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PUBLIC HEARING OF THE BOARD OF TRUSTEES OF  
THE INCORPORATED VILLAGE OF  
ISLAND PARK, NASSAU COUNTY, NEW YORK

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June 22, 2023

6:45 p.m.

BOARD MEMBERS:

MICHAEL MCGINTY, Mayor

MATTHEW GRACI, Deputy Mayor

ROBERT O. TICE, Trustee

BARBARA VOLPE-RIED, Trustee

CLAUDIA ARMENDINGER, Village Clerk

SUSAN BOLAND, Village Attorney



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2 (Following recitation of the  
3 Pledge of the Allegiance, the  
4 hearing was called to order.)

5 MAYOR MCGINTY: Good evening,  
6 everybody. Madam Clerk, would you  
7 read the roll?

8 VILLAGE CLERK: Trustee Graci.

9 TRUSTEE GRACI: Present.

10 VILLAGE CLERK: Trustee  
11 Volpe-Ried.

12 TRUSTEE VOLPE-RIED: Present.

13 VILLAGE CLERK: Trustee Naudus  
14 is absent. Trustee Tice.

15 TRUSTEE TICE: Present.

16 VILLAGE CLERK: Mayor McGinty.

17 MAYOR MCGINTY: Present.

18 VILLAGE CLERK: Public Hearing  
19 to consider an application for a  
20 Change of Use permit, for property  
21 located at 221 Long Beach Road,  
22 Island Park, New York 11558,  
23 Section: 43 Block: 47 Lot(s):  
24 28-31. Application for a place of  
25 Public Assembly that is subject to



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2 a Change of Use Permit from the  
3 Board of Trustees for operation of  
4 a Daycare Center.

5 MAYOR MCGINTY: Sir, may I  
6 ask --

7 UNIDENTIFIED SPEAKER: I'm here  
8 on 323-325 --

9 MAYOR MCGINTY: So you're next.

10 UNIDENTIFIED SPEAKER: I'm  
11 waiting for the architect.

12 TRUSTEE GRACI: Is that who's  
13 outside waiting for you.

14 MAYOR MCGINTY: On this hearing  
15 there is nobody in the audience.  
16 Members of the Board, do you have  
17 any --

18 TRUSTEE TICE: I'm still  
19 concerned with the parking  
20 situation.

21 VILLAGE CLERK: I thought there  
22 is parking behind it.

23 TRUSTEE TICE: Not for the  
24 extension of it. That's our lot.

25 TRUSTEE GRACI: Wait a minute,



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2 this is --

3 VILLAGE CLERK: They moved  
4 across the street. They are no  
5 longer applying for the one on that  
6 side of the street.

7 TRUSTEE TICE: They are going --

8 TRUSTEE GRACI: Okay.

9 MAYOR MCGINTY: Ladies and  
10 Gentlemen, are you any of you here  
11 for 221 Long Beach Road?

12 (All attendees replied no.)

13 MAYOR MCGINTY: So I would take  
14 a motion to close the public  
15 hearing on 221 Long Beach Road and  
16 we will vote on it the subsequent  
17 meeting.

18 UNIDENTIFIED SPEAKER: She was  
19 supposed to come at 7, she already  
20 has the daycare across the street  
21 too. She thought it was at 7  
22 o'clock.

23 MAYOR MCGINTY: Let's hold an  
24 abeyance for her to get here. We  
25 will motion to table 221 Long Beach



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2 Road.

3 TRUSTEE VOLPE-RIED: Why are we  
4 tabling it --

5 MAYOR MCGINTY: What is the  
6 feeling of the Board -- we are  
7 going to close the hearing. A  
8 motion to close the hearing?

9 TRUSTEE GRACI: I'll make it.

10 MAYOR MCGINTY: Motion by  
11 Trustee Graci. Second, please?

12 TRUSTEE TICE: I'll second it.

13 MAYOR MCGINTY: Motion by  
14 Trustee Tice. On the motion. Are  
15 we all in favor of closing the  
16 hearing?

17 TRUSTEE GRACI: Yes.

18 TRUSTEE VOLPE-RIED: Yes.

19 MAYOR MCGINTY: So we will vote  
20 on that at the appropriate time  
21 during the meeting. Madam Clerk?

22 VILLAGE CLERK: Public hearing  
23 to consider an application of  
24 change of use; The property known  
25 as 322-326 Long Beach Road, Island



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2 Park, N.Y. 11558 Section: 43 Block:  
3 10 Lot(s): 154-155 has submitted an  
4 application to the Village Board of  
5 Trustees for approval of  
6 alterations for change of use for  
7 proposed occupancy classification  
8 of mixed use (Group R/Group B)  
9 Business on first floor with (2)  
10 two-bedroom apartments above in  
11 accordance with Local Law No. 2 of  
12 the year 2021 entitled Transit  
13 Oriented Development Overlay  
14 District.

