establishment at  
3 one time?

4 MICHELLE CAVANAGH: Anywhere between,  
5 varied, depending on the time of the day and  
6 what kind of class it is. But we are hoping  
7 for averaging between 10 to 20 to be realistic.

8 MEMBER POMBONYO: If they're not walking,  
9 where are you going to suggest they park?

10 MICHELLE CAVANAGH: If you look at the  
11 last page, I have a place, two hour free  
12 parking on Violet Avenue behind the card store.  
13 Under the train trestle I, know that after 5:00  
14 p.m. on weekdays it is free without a permit  
15 needed and on the weekends, I believe it is  
16 also fine to park there. We hope that is going  
17 to utilized. I will tell the students about  
18 that. On Woodbine Court, there's a parking  
19 lot. I know it gets full behind the village  
20 market. That's only if they need to be there  
21 for two hours. I feel the street parking 25  
22 cents for 30 minutes is sufficient. You really  
23 need to spend 75 cents for a whole yoga class  
24 in and out. There's right here, 25 cents for  
25 30 minutes. That's very convenient.

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1 TRUSTEE POMBONYO: Your classes are 90  
2 minutes?

3 MICHELLE CAVANAGH: 50 to 75, given a  
4 buffer before and after. They can get in and  
5 out between a dollar or 75 cents of street  
6 parking.

7 TRUSTEE POMBONYO: Thank you for scoping  
8 that out.

9 DINA DENIS-PAOLUCCI: We want to make it  
10 easier for people. We have it on the website  
11 as well.

12 MICHELLE CAVANAGH: Thank you to the local  
13 yoga students, they scoped it out for us  
14 telling us where the bike racks are located.

15 MAYOR FITZGERALD: I have one question for  
16 the Village Superintendent, Miss Marcus. Do  
17 they or you know about the signage yet?

18 MS. MARCUS: No.

19 MICHELLE CAVANAGH: But we know exactly  
20 what we want to pick out to give to the signage  
21 company.

22 MS. MARCUS: They have to go to the ARB  
23 for that.

24 MICHELLE CAVANAGH: Yes. It is a big  
25 expense.



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1 DINA DENIS-PAOLUCCI: One thing at a time.

2 MAYOR FITZGERALD: All right.

3 MR. RYAN: Before you go on, I have to ask  
4 a housekeeping matter. I ask that you have the  
5 Board pass a resolution declaring that the  
6 application, proposed use, will not have  
7 significant impact on the environment, as that  
8 term is defined by the State Environmental  
9 Quality Review.

10 MAYOR FITZGERALD: We haven't done that?  
11 Thank you. So, want me to make a motion?

12 MR. RYAN: Yes, make a motion. Someone  
13 can make a motion.

14 TRUSTEE POMBONYO: So moved.

15 TRUSTEE CHIARA: Second.

16 MAYOR FITZGERALD: Trustee O'Grady, will  
17 you please poll the Board on the SEQRA.

18 MR. O'GRADY: Trustee Pombonyo?

19 TRUSTEE POMBONYO: Aye.

20 MR. O'GRADY: Trustee Chiara?

21 TRUSTEE CHIARA: Aye.

22 MR. O'GRADY: Trustee Stewart?

23 TRUSTEE STEWART: Aye.

24 MR. O'GRADY: Trustee Longobardi?

25 TRUSTEE LONGOBARDI: Aye.

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1 MR. O'GRADY: Mayor Fitzgerald?

2 MAYOR FITZGERALD: Aye.

3 MR. RYAN: Who moved and who second it?

4 MAYOR FITZGERALD: Trustee Pombonyo so  
5 moved and Trustee Chiara second it.

6 MR. RYAN: Thank you. Thank you, Mayor.

7 MAYOR FITZGERALD: That was just  
8 housekeeping.

9 MICHELLE CAVANAGH: We are hoping to open  
10 June 1st. We understand there's a number of  
11 days that you take time to think about things  
12 and discuss it, but we have to pick a date  
13 because the students were asking. I had to put  
14 something on the website. It is changeable.  
15 It would be wonderful if we are allowed to open  
16 June 1st.

17 MAYOR FITZGERALD: So, we typically wait  
18 for the transcript to come back. We will come  
19 back to you on that.

20 TRUSTEE POMBONYO: The next board meeting,  
21 I believe, is June 4th so about that time.

22 MAYOR FITZGERALD: We like to read the  
23 minutes and make a decision.

24 MICHELLE CAVANAGH: Thank you for your  
25 consideration.

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1           MAYOR FITZGERALD: With that, can I have a  
2 motion to close and reserve decision and close  
3 the hearing.

4           TRUSTEE POMBONYO: So moved.

5           TRUSTEE CHIARA: Second.

6           MAYOR FITZGERALD: Mr. O'Grady, will you  
7 poll the Board.

8           MR. O'GRADY: Trustee Pombonyo?

9           TRUSTEE POMBONYO: Aye.

10          MR. O'GRADY: Trustee Chiara?

11          TRUSTEE CHIARA: Aye.

12          MR. O'GRADY: Trustee Stewart?

13          TRUSTEE STEWART: Aye.

14          MR. O'GRADY: Trustee Longobardi?

15          TRUSTEE LONGOBARDI: Aye.

16          MR. O'GRADY: Mayor Fitzgerald?

17          MAYOR FITZGERALD: Aye. Thank you. We'll  
18 be back to you shortly.

19

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

22

23                                   CATHERINE P. MURPHY

24   Court Reporter

25