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MEETING OF THE VILLAGE OF ISLAND PARK
BOARD OF TRUSTEES
(Via Zoom)
-----X

September 17, 2020
6:45 p.m.

BOARD MEMBERS:

MICHAEL MCGINTY, Mayor
JOSEPH M. ANNARELLA, Deputy Mayor
MICHAEL GAGLIARDI, Trustee
IRENE P. NAUDUS, Trustee
BARBARA VOLPE-RIED, Trustee

ALSO PRESENT:

CONNIE CONROY, Village Clerk
SUSAN BOLAND, ESQ., Assistant Village
Attorney

PATRICIA MUNISTERI

VICTORIA PARISI



1 9/17/20 Board of Trustees meeting
2 (Following recitation of the Pledge of
3 Allegiance, the meeting was called to order.)

4 MAYOR MCGINTY: Madam Clerk, would you
5 call the roll, please.

6 MS. CONROY: Trustee Michael
7 Gagliardi.

8 TRUSTEE GAGLIARDI: Present.

9 MS. CONROY: Trustee Barbara
10 Volpe-Ried.

11 TRUSTEE VOLPE-RIED: Present.

12 MS. CONROY: Trustee Irene Naudus.

13 TRUSTEE NAUDUS: Present.

14 MS. CONROY: Deputy Mayor Joseph
15 Annarella.

16 TRUSTEE ANNARELLA: Present.

17 MS. CONROY: Village Attorney Susan
18 Boland.

19 MS. BOLAND: Present.

20 MS. CONROY: Mayor Michael McGinty.

21 MAYOR MCGINTY: Yes, ma'am. So our
22 first order of business is a public hearing to
23 consider an application for special use permit.

24 Zoning Board Case 8.20, Parisi-Munisteri, 234
25 Long Beach Road, Island Park. The property is



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2 located on the west side of Long Beach Road two
3 hundred forty and a half feet south of Sagamore,
4 a.k.a. also known as 234 Long Beach Road.

5 It's an application for place of
6 public assembly that is subject to a special use
7 permit from the Board of Trustees for operation
8 of a day care center. Joe, we have the
9 applicant with us. So, why don't we let the
10 applicant summarize and then if we have any
11 questions we can go from there.

12 TRUSTEE NAUDUS: Good idea.

13 MS. MUNISTERI: Hi, how are you. I'm
14 Patricia Munisteri. When I first proposed this
15 small day care center of twenty children I went
16 to John Rocco. He said that he needed plans, to
17 have architectural plans to have a variance for
18 off street parking and to have access for the
19 rear yard in the outside play area located west
20 of Long Beach Road and Sagamore. We did that.

21 And then there was a problem with when
22 we sat at the first meeting, the first variance
23 meeting, we found out that we needed to come
24 before the trustees first because they were
25 considering this a special use that they never



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2 had a day care center, so here we are now. We
3 kind of took a few steps back and we are
4 proposing it to the Board first and I think our
5 next step again would be to go back for the
6 parking and outdoor space.

7 MAYOR MCGINTY: Okay.

8 TRUSTEE NAUDUS: What ages are the
9 children going to be?

10 MS. MUNISTERI: Two to four years old.

11 TRUSTEE NAUDUS: How are they going to
12 play outside if there is not enough room?

13 MS. MUNISTERI: We actually have our
14 space behind 234 and we have permission from the
15 space next door, the dentist's office. They're
16 allowing us to use their space and we are going
17 to, of course.

18 MAYOR MCGINTY: One of the trustees
19 just asked me to repeat what I heard. What I
20 heard was that you have permission from Dr.
21 Weinstein's group to use their space as well as
22 your own.

23 MS. MUNISTERI: Correct, with an eight
24 foot fence. The children would only be out --
25 it would be structured play outside for probably



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2 an hour total, probably half hour in the
3 morning, half hour in the afternoon, limiting
4 the number of children out there to about twelve
5 max at a time. It would be structured play and
6 that would be pretty much the extent of them
7 outside.

8 The day care hours are between seven
9 and five. The outdoor play I would assume would
10 probably be between ten-thirty and eleven and
11 again in the afternoon, probably somewhere
12 between three and four. Like I said, very
13 structured supervised controlled play outside.

