BOARD OF ZONING APPEALS

Board of Zoning Appeals Members

Christopher Downes, Chairman
Kevin Flood
Dennis McEnery
Gary Parisi
Indra Sanichar

John Ryan, Esq. Legal Counsel

Renee Marcus, AIA – Superintendent of Buildings
Margret Fowler, Acting Secretary

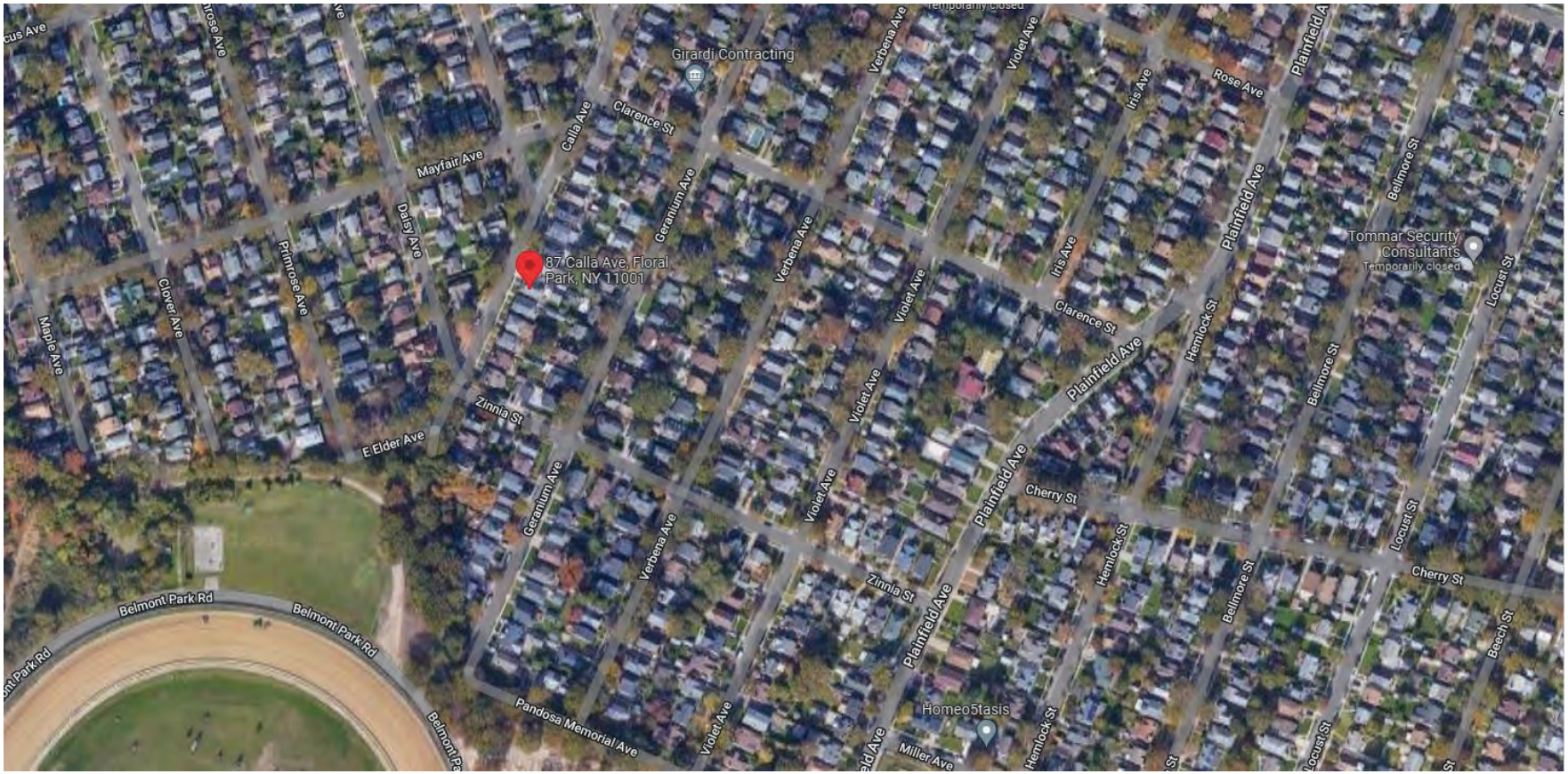
October 12, 2022
8:00 pm
Village Hall Court Room

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
1	87	Calla Avenue	32 / 188 / 19-20	Mr. and Mrs. Louis Ventura	Proposed Basement Egress Window
2	155	Aspen Street	32 / 249 / 27-28	133 Ash Realty Partners, LLC	Addition and Alterations
3	95	Oak Street	32 / 236 / 78-79	John Grein	Install Gas Generator
4	72	Willow Street	32 / 510 / 117-118	Ziyi Liu & Bao Wen Lin	Special Exception Parking
5	110	Beverly Avenue	32 / 262 / 113	Anthony DiGuglielmo	Special Exception Parking

Questions about the projects can be emailed to BZA@FPVillage.org prior to the meeting to allow for the Village and Applicant to be prepared with answers

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
1	87	Calla Avenue	32 / 188 / 19-20	Mr. and Mrs. Louis Ventura	Proposed Basement Egress Window

87 Calla Avenue (Aerial View)



Department of Buildings

NOTICE OF DISAPPROVAL

Date: 06.16.22

To: Robert Keyloun, Applicant

Please take notice that your application to: Proposed Basement Egress Window

at: 87 Calla Avenue

Section: 32 Block: 188 Lot(s): 19-20

Is hereby disapproved contrary to the Zoning Code of the Inc. Village of Floral Park:

> *§ 99-21 (E.) (10) Window wells may extend <u>two feet</u> into the required side yard, provided that the entire well is protected by a horizontal grating constructed in conformity with the New York State Building Code.*

Applicant requests a basement egress window with an encroachment of 2'-8" into the required side yard.

If you choose to file for a variance to appeal this decision, an application and instructions can be obtained from the Building Department or the Village website at fpvillage.org/departments/building-department/

This application has not been reviewed for Building Code compliance.

_____

Renee Marcus, AIA
Superintendent of Buildings

BOARD OF ZONING APPEALS

APPLICATION FOR VARIANCE

Property Information:

Property Address: 87 Calla Avenue

Business Name (If Commercial):

Section: 32 Block: 188 Lot: 19 Zone:

Existing: ☑ Single Family ☐ 2-Family ☐ Commercial/Business ☐ Other:

Are there any Violations or Notices of Violations Outstanding on this Property? (If yes, attach copies.)

Applicant information: Incomplete applications will not be accepted

Applicant Name: Relationship of Applicant to Owner:

Mailing Address: 45 Common Wealth Blvd. City: Floral Park State: New York Zip: 11001

Phone Number: Email: r.keyloun@verizon.net

Owner Information:

Owner Name: Mr./ Mrs. Ventura

Mailing Address: 87 Calla Avenue City: Floral Park State: New York Zip: 11001

Phone Number: Email:

Previous Appeals: (check one)

☐ A previous appeal has been made on this property (attach all relevant decisions)
☐ A previous appeal has not been made on this property

Type of Variance Applied For:

Article _____ Section _____ of Code

Variance or Relief Desired: ☑ Proposed ☐ Maintain (year built _____)

Basement Egress Window

Reason(s) Supporting Appeal: (if necessary, submit separate attachment)

Owner Signature:

Signature of Property Owner

BOARD OF ZONING APPEALS

APPLICATION FOR VARIANCE

Affidavit of Individual Owner:

STATE OF NEW YORK)
ss.:
COUNTY OF NASSAU)

Lou Ventura being duly sworn, deposes and says that (s)he is the owner of the property described in this application and that the statements contained therein are true; that he/she is the appellant herein and he/she authorizes Robert Keyloun to act as his/her agent and to make this application

Signature of Owner

Sworn before me this
1st day of March, 2022

Notary Public

SEAN MILLER
Notary Public - State of New York
NO. 01MI6203733
Qualified in Nassau County
My Commission Expires 4-13-25

Affidavit of Corporate Owner:

STATE OF NEW YORK)
ss.:
COUNTY OF NASSAU)

_____ being duly sworn, deposes and says that (s)he is the _____

of _____ which is the owner of the property described in this application and that the statements contained therein are true; that _____ is the appellant herein and hereby authorizes _____ to act as his/her agent and to make this application.

_____
Name of Corporation

By: _____
Signature and Title

Sworn before me this
_____ day of _____, 20____

_____
Notary Public

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Ventura

Name of Action or Project:
87 Calla Avenue, Floral Park, New York, 11001

Project Location (describe, and attach a location map):
87 Calla Avenue, Floral Park, New York, 11001

Brief Description of Proposed Action:
BASEMENT EGRESS WINDOW

Name of Applicant or Sponsor:	Telephone:
robert Keyloun	E-Mail: r.keyloun@verizon.net

Address:
45 Common Wealth Avenue

City/PO:	State:	Zip Code:
Floral Park	New York	11001

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☐	☑

3. a. Total acreage of the site of the proposed action? 0.0918 acres
   b. Total acreage to be physically disturbed? _____ acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.0918 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

Status: Too Early for Renewal
View Details

2015 TOYOT
Inspection Expires: 01/31/2023
Registration Expires: 01/19/2023

LIN,BAOWEN
72 WILLOW ST
FLORAL PARK, NY 11001

Residence County: NASS

Change Address

Color: GY **Class:** PAS
VIN: 2T1BURHE8FC334423
Bodytype: 4DSD **Fuel Type:** G **Cylinders:** 4 **Weight:** 2762

Renewal Not Available
Why?

Replace Documents

Status: Too Early for Renewal
View Details

Status: Too Early for Renewal
View Details

2015 NISSA
Inspection Expires: 07/31/2023
Registration Expires: 06/30/2023

LIN,BAOWEN
72 WILLOW ST
FLORAL PARK, NY 11001

Residence County: NASS

Change Address

Color: WH **Class:** SRF
VIN: 5BZAF0AA8FN851288
Bodytype: SUBN **Fuel Type:** G **Cylinders:** 8 **Weight:** 6714

Renewal Not Available
Why?