15 MAYOR MCGINTY: Motion to open  
16 the hearing, please.

17 TRUSTEE GRACI: I'll make it.

18 MAYOR MCGINTY: Motion by  
19 Trustee Graci.

20 TRUSTEE VOLPE-RIED: Second.

21 MAYOR MCGINTY: Second by  
22 Trustee Volpe-Ried.

23 Would the representatives for  
24 322-326 Long Beach Road --

25 MR. CONCERT: You want an



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2 appearance?

3 MAYOR MCGINTY: Yes, please.

4 MR. CONCERT: Steven Concert  
5 [sic] of counsel to Kenneth Apple,  
6 for the applicant 30 West Park  
7 Avenue, Long Beach, New York 11561.

8 As it was stated, the  
9 application is a change of use for  
10 an existing commercial premises  
11 into a mixed use. I believe you  
12 have the plans for two two-bedroom  
13 apartments above. In order to  
14 satisfy the parking, we have  
15 secured a letter of intent from the  
16 church next door for four parking  
17 spaces. Mr. Monteverde, who was  
18 the architect, tells me --

19 MR. MONTEVERDE: It's 1.5 -- for  
20 two-bedroom apartment you need 1.5  
21 cars -- three spots required, we  
22 are providing four.

23 MAYOR MCGINTY: For the record,  
24 how are you providing these parking  
25 spots.



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2 MR. CONCERT: There was a letter  
3 of intent they are going to lease  
4 four parking spaces from Island  
5 Park United Methodist Church.

6 MAYOR MCGINTY: Would you make  
7 that part of the record, please?

8 MR. CONCERT: As part of the  
9 record, we have secured the leasing  
10 of four spots from Island Park  
11 Methodist Church.

12 VILLAGE CLERK: We have it.

13 MAYOR MCGINTY: Are there any  
14 questions or comments from the  
15 Board?

16 TRUSTEE GRACI: What is in the  
17 building right now, it's the karate  
18 place?

19 MR. MONTEVERDE: Yes. It's the  
20 old hair --

21 TRUSTEE GRACI: And you are  
22 going to get the spots from United  
23 Methodist Church.

24 MR. MONTEVERDE: But now if they  
25 have services going on, does that



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2 matter?

3 TRUSTEE TICE: Got nothing to do  
4 with us after that. As long as  
5 they secured the parking.

6 MAYOR MCGINTY: Are there any  
7 questions from anybody else as it  
8 relates to this application?

9 Any questions or comments from  
10 the Board, please?

11 MAYOR MCGINTY: Motion to close  
12 the hearing, please.

13 TRUSTEE TICE: I'll make it.

14 MAYOR MCGINTY: Motion by  
15 Trustee Tice. Second.

16 TRUSTEE GRACI: Second.

17 MAYOR MCGINTY: Second by  
18 Trustee Graci.

19 MAYOR MCGINTY: We can continue  
20 with roll call, please.

21 VILLAGE CLERK: Trustee Graci.

22 TRUSTEE GRACI: Present.

23 VILLAGE CLERK: Trustee Ried.

24 TRUSTEE VOLPE-RIED: Present.

25 VILLAGE CLERK: Trustee Tice.



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2 TRUSTEE TICE: Here.

3 VILLAGE CLERK: Mayor.

4 MAYOR MCGINTY: Yes. Close the  
5 hearing.

6 MAYOR MCGINTY: The way this  
7 works, Mr. Concert. At 7 o'clock  
8 we begin the open meeting, we go  
9 through our calendar. At a  
10 subsequent time during the calendar  
11 we come up on both of these for a  
12 vote. First, we will close the  
13 hearing and we will vote in a  
14 little while.

15

16 (Time noted 6:55 p.m.)

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C E R T I F I C A T E

I, MARISA MCMAHON, a shorthand  
reporter and Notary Public for and within the  
State of New York, do hereby certify:

That the witness(es) whose testimony is  
hereinbefore set forth was duly sworn by me,  
and the foregoing transcript is a true record  
of the testimony given by such witness(es).

I further certify that I am not related  
to any of the parties to this action by blood  
or by marriage and that I am in no way  
interested in the outcome of this matter.

*Marisa McMahon*



MARISA MCMAHON