14 MS. PARISI: We are actually licensed
15 through the Office of Children and Family
16 Services. We are regulated through them.
17 Whether it's a safety concern, how high the
18 fence has to be, are there latches. There is
19 going to be an inspection for that. Fire
20 marshal, Department of Health. I currently run
21 a day care at the moment so I know all the
22 regulations.

23 TRUSTEE NAUDUS: Where is the day
24 care that you run now?

25 MS. PARISI: It's in Long Beach. This



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2 would be up the road. It would be a sister day
3 care to the one I have.

4 MAYOR MCGINTY: Pardon me. When you
5 said "structured play" you gave an estimated
6 time. What was the time?

7 MS. MUNISTERI: Right now what we do,
8 we do ten-thirty to eleven o'clock. And as
9 weather permits we will have them go out in the
10 afternoon as well, maybe for twenty minutes at a
11 time. It would only be two times max for a max
12 of about twenty to thirty minutes. It would be
13 structured in the sense of not yelling and
14 screaming outside. It would be play skills and
15 organized.

16 MAYOR MCGINTY: Is that because of --
17 one of the trustees had a question. Is the time
18 outside limited because of COVID?

19 MS. MUNISTERI: It is not limited.
20 What OCFS regulations say is that children need
21 access to outdoor play. If they do not have
22 access to outdoor play they need a nearby
23 playground. We saw there is a playground nearby
24 but it's a little far, so we wanted to have that
25 small space for them.



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2 MAYOR MCGINTY: Where is the
3 playground that you were referring to that is
4 nearby?

5 MS. MUNISTERI: That is right over the
6 bridge, I believe, the beach park over there.

7 MAYOR MCGINTY: Is the playground that
8 you were referring to, is that Shell Creek,
9 Harbor Isle, or Masone Beach?

10 MS. MUNISTERI: I believe it's Shell
11 Creek. Like I said, now again if weather
12 permits, that limits the time that the children
13 can use that outdoor space. We already got
14 written consent from the dentist's office as
15 well as the owner to use that space. That is
16 already in writing. They're okay with that.

17 They will also have a walkway where it
18 wouldn't block egress for them all these things
19 are in consideration because I do follow OCFS
20 everything has to be accurate with them or they
21 won't approve me anyway.

22 TRUSTEE NAUDUS: The building that are
23 you going to be in, how are you going to gain
24 access to the dentist's office? Is it all open
25 back there?



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2 MS. MUNISTERI: Yes. We would put an
3 eight foot fence around it so it would be safe
4 all around and there would be a path over there
5 and a door so they would be able to go out in
6 case of emergency.

7 TRUSTEE NAUDUS: The dentist's office
8 would not have access to where the children are.

9 MS. MUNISTERI: No. We already
10 discussed that with them. As per the OCFS rules
11 we can't have people hanging out in the
12 backyard. That was specific to what we had to
13 ask them. They do not use the that space. We
14 have written consent. We can't have anybody
15 just come in. Even if they're good people, you
16 know, we don't know.

17 TRUSTEE NAUDUS: Security is tight.

18 MS. MUNISTERI: Yes, very. I run one
19 now and that is my main, main concern.

20 MR. VROMA: Can I interject? My name
21 is Edward Vroma. Can I speak, unless is there a
22 procedure that I'm not following properly.

23 MAYOR MCGINTY: Sir, are you a
24 constituent or are you involved with the
25 project?



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2 MR. VROMA: I'm an owner of the
3 building at 240 and 242 Long Beach Road which is
4 right next door to this. And I have an attorney
5 for somebody across the street who owns three
6 other buildings.

7 MAYOR MCGINTY: Your time is going to
8 come. Let the applicant make the proposal and
9 I'll ask for comments from everyone else.

10 MR. VROMA: Thank you very much.

11 TRUSTEE ANNARELLA: May I interject?

12 MAYOR MCGINTY: Go ahead.

13 TRUSTEE ANNARELLA: I have a couple of
14 questions. Are you regulated by the State?

15 MS. MUNISTERI: I'm regulated by the
16 Office of Children and Family Services. They
17 will come in and do inspections, unannounced and
18 announced.

19 TRUSTEE ANNARELLA: Is that once a
20 year or more often?

21 MS. MUNISTERI: Every three months or
22 they can come whenever they want. As of right
23 now my day care has been in business three years
24 in November. I have not gotten one violation.
25 It's like lengthy, the regulations of the State.