Replace Documents

Status: Renewable

2014 TOYOT
Inspection Expires: 09/30/2022
Registration Expires: 09/07/2022

Renew Now

LIU,ZIYI
72 WILLOW STREET
FLORAL PARK, NY 11001

Residence County: NASS

Change Address

Color: GY **Class:** PAS
VIN: 5TDKK3DC1ES476805
Bodytype: SUBN **Fuel Type:** G **Cylinders:** 6 **Weight:** 4303

Renew Registration

Replace Documents

Status: Too Early for Renewal
View Details

2020 ME/BE
Inspection Expires: 03/31/2023
Registration Expires: 03/02/2024

LIU,ZIYI
72 WILLOW ST
FLORAL PARK, NY 11001

Residence County: NASS

Change Address

Color: WH **Class:** PAS
VIN: 4JGFB4KE3LA034013
Bodytype: SUBN **Fuel Type:** G **Cylinders:** 4 **Weight:** 4564

Renewal Not Available
Why?

Replace Documents

Manage Your Registrations
Status: Too Early for Renewal
View Details

2018 TOYOT
Inspection Expires: 06/30/2023
Registration Expires: 05/30/2024

LIU,ZIYI
72 WILLOW ST
FLORAL PARK, NY 11001

Residence County: NASS

Change Address

Color: BK **Class:** PAS
VIN: 5TDKZ3DC0JS902019
Bodytype: SUBN **Fuel Type:** G **Cylinders:** 6 **Weight:** 4393

Renewal Not Available
Why?

Replace Documents

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
N/A	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____		
N/A	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____		
N/A	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment: _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe: _____		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe: _____		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Robert Keyloun Date: Feb 7, 2022

Signature: _____ Title: Architect

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project:	
Date:	

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

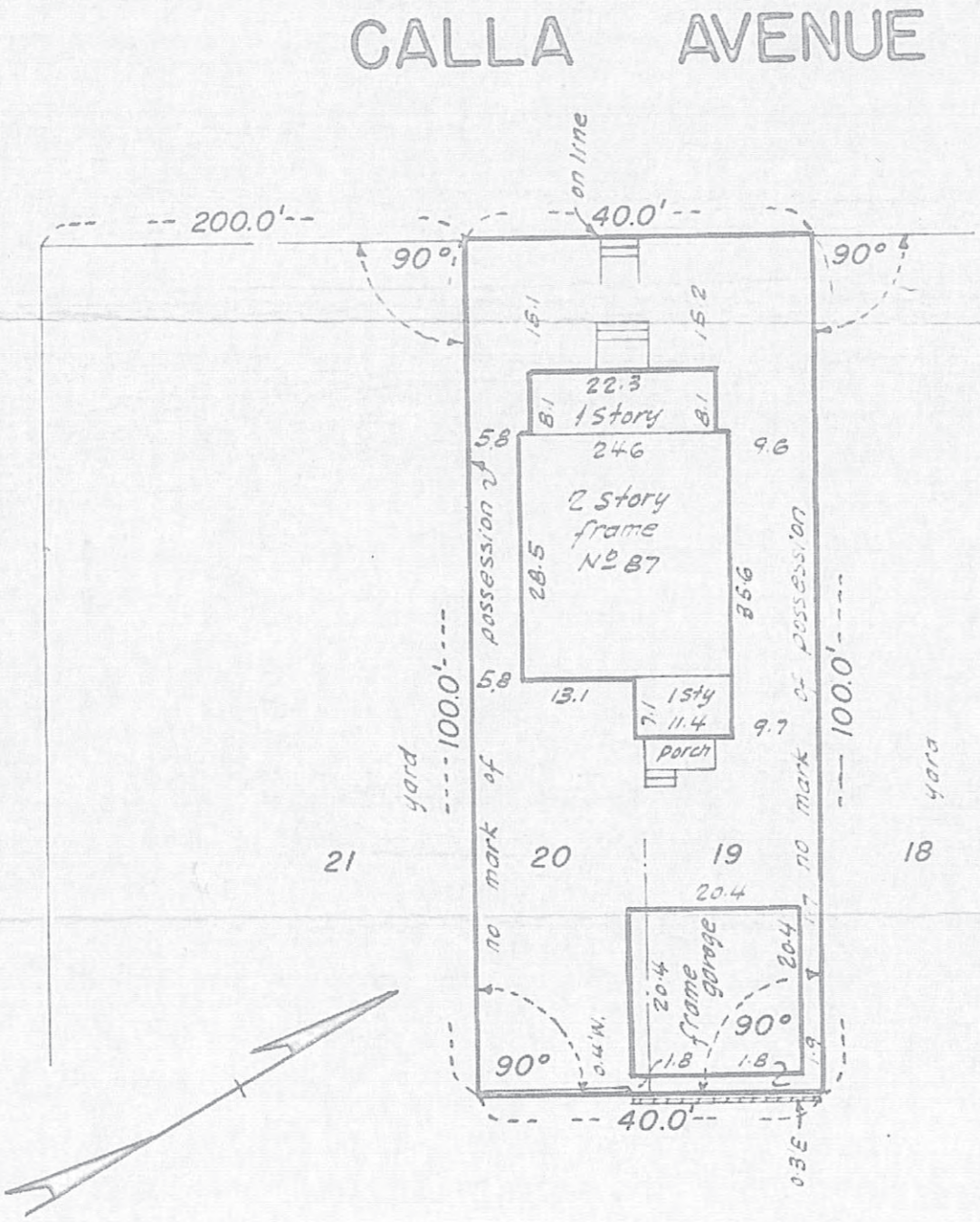
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

TITLE NO.



