ARCHITECTURAL & PRELIMINARY SITE PLAN REVIEW BOARD

FRANK J. CHIARA – VILLAGE TRUSTEE LIAISON
TIMOTHY TWEEDY – CHAIRMAN
JOHN LOCKWOOD
ANTHONY KRUZYNSKI
ROGER KUEHNLENZ
TOM KUBLER
EDWARD CHATTERTON (ALTERNATE)
EDWARD BETSCH (ALTERNATE)

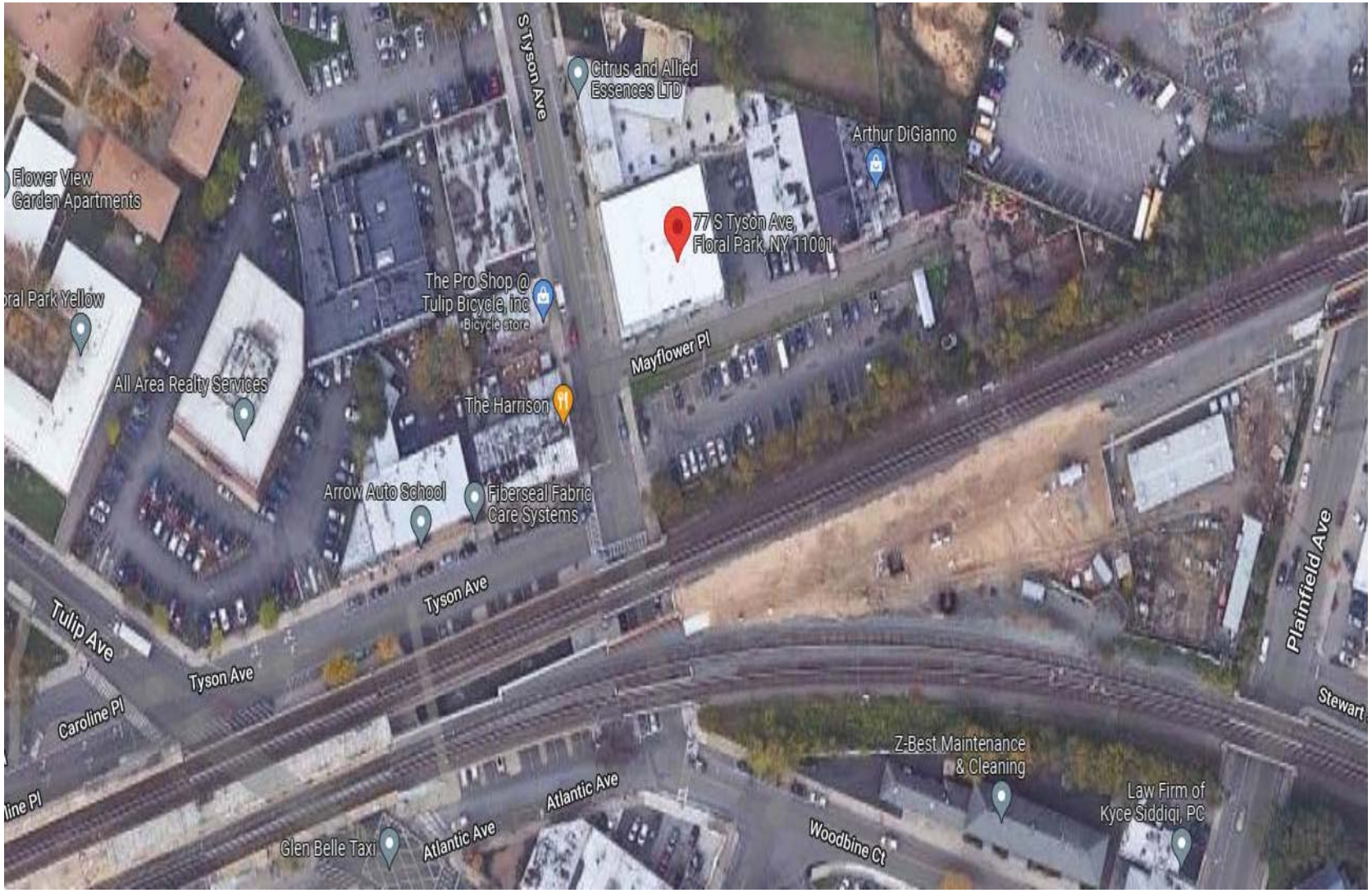
RENEE MARCUS, AIA – SUPERINTENDENT OF BUILDINGS
LUCILLE LANGONE – ACTING SECRETARY

JULY 27, 2022
7:30 pm
Recreation Center

Case No.	Approximate Time	Address #	Street	Description	Owner	Design Professional
1	7:30 p.m.	77	South Tyson Avenue	Sign	Fairfield Floral Park LLC	Miller Mohr and Kelly Design Group Inc.
2	7:40 p.m.	159	Beech Street	New 2 Story, 1 Family Dwelling	Benedetto Bianco	Chien Han Architects
3	7:40 p.m.	159	Beech Street	New 2 Car Detached Garage	Benedetto Bianco	Chien Han Architects
4	8:00 p.m.	1	Carnation Avenue	Proposed 4 Story Apartment Building (Formerly Centennial Hall)	Friedman Group	GRCH Architecture PC

Case No.	Approximate Time	Address #	Street	Description	Owner	Design Professional
1	7:30 p.m.	77	South Tyson Avenue	Sign	Fairfield Floral Park LLC	Miller Mohr and Kelly Design Group Inc.

77 South Tyson Avenue (Aerial View)



4'x4' PVC sign with vinyl graphics
Installed on South facade of building

MILLER MOHR & KELLY
DESIGN GROUP

JOB NAME:

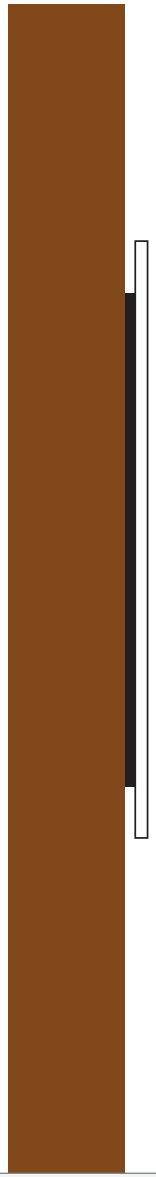
FAIRFIELD METRO AT FLORAL PARK

DATE:

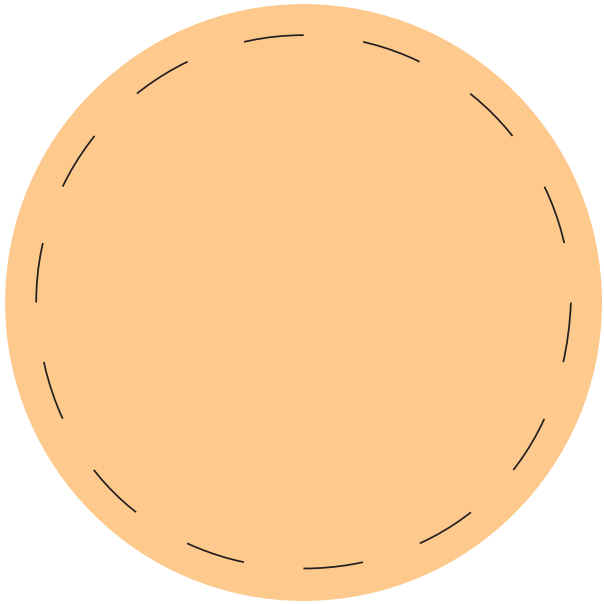
07/01/22

GRAPHIC DESIGN • SIGNAGE
INTERIOR DESIGN • BRANDING
ARCHITECTURAL RENDERINGS
INTERACTIVE RENDERINGS
EXHIBIT DESIGNERS & PRODUCERS

ALL ILLUSTRATIONS ARE ARTISTS RENDERINGS. SIZES AND LOCATIONS MAY VARY IN THE FIELD. CLIENT IS RESPONIBLE FOR ALL PERMITS AND APPROVALS UNLESS STATED OTHERWISE.



1/2" PVC sign with 1/2" inset PVC backer
installed on brick facade



MILLER MOHR & KELLY
DESIGN GROUP

JOB NAME:

FAIRFIELD METRO AT FLORAL PARK

DATE:

07/01/22

GRAPHIC DESIGN • SIGNAGE
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West Facade of building facing S. Tyson Ave

1/2" thick black acrylic stud mounted letters.
Times New Roman Font

Illuminated individual channel letters
from stainless steel painted Tuscan gold; router cut backs; faces to be fabricated from 3/16" white acrylic. Illumination with white led's; all power drivers and wiring to be embedded inside the raceway; raceway to have UL sticker, cut off switch and weep holes per national electrical code UL48.

MILLER MOHR & KELLY
DESIGN GROUP

JOB NAME:

FAIRFIELD METRO AT FLORAL PARK

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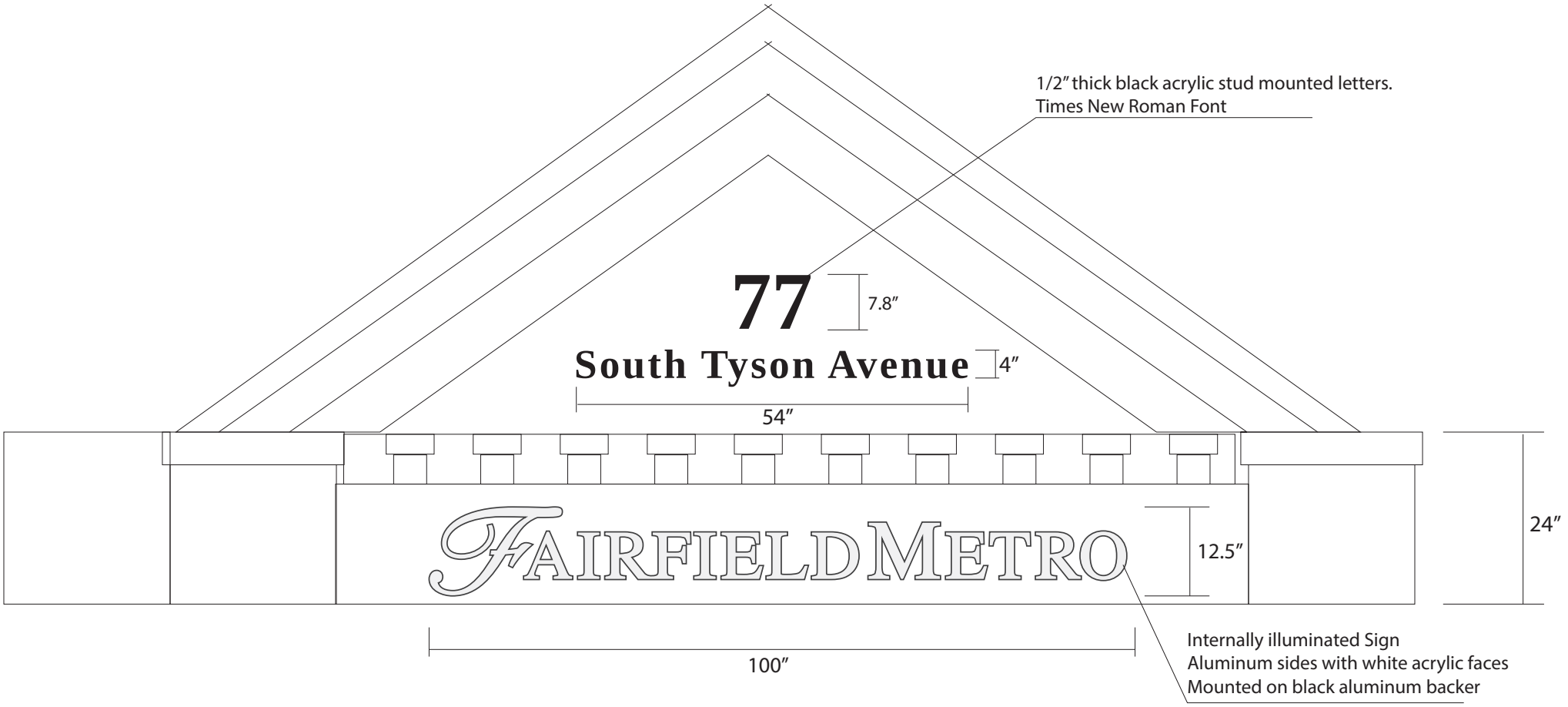

MILLER MOHR & KELLY
DESIGN GROUP

JOB NAME:

FAIRFIELD METRO AT FLORAL PARK

DATE:

07/01/22

GRAPHIC DESIGN • SIGNAGE
INTERIOR DESIGN • BRANDING
ARCHITECTURAL RENDERINGS
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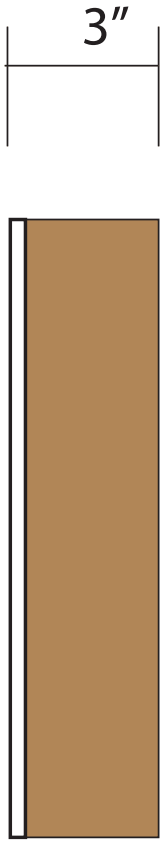
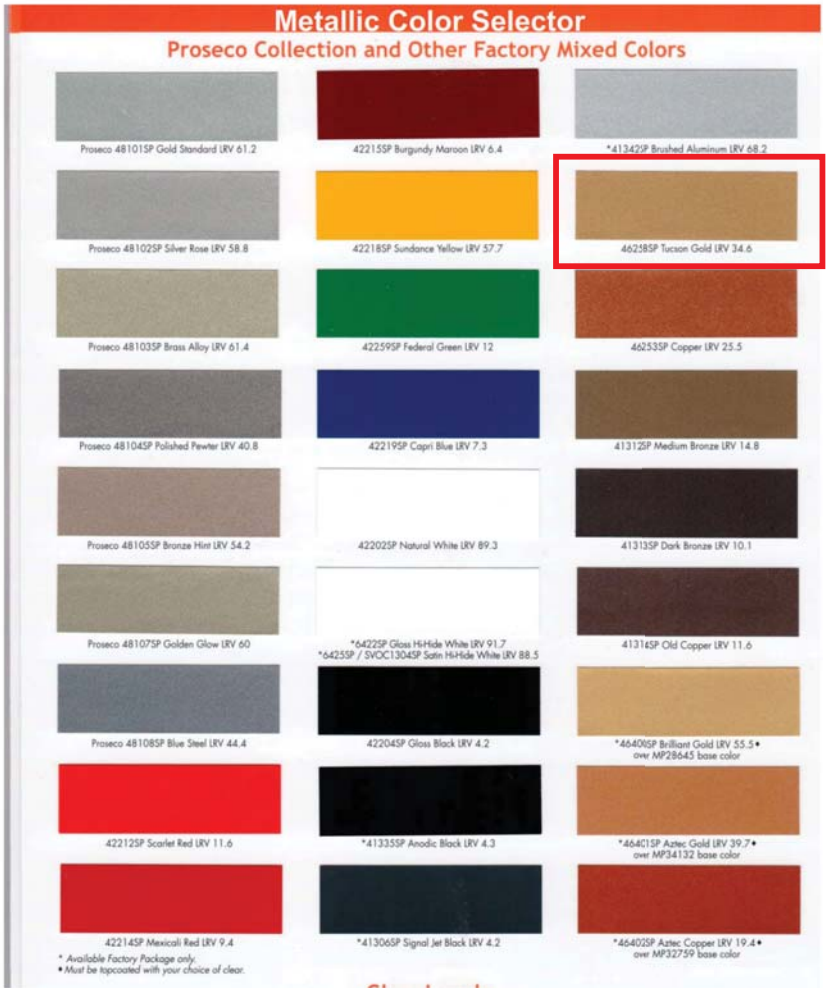
Letters Side view



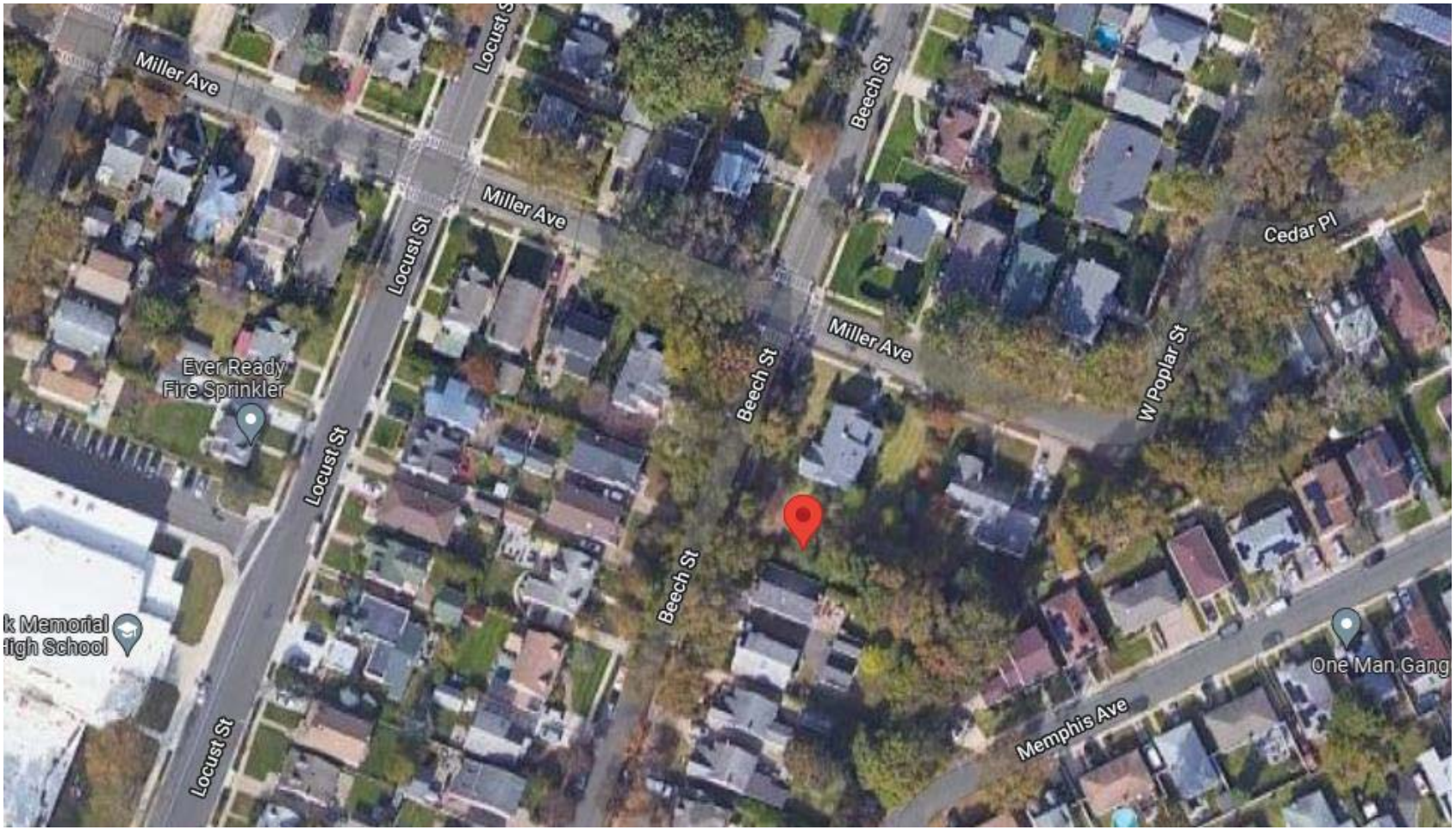
3″ thick trimless Channel letters
White LED illumination
Returns to be painted Tuscan Gold



ALL ILLUSTRATIONS ARE ARTISTS RENDERINGS. SIZES AND LOCATIONS MAY VARY IN THE FIELD. CLIENT IS RESPONIBLE FOR ALL PERMITS AND APPROVALS UNLESS STATED OTHERWISE.