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2 TRUSTEE ANNARELLA: Do you know, do
3 you have to get a license to operate?

4 MS. MUNISTERI: Right, I have to be
5 licensed.

6 TRUSTEE ANNARELLA: Do you have to get
7 an inspection first?

8 MS. MUNISTERI: After we do the
9 inspection and everything is set up to run, they
10 will come in then.

11 TRUSTEE ANNARELLA: My next question
12 is property from the dentist, that gives you
13 enough room?

14 MS. MUNISTERI: Correct. Because they
15 were only doing virtual inspections for a
16 pre-site it's called. We gave them pictures to
17 show them if there was room enough and we were
18 approved for that.

19 TRUSTEE ANNARELLA: Thank you. I have
20 no further questions.

21 MAYOR MCGINTY: Any more questions or
22 comments?

23 TRUSTEE NAUDUS: I have no questions,
24 Michael.

25 MAYOR MCGINTY: Anybody else from the



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2 public that has a question? Anybody from the
3 Board with questions? We have a comment or
4 question or concern from a constituent. Sir,
5 your name and address for the record, please.

6 MR. VROMA: My name is Edward Vroma.
7 I own the building at 240 and 242 Long Beach
8 Road and I have talked to the applicant prior to
9 this. And I wish the applicant much success.
10 And if the trustees and the Board approves their
11 application, the one concern I have has to do
12 with parking and safety.

13 It's actually two concerns. Right
14 now, in front of the building, if you are
15 familiar with it, there's a dentist, there's the
16 Chinese restaurant, there's my accounting firm.
17 And a little down the block is a Pops liquor
18 store, which right now has from eight a.m. to
19 six p.m. a two hour parking availability. It's
20 not being enforced at all. I frequently have
21 cars in front of my building. It's not
22 important to me, but I think it's important to
23 the Chinese restaurant and to the liquor store,
24 people parking for hours on end. Many of them
25 out-of-state parking licenses.



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2 So my concern is, that if we are going
3 to have this new business, that people are going
4 to be double parking. Not being able to park in
5 the parking lot because it's limited. I think
6 it's going end up at some point an issue, and
7 maybe a tragedy and I don't want to hope that
8 for anybody.

9 So I'm going to suggest to the
10 trustees and decision makers that maybe to
11 change the parking in front of this area here in
12 front of the liquor store, instead of two hours
13 to maybe fifteen minutes. There is no reason
14 for anybody to be there for two hours. Nobody
15 needs to be picking up Chinese food for two
16 hours. Nobody needs to go to the liquor store
17 for two hours.

18 Myself, we have ten parking permits
19 for my employees. We park in the parking lot.
20 So, I think it might be wise to change that to
21 help this new enterprise to be safe. We want
22 the kids to be safe and their families to be
23 safe and I think it might also help the Chinese
24 restaurant and liquor store for business.

25 So, that is my thought pattern on



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2 this. I really don't want to see an accident
3 there. Enforcement hadn't really been great.
4 Maybe it's because you guys don't want to have
5 enforcement during COVID. If I come to my
6 building at eight a.m. in the morning and I'm
7 going to be there for two minutes, never am I
8 ever parked in front of my own building. Which
9 is fine. But there's not enforcement that is
10 happening now.

11 I think the two hours is not proper.
12 It might have been proper whenever it was
13 instituted many years ago, but I think it might
14 be time to reinforce that -- to re-think that
15 for those retail establishments or maybe this
16 new business.

17 And the one thing I don't want to have
18 is empty stores. That is the worst that we can
19 have in the Village. That is terrible. If you
20 guys approve this application, I'll be thrilled
21 to have a new business, but I think we have to
22 help them out. Also be smart and safe about it
23 and then maybe help out a couple of the other
24 existing businesses.

25 MAYOR MCGINTY: We will take you up on



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2 that. We will review the present parking
3 regulations.

4 MR. VROMA: Great. Thank you for
5 your consideration.

6 MAYOR MCGINTY: Ladies and gentlemen
7 of the Board, any further questions?

8 TRUSTEE NAUDUS: No, Mayor.

9 MAYOR MCGINTY: I'm going to ask for a
10 motion to close the hearing.

11 TRUSTEE VOLPE-RIED: So move.

12 MAYOR MCGINTY: Let's start the
13 regular agenda.

14 MAYOR MCGINTY: May I have a motion to
15 include the Mayor and Board reports into the
16 transcript.

17 TRUSTEE NAUDUS: Agreed.

18 TRUSTEE VOLPE-RIED: Second.

19 MAYOR MCGINTY: On the motion.

20 (Whereupon, all Board members voted
21 affirmatively.)