LOT 19. 20 BLOCK 22

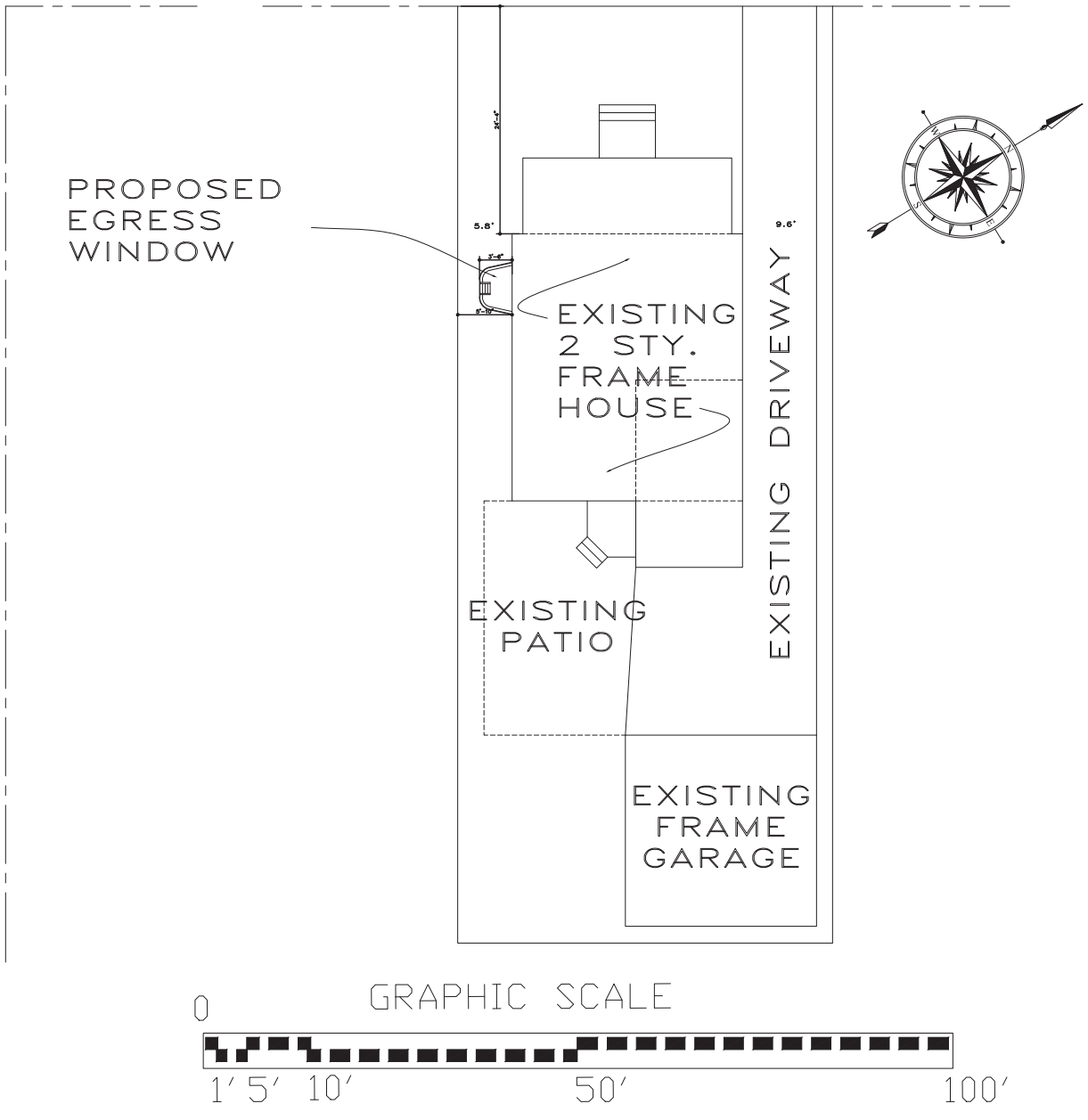
MAP OF Floral Park Map B

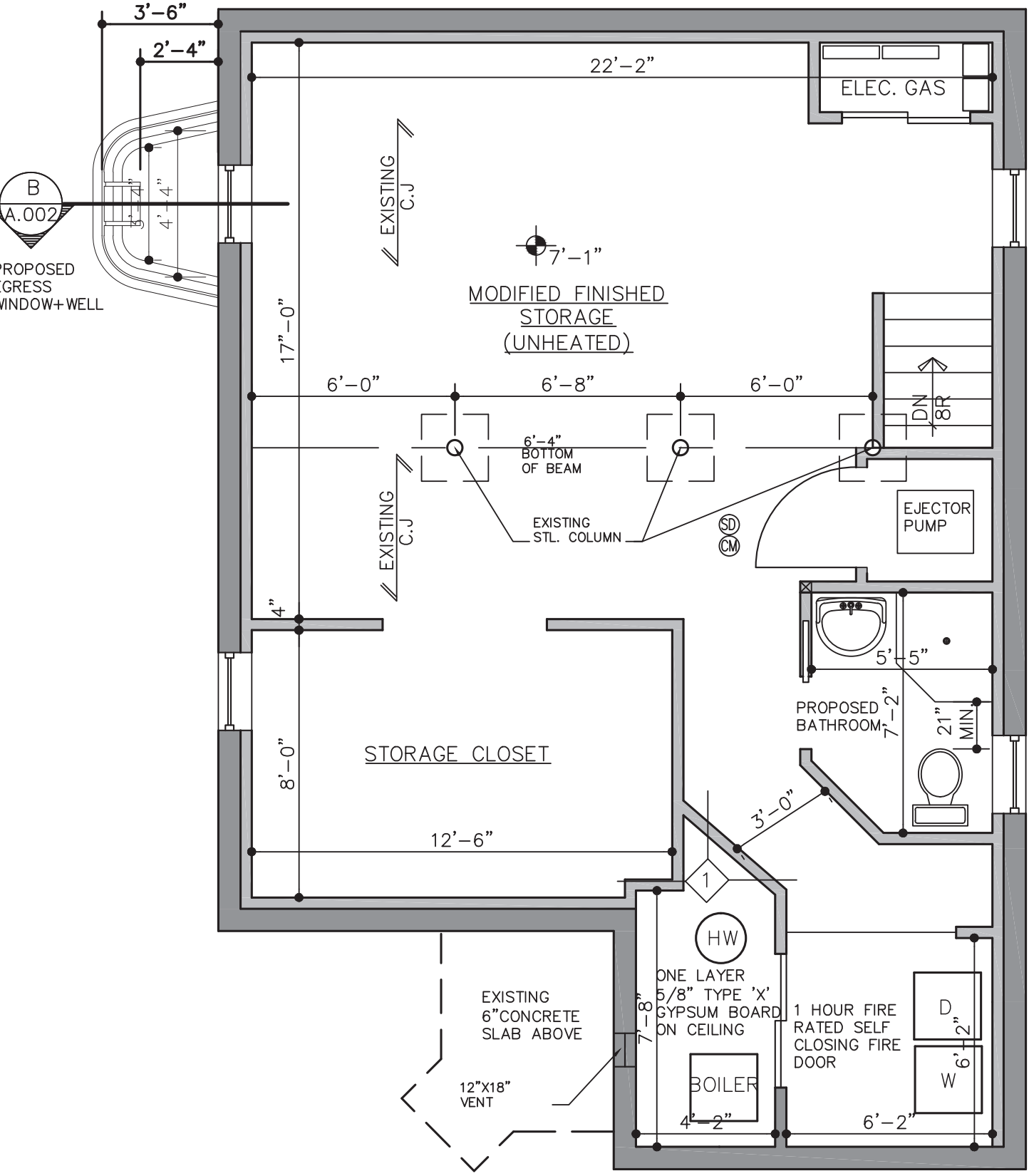
FILED 6-29-12 COUNTY OF Nassau FILE NO. 17 CASE 133

LOCK 188

CALLA AVENUE

ZINNIA STREET



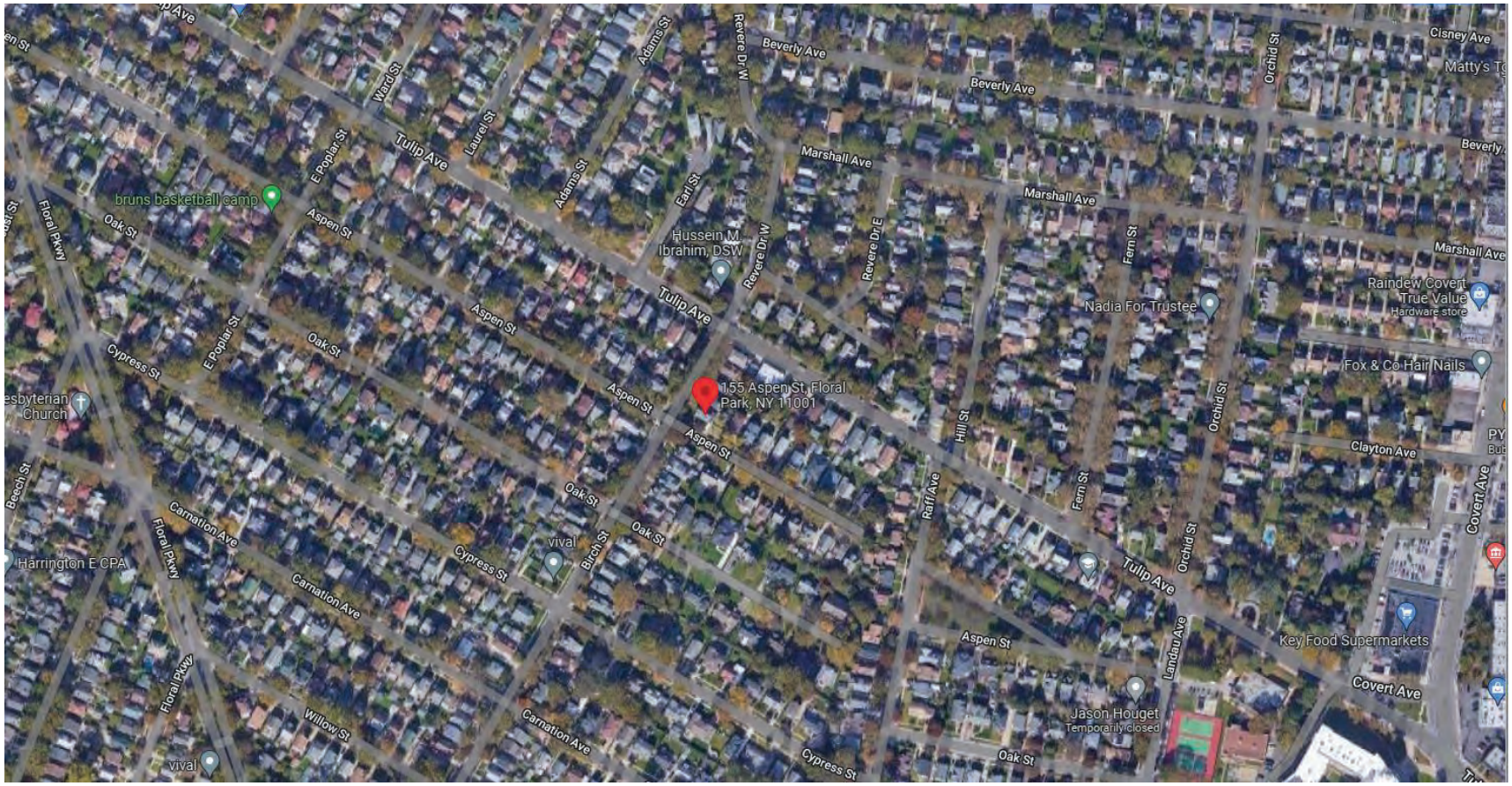


1 EXISTING BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
2	155	Aspen Street	32 / 249 / 27-28	133 Ash Realty Partners, LLC	Addition and Alterations

155 Aspen Street (Aerial View)



Department of Buildings

NOTICE OF DISAPPROVAL

Date: 09.20.22

To: Kenneth Garvin, AIA, Applicant

Please take notice that your application to: Addition and Alterations

at: 155 Aspen Street

Section: 32 Block: 249 Lot(s): 27-28 Zone: R-1

Is hereby disapproved contrary to the Zoning Code of the Inc. Village of Floral Park:

§ 99-6 Schedule of Regulations: 30% maximum building coverage, 5' minimum side yard and 15' minimum aggregate is required.

The proposed second floor addition and garage addition results in a 31.4% lot coverage, 3' side yard and a 12'-4" aggregate.

§ 99-21 (B.) **Side yards. In any residence district, the side yard on the street side of a corner lot shall have a width of not less than 1/4 of the lot frontage; provided, however, that no such side yard need have a width greater than 25 feet.**

The proposed side yard on the street side of the corner lot measures approximately 9'-4", where the minimum required side yard is 10-0"'.

If you choose to file for a variance to appeal this decision, an application and instructions can be obtained from the Building Department or the Village website at fpvillage.org/departments/building-department/

This application has not been reviewed for Building Code compliance.

Renee Marcus, AIA
dent of Buildings

BOARD OF APPEALS

INCORPORATED VILLAGE OF FLORAL PARK, N.Y.

Appeal of 155 ASPEN STREET
FLORAL PARK, NY 11001

ARCHITECT
~~Attorney~~ KENNETH R. GARVIN, AIA

APPLICATION FOR VARIANCE

1. Name of Applicant: 133 ASH STREET REALTY PARTNERS, LLC

2. Address of Applicant: P.O.BOX 20786 FLORAL PARK NY 11002

   Telephone # (days): (516) 790-8161

3. Relation of Applicant to Property Owner (owner, contract vendee, lessee, etc.): OWNER

4. Property Location: **155 ASPEN** STREET, FLORAL PARK, NY 11001

   (a) Description: SINGLE FAMILY HOME

   (b) Section 32, Block 249, Lot(s) 27-28

5. Subject of Appeal:

   (a) Variance VARIANCE FOR SIDE YARD RELIEF & LOT COVERAGE RELIEF

   (b) Special Permit

   (c) District Boundaries

   (d) Appeal from an order, requirement, decision or determination

   (e) Other (specify) NOTICE OF DISAPPROVAL DATED 9/20/22

6. Provision(s) of Zoning Ordinance applicable:

   Article _____ Section 99 Sub-section 6 & 21 (B)

   OR

   District _____ Column _____ Item _____ on Zoning Schedule

7. **Variance or relief desired:** REQUESTING RELIEF ON SIDE YARD SETBACK REQUIRED 5' MIN AND 15' AGGREGATE PROPOSING 3'- 0" MIN & 12'-4" AGGREGATE.