Case No.	Approximate Time	Address #	Street	Description	Owner	Design Professional
2	7:40 p.m.	159	Beech Street	New 2 Story, 1 Family Dwelling	Benedetto Bianco	Chien Han Architects
3	7:40 p.m.	159	Beech Street	New 2 Car Detached Garage	Benedetto Bianco	Chien Han Architects

159 Beech Street (Aerial View)



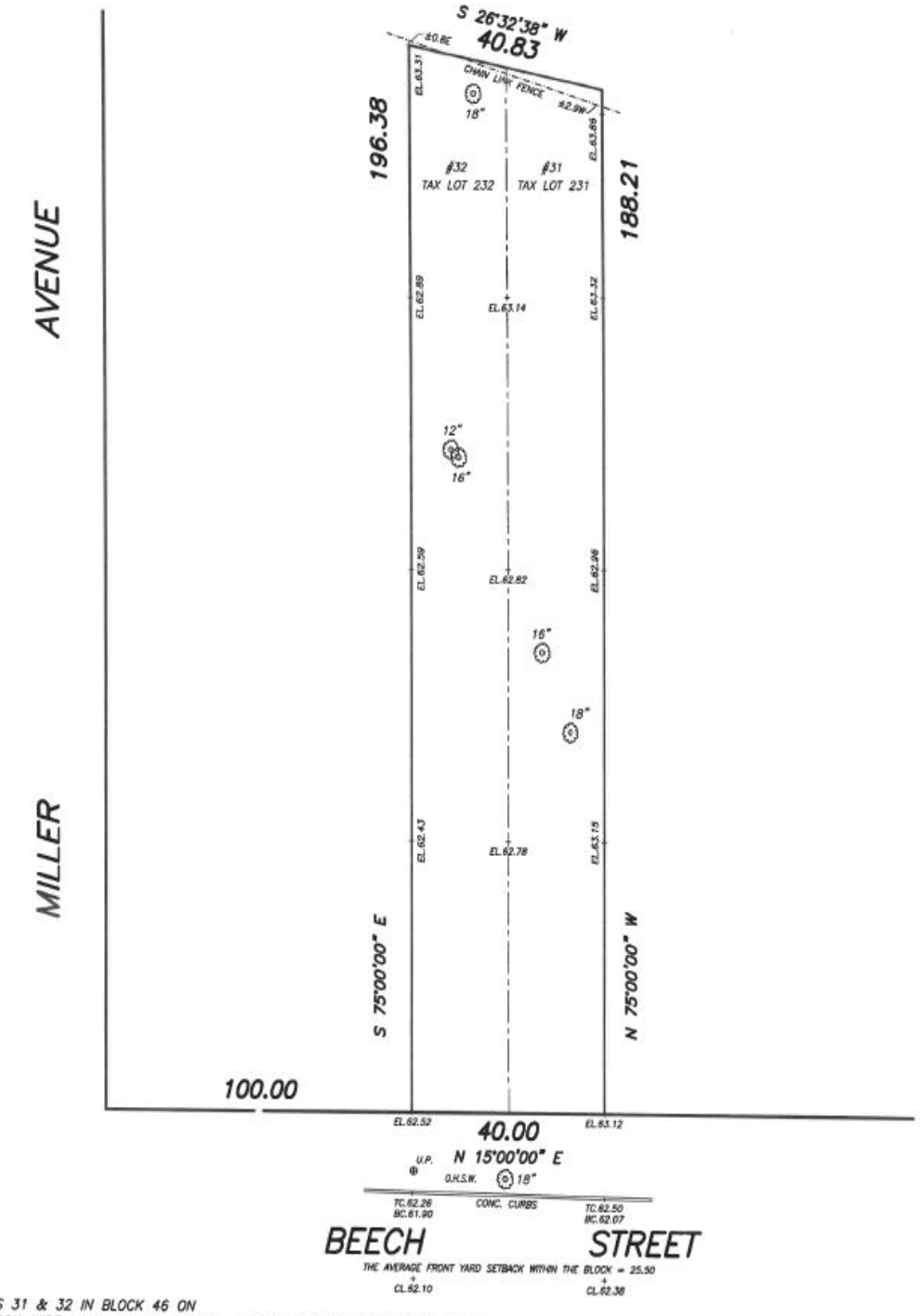
REF. NO. N32-210-231

MAP OF PROPERTY SITUATED IN

FLORAL PARK

NASSAU COUNTY, N.Y.

TAX SECT.: 32 TAX BLOCK: 210 TAX LOT(S): 231 & 232



LOTS 31 & 32 IN BLOCK 46 ON
"NATION-WIDE HOME BUILDERS CORP., REVISED MAP OF PROPERTY SEC. 5"
FILED ON AUGUST 4, 1925 AS MAP #570 CASE #3496
SCALE: 1"=20'

ALL ELEVATIONS SHOWN ARE RELATIVE.

SURVEYED: MAY 27, 2022

UNAUTHORIZED ALTERATIONS AND/OR ADDITIONS TO THIS SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

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TOPOGRAPHICAL SURVEY

LOT AREA = 7,692.16 SQ.FT. (0.1765± ACRES)

Empire State Land Surveyor, P.C.

Frank I. Galluzzo Professional Land Surveyor
Records of Albert A. Bianco - Robert B. Holzman
Stephen J. Reid - M. Berry Carman - G. W. Haviland
Vandewater & Lapp - Robert E. Carlin - William J. Daly
1005 Glen Cove Avenue, Glen Head, NY, 11545
empiresurveys@aol.com | (516)-240-6901

STATE OF NEW YORK
FRANK GALLUZZO
050088
LICENSED LAND SURVEYOR

BEECH STREET
FLORAL PARK, NY

CHIEN HAN ARCHITECTS
43-12 ROBINSON STREET
SUITE #1A
FLUSHING,NY 11355
OFFICE:(718)591-5570
CELL:(516)322-8836

PROPOSED 2 STORY DWELLING

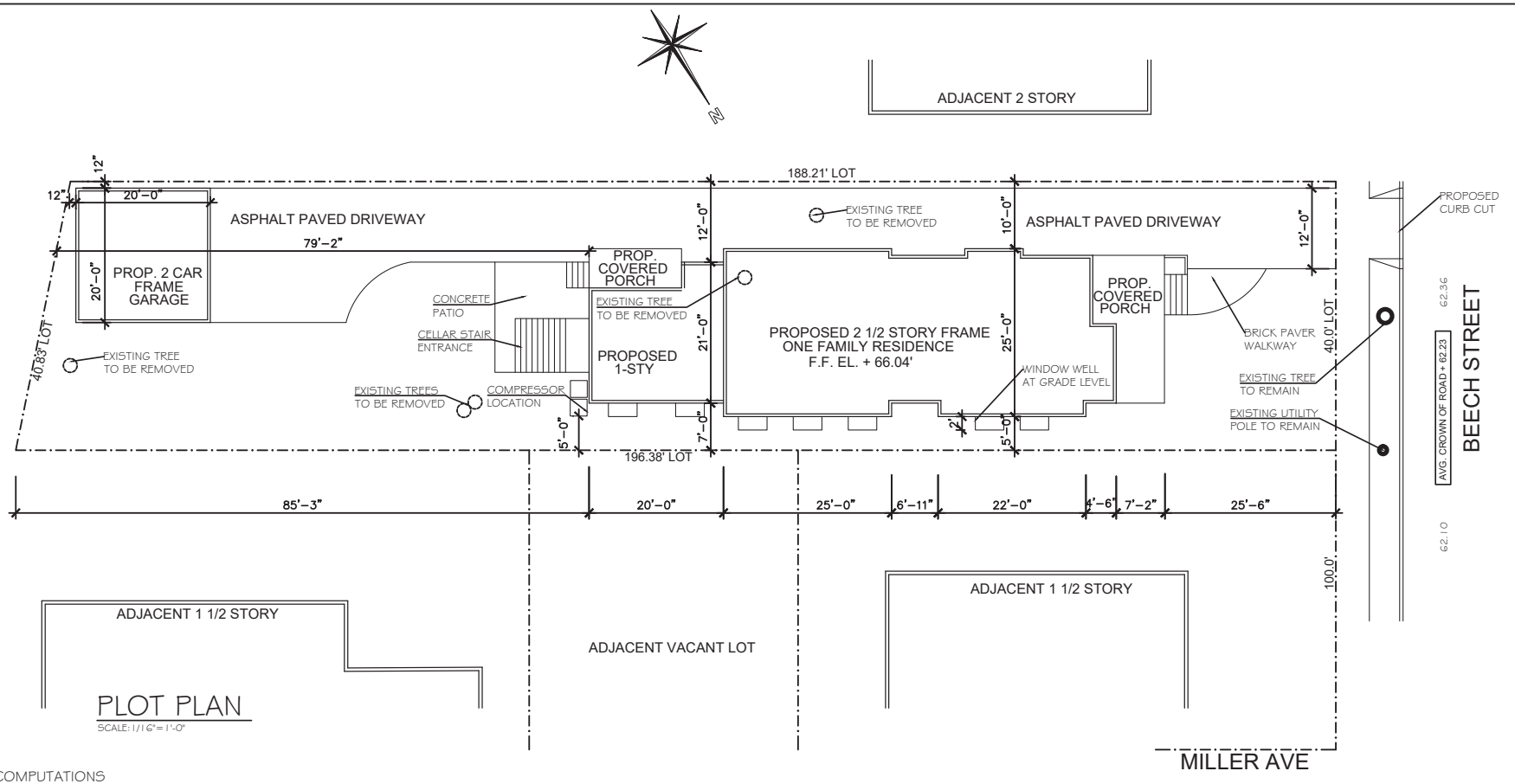
LIST OF ATTACHMENTS

----	EXISITNG SURVEY
A-1	PLOT PLAN/ZONING COMPUTATIONS
A-2	F.A.R./BUILDING COVERAGE BREAKDOWNS
A-3	BASEMENT FLOOR PLAN
A-4	FIRST FLOOR PLAN
A-5	SECOND FLOOR PLAN
A-6	ROOF PLAN
A-7	FRONT ELEVATION
A-8	SIDE ELEVATION
A-9	SIDE ELEVATION
A-10	REAR ELEVATION
A-11	GARAGE PLANS
A-12	GARAGE ELEVATIONS
A-13	VICINTIY MAP/STREET SCAPE
A-14	ADJACENT BUILDING REFRENCE
A-15	LANDSCAPE PLAN/LEGENDS
1	LIST OF MATERIALS
2	EXTERIOR MATERIALS
3	EXTERIOR MATERIALS
4	EXTERIOR MATERIALS
A	EXISTING PROPERTY PHOTO
B	ADJACENT HOUSE PHOTOS ON SAME SIDE OF STREET
C	ADJACENT HOUSE PHOTOS ON SAME SIDE OF STREET
D	ADJACENT HOUSE PHOTOS ON SAME SIDE OF STREET
E	ADJACENT HOUSE PHOTOS ON SIDE STREET-MILLER AVE
F	ADJACENT HOUSE PHOTOS OPPOSITE SIDE OF STREET
G	COLOR RENDERING
H	COLOR RENDERING
I	COLOR RENDERING
J	COLOR RENDERING

G

H

J



PLOT PLAN

SCALE: 1/16"= 1'-0"

ZONING COMPUTATIONS

SECTION: 32 BLOCK: 210 LOT NO: 231 & 232

HOUSE NO: ZONE: RES 1

LOT AREA: 7,692.16 SQ FT

BUILDING COVERAGE PERMITTED = 7,692.16 X 30% = 2,307.65 SQ. FT.

BUILDING AREA CALCULATIONS (SEE A-2 FOR BUILDING COVERAGE BREAKDOWN)

PROPOSED HOUSE WITH PORCHES = 2041.58 SQ FT < 2307.65 SQ FT

TOTAL BUILDING COVERAGE % = 26.5% < 30%

YARDS

	REQUIRED	PROPOSED
FRONT	AVG=25.50	25'-6"
SIDE YARD	15'-0" AGG./5'-0" MIN.	5'-0" MIN. + 10'-0" = 15'-0"
REAR YARD	25'-0"	79'-2"
HEIGHT	35'-0"	35'-0"

CHIEN HAN ARCHITECTS
43-12 ROBINSON ST. SUITE #1A
FLUSHING, NY 11355
(516)322-8836 alausev@verizon.net
Contact: Anna Crescenzi-Lausev

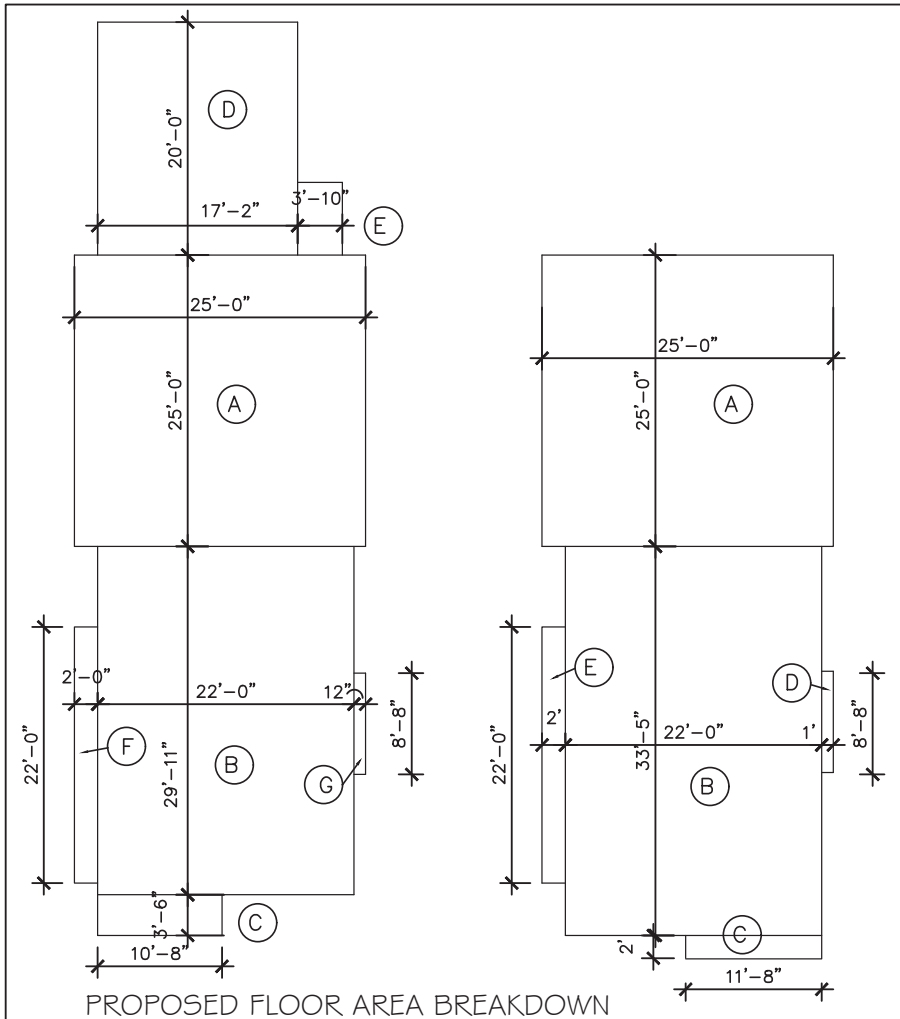
PROJECT:
PROPOSED 2½ STORY, SINGLE FAMILY RESIDENCE AT VACANT LOT
BEECH STREET
FLORAL PARK, NY