22 MAYOR MCGINTY: Madam Clerk.

23 MS. CONROY: Resolution Number 1.
24 Abstract of audited vouchers.

25 MAYOR MCGINTY: Motion.



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2 TRUSTEE VOLPE-RIED: We had one on
3 Tuesday and they're different, why?

4 MAYOR MCGINTY: I don't know.

5 MS. CONROY: Work with the one in the
6 folder that I left tonight. That is most
7 current.

8 TRUSTEE VOLPE-RIED: (Inaudible)

9 MS. CONROY: What John did he added
10 the election inspectors. He added their
11 vouchers to the abstract.

12 MAYOR MCGINTY: Motion.

13 TRUSTEE NAUDUS: I'll make it.

14 MAYOR MCGINTY: Second by Trustee
15 Volpe-Ried. On the motion.

16 (Whereupon, all Board members voted
17 affirmatively.)

18 MS. CONROY: Resolution Number 2,
19 financial statements.

20 MAYOR MCGINTY: Motion? Trustee
21 Gagliardi. Second by Trustee Naudus.

22 (Whereupon, all Board members voted
23 affirmatively.)

24 MS. CONROY: Resolution Number 3,
25 Board meeting minutes. Motion by Trustee



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2 Volpe-Ried and Trustee Naudus. On the motion.

3 (Whereupon, all Board members voted
4 affirmatively.)

5 MAYOR MCGINTY: Resolution Number 4,
6 application for special use permit place of
7 public assembly. Motion, please. Are we, as a
8 Board, are we satisfied with what we heard
9 tonight?

10 TRUSTEE NAUDUS: Absolutely, but she
11 didn't read the complete paragraph.

12 MS. CONROY: Would you like me to read
13 it? I would be happy to.

14 TRUSTEE NAUDUS: Please.

15 MS. CONROY: Whereas, the Board of
16 Trustees has reviewed the application for
17 special use permit Zoning Board Case 8.20,
18 Parisi-Munisteri, located at 234 Long Beach
19 Road, Island Park, New York, and

20 Whereas, the application is for public
21 assembly for operation of a day care center.

22 Now therefore be it resolved that the
23 Board of Trustees approves the application for a
24 special use permit for public assembly for
25 operation of a day care center.



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2 TRUSTEE NAUDUS: Motion.

3 TRUSTEE GAGLIARDI: Second.

4 MAYOR MCGINTY: On the motion.

5 (Whereupon, all Board members voted
6 affirmatively.)

7 MS. CONROY: Resolution Number 5,
8 Village election disinfection and
9 decontamination services.

10 TRUSTEE VOLPE-RIED: I have a
11 question. Why are we having the place cleaned
12 again?

13 MS. CONROY: That is mandated by the
14 Nassau County Board of Elections.

15 TRUSTEE NAUDUS: It was for Election
16 Day.

17 TRUSTEE VOLPE-RIED: I understand what
18 it was for, but nothing was cleaned in between.
19 That is what they were supposed to do, as per
20 the governor.

21 MS. CONROY: It's hard for me to
22 hear, Barbara. Do you want to repeat it again,
23 please? The instructions that I received from
24 Nassau County is that the polling location needs
25 to be cleaned prior to the election and then the



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2 election equipment needs to be cleaned before
3 being delivered to the Board of Elections and
4 the polling place needs to be cleaned after.

5 TRUSTEE VOLPE-RIED: It's supposed to
6 be cleaned in between voting.

7 MS. CONROY: The election inspectors
8 were given the cleaning supplies to clean
9 throughout Election Day. They were given wipes,
10 gloves, masks, hand sanitizers so they did have
11 appropriate wipes to clean the equipment
12 throughout the day.

13 TRUSTEE GAGLIARDI: I'll make the it.

14 MAYOR MCGINTY: Second by Trustee
15 Naudus. On the motion.

16 (Whereupon, all Board members voted
17 affirmatively.)