RELIEF FOR LOT COVERAGE - MAX ALLOWED = 30%, PROPOSED = 31.4%

8. **Reason(s) supporting appeal (if necessary, submit separate attachment):**

THE PROPOSED SECOND FLOOR ADDITION IS DESIGNED TO SIT OVER THE EXISTING GARAGE AND STRUCTURE BELOW. WE DESIGNED IT TO ALIGN WITH THE STRUCTURAL LOAD BEARING WALLS AND EXISTING FOUNDATION SYSTEM. THE AREA RELIEF IS TO ENLARGE THE EXISTING GARAGE MAKING IT A 2 CAR GARAGE TO ALLOW FOR THREE CARS TO PARK ON THE PROPORTY CURRENTLY WITH AN ATTACHED GARAGE THE DRIVEWAY ONLY ALLOWS FOR ONE CAR PARKING.

THANK YOU.

Signature

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
SECOND FLOOR ADDITION & GARAGE ADDITION

Project Location (describe, and attach a location map):
155 ASPEN STREET FLORAL PARK, NY 11001

Brief Description of Proposed Action:
SECOND FLOOR ADDITION OVER EXISTING GARAGE AND GARAGE ADDITION WITH INTERIOR / EXTERIOR ALTERATION.

Name of Applicant or Sponsor:	Telephone: 516 790-8161
133 ASH Street Realty Partners, LLC	E-Mail: deanh@usglobecorp.com

Address: P.O.BOX 20786

City/PO:	State:	Zip Code:
FLORAL PARK	NEW YORK	11002

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	[X]	[ ]
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	[X]	[ ]

3.a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.
[ ] Urban [ ] Rural (non-agriculture) [ ] Industrial [ ] Commercial [X] Residential (suburban)
[ ] Forest [ ] Agriculture [ ] Aquatic [ ] Other (specify): _____
[ ] Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☒ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐
16. Is the project site located in the 100 year flood plain?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☒ YES If Yes, briefly describe: TO EXISTING DRYWELL		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: CONSTANTINE HATZIDAKIS Date: 9/21/22

Signature: _____

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

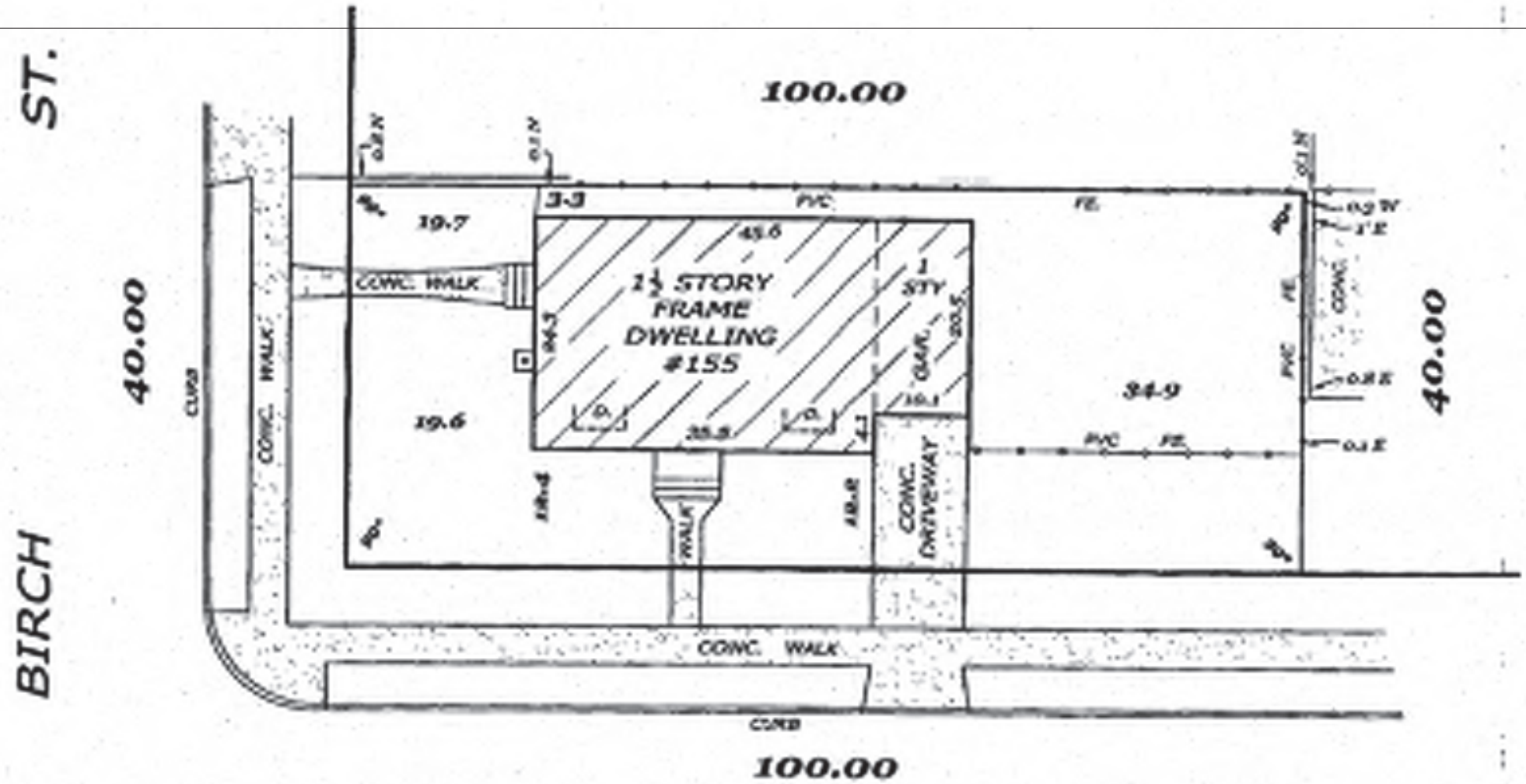
PROPOSED FROM SOUTH WEST (RENDERING)