OWNER:
BENEDETTO BIANCO
(516)317-8003

DRAWING:
PLOT PLAN
ZONING COMPUTATIONS

SCALE:AS NOTED

A-1



PROPOSED FLOOR AREA BREAKDOWN

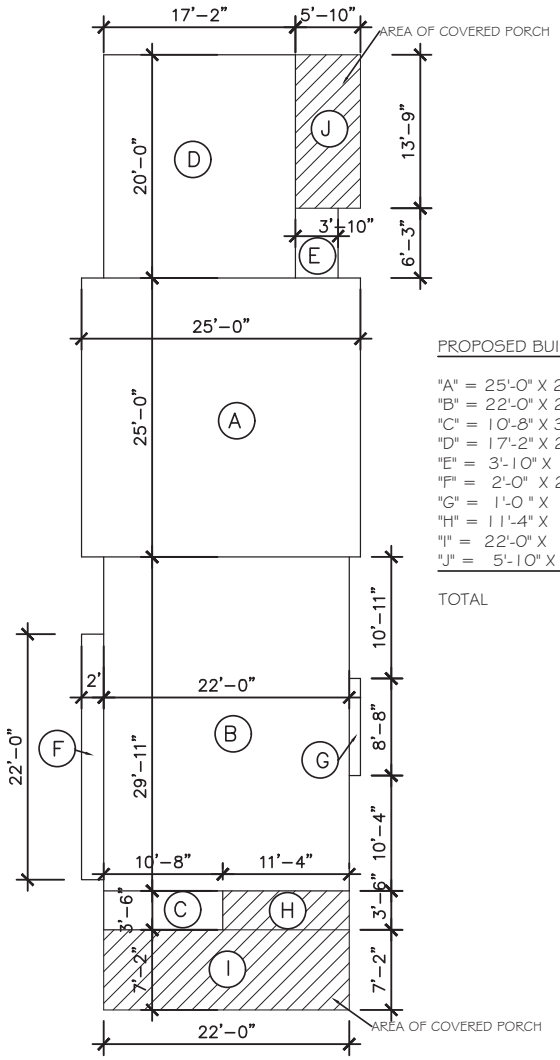
SCALE:3/32"=1'-0"

PROPOSED FIRST FLOOR AREA BREAKDOWN

"A" = 25'-0" X 25'-0"	=	625.00
"B" = 22'-0" X 29'-11"	=	658.24
"C" = 10'-8" X 3'-6'	=	37.31
"D" = 17'-2" X 20'-0"	=	343.20
"E" = 3'-10" X 6'-3"	=	23.98
"F" = 2'-0" X 22'-0"	=	44.00
"G" = 1'-0 " X 8'-8"	=	8.66
TOTAL	=	1,740.49

PROPOSED SECOND FLOOR AREA BREAKDOWN

"A" = 25'-0" X 25'-0"	=	625.00
"B" = 22'-0" X 33'-5"	=	737.00
"C" = 11'-8" X 2'-0'	=	23.32
"D" = 1'-0" X 8'-8"	=	8.66
"E" = 2'-0" X 22'-0"	=	44.00
TOTAL	=	1,437.98



PROPOSED BUILDING COVERAGE BREAKDOWN

"A" = 25'-0" X 25'-0"	=	625.00
"B" = 22'-0" X 29'-11"	=	658.24
"C" = 10'-8" X 3'-6'	=	37.31
"D" = 17'-2" X 20'-0"	=	343.20
"E" = 3'-10" X 6'-3"	=	23.98
"F" = 2'-0" X 22'-0"	=	44.00
"G" = 1'-0 " X 8'-8"	=	8.66
"H" = 11'-4" X 3'-6"	=	39.65
"I" = 22'-0" X 7'-2"	=	157.52
"J" = 5'-10" X 13'-9"	=	80.16
TOTAL	=	2,041.48

PROPOSED BUILDING COVERAGE BREAKDOWN

SCALE:3/32"=1'-0"

REGISTERED ARCHITECT CHIEN HAN STATE OF NEW YORK

CHIEN HAN ARCHITECTS
43-12 ROBINSON ST. SUITE #1A
FLUSHING, NY 11355
(516)322-8836 alausev@verizon.net
Contact: Anna Crescenzi-Lausev

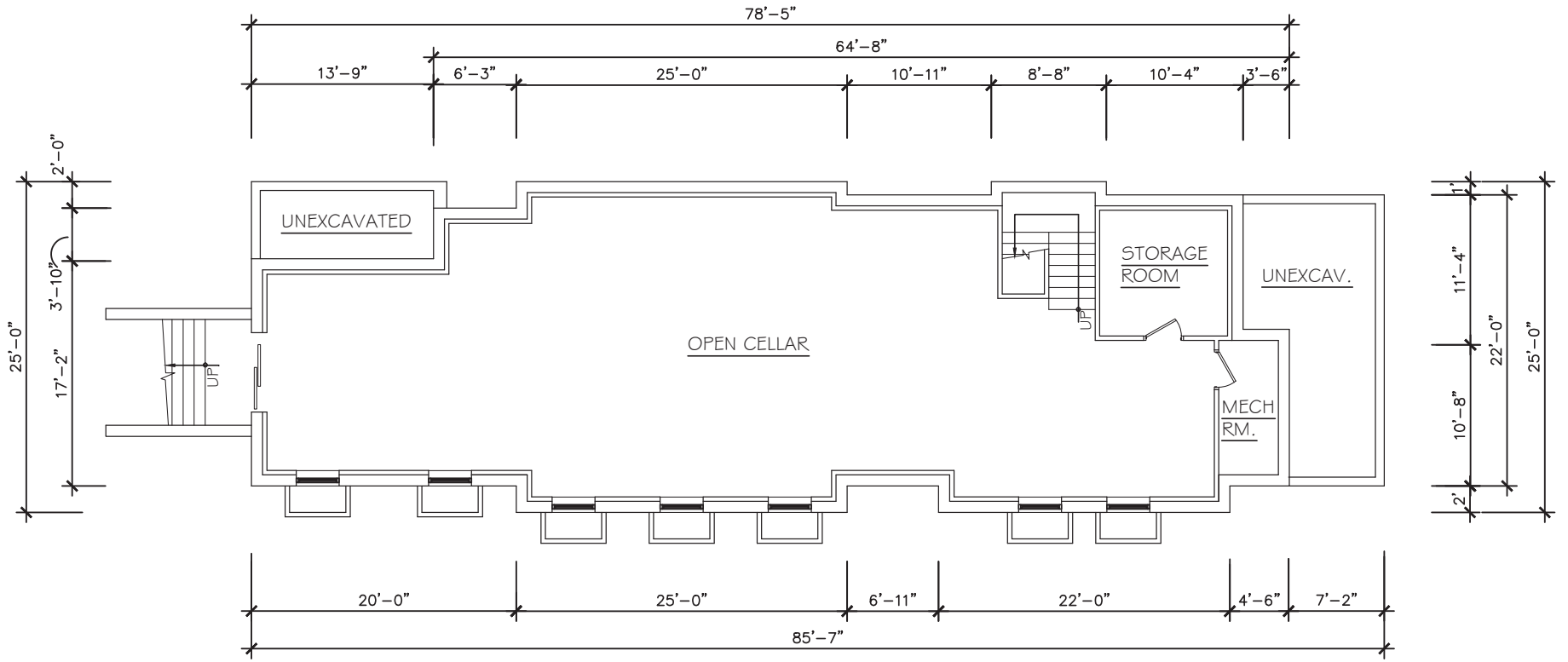
PROJECT:
PROPOSED 2½ STORY, SINGLE FAMILY RESIDENCE AT VACANT LOT
BEECH STREET
FLORAL PARK, NY

OWNER:
BENEDETTO BIANCO
(516)317-8003

DRAWING:
FLOOR AREA BREAKDOWN
BUILDING COVERAGE BREAKDOWN

SCALE: 3/32" = 1'-0"

A-2



BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

REGISTERED ARCHITECT CHIEN HAN STATE OF NEW YORK

CHIEN HAN ARCHITECTS
43-12 ROBINSON ST. SUITE #1A
FLUSHING, NY 11355
(516)322-8836 alausev@verizon.net
Contact: Anna Crescenzi-Lausev

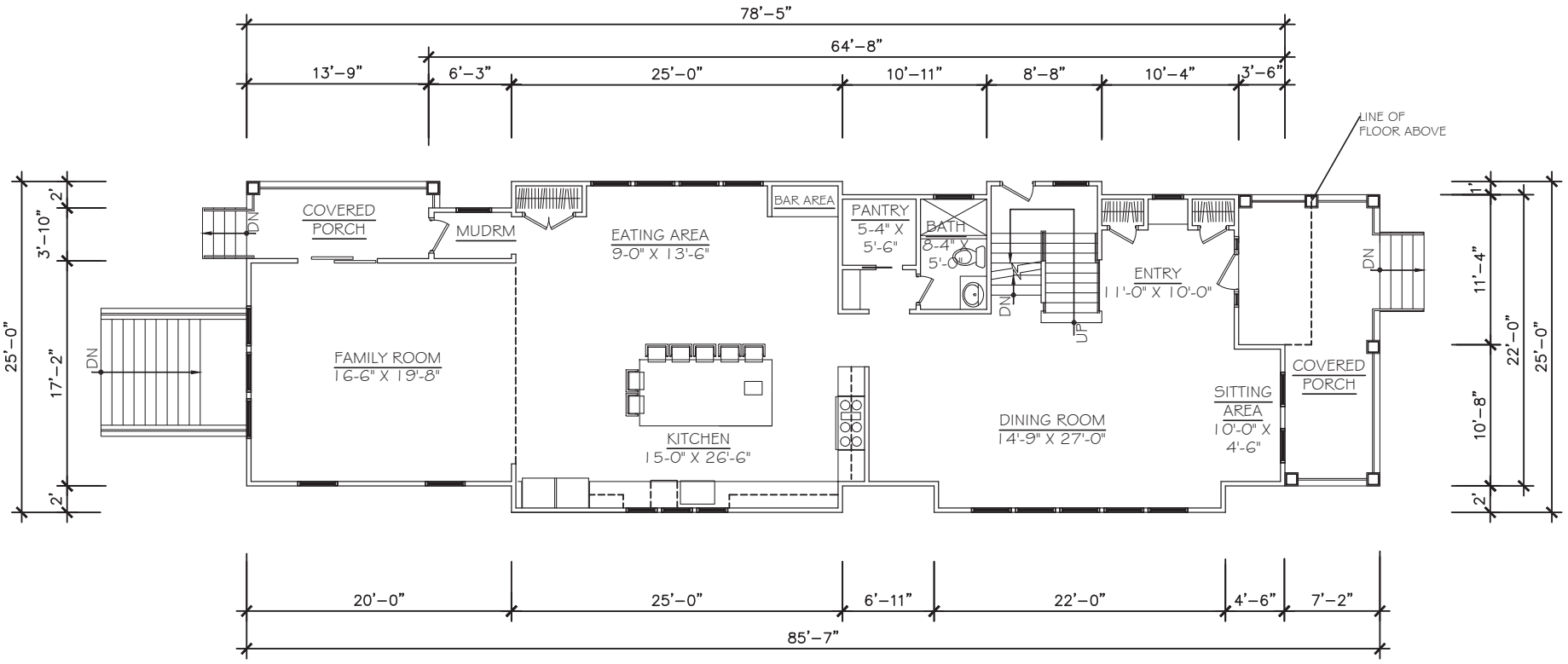
PROJECT:
PROPOSED 2 1/2 STORY, SINGLE FAMILY RESIDENCE AT VACANT LOT
BEECH STREET
FLORAL PARK, NY

OWNER:
BENEDETTO BIANCO
(516)317-8003

DRAWING:
BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

A-3



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

CHIEN HAN ARCHITECTS
43-12 ROBINSON ST. SUITE #1A
FLUSHING, NY 11355
(516)322-8836 alausev@verizon.net
Contact: Anna Crescenzi-Lausev

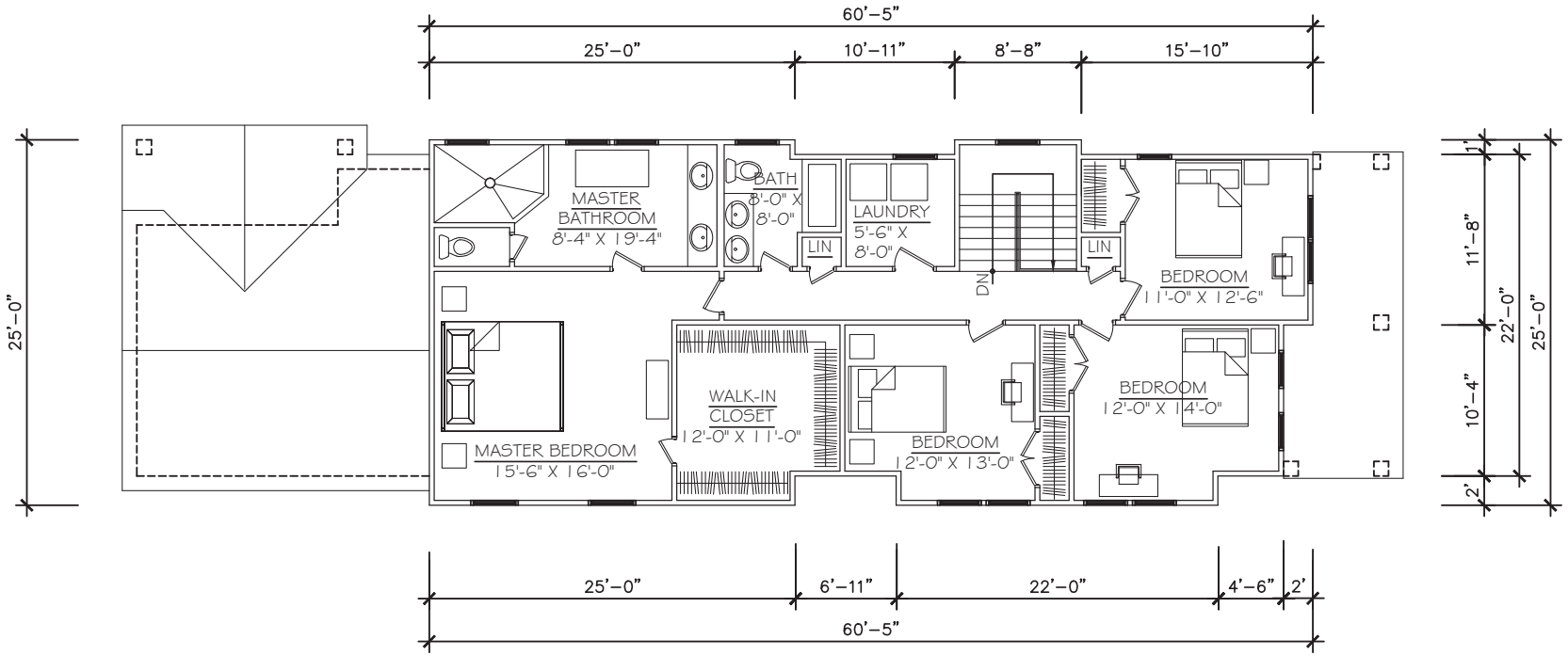
PROJECT:
PROPOSED 2 ½ STORY, SINGLE FAMILY RESIDENCE AT VACANT LOT
BEECH STREET
FLORAL PARK, NY

OWNER:
BENEDETTO BIANCO
(516)317-8003

DRAWING:
FIRST FLOOR PLAN

SCALE: ⅛" = 1'-0"

A-4



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

CHIEN HAN ARCHITECTS
43-12 ROBINSON ST. SUITE #1A
FLUSHING, NY 11355
(516)322-8836 alausev@verizon.net
Contact: Anna Crescenzi-Lausev

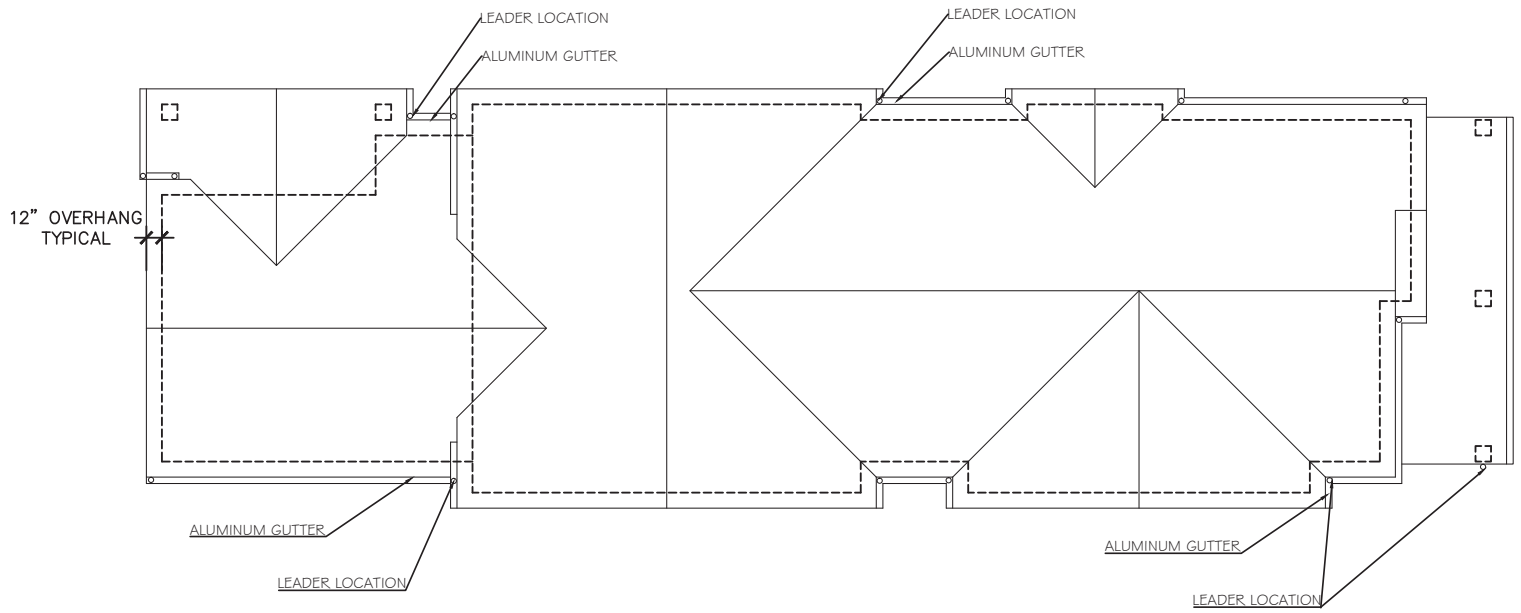
PROJECT:
PROPOSED 2½ STORY, SINGLE FAMILY RESIDENCE AT VACANT LOT
BEECH STREET
FLORAL PARK, NY