18 MS. CONROY: Resolution Number 6,
19 Village Hall DPW disinfection and
20 decontamination services. Resolved, that the
21 Maayor is authorized to contract the services of
22 Universal BioHazard Prevention & Response LLC to
23 provide disinfection and decontamination
24 services of the Village Hall trailers, Fireman's
25 Exempt Building and election equipment for the



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2 Village Election for the amount of two thousand
3 six hundred dollars.

4 TRUSTEE ANNARELLA: I'll make it.

5 MS. CONROY: Mayor, could you please
6 repeat the question?

7 MAYOR MCGINTY: I asked Trustee
8 Volpe-Ried if she has questions on this
9 resolution.

10 MS. CONROY: What is the question?

11 MAYOR MCGINTY: The question is why
12 are we cleaning DPW.

13 TRUSTEE VOLPE-RIED: It says Village
14 Hall DPW and all the vehicles. Why?

15 MS. CONROY: That is a question for
16 the Mayor to answer. I just requested approval
17 of the polling locations and equipment. I asked
18 the Mayor if he wanted to include other sites
19 as well.

20 TRUSTEE NAUDUS: I didn't hear the
21 answer, Michael.

22 MAYOR MCGINTY: I figured while we
23 were at it, let's clean everything.

24 TRUSTEE NAUDUS: You got your answer,
25 Barbara.



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2 MAYOR MCGINTY: On the motion.

3 TRUSTEE GAGLIARDI: I'll make it.

4 TRUSTEE NAUDUS: I'll second it,

5 Michael.

6 MAYOR MCGINTY: On the motion.

7 MS. CONROY: Resolution Number 7,
8 commissioner appointments. The Mayor made the
9 following appointments: Irene P. Naudus,
10 Commissioner of Planning and Zoning for one
11 year, term ending February 5, 2021 and Barbara
12 Volpe-Ried, Commissioner of Beach and
13 Recreation.

14 MAYOR MCGINTY: Motion by Trustee
15 Gagliardi, second by Deputy Mayor Annarella. On
16 the motion.

17 (Whereupon, all Board members voted
18 affirmatively.)

19 MS. CONROY: Resolution Number 8,
20 fire department equipment purchase.

21 MAYOR MCGINTY: Motion by Trustee
22 Gagliardi.

23 TRUSTEE NAUDUS: No, no, resolved
24 what?

25 MAYOR MCGINTY: What she said.



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2 TRUSTEE NAUDUS: Finish it.

3 MS. CONROY: Would you like me to
4 read the entire resolution? I'll be happy to.

5 TRUSTEE NAUDUS: Yes.

6 MS. CONROY: Resolution Number 8,
7 fire department equipment purchase. Resolved,
8 that the Mayor is authorized to purchase various
9 pieces of fire fighting equipment from All Hands
10 Fire Equipment for the amount of three thousand
11 seventy-five dollars.

12 TRUSTEE NAUDUS: Motion.

13 TRUSTEE GAGLIARDI: Second.

14 (Whereupon, all Board members voted
15 affirmatively.)

16 MS. CONROY: Resolution Number 9, the
17 Department of Public Works spill containment.
18 Resolved, that the Mayor is authorized to
19 purchase spill containment equipment from ULINE
20 for the Department of Public Works for the
21 amount of one thousand four hundred thirty
22 dollars.

23 TRUSTEE ANNARELLA: I'll make it.

24 TRUSTEE VOLPE-RIED: Second.

25 MAYOR MCGINTY: On the motion.



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2 (Whereupon, all Board members voted
3 affirmatively.)

4 MS. CONROY: Resolution Number 10,
5 New York State archives record retention, LGS-1.
6 Resolved by the Board of Trustees of the Village
7 of Island Park that retention and disposition
8 schedule for the New York local government
9 records LSG-1 issued pursuant to Article 57-A of
10 the Arts and Cultural Affairs Law and containing
11 legal minimum retention periods for local
12 government records is hereby adopted for use by
13 all officers in legally disposing of valueless
14 records listed herein.

15 Further resolved that in accordance
16 with Article 57-A only those records will be
17 disposed of that are described in retention and
18 disposition schedule for local government
19 records LSG-1 after they have met the minimum
20 retention period described therein.

21 Only those records will be disposed of that do
22 not have sufficient administrative fiscal, legal
23 or historical value to merit retention beyond
24 established minimum legal periods.