EXISTING HOME FROM SOUTH WEST

PROPOSED FROM SOUTH WEST

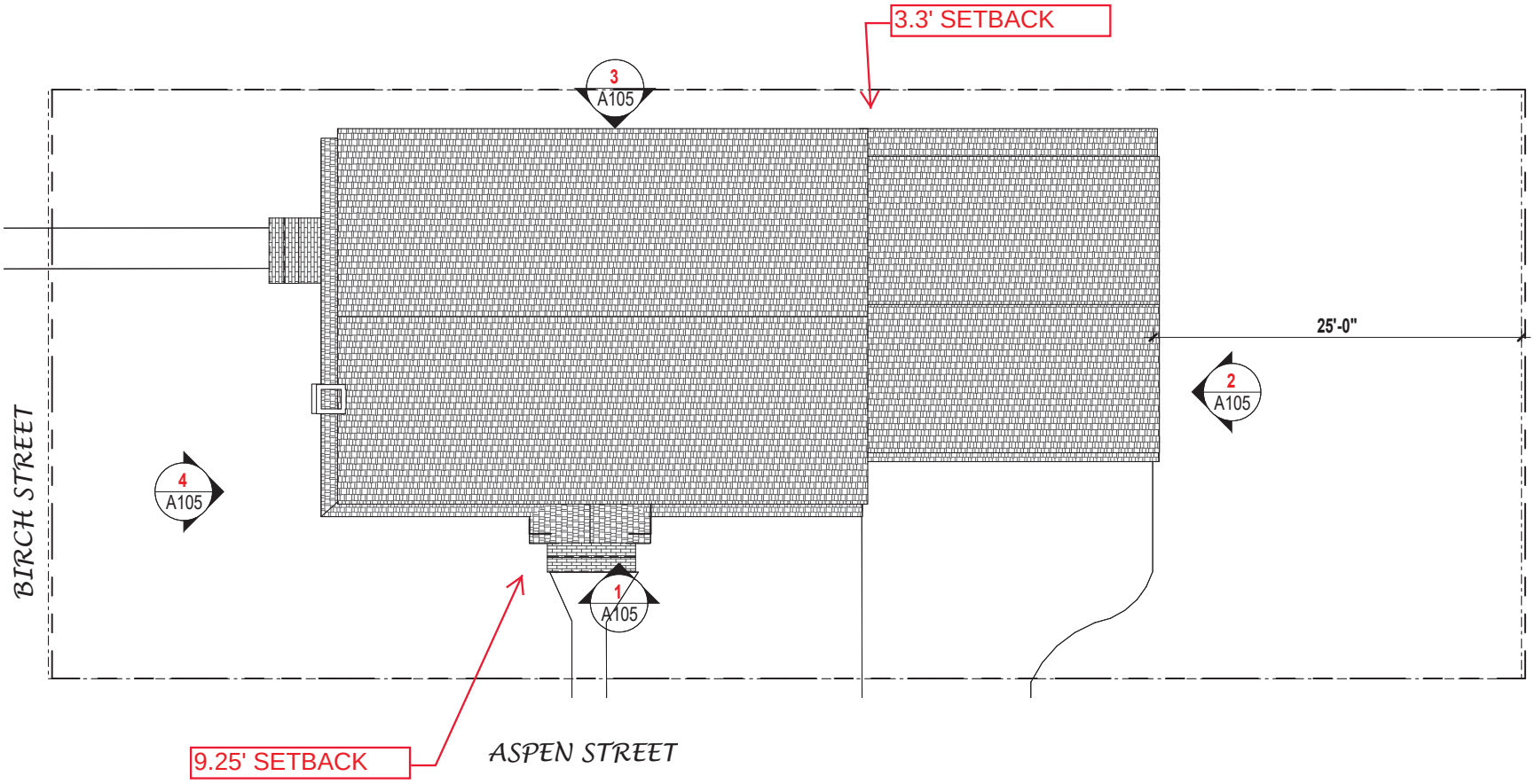
EXISTING HOME FROM SOUTH EAST

PROPOSED FROM SOUTH EAST



EXISTING SURVEY

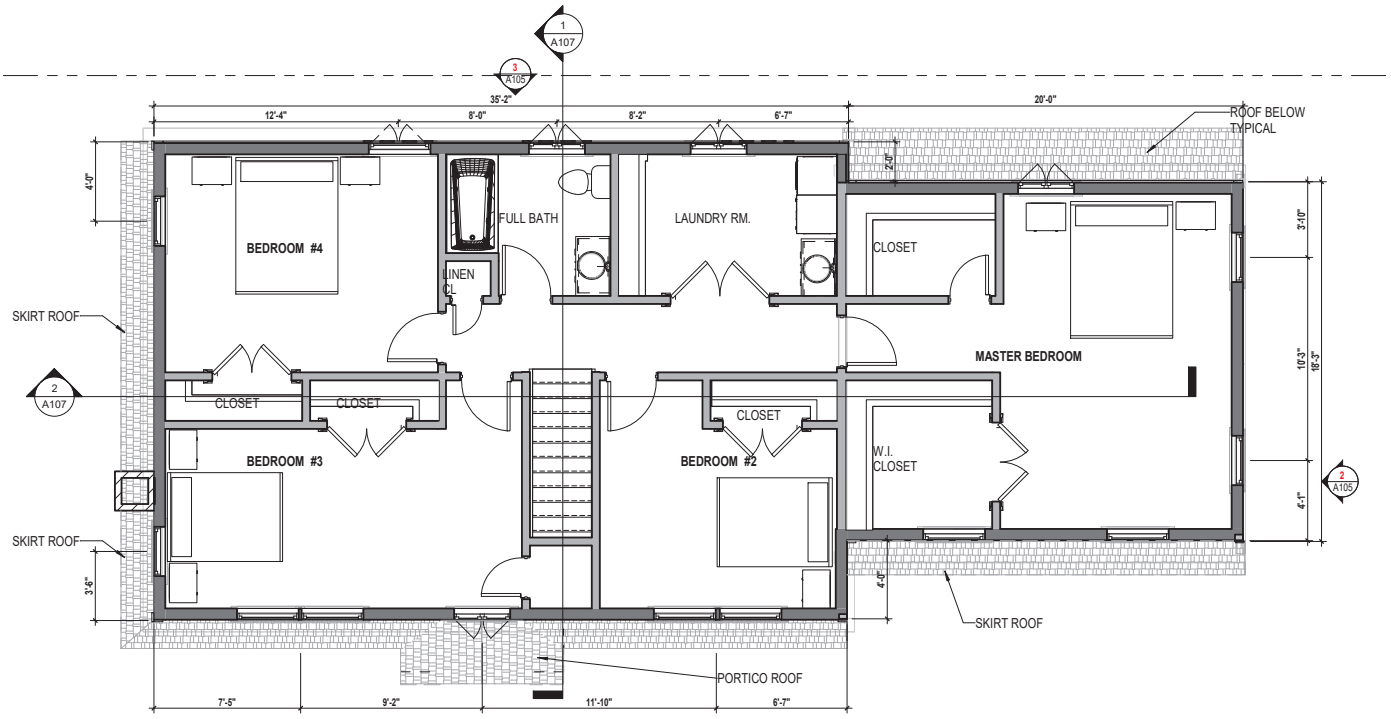
1
A107



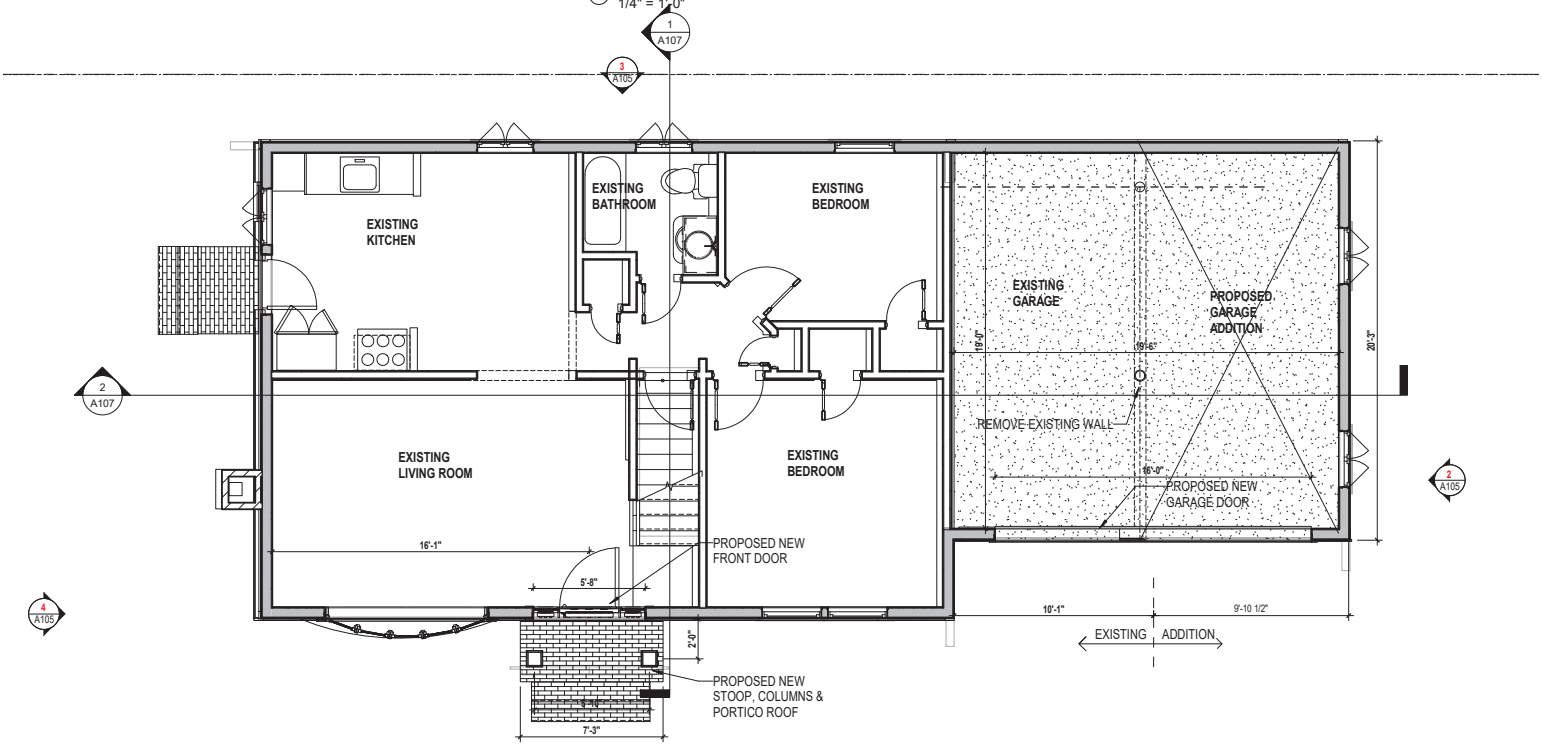
1 SITE PLAN
1" = 10'-0"

ZONING INFORMATION

Total Lot Square Footage (sf): 4000				
Existing	Minimum Side Yard: 3.3	Aggregate Side Yard: 15.7	Front Yard: 19.7	Rear Yard: 34.9
	Lot Coverage (sf): 1070	Lot Coverage (%): 26%	Rear Lot Coverage (sf): na	Rear Lot Coverage (%): na
	Total Building Area (sf): 1176	Building Height (stories): 1.5	Building Height (ft) 22'	
Proposed	Minimum Side Yard: 3.3	Aggregate Side Yard: 15.7	Front Yard: 19.7	Rear Yard: 25.0
	Lot Coverage (sf): 1257	Lot Coverage (%): 31.4%	Rear Lot Coverage (sf): na	Rear Lot Coverage (%): na
	Total Building Area (sf): 2514	Building Height (stories): 2.5	Building Height (ft) 25'-9"	