OWNER:
BENEDETTO BIANCO
(516)317-8003

DRAWING:
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

A-5



ROOF PLAN
SCALE: 1/8" = 1'-0"

REGISTERED ARCHITECT
CHIEN HAN
NO. 021870
STATE OF NEW YORK

CHIEN HAN ARCHITECTS
43-12 ROBINSON ST. SUITE #1A
FLUSHING, NY 11355
(516)322-8836 alausev@verizon.net
Contact: Anna Crescenzi-Lausev

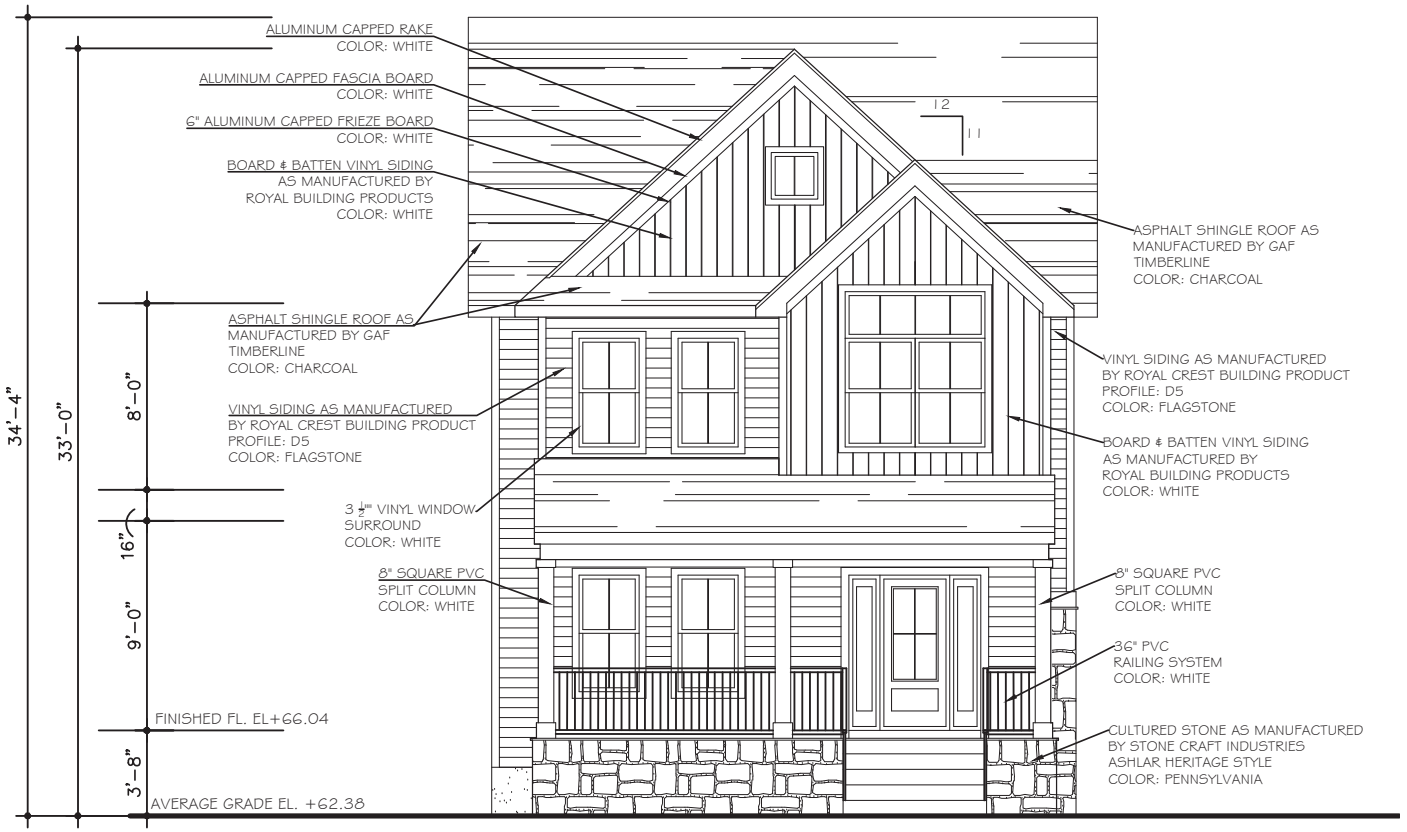
PROJECT:
PROPOSED 2½ STORY, SINGLE FAMILY
RESIDENCE AT VACANT LOT
BEECH STREET
FLORAL PARK, NY

OWNER:
BENEDETTO BIANCO
(516)317-8003

DRAWING:
ROOF PLAN

SCALE: 1/8" = 1'-0"

A-6



FRONT ELEVATION (west)

SCALE: 3/16" = 1'-0"

REGISTERED ARCHITECT
CHIEN HAN
STATE OF NEW YORK

CHIEN HAN ARCHITECTS
43-12 ROBINSON ST. SUITE #1A
FLUSHING, NY 11355
(516)322-8836 alausev@verizon.net
Contact: Anna Crescenzi-Lausev

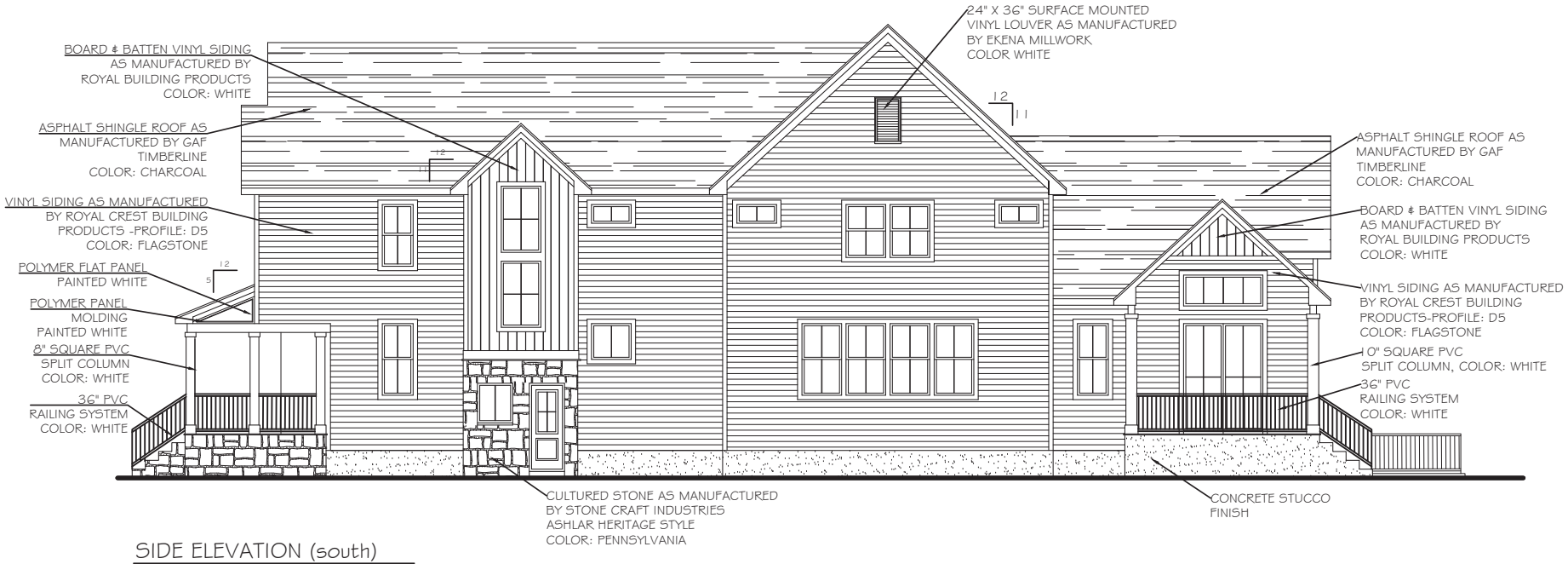
PROJECT:
PROPOSED 2½ STORY, SINGLE FAMILY
RESIDENCE AT VACANT LOT
BEECH STREET
FLORAL PARK, NY

OWNER:
BENEDETTO BIANCO
(516)317-8003

DRAWING:
FRONT ELEVATION

SCALE: 3/16" = 1'-0"

A-7



SIDE ELEVATION (south)

SCALE: 1/8" = 1'-0"

CHIEN HAN ARCHITECTS
43-12 ROBINSON ST. SUITE #1A
FLUSHING, NY 11355
(516)322-8836 alausev@verizon.net
Contact: Anna Crescenzi-Lausev

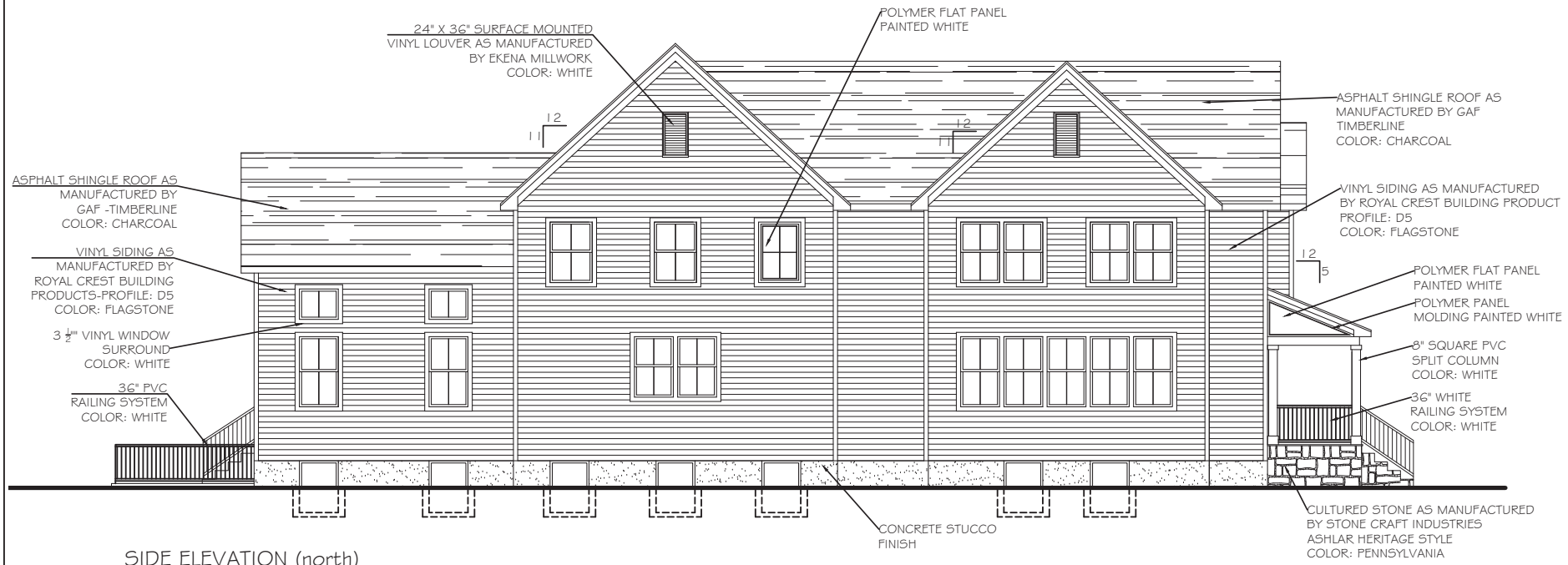
PROJECT:
PROPOSED 2½ STORY, SINGLE FAMILY
RESIDENCE AT VACANT LOT
BEECH STREET
FLORAL PARK, NY

OWNER:
BENEDETTO BIANCO
(516)317-8003

DRAWING:
SIDE ELEVATION

SCALE: 1/8" = 1'-0"

A-8



SIDE ELEVATION (north)

SCALE: 1/8" = 1'-0"

REGISTERED ARCHITECT
CHIEN HAN
NO. 021813
STATE OF NEW YORK

CHIEN HAN ARCHITECTS
43-12 ROBINSON ST. SUITE #1A
FLUSHING, NY 11355
(516)322-8836 alausev@verizon.net
Contact: Anna Crescenzi-Lausev

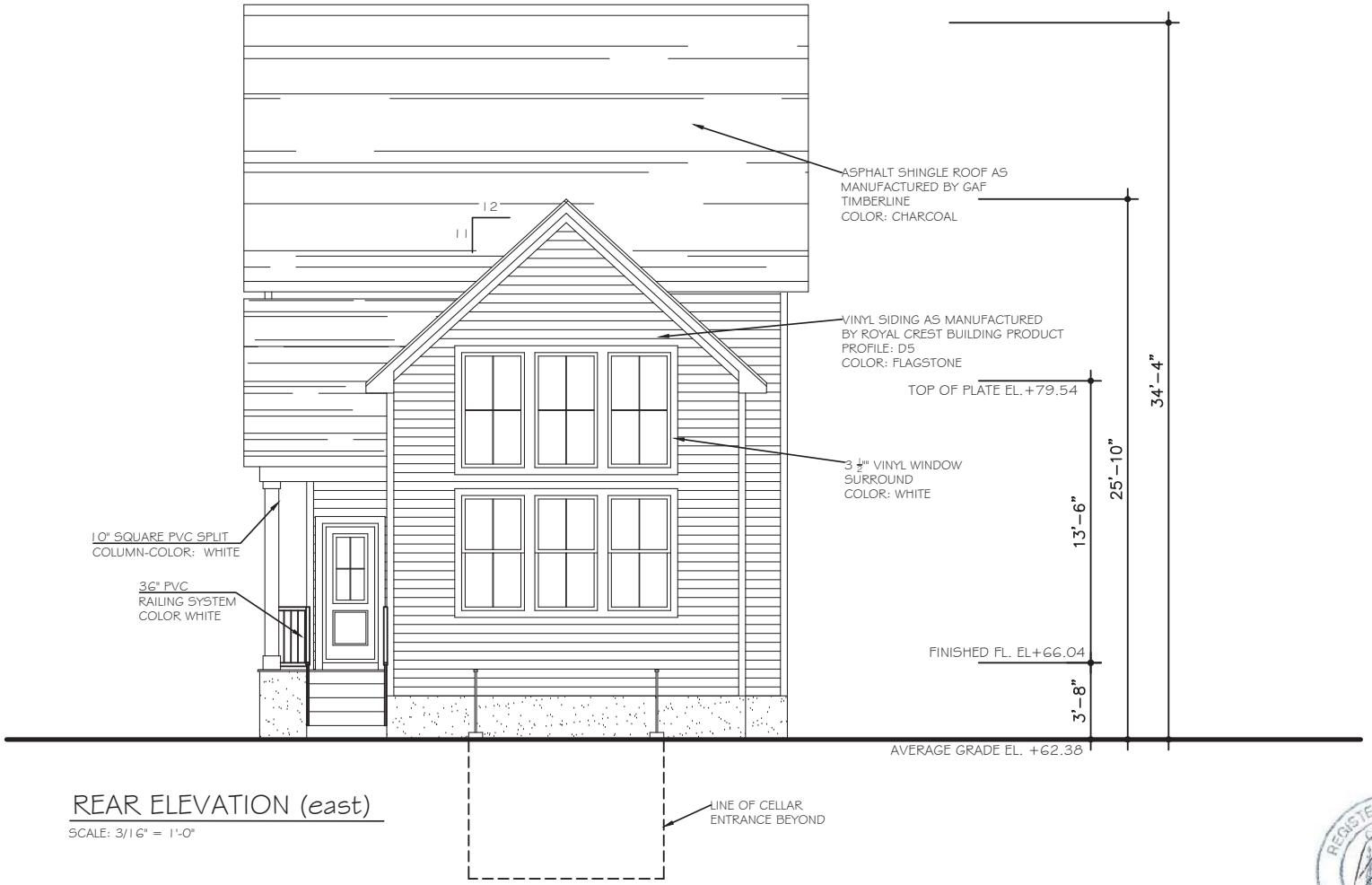
PROJECT:
PROPOSED 2 1/2 STORY, SINGLE FAMILY
RESIDENCE AT VACANT LOT
BEECH STREET
FLORAL PARK, NY

OWNER:
BENEDETTO BIANCO
(516)317-8003

DRAWING:
SIDE ELEVATION

SCALE: 1/8" = 1'-0"