25 TRUSTEE VOLPE-RIED: Motion.



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2 TRUSTEE GAGLIARDI: Second.

3 MAYOR MCGINTY: On the motion.

4 (Whereupon, all Board members voted
5 affirmatively.)

6 MS. CONROY: Number 11, Village Hall
7 comprehensive gateway security. Resolved that
8 the Mayor is Authorized to contract the services
9 of TCI Systems, Incorporated to provide and
10 install Sonicwall Comprehensive Gateway security
11 suite for the amount of one thousand one hundred
12 dollars.

13 MAYOR MCGINTY: Motion by Trustee
14 Gagliardi. Second by Trustee Volpe-Ried. On
15 the motion.

16 (Whereupon, all Board members voted
17 affirmatively.)

18 MS. CONROY: Resolution Number 12,
19 fire department vehicle exhaust removal system.
20 Resolved, that the Mayor is authorized to
21 contract the services of Clean Air Company to
22 provide the annual inspection of the vehicle
23 exhaust removal system at the firehouse for the
24 amount of one thousand sixty-eight dollars.

25 TRUSTEE GAGLIARDI: Motion.



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2 TRUSTEE NAUDUS: Second.

3 MAYOR MCGINTY: On the motion.

4 (Whereupon, all Board members voted
5 affirmatively.)

6 MAYOR MCGINTY: Motion to close the
7 meeting.

8 TRUSTEE VOLPE-RIED: So move.

9 TRUSTEE NAUDUS: Second it.

10 MAYOR MCGINTY: All in favor.

11 (Time noted: 7:20 p.m.)

12 The Board member's reports were not
13 read, but were provided to the reporter for
14 inclusion into the record as follows:

15 4th Precinct Report for the month of
16 September: One arrest, ten parkers, one mover,
17 thirty-six aided cases. No burglaries or
18 robberies.

19 Island Park Fire Department Report:
20 Signal 9C's, COVID-19, one. Thirty-two Signal
21 9's. Four Signal 9's auto accident. Three
22 Second Signal 9's. Three Signal 9's aided
23 member. One Signal 9, engine and ambulance.
24 Twenty-three general alarms. Forty-six Still
25 Alarm. One extrication. Two water rescue.



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2 Four mutual aid, ambulance. Two mutual aid
3 fire. Eight mutual aid water rescue. Two
4 general assembly. For a total of one hundred
5 thirty-two alarms.

6 Code Enforcement Report: Ten backed
7 into stall. Nine no parking permit. One left
8 to curb. One blocking fire hydrant. Sixty-two
9 alternate parking. Fifteen inspection over
10 sixty days. Seventeen restricted parking.
11 Eleven expired meter. Two blocking driveway.
12 Fourteen parking prohibited at all times. Four
13 out of stall. Two bus stop. Three non-distinct
14 plate. One time limit parking. Three
15 inspection less than sixty days. One double
16 parked.

17 One hundred sixty-six violations, for
18 a total of seven thousand seven hundred
19 ninety-five dollars.

20 Public Works Report: Three hundred
21 twelve point ninety-eight tons of municipal
22 solid waste. Six point eighty-three tons of
23 mixed glass. Four point eighty tons of
24 agricultural waste.

25 All street lights and meters reported



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2 not working are being repaired. All Village
3 owned property is being maintained.

4 Beach/Recreation Report: Masone Beach
5 will remain open 10:00 a.m to 6:00 p.m. for the
6 month of September.

7 If you have any questions regarding
8 Masone Beach, please call (516) 431-3033.

9 Planning/Zoning Report:

10 The following building permits were
11 issued in August for Superstorm Sandy related
12 repairs:

13 A Certificate of Occupancy was issued
14 to the following residences in July: 52
15 Brighton Road, installation of six foot picket
16 fence with gates. 25 Island Parkway, construct
17 new six foot shed. 79 Island Parkway, replace
18 existing fence with new PVC fence. 3 Keane
19 Walk, replace portions of deck and railings. 11
20 Kent Road, sidewalk repair. 43 Kent Road,
21 replace wooden fence with new PVC fence and
22 stockade. 44 Kildare Road, replace existing
23 fence with new PVC fence. 17 Lancaster Place,
24 installation of roof mounted solar panels. 36
25 Newport Road, install steel liner in fireplace,