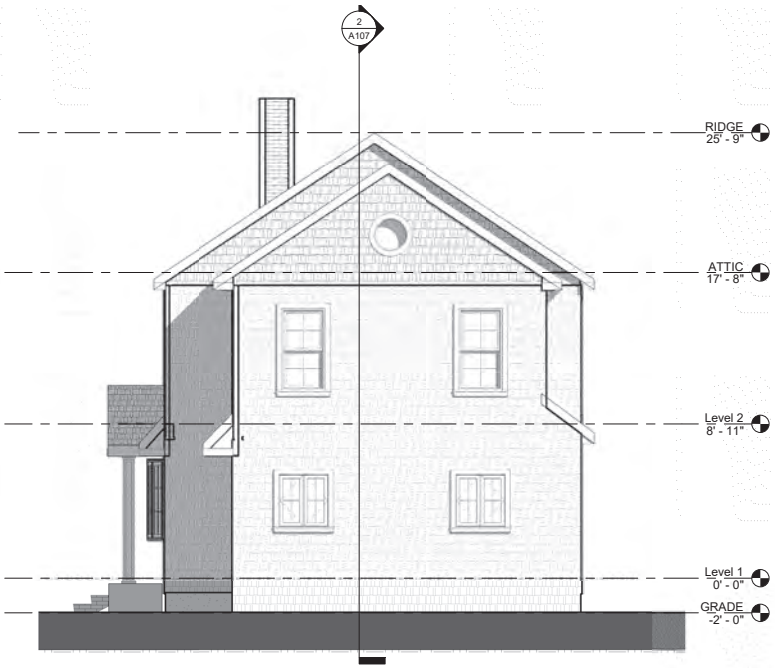


2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

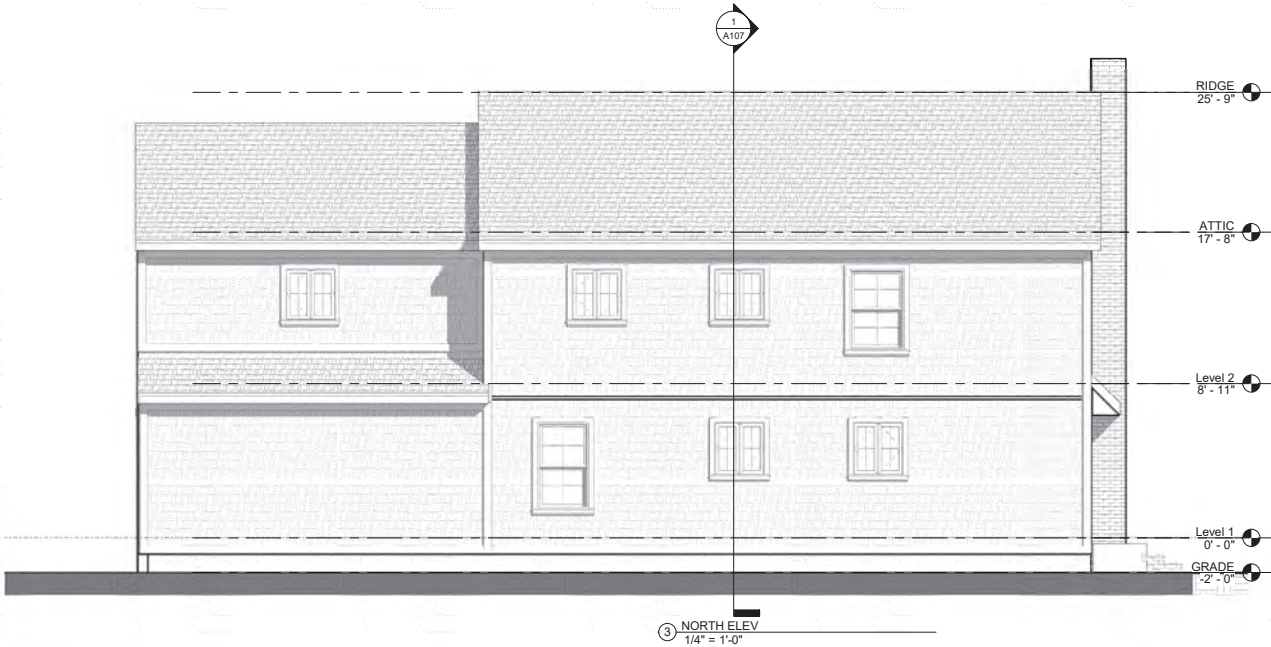
1 SOUTH ELEV
1/4" = 1'-0"



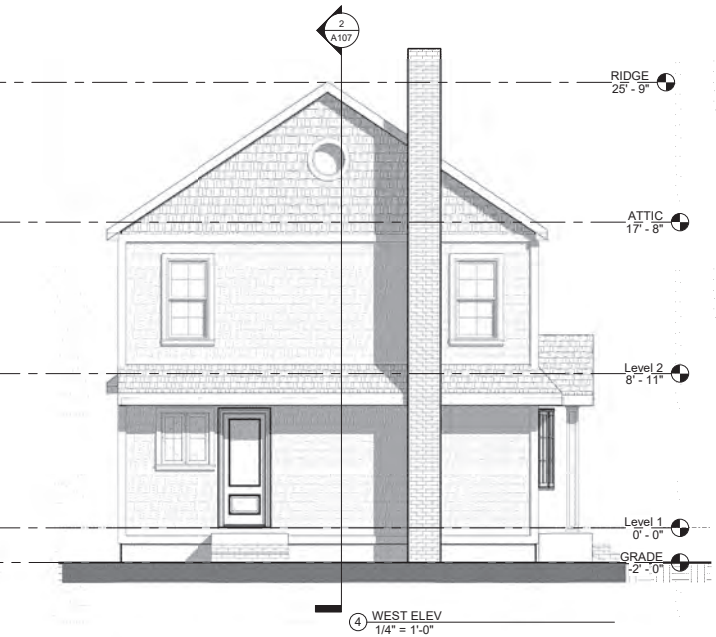
2 EAST ELEV
1/4" = 1'-0"

EXTERIOR MATERIALS

ROOF	GAF	CHARCOAL BLACK
SIDING 'A'	CERTAINTEED	CEDAR IMPRESSIONS 7" STRAIGHT CUT CHARCOAL GRAY
SIDING ' B '	CERTAINTEED	CEDAR IMPRESSIONS 7" STRAIGHT CUT COLONIAL WHITE
TRIM	AZEK TRIM	3 1/2" WINDOW CASING COLOR : WHITE
CORNER TRIM	AZEK	5 1/2" TRIM COLOR : WHITE
WINDOWS	ANDERSEN	400 SERIES W/ MUNTINS COLOR : WHITE



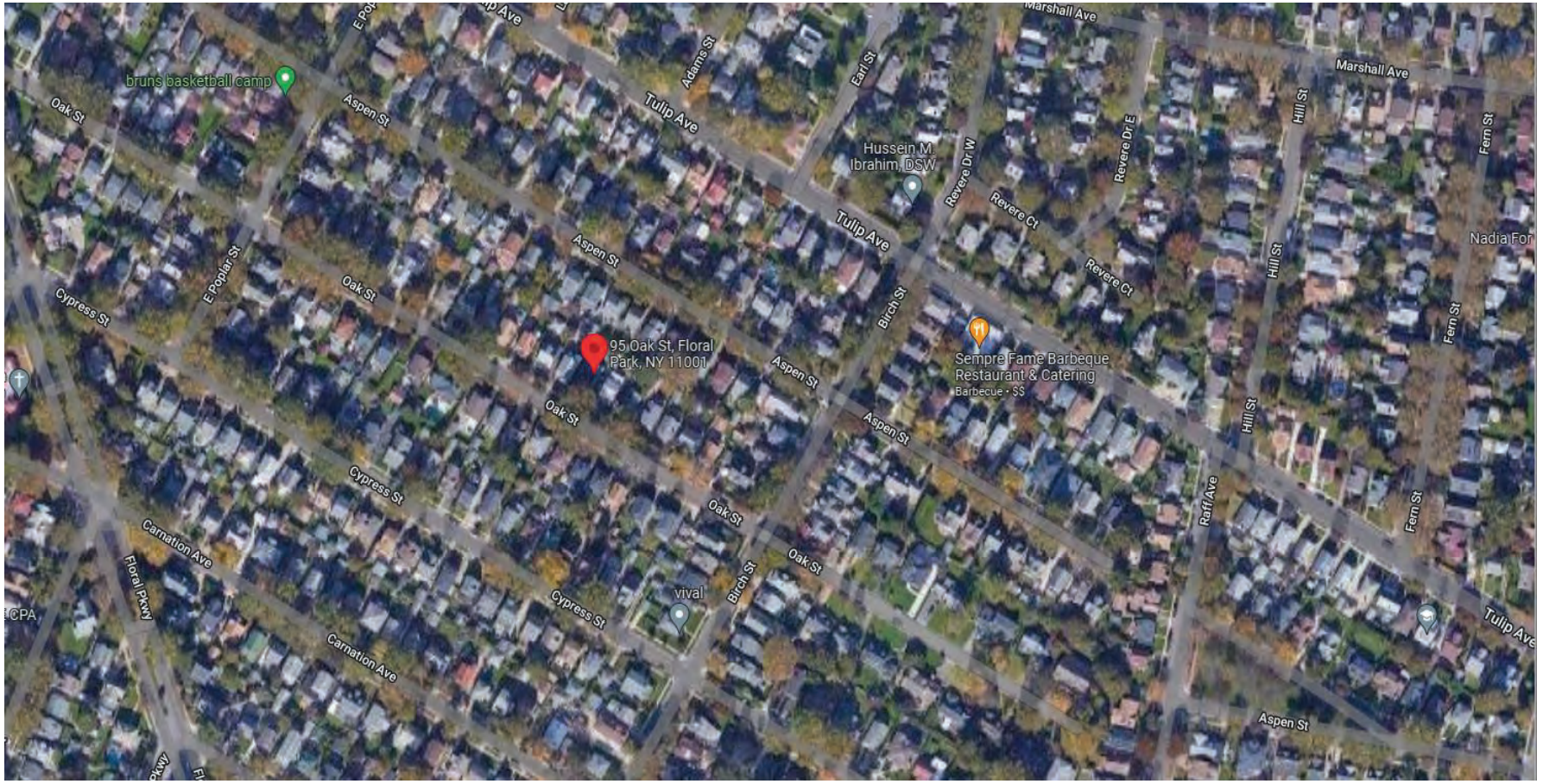
3 NORTH ELEV
1/4" = 1'-0"



4 WEST ELEV
1/4" = 1'-0"

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
3	95	Oak Street	32 / 236 / 78-79	John Grein	Install Gas Generator

95 Oak Street (Aerial View)



Department of Buildings

NOTICE OF DISAPPROVAL

Date: 09.14.22

To: John Grein

Please take notice that your application to: Install Gas Generator

at: 95 Oak Street

Section: 32 Block: 236 Lot(s): 78-79

Is hereby disapproved contrary to the Zoning Code of the Inc. Village of Floral Park:

§ 99-24 (H) Special Exception for Generators on residential lots.

A permanent fixed generator requires a special exception by the Zoning Board of Appeals.

If you choose to file for a variance to appeal this decision, an application and instructions can be obtained from the Building Department or the Village website at fpvillage.org/departments/building-department/

This application has not been reviewed for Building Code compliance.

_____

Renee Marcus, AIA
Superintendent of Buildings

BOARD OF ZONING APPEALS

APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE

Property Information:			
Property Address: 95 Oak Street Floral Park, NY 11001			
Business Name (If Commercial):			
Section: 32	Block: 236	Lot: 0078.79	Zone:
Existing: ☑ Single Family	☐ 2-Family	☐ Commercial/Business	☐ Other:
Are there any Violations or Notices of Violations Outstanding on this Property? No	(If yes, attach copies.)		
Applicant information:		Incomplete applications will not be accepted	
Applicant Name: John Grein	Relationship of Applicant to Owner: Owner		
Mailing Address: 95 Oak Street	City: Floral Park	State: NY	Zip: 11001
Phone Number: 516-526-1997	Email: Jackgrein87@gmail.com		
Owner Information:			
Owner Name: John Grein			
Mailing Address: 95 Oak Street	City: Floral Park	State: NY	Zip: 11001
Phone Number: 516-526-1997	Email: Jackgrein87@gmail.com		
Previous Appeals: (check one)			
☐ A previous appeal has been made on this property (attach all relevant decisions) ☑ A previous appeal has not been made on this property			
Type of Variance Applied For:			
☐ Fence ☐ Special Exception Parking ☑ Generator			
Variance or Relief Desired:	☑ Proposed	☐ Maintain (year built _____)	
Install a 22KW Natural Gas Standby Generator			
Reason(s) Supporting Appeal: (If necessary, submit separate attachment)			
Owner Signature:			
John Grein Signature of Property Owner			

BOARD OF ZONING APPEALS

APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE

Affidavit of Individual Owner:

STATE OF NEW YORK)
ss.:
COUNTY OF NASSAU)

John Grein being duly sworn, deposes and says that (s)he is the owner of the property described in this application and that the statements contained therein are true; that he/she is the appellant herein and he/she authorizes Dean Koutsoumbis to act as his/her agent and to make this application

John Grein
Signature of Owner

Sworn before me this
31 day of August, 2022

Notary Public

EFFIE KOUTSOUMBIS
Notary Public - State of New York
No. 01KO6008162
Qualified in Nassau County
My Commission Expires: 6/8/2026

Affidavit of Corporate Owner:

STATE OF NEW YORK)
ss.:
COUNTY OF NASSAU)

_____ being duly sworn, deposes and says that (s)he is the _____ of _____ which is the owner of the property described in this application and that the statements contained therein are true; that _____ is the appellant herein and hereby authorizes _____ to act as his/her agent and to make this application.