A-9

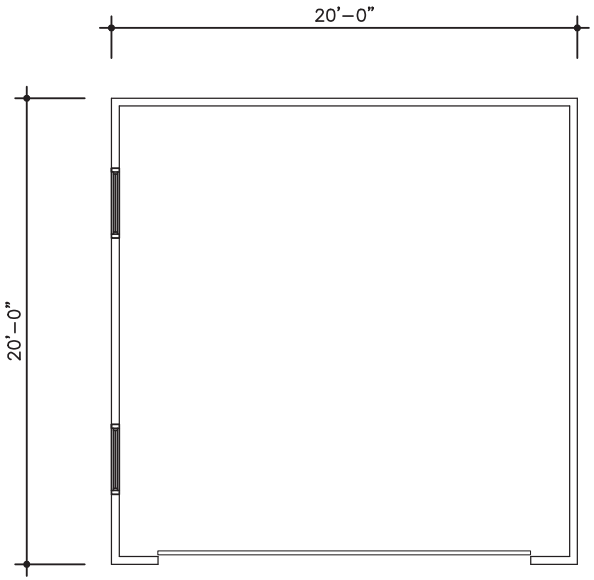


REAR ELEVATION (east)

SCALE: 3/16" = 1'-0"

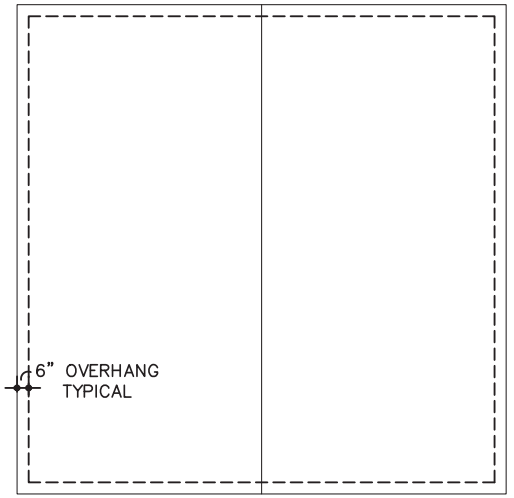
REGISTERED ARCHITECT CHIEN HAN NO. 021803 STATE OF NEW YORK

CHIEN HAN ARCHITECTS 43-12 ROBINSON ST. SUITE #1A FLUSHING, NY 11355 (516)322-8836 alausev@verizon.net Contact: Anna Crescenzi-Lausev	PROJECT: PROPOSED 2 1/2 STORY, SINGLE FAMILY RESIDENCE AT VACANT LOT BEECH STREET FLORAL PARK, NY OWNER: BENEDETTO BIANCO (516)317-8003	DRAWING: REAR ELEVATION SCALE: 3/16" = 1'-0"	A-10 10 OF 15



GARAGE FLOOR PLAN

SCALE: 3/16" = 1'-0"



GARAGE ROOF PLAN

SCALE: 3/16" = 1'-0"

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43-12 ROBINSON ST. SUITE #1A
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(516)322-8836 alausev@verizon.net
Contact: Anna Crescenzi-Lausev

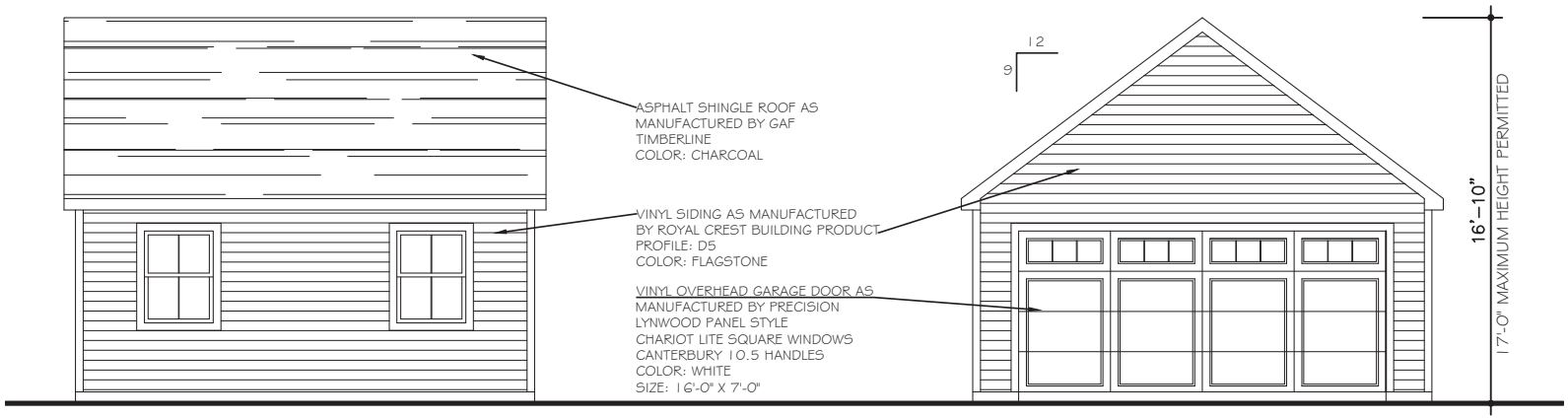
PROJECT:
PROPOSED 2½ STORY, SINGLE FAMILY
RESIDENCE AT VACANT LOT
BEECH STREET
FLORAL PARK, NY

OWNER:
BENEDETTO BIANCO
(516)317-8003

DRAWING:
GARAGE FLOOR PLAN
GARAGE ROOF PLAN

SCALE: 3/16" = 1'-0"

A-11

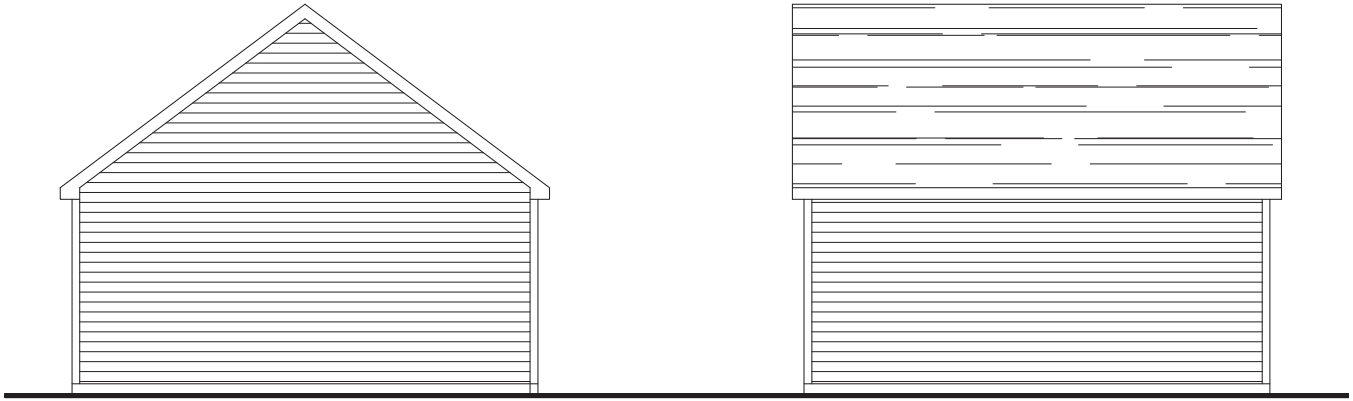


SIDE ELEVATION (north)

SCALE: 3/16" = 1'-0"

FRONT ELEVATION (west)

SCALE: 3/16" = 1'-0"



REAR ELEVATION (east)

SCALE: 3/16" = 1'-0"

SIDE ELEVATION (south)

SCALE: 3/16" = 1'-0"

REGISTERED ARCHITECT
CHIEN HAN
026193
STATE OF NEW YORK

CHIEN HAN ARCHITECTS
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(516)317-8003

DRAWING:
GARAGE ELEVATIONS

SCALE: 3/16" = 1'-0"

A-12

BEECH STREET

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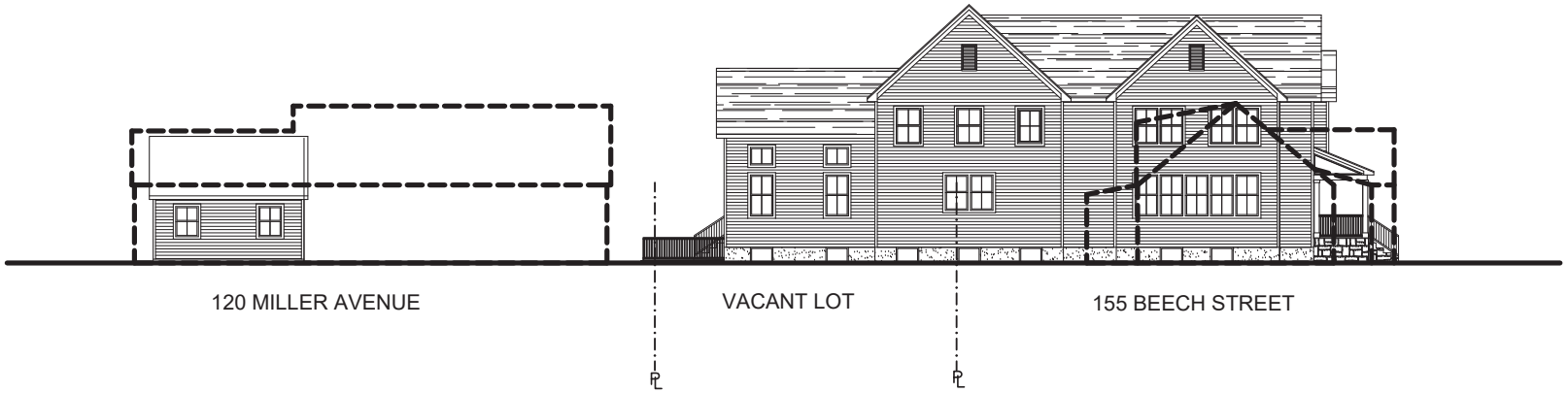
PROJECT:
PROPOSED 2 1/2 STORY, SINGLE FAMILY
RESIDENCE AT VACANT LOT
BEECH STREET
FLORAL PARK, NY

OWNER:
BENEDETTO BIANCO
(516)317-8003

DRAWING:
VICINITY MAP
STREET SCAPE

SCALE: 1/32" = 1'-0"

A-13



SIDE ELEVATION (north)

SCALE: 1/16" = 1'-0"

SIDE VIEW OF 161 BEECH STREET

SIDE ELEVATION (south)

SCALE: 1/16" = 1'-0"

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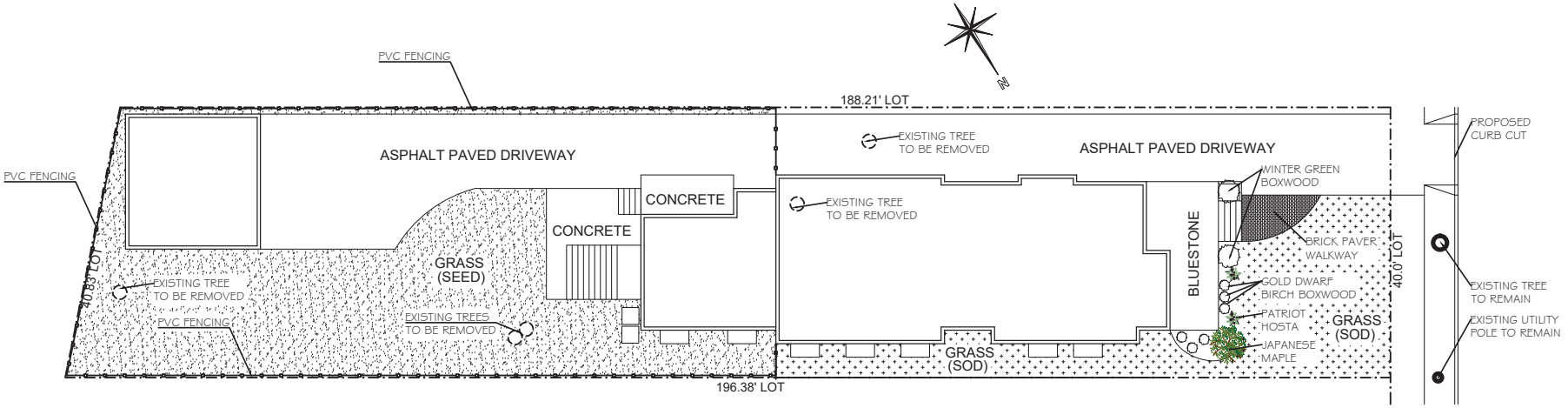
PROJECT:
PROPOSED 2½ STORY, SINGLE FAMILY RESIDENCE AT VACANT LOT
BEECH STREET
FLORAL PARK, NY

OWNER:
BENEDETTO BIANCO
(516)317-8003

DRAWING:
SIDE ELEVATION WITH RELATIVE ADJACENT BUILDINGS

SCALE: 1/16" = 1'-0"

A-14



PLANTING LEGEND

WINTER GREEN BOXWOOD QUANTITY: 2

GOLD DWARF BIRCH BOXWOOD QUANTITY: 6

RED DRAGON JAPANESE MAPLE QUANTITY: 1

PATRIOT HOSTA QUANTITY: 2

PAVING LEGEND

FRONT WALKWAY - NICOLOCK, HOLLAND STONE
COLOR: GRANITE BLEND

DRIVEWAY- ASPHALT

REAR PATIO/COVERED PATIO- CONCRETE

FRONT COVERED PORCH- BLUESTONE

CHIEN HAN ARCHITECTS
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PROJECT:
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RESIDENCE AT VACANT LOT
BEECH STREET
FLORAL PARK, NY

OWNER:
BENEDETTO BIANCO
(516)317-8003

DRAWING:
LANDSCAPE PLAN
PLANTING LEGEND
PAVING LEGEND

SCALE: NTS

A-15

BEECH STREET
FLORAL PARK, NY

CHIEN HAN ARCHITECTS
43-12 ROBINSOON STREET
SUITE #1A
FLUSHING,NY 11355
OFFICE:(718)591-5570
CELL:(516)322-8836

1 LIST OF MATERIALS

LIST OF MATERIALS

- VINYL SIDING: ROYAL CREST BUILDING PRODUCTS
- MAIN HOUSE: D5, COLOR: FLAGSTONE
- BOARD AND BATTEN ACCENT: WHITE

- ROOF: GAF TIMBERLINE: CHARCOAL

- CULTURED STONE: STONE CRAFT INDUSTRIES
- ASHLAR HERITAGE STYLE
- PENNSYLVANIA

- WINDOWS& PATIO DOORS: MI WINDOWS, DOUBLE HUNG
  5/8" FLAT GRID BETWEEN GLASS
  COLOR: WHITE

- DOORS: THERMATRU, FRONT DOOR: GRAPHITE, SIDE & REAR DOORS: ALPINE

- GARAGE DOOR: PRECISION LYNWOOD PANEL DOOR, COLOR: WHITE

- COLUMNS: ELITE TRIM WORKS
- SMOOTH, NON TAPERED COLUMNS WITH BOX CAP AND BASE
- COLOR: WHITE

- RAILINGS: VINYL RAILING MANUFACTURED BY DURABLE WITH 1 ½" BALUSTER, COLOR: WHITE

- GUTTER & LEADERS: ALUMINUM, COLOR: WHITE

- SOFFITS & LOUVER: VINYL, COLOR: WHITE

- DRIVEWAY: ASPHALT

- WALKWAY: BRICK PAVERS MANUFACTURED BT NICOLOCK, COLOR: GRANITE BLEND

- FRONT PORCH: BLUESTONE FINISH

- REAR PATIO/REAR COVERED PORCH: CONCRETE

BEECH STREET
FLORAL PARK, NY

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43-12 ROBINSON STREET
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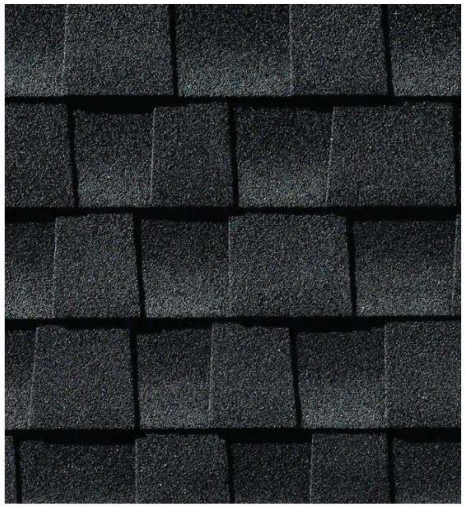
2 PROPOSED MATERIAL PHOTOS



ASPHALT SHINGLE ROOF
MANUFACTURED BY G.A.F.
COLOR: CHARCOAL

VINYL SIDING
MANUFACTURED
ROYAL CREST
BUILDING PRODUCTS
BOARD & BATTEN
COLOR: WHITE

VINYL SIDING
MANUFACTURED
ROYAL CREST
BUILDING PRODUCTS
PROFILE: D5
COLOR: FLAGSTONE

CULTURED STONE
MANUFACTURED BY THE
STONE CRAFT INDUSTRIES
ASHLAR HERITAGE STYLE
COLOR: PENNSYLVANIA

WINDOWS
MANUFACTURED BY:
MI WINDOWS
DOUBLE HUNG
5/8" FLAT GRID-BETWEEN
THE GLASS
COLOR: WHITE
WITH 3 ½" VINYL TRIM

BEECH STREET
FLORAL PARK, NY

CHIEN HAN ARCHITECTS
43-12 ROBINSON STRET
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3 PROPOSED MATERIAL PHOTOS

FRONT DOOR STYLE
MANUFACTURED BY THERMATRU
ARTISSA COLLECTION, CANVAS FINISH, ¾ GLASS
COLOR: GRANITE

SIDE /REAR DOOR STYLE
MANUFACTURED BY THERMATRU
SMOOTH STAR, ½ GLASS
COLOR: ALPINE

VINYL GARAGE DOOR MANUFACTURED BY PRECISION
LYNWOOD PANEL STYLE
CHARIOT LITE SQUARE WINDOWS
CANTERBURY 10.5 HANDLES
16’-0” X 7’-0”
COLOR: WHITE

BEECH STREET
FLORAL PARK, NY

CHIEN HAN ARCHITECTS
43-12 ROBINSON STREET
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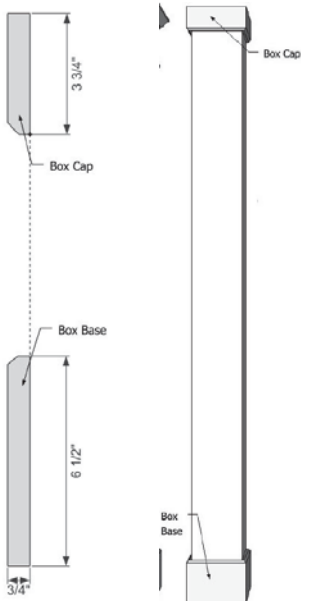
4 **PROPOSED MATERIAL PHOTOS**

The Manchester Vinyl Level Railing Section features 1-1/2 inch square balusters and a standard top rail.