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2 damper and chimney. 52 Newport Road,
3 installation of six foot fence on property. 103
4 Newport Road, driveway extension with new brick
5 and paver pathway. 42 Ostend Road, installation
6 of roof mounted solar panels. 227 Parente Lane
7 South, construct gazebo. 231 Parent lane South,
8 replace existing fence with new PVC fence. 119
9 Quebec Road, attic dormer, garage conversion.
10 171 Quebec Road, sidewalk repair. 26 Sagamore
11 Road, construct new two story single family
12 residence. 6 Suffolk Road, direct replacement
13 of central AC unit. 6 Suffolk Road, sidewalk
14 repair. 1 Twin Place, installation of eighteen
15 foot above ground pool. 1 Twin Place,
16 installation of six foot fence for pool
17 protection.

18 Certificate of Occupancy was issued
19 to the following residence in August: 27
20 Lorraine Road.

21 A Certificate of Completion was issued
22 to the following residences in August: 23
23 Arlington Walk (2), 100 Long Beach Road, 468
24 Long Beach Road, 480 Long Beach Road.

25 The following Zoning Board of Appeals



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2 cases were heard on August 26th:

3 Case Number 6.20, Colon, 106 Island
4 Parkway. Variance to maintain existing dwelling
5 built without benefit of building permit and
6 exceeds lot coverage, side yard setback, side
7 yard aggregate and front yard setback. Variance
8 to maintain deck and AC condenser with
9 insufficient side yard back.

10 Variance subdivision: Proposed
11 dwelling on a seventy by sixty foot lot from
12 original sixty foot by one hundred and seventy
13 foot lot for insufficient lot area, insufficient
14 rear yard, insufficient front yard setback.

15 Property located at the northeast
16 corner of Island Parkway and Sherbourne Place.
17 The following cases were heard on August 12th:

18 Case Number 8.20, Parisi-Munisteri,
19 234 Long Beach Road, Island Park. Variance off
20 street parking, insufficient rear yard for
21 outside play area. Property located on the west
22 side of Long Beach Road, two hundred forty feet
23 south of Sagamore Road, also known as 234 Long
24 Beach Road, Island Parkway, Island Park.

25 The following Zoning Board of Appeals



1 9/17/20 Board of Trustees meeting

2 cases will be heard on September 23rd:

3 Case Number 9.20: Ten Story

4 Construction, 97 Newport Road, Island Park.

5 Variance required proposed front and rear decks
6 with insufficient front yard and exceeds lot
7 coverage. Property located on the east side of
8 Newport Road, one hundred sixty feet south of
9 Long Beach Road, also known as 97 Newport Road,
10 Island Parkway, Island Park.

11 Case Number 10.20: Joseph Balabanick,
12 43 Nassau Lane, Island Park. Variance required
13 proposed FEMA compliant one family dwelling with
14 insufficient lot area, frontage and side yard
15 aggregate located on the east side of Nassau
16 Lane, five hundred sixty-three point four feet
17 north of Warwick Road, also known as 43 Nassau
18 Lane, Island Parkway, Island Park.

19 Case Number 11.20: Harris, 4 Parente
20 Lane North, Island Park. Variance maintain a
21 nonconforming two family dwelling located on the
22 north side of 4 Parente Lane North, ninety-two
23 feet east of Kildare Road, also known as 4
24 Parente Lane North, Island Parkway, Island Park.

25 Case Number 12.20: Versace, 9



1 9/17/20 Board of Trustees meeting
2 Hastings Road, Island Park. Variance: Proposed
3 new FEMA one family dwelling with insufficient
4 frontage, lot area, side yard, side yard
5 aggregate. Exceeds maximum height requirements
6 and insufficient rear yard located on the south
7 side of Hastings Road, one hundred feet east of
8 Suffolk Road, also known as 9 Hastings Road,
9 Island Parkway, Island Park.

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CERTIFICATION

STATE OF NEW YORK)

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SS:

COUNTY OF SUFFOLK)

I, JUDI GALLOP, a Notary Public in and for the State of New York, do hereby certify:

THAT this is a true and accurate record of the meeting of the Village of Island Park Board of Zoning Appeals, as reported by me remotely via Zoom and transcribed by me.

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of September 2020.

Judi Gallop



JUDI GALLOP