_____
Name of Corporation

By: _____
Signature and Title

Sworn before me this
_____ day of _____, 20____

_____
Notary Public

NYU Langone Health

Peter Spiegler, MD
NYU PROVIDER
222 Station Plaza North
Suite 400
Mineola NY 11501
Phone 516-663-2004
Fax 516-663-4696

August 19, 2022

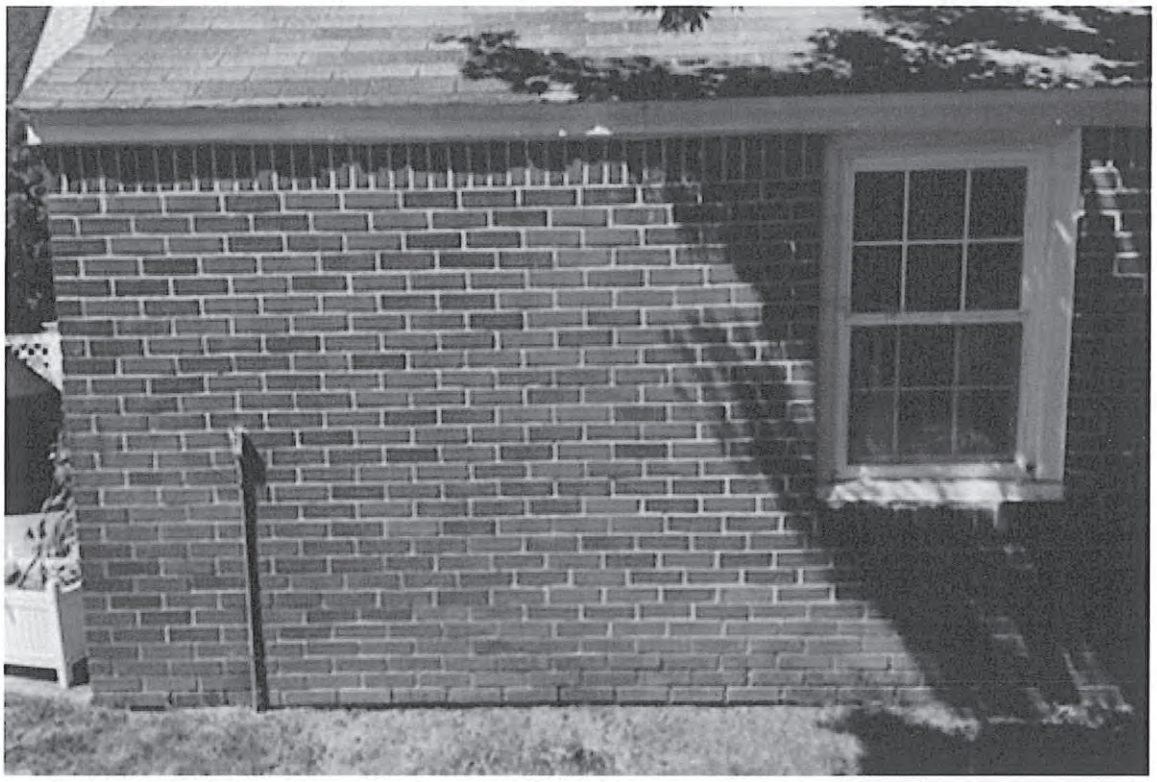
Patient: **Mr. John Grein**
Date of Birth: **12/5/1961**
Date of Visit: **8/19/2022**

To Whom it May Concern:

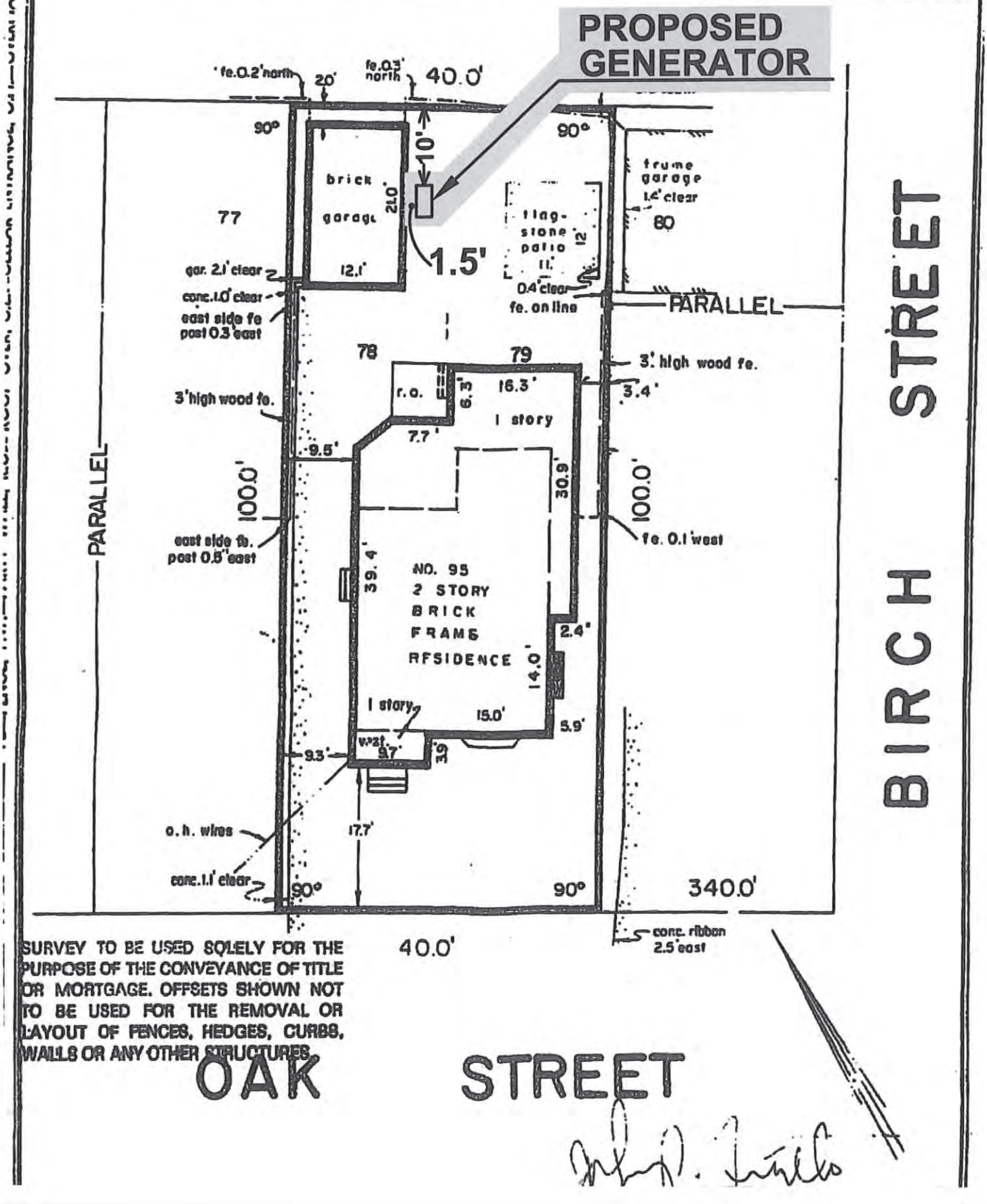
Mr. John Grein is currently under my care for severe obstructive sleep apnea. This requires use of a CPAP device. In the event of power loss, he would not be able to use this device posing a serious health risk. As a result, he needs a generator installed to maintain his health in the events of a power loss.

Sincerely,

Peter Spiegler, MD



TITLE NO. T 26-93-05300



SURVEY TO BE USED SOLELY FOR THE PURPOSE OF THE CONVEYANCE OF TITLE OR MORTGAGE. OFFSETS SHOWN NOT TO BE USED FOR THE REMOVAL OR LAYOUT OF FENCES, HEDGES, CURBS, WALLS OR ANY OTHER STRUCTURES.

20/22/24 kW

GENERAC®

GUARDIAN® SERIES
Residential Standby Generators
Air-Cooled Gas Engine

Standby Power Rating

(G007038-1, G007039-1, G007038-3, G007039-3 (Aluminum - Basque) : 20 kW 60 Hz
G007042-2, G007043-2, G007042-3, G007043-3 (Aluminum - Basque) : 22 kW 60 Hz
G007209-0, G007210-1 (Aluminum - Basque) : 24 kW 60 Hz

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.*
  **Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

c ETL us or c UL us LISTED QUIET TEST™

Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- TRUE POWER™ ELECTRICAL TECHNOLOGY: Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- TEST CRITERIA:
  - ✓ PROTOTYPE TESTED
  - ✓ SYSTEM TORSIONAL TESTED
  - ✓ NEMA MG1-22 EVALUATION
  - ✓ MOTOR STARTING ABILITY
- MOBILE LINK® CONNECTIVITY: FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION: This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- SINGLE SOURCE SERVICE RESPONSE from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- GENERAC TRANSFER SWITCHES: Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

THE GENERAC PROMISE

GENERAC

20/22/24 kW

Features and Benefits

Engine

Generac G-Force design	Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.
"Spiny-lok" cast iron cylinder walls	Rigid construction and added durability provide long engine life.
Electronic ignition/spark advance	These features combine to assure smooth, quick starting every time.
Full pressure lubrication system	Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.
Low oil pressure shutdown system	Shutdown protection prevents catastrophic engine damage due to low oil.
High temperature shutdown	Prevents damage due to overheating.