RAILING AS MANUFACTURED BY DURABLES
VINYL RAILING SYSTEM WITH
1 ½" SQUARE BALUSTERS
COLOR: WHITE



PVC COLUMNS
MANUFACTURED BY:
ELITE TRIM WORKS
NON TAPERED, SMOOTH WITH
BOX CAP AND BASE
COLOR: WHITE

24" X 36" SURFACE MOUNTED
VINYL LOUVER
MANUFACTURED BY: EKENA MILLWORK
COLOR: WHITE

VINYL TRIPLE 4" SOFFIT-SOLID
COLOR: WHITE

ALUMINUM GUTTERS AND LEADERS
COLOR: WHITE

ALUMINUM 5" K STYLE GUTTERS

ALUMINUM 3"X4" SQUARE
DOWNSPOUTS

BEECH STREET
FLORAL PARK, NY

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43-12 ROBINSON STREET
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A **EXISTING HOUSE PHOTOS**

EXISTING VACANT LOT

BEECH STREET
FLORAL PARK, NY

CHIEN HAN ARCHITECTS
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B **ADJACENT HOUSE PHOTOS ON SAME SIDE OF STREET**

155 BEECH STREET

161 BEECH STREET

BEECH STREET
FLORAL PARK, NY

CHIEN HAN ARCHITECTS
43-12 ROBINSON STREET
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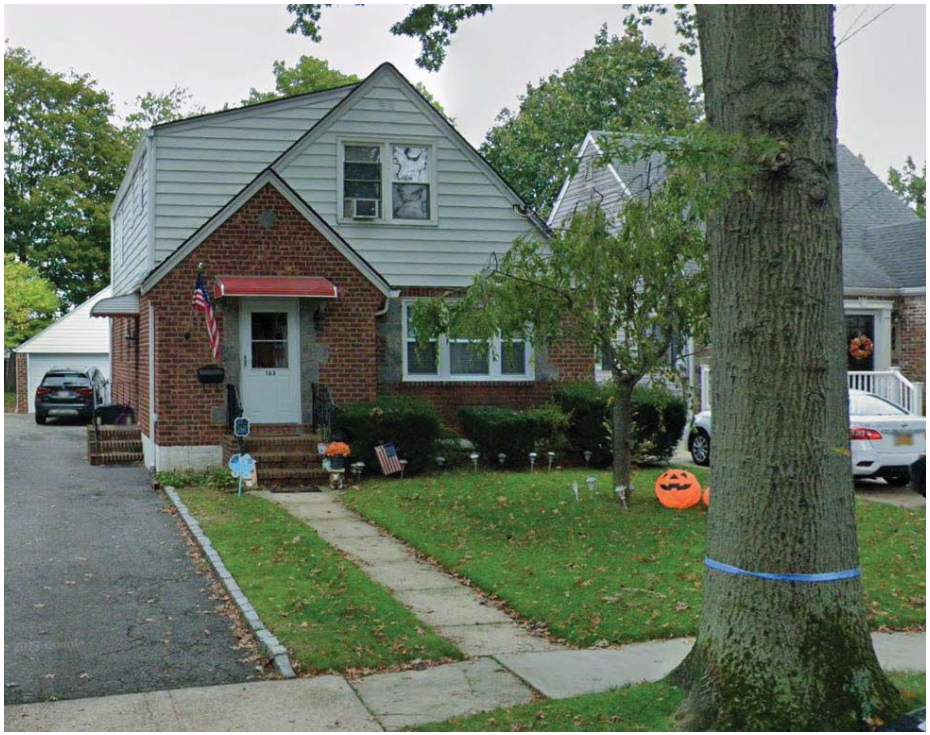
C **ADJACENT HOUSE PHOTOS ON SAME SIDE OF STREET**



163 BEECH STREET

169 BEECH STREET

BEECH STREET
FLORAL PARK, NY

CHIEN HAN ARCHITECTS
43-12 ROBINSON STREET
SUITE #1A
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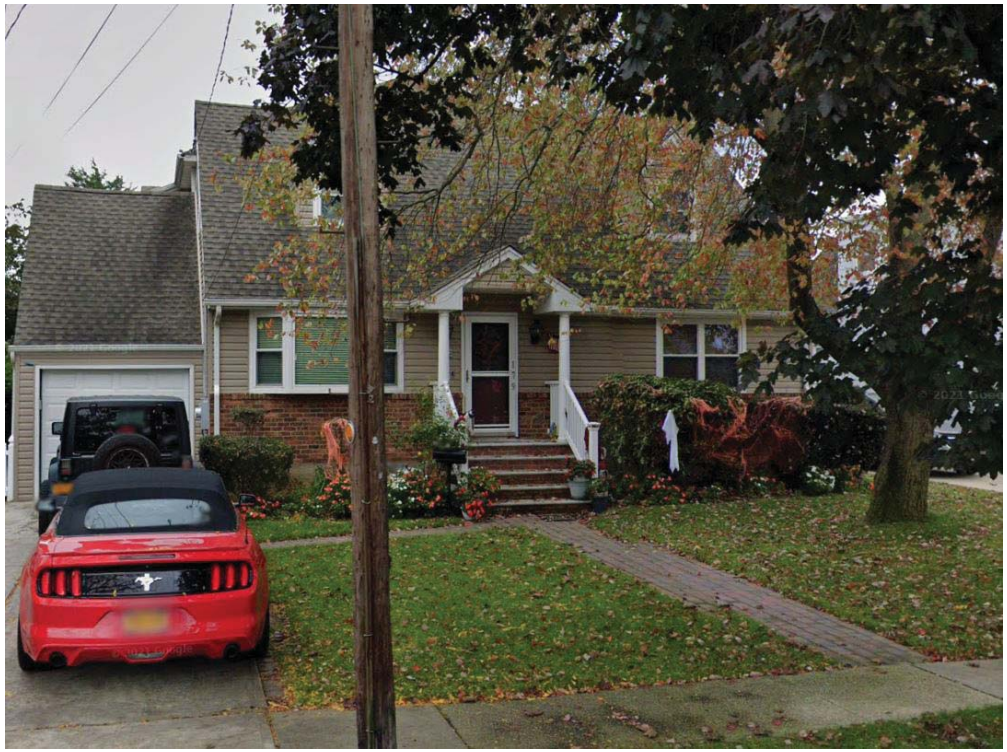
D **ADJACENT HOUSE PHOTOS ON SAME SIDE OF STREET**

173 BEECH STREET



179 BEECH STREET

BEECH STREET
FLORAL PARK, NY

CHIEN HAN ARCHITECTS
43-12 ROBINSON STREET
SUITE #1A
FLUSHING,NY 11355
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E **ADJACENT HOUSE PHOTOS ON SIDE STREET-MILLER AVENUE**

120 MILLER AVENUE

155 BEECH STREE-MILLER AVENUE CORNER

BEECH STREET
FLORAL PARK, NY

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F **ADJACENT HOUSE PHOTOS ON OPPOSITE SIDE OF STREET**

158 BEECH STREET

156 BEECH STREET

154 BEECH STREET

BEECH STREET
FLORAL PARK, NY

CHIEN HAN ARCHITECTS
43-12 ROBINSON STREET
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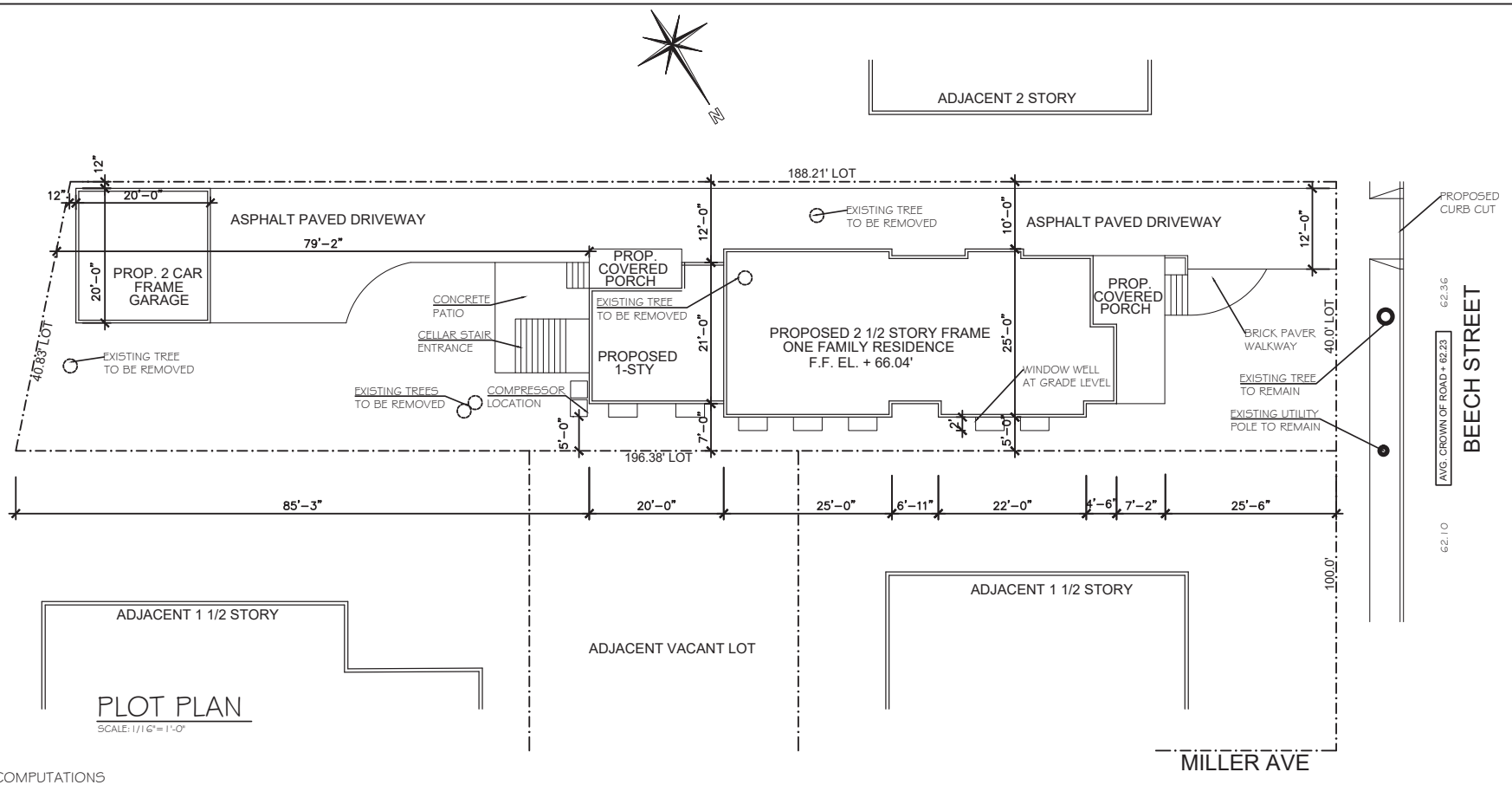
LIST OF ATTACHMENTS

----	EXISITNG SURVEY
A-1	PLOT PLAN/ZONING COMPUTATIONS
A-11	GARAGE PLANS
A-12	GARAGE ELEVATIONS

PROPOSED 2 CAR GARAGE



PLOT PLAN

SCALE: 1/16"= 1'-0"

ZONING COMPUTATIONS

SECTION: 32 BLOCK: 210 LOT NO: 231 & 232

HOUSE NO: ZONE: RES 1

LOT AREA: 7,692.16 SQ FT

BUILDING COVERAGE PERMITTED = 7,692.16 X 30% = 2,307.65 SQ. FT.

BUILDING AREA CALCULATIONS (SEE A-2 FOR BUILDING COVERAGE BREAKDOWN)

PROPOSED HOUSE WITH PORCHES = 2041.58 SQ FT < 2307.65 SQ FT

TOTAL BUILDING COVERAGE % = 26.5% < 30%

YARDS

	REQUIRED	PROPOSED
FRONT	AVG=25.50	25'-6"
SIDE YARD	15'-0" AGG./5'-0" MIN.	5'-0" MIN. + 10'-0" = 15'-0"
REAR YARD	25'-0"	79'-2"
HEIGHT	35'-0"	35'-0"

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PROJECT:
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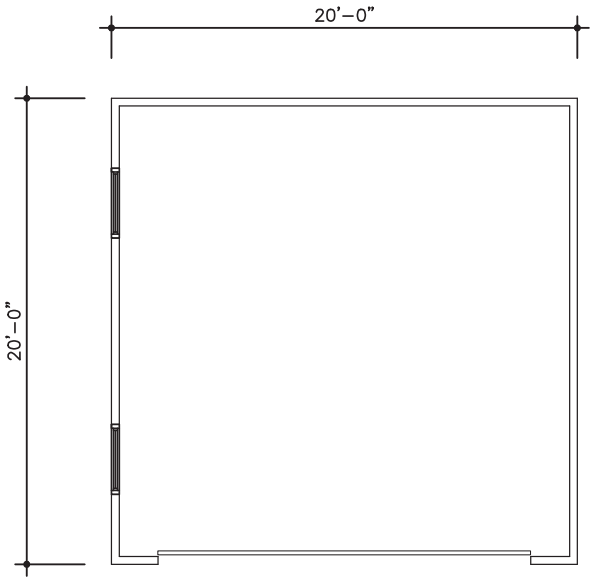
BEECH STREET
FLORAL PARK, NY

OWNER:
BENEDETTO BIANCO
(516)317-8003

DRAWING:
PLOT PLAN
ZONING COMPUTATIONS

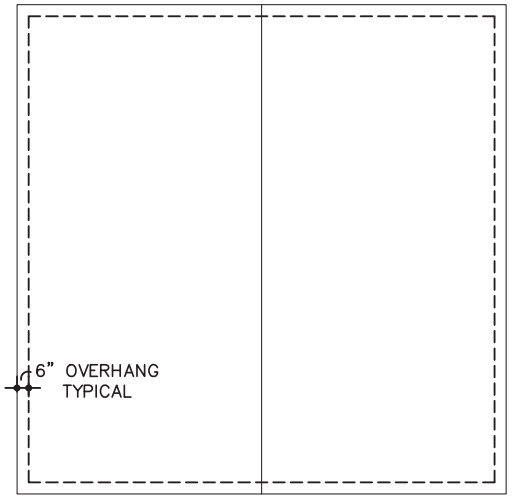
SCALE:AS NOTED

A-1



GARAGE FLOOR PLAN

SCALE: 3/16" = 1'-0"



GARAGE ROOF PLAN

SCALE: 3/16" = 1'-0"

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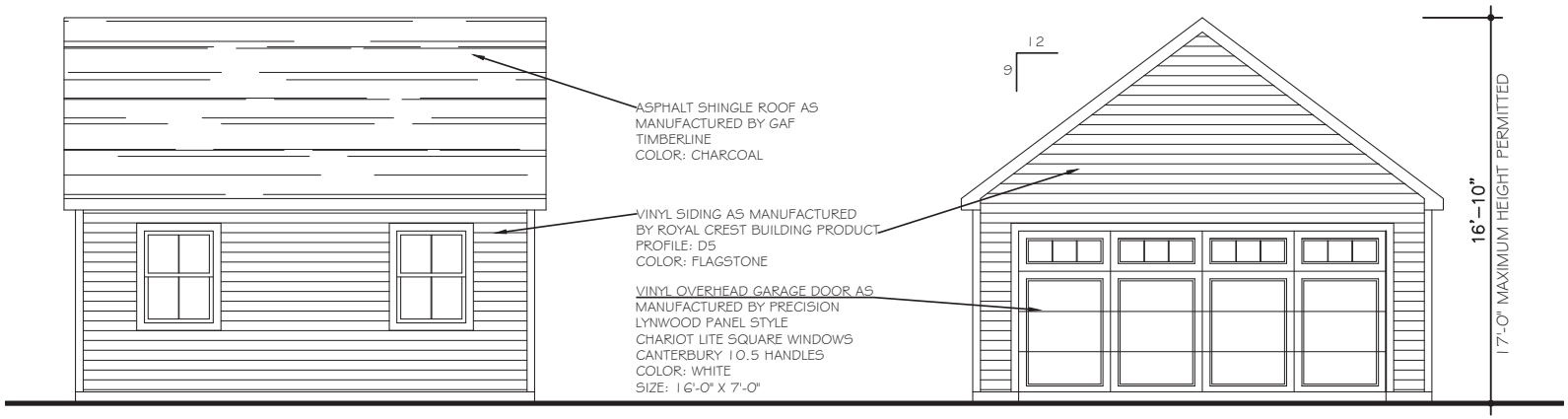
DRAWING:
GARAGE FLOOR PLAN
GARAGE ROOF PLAN

SCALE: 3/16" = 1'-0"

A-11

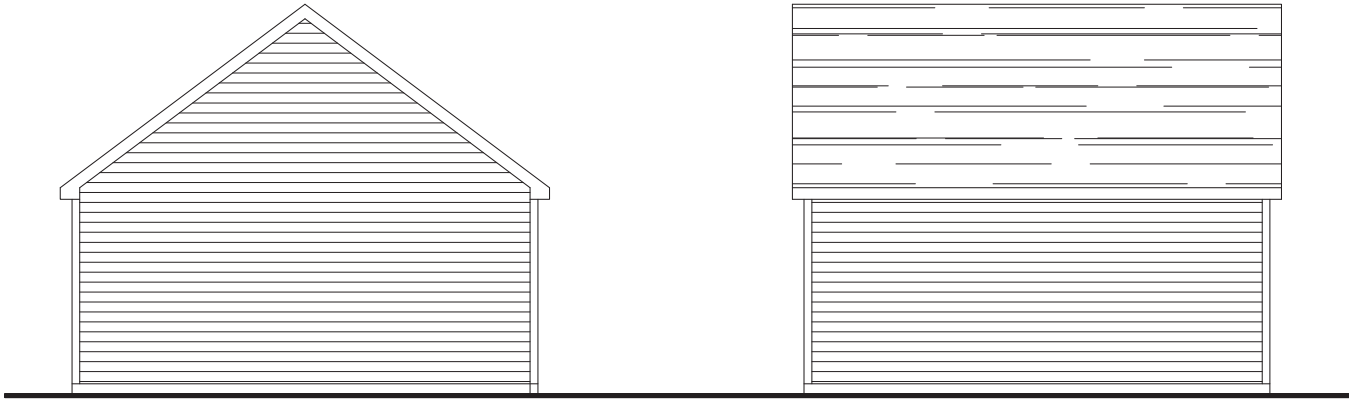


SIDE ELEVATION (north)

SCALE: 3/16" = 1'-0"

FRONT ELEVATION (west)

SCALE: 3/16" = 1'-0"



REAR ELEVATION (east)

SCALE: 3/16" = 1'-0"

SIDE ELEVATION (south)

SCALE: 3/16" = 1'-0"

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FLORAL PARK, NY

OWNER:
BENEDETTO BIANCO
(516)317-8003

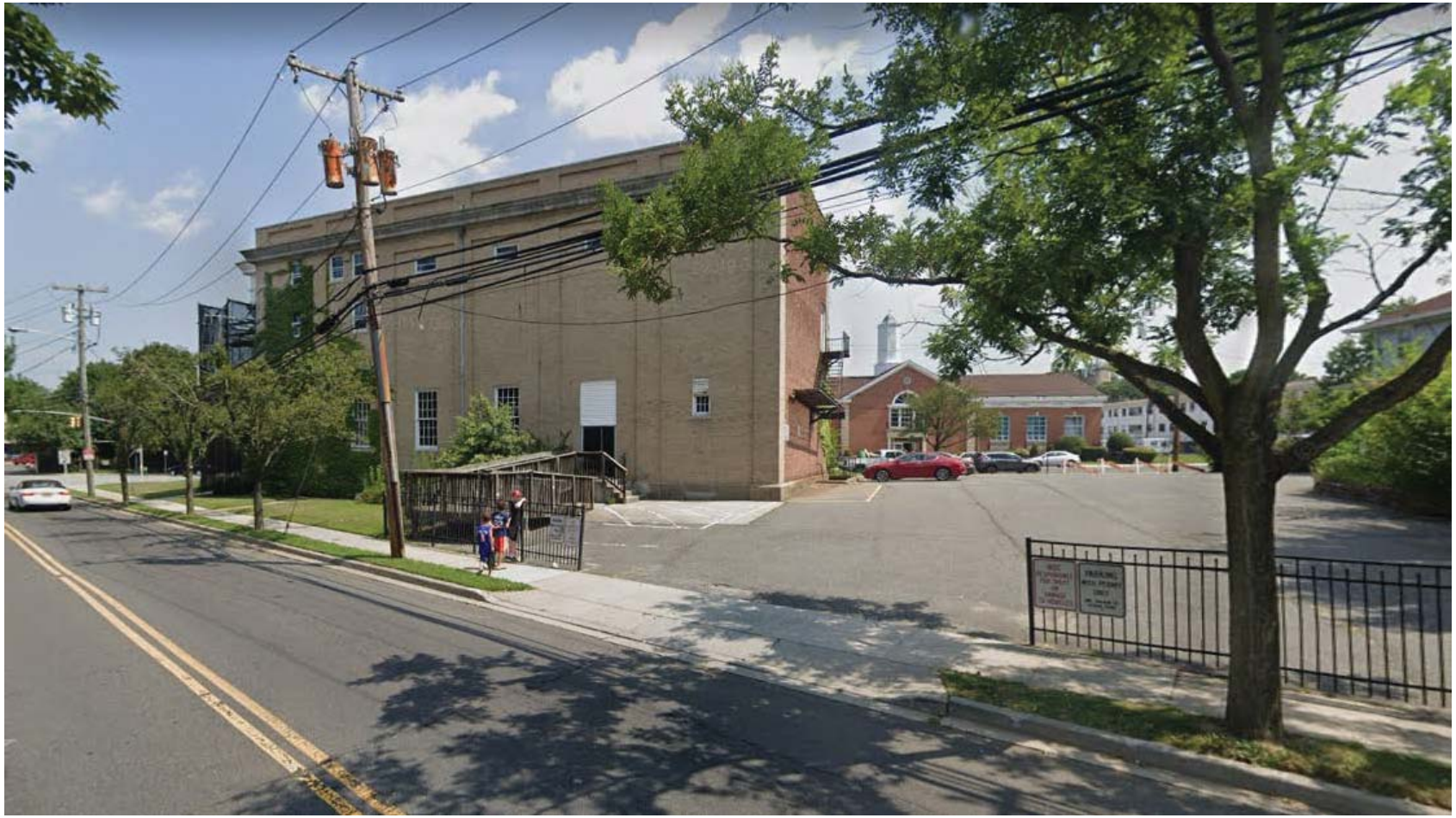
DRAWING:
GARAGE ELEVATIONS

SCALE: 3/16" = 1'-0"

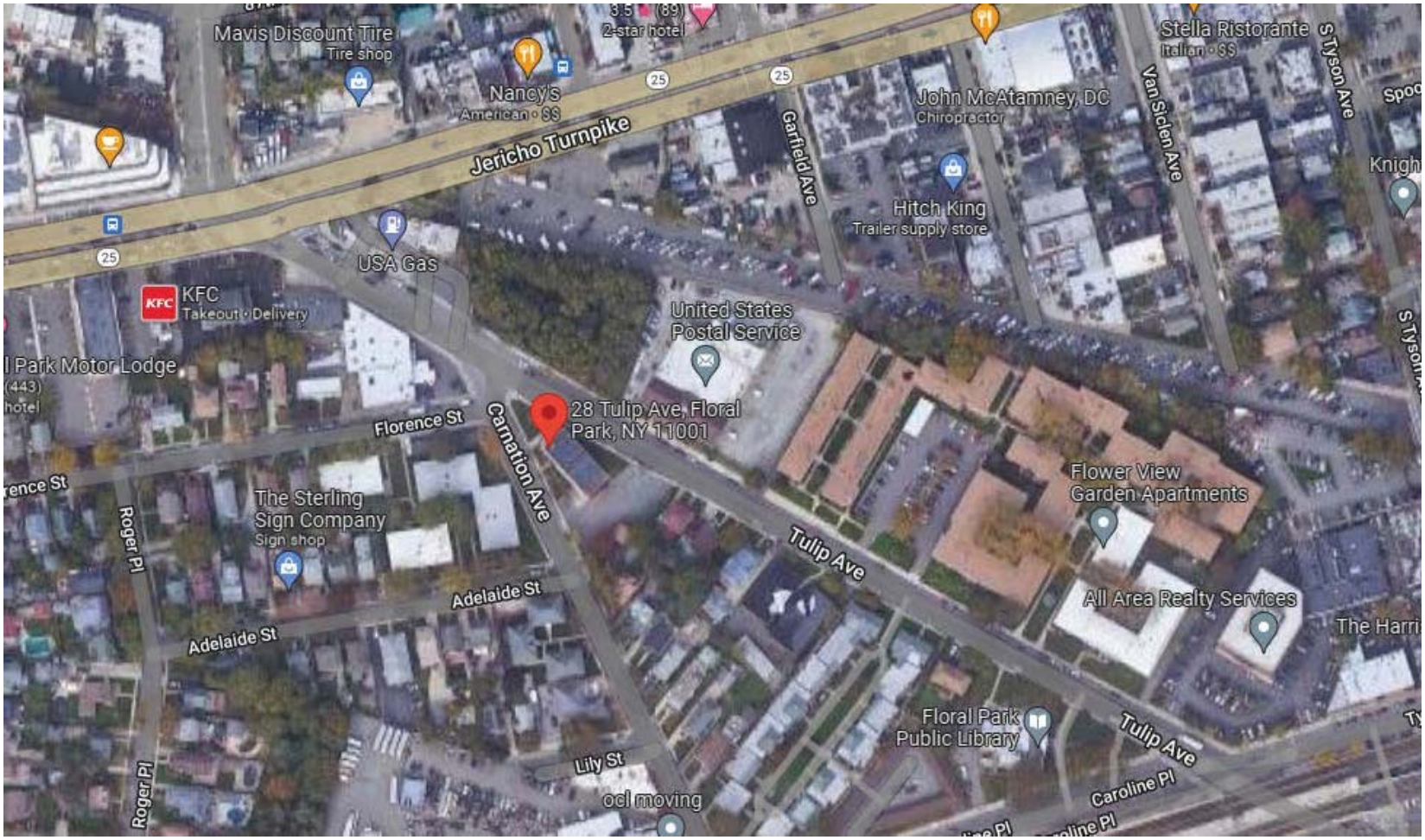
A-12

Case No.	Approximate Time	Address #	Street	Description	Owner	Design Professional
4	8:00 p.m.	1	Carnation Avenue	Proposed 4 Story Apartment Building (Formerly Centennial Hall)	Friedman Group	GRCH Architecture PC

1 Carnation Avenue (Side View)



1 Carnation Avenue (Aerial View)



STREET VIEW FROM TULIP AVENUE

REGISTERED ARCHITECT
GLEN ROBERT CHERVENY
023810
STATE OF NEW YORK

ONE CARNATION AVENUE, FLORAL PARK, NY
Inc. Village of Floral Park

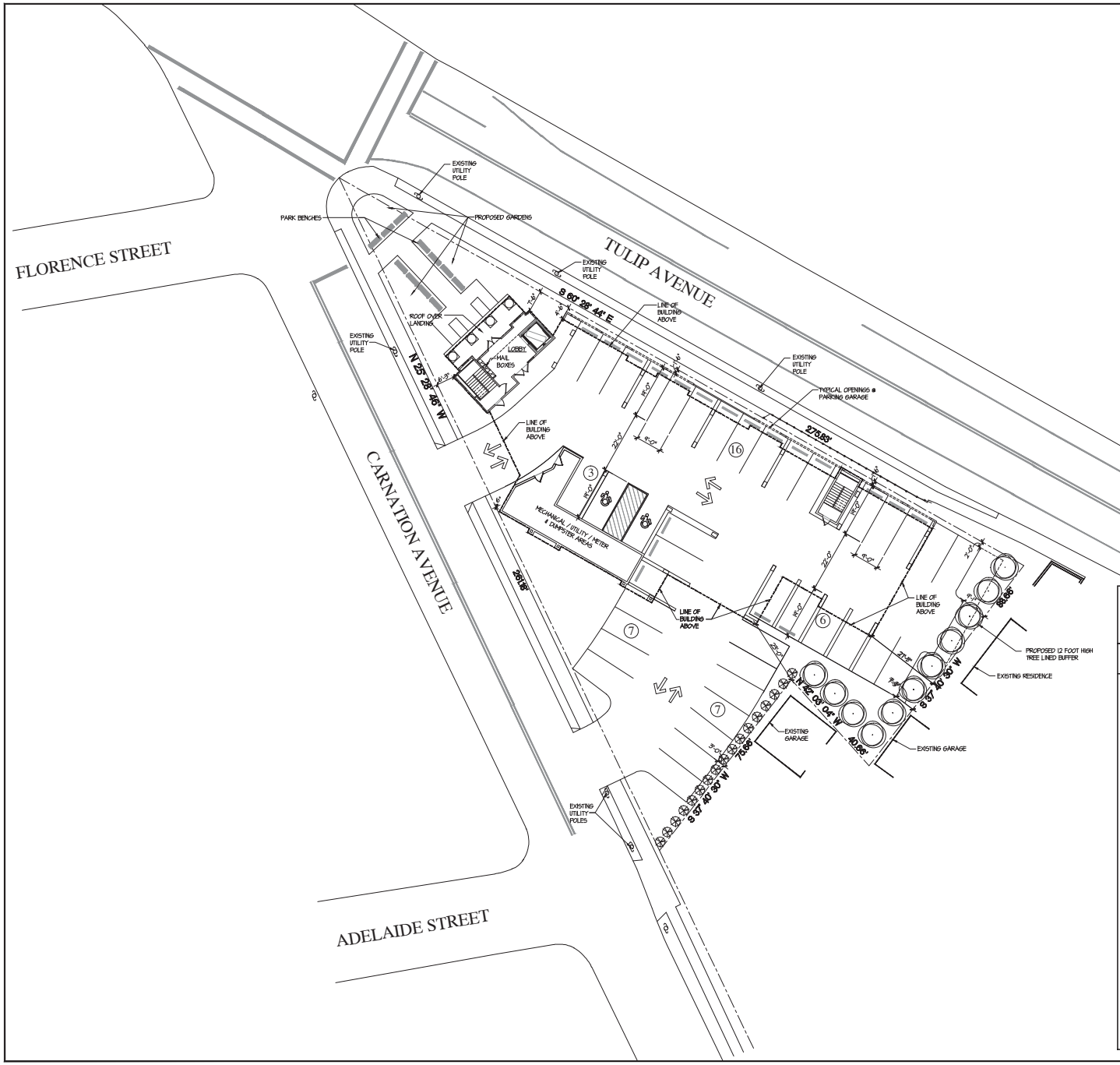
GRCH Architecture PC

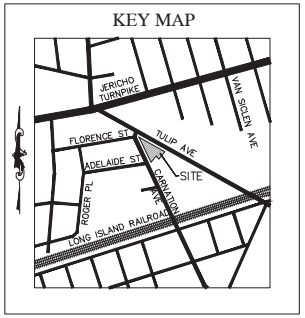
STREET VIEW FROM CARNATION AVENUE

REGISTERED ARCHITECT
GLEN ROBERT CHERVENY
023810
STATE OF NEW YORK

ONE CARNATION AVENUE, FLORAL PARK, NY
Inc. Village of Floral Park

GRCH Architecture PC





BUILDING DATA

TOTAL BUILDING AREA = 29,463 SQ FT

PARKING DATA

TOTAL PARKING AREA = 13,626 SQ FT

PROPOSED OCCUPANCY

R-2 / S-2

SITE DATA

N.C.T.M.	= DISTRICT 2007 SECTION 32, BLOCK 54, LOTS 15-22
EXISTING USE:	= COMMUNITY BUILDING / PARKING LOT
PROPOSED USE:	= APARTMENT BUILDING
EXISTING ZONE:	= B-2 DISTRICT
SITE AREA:	= 20,921 SF (0.48 Ac)
FIRE DISTRICT:	= FLORAL PARK
POST DISTRICT:	= FLORAL PARK, 11001
SCHOOL DISTRICT:	= FLORAL PARK-BELLROSE / SEWANHAKA CENTRAL HS
WATER DISTRICT:	= WATER AUTHORITY OF WESTERN NASSAU COUNTY
SEWER DISTRICT:	= NASSAU COUNTY SEWAGE DISTRICT
DATUM:	= NAVD88

PARKING CALCULATIONS

PARKING REQUIRED

APARTMENT (24 UNITS)	24 UNITS AT 1 STALL PER UNIT = 24.0 STALLS
VISITOR PARKING	1 STALL PER UNIT = 24.0 STALLS
	TOTAL PARKING REQUIRED = 48.0 STALLS

PARKING PROVIDED

PAVED STALLS (INCLUDING 1 ACCESSIBLE)	= 39.0 STALLS
	TOTAL PARKING PROVIDED = 39.0 STALLS

ZONING COMPLIANCE

B-2 DISTRICT	REQUIRED	PROVIDED
BUILDING HEIGHT	N/A	47' - 8"
FRONT YARD	N/A	8.9'
REAR YARD	N/A	30.0'
SIDE YARD	N/A	1'-6"
HABITABLE FLOOR AREA	1,000 SF MIN	29,463 SF
MINIMUM PARKING	1 STALL PER 200 SF	39 STALLS

LOT COVERAGE

ROOF AREA	9,565 SF /	45.9%
IMPERVIOUS AREA	6,672 SF /	31.8%
NATURAL/LANDSCAPE AREA	4,684 SF /	22.3%
TOTAL AREA	20,921 SF /	100.0%

ONE CARNATION AVENUE
(CENTENNIAL HALL)
FLORAL PARK, NY 11001

GRCHitecture
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3750 Express Drive South
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80 Elm Street
Huntington, NY 11743
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Fax: (631) 271-0990
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ISSUED	DATE	DESCRIPTION
6	7/14/22	ARB SUBMITTAL
5	5/25/22	ADD'L PARKING SPACE
4	5/11/22	TOWN HEARING
3	4/26/22	REVISED ELEVATION
2	4/13/22	REVISED FLOOR PLANS

CLIENT:

FRIEDMAN GROUP
1133 BROADWAY
HEWLETT, NY 11557

SHEET TITLE:

SITE PLAN

STATUS:

GRCH Project No.:	2022005
Scale:	1/16"=1'-0"
Designed by:	GC
Drawn by:	GRCH
Checked by:	GC
Date:	8 APRIL 2022

DRAWING No:

S.1

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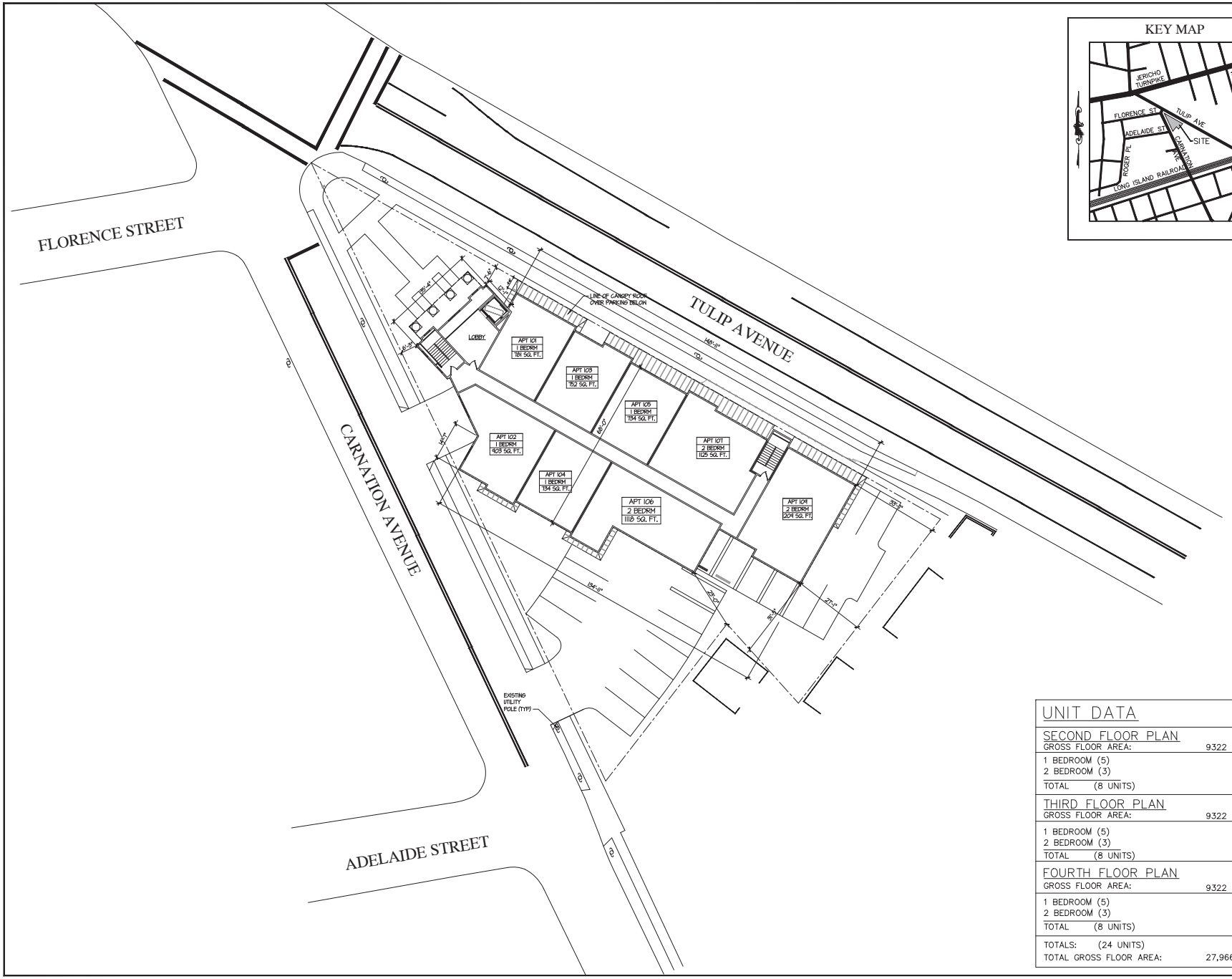
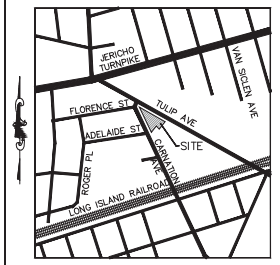


KEY MAP



UNIT DATA

SECOND FLOOR PLAN
GROSS FLOOR AREA: 9322 SQ.FT.
1 BEDROOM (5)
2 BEDROOM (3)
TOTAL (8 UNITS)

THIRD FLOOR PLAN
GROSS FLOOR AREA: 9322 SQ.FT.
1 BEDROOM (5)
2 BEDROOM (3)
TOTAL (8 UNITS)

FOURTH FLOOR PLAN
GROSS FLOOR AREA: 9322 SQ.FT.
1 BEDROOM (5)
2 BEDROOM (3)
TOTAL (8 UNITS)

TOTALS: (24 UNITS)
TOTAL GROSS FLOOR AREA: 27,966 SQ.FT.

ONE CARNATION AVENUE
(CENTENNIAL HALL)
FLORAL PARK, NY 11001

GRCHitecture
GRCH Architecture P.C.
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CONSULTANTS:

R&M ENGINEERING
Robinson & Muller Engineers, P.C.

ISSUED	DATE	DESCRIPTION
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2	4/13/22	REVISED FLOOR PLANS

CLIENT:
FRIEDMAN GROUP
1133 BROADWAY
HEWLETT, NY 11557

SHEET TITLE:
TYPICAL APARTMENT
FLOOR PLANS
TWO, THREE & FOUR

STATUS:

GRCH Project No.:	2022006
Scale:	1/16"=1'-0"
Designed by:	GC
Drawn by:	GRCH
Checked by:	GC
Date:	8 APRIL 2022

DRAWING No:
S.2

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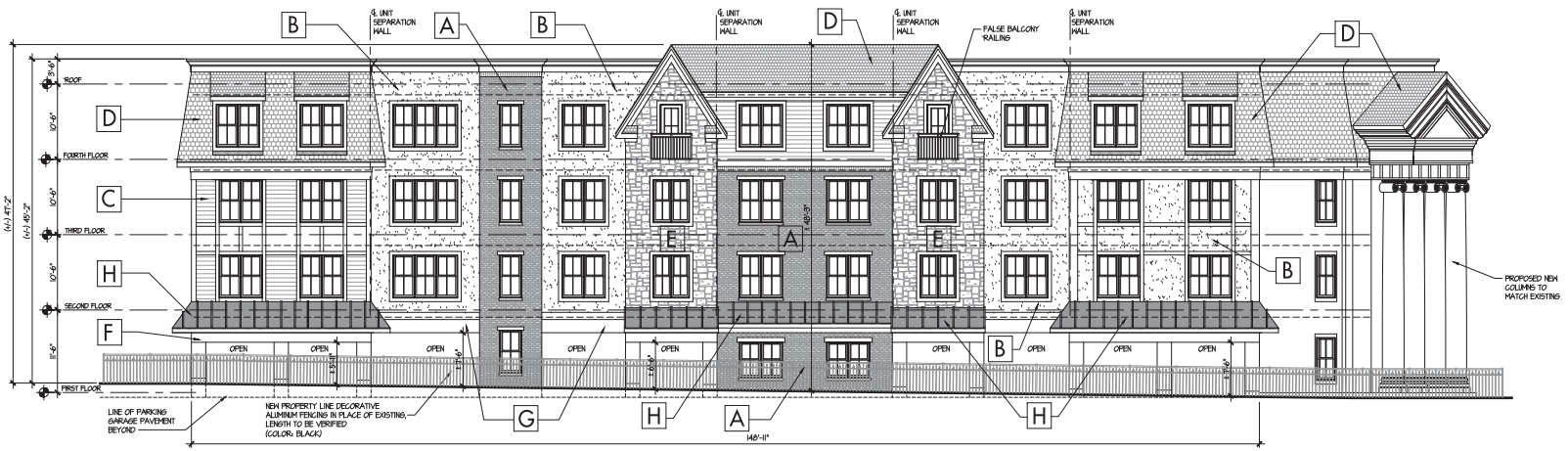
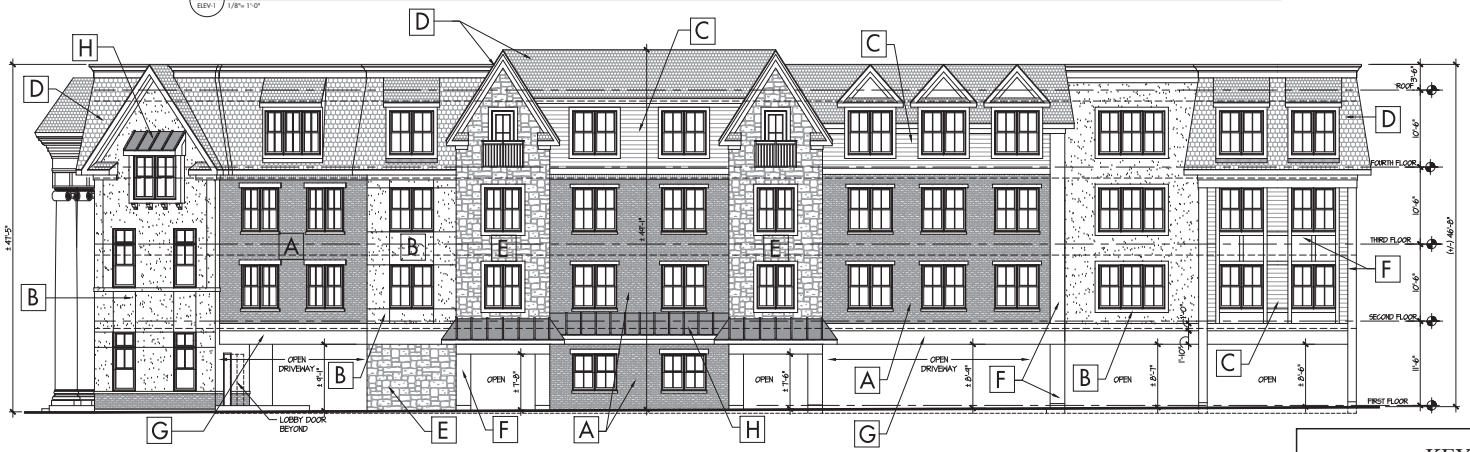


A ELEV-1 ELEVATION "A" (NORTHEAST- TULIP AVENUE)
1/8"= 1'-0"

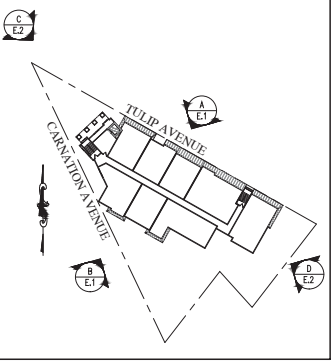


B ELEV-1 ELEVATION "B" (SOUTHWEST- CARNATION AVENUE)
1/8"= 1'-0"

EXTERIOR FINISH LEGEND

A	THIN BRICK VENEER: MANUF.: BRAMPTON BRICK COLOR: GIBSON	E	THIN STONE VENEER: MANUF.: BORAL LIMITED PRODUCT: CULTURED STONE COLOR: SAN FRANCISCO COBBLEFIELD
B	EXTERIOR INSULATION FINISHING SYSTEM (EIFS): MANUFACTURER: DRYVIT FINISH: SANDPEBBLE FINE NT FINISH COLOR: NATURAL-WHITE	F	TRIM BOARDS: MANUF.: CPG INTERNATIONAL PRODUCT: AZEK TRIM COLOR: WHITE
C	SIDING: MANUF.: JAMES HARDIE INDUSTRIES PRODUCT: HARDIEPLANK, CEDARMILL LAP SIDING COLOR: ARCTIC WHITE	G	STEPPED HORIZONTAL BAND: MANUF.: CPG INTERNATIONAL PRODUCT: AZEK TRIM COLOR: WHITE
D	ROOFING: MANUF.: GAF PRODUCT:TIMBERLINE ULTRA HD 30 YR COLOR: CHARCOAL	H	METAL ROOF: MANUF.: BERRIDGE MANUFACTURING PRODUCT: STANDING SEAM METAL ROOF COLOR: DARK GREY

KEY PLAN



ONE CARNATION AVENUE
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CONSULTANTS:

R&M ENGINEERING Robinson & Muller Engineers, P.C.

ISSUED	DATE	DESCRIPTION
6	7/14/22	ARB SUBMITTAL
5	5/25/22	ADD'L PARKING SPACE
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2	4/13/22	REVISED FLOOR PLANS

CLIENT:
FRIEDMAN GROUP
1133 BROADWAY
HEWLETT, NY 11557

SHEET TITLE:
PROPOSED ELEVATIONS A & B

STATUS:

GRCH Project No.:	2022006
Scale:	1/16"=1'-0"
Designed by:	GC
Drawn by:	GRCH
Checked by:	GC
Date:	8 APRIL 2022

DRAWING No:
ELEV-1

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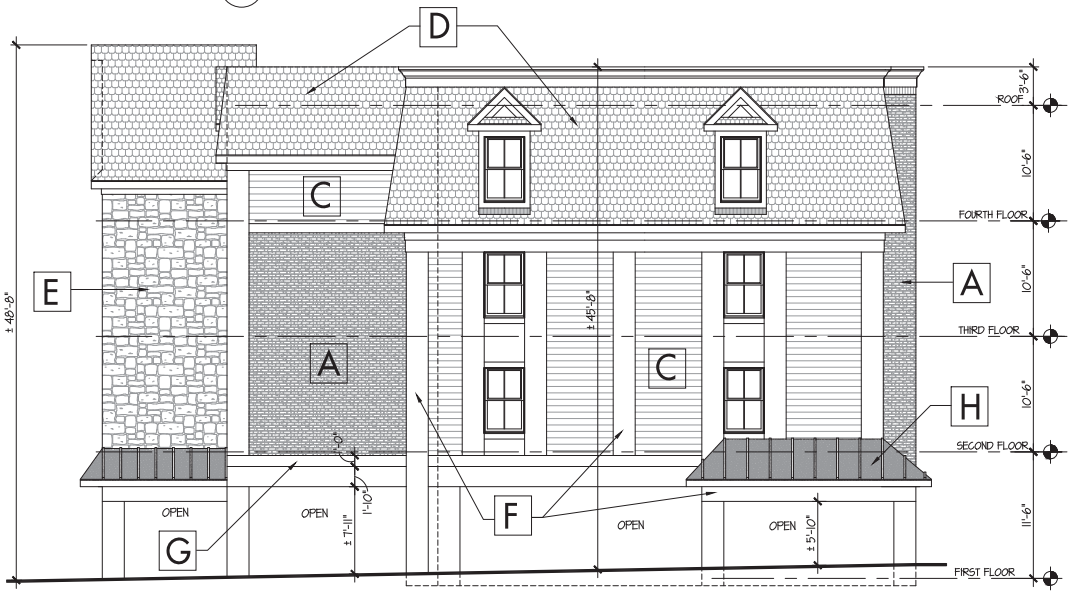
C ELEV-2 ELEVATION "C" (NORTHWEST- CORNER OF TULIP AVENUE & CARNATION AVENUE) 3/16"= 1'-0"

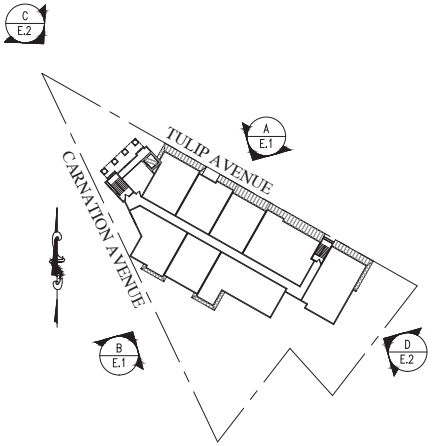


D ELEV-2 ELEVATION "D" (SOUTHEAST) 3/16 1'-0"

EXTERIOR FINISH LEGEND

A	THIN BRICK VENEER: MANUF.: BRAMPTON BRICK COLOR: GIBSON
B	EXTERIOR INSULATION FINISHING SYSTEM (EIFS): MANUFACTURER: DRYVIT FINISH: SANDPEBBLE FINE NT FINISH COLOR: NATURAL-WHITE
C	SIDING: MANUF.: JAMES HARDIE INDUSTRIES PRODUCT: HARDIEPLANK, CEDARMILL LAP SIDING COLOR: ARCTIC WHITE
D	ROOFING: MANUF.: GAF PRODUCT:TIMBERLINE ULTRA HD 30 YR COLOR: CHARCOAL
E	THIN STONE VENEER: MANUF.: BORAL LIMITED PRODUCT: CULTURED STONE COLOR: SAN FRANCISCO COBBLEFIELD
F	TRIM BOARDS: MANUF.: CPG INTERNATIONAL PRODUCT: AZEK TRIM COLOR: WHITE
G	STEPPED HORIZONTAL BAND: MANUF.: CPG INTERNATIONAL PRODUCT: AZEK TRIM COLOR: WHITE
H	METAL ROOF: MANUF.: BERRIDGE MANUFACTURING PRODUCT: STANDING SEAM METAL ROOF COLOR: DARK GREY

KEY PLAN



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2	4/13/22	REVISED FLOOR PLANS

CLIENT:

FRIEDMAN GROUP
1133 BROADWAY
HEWLETT, NY 11557

SHEET TITLE:

PROPOSED ELEVATIONS C & D

STATUS:

GRCH Project No.:	2022006
Scale:	1/16"=1'-0"
Designed by:	GC
Drawn by:	GRCH
Checked by:	GC
Date:	8 APRIL 2022

DRAWING No:

ELEV-2

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