Generator

Revolving field	Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.
Skewed stator	Produces a smooth output waveform for compatibility with electronic equipment.
Displaced phase excitation	Maximizes motor starting capability.
Automatic voltage regulation	Regulating output voltage to ±1% prevents damaging voltage spikes.
UL 2200 listed	For your safety.

Transfer Switch (if applicable)

Fully automatic	Transfers vital electrical loads to the energized source of power.
NEMA 3R	Can be installed inside or outside for maximum flexibility.
Integrated load management technology	Capability to manage additional loads for efficient power management.
Remote mounting	Mounts near an existing distribution panel for simple, low-cost installation.

Evolution™ Controls

AUTO/MANUAL/OFF illuminated buttons	Selects the operating mode and provides easy, at-a-glance status indication in any condition.
Two-line multilingual LCD	Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.
Sealed, raised buttons	Smooth, weather-resistant user interface for programming and operations.
Utility voltage sensing	Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.
Generator voltage sensing	Constantly monitors generator voltage to verify the cleanest power delivered to the home.
Utility interrupt delay	Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of 5 seconds by a qualified dealer.
Engine warm-up	Verifies engine is ready to assume the load, setpoint approximately 5 seconds.
Engine cool-down	Allows engine to cool prior to shutdown, setpoint approximately 1 minute.
Programmable exercise	Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.
Smart battery charger	Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.
Main line circuit breaker	Protects generator from overload.
Electronic governor	Maintains constant 60 Hz frequency.

Unit

SAE weather protective enclosure	Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.
Enclosed critical grade muffler	Quiet, critical grade muffler is mounted inside the unit to prevent injuries.
Small, compact, attractive	Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

Installation System	
● 14 in (35.6 cm) flexible fuel line connector	Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.
● Integral sediment trap	Meets IFGC and NFPA 54 installation requirements.
Connectivity (Wi-Fi equipped models only)	
● Ability to view generator status	Monitor generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.
● Ability to view generator Exercise/Run and Total Hours	Review the generator's complete protection profile for exercise hours and total hours.
● Ability to view generator maintenance information	Provides maintenance information for the specific model generator when scheduled maintenance is due.
● Monthly report with previous month's activity	Detailed monthly reports provide historical generator information.
● Ability to view generator battery information	Built in battery diagnostics displaying current state of the battery.
● Weather information	Provides detailed local ambient weather conditions for generator location.

GENERAC

20/22/24 kW

Specifications

Generator

Model	G007038-1 G007039-1 (20 kW)	G007042-2 G007043-2 (22 kW)	G007038-3 G007039-3 (20 kW)	G007042-3 G007043-3 (22 kW)	G007209-0 G007210-1 (24 kW)
Rated maximum continuous power capacity (LP)	20,000 Watts*	22,000 Watts*	20,000 Watts*	22,000 Watts*	24,000 Watts*
Rated maximum continuous power capacity (NG)	18,000 Watts*	19,500 Watts*	18,000 Watts*	19,500 Watts*	21,000 Watts*
Rated voltage	240				
Rated maximum continuous load current – 240 volts (LP/NG)	83.3 / 75.0	91.7 / 81.3	83.3 / 75.0	91.7 / 81.3	100 / 87.5
Total Harmonic Distortion	Less than 5%				
Main line circuit breaker	90 amp	100 amp	90 amp	100 amp	100 amp
Phase	1				
Number of rotor poles	2				
Rated AC frequency	60 Hz				
Power factor	1.0				
Battery requirement (not included)	12 Volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum				
Unit weight (lb / kg)	448 / 203	466 / 211	436 / 198	445 / 202	455 / 206
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.9 x 63.5 x 73.7				
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	55	57	55	57	57
Exercise duration	5 min				

Engine

Engine type	GENERAC G-Force 1000 Series				
Number of cylinders	2				
Displacement	999 cc				
Cylinder block	Aluminum w/ cast iron sleeve				
Valve arrangement	Overhead valve				
Ignition system	Solid-state w/ magneto				
Governor system	Electronic				
Compression ratio	9.5:1				
Starter	12 VDC				
Oil capacity including filter	Approx. 1.9 qt / 1.8 L				
Operating rpm	3,600				
Fuel consumption					
Natural gas — ft^3/hr (m^3/hr)		204 (5.78)	228 (6.46)	164 (4.64)	203 (5.75)
Natural gas — 1/2 Load		301 (8.52)	327 (9.26)	287 (8.13)	306 (8.66)
Natural gas — Full Load					
Liquid propane — ft^3/hr (gal/hr) [L/hr]		87 (2.37) [8.99]	92 (2.53) [9.57]	86 (2.36) [8.95]	92 (2.53) [9.57]
Liquid propane — 1/2 Load		130 (3.56) [13.48]	142 (3.90) [14.77]	136 (3.74) [14.15]	142 (3.90) [14.77]
Liquid propane — Full Load					

Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges - 3.5–7 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft^3/hr x 2500 (LP) or ft^3/hr x 1000 (NG). For Megajoule content, multiply m^3/hr x 93.15 (LP) or m^3/hr x 37.26 (NG).

Controls

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. Weekly, Bi-weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2–1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility adjustable (brownout setting)	From 140-171 V / 190-216 V
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring protection	Standard
Common external fault capability	Standard
Field upgradable firmware	Standard

**Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271) * Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level, and also will decrease approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C).

GENERAC

20/22/24 kW

Switch Options

Service Rated Automatic Transfer Switch Features

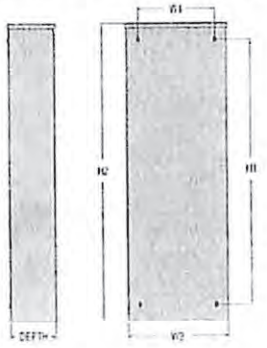
- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Main breakers are rated for 80% continuous load.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

Model	G007039-1, G007039-3 (20 kW) G007043-2, G007043-3 (22 kW) G007210-1 (24 kW)
No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
Utility voltage monitor (fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	Approx. 13 sec
ETL or UL listed	Standard
Enclosure type	NEMA/UL 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6

*Function of Evolution controller
Exercise can be set to weekly, bi-weekly, or monthly

Dimensions

	200 Amps 120/240, 1ø Open Transition Service Rated				
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.8	30.1	10.5	13.5	6.9
cm	67.95	76.43	26.67	34.18	17.5



Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
250 MCM - #6	350 MCM - #6	2/0 - #14

GENERAC

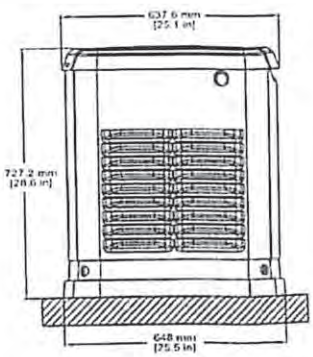
20/22/24 kW

Available Accessories

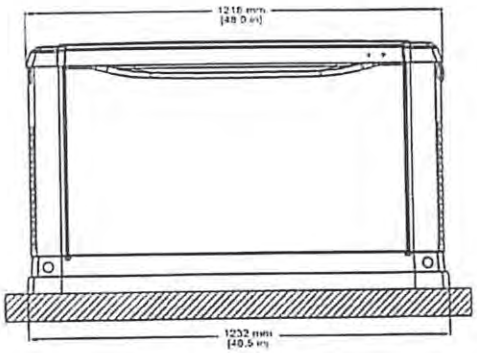
Model #	Product	Description
G007101-0	Battery Pad Warmer	Pad warmer rests under the battery. Recommended for use if temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	Breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit (Standard on 22/24 kW)	The fascia base wrap snaps together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007005-0	Wi-Fi LP Tank Fuel Level Monitor	The WI-FI enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amp) G007006-0 (100 amp)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 - 4G LTE G007170-0 - Wi-Fi/ Ethernet	Mobile Link® Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
G007220-0 - Bisque	Base Plug Kit	Base plugs snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.

Dimensions & UPCs

Model	UPC
G007038-1	696471074185
G007038-3	696471074185
G007039-1	696471074192
G007039-3	696471074192
G007042-2	696471074208
G007042-3	696471074208
G007043-2	696471074215
G007043-3	696471074215
G007209-0	696471071511
G007210-1	696471084801



LEFT SIDE VIEW



FRONT VIEW

Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

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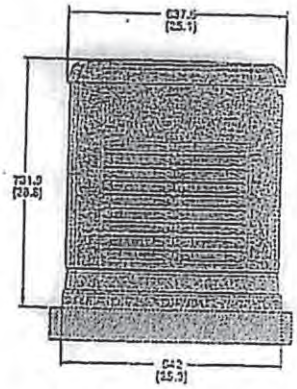
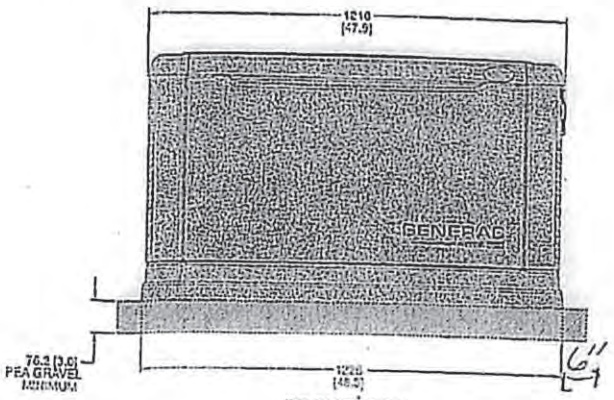
How Generator is Anchored Specifications

Design and specifications subject to change without notice. Dimensions shown are approximate. Contact your Generac dealer for certified drawings. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.



LEFT SIDE VIEW



FRONT VIEW

GENERAC

Generac Power Systems, Inc. • S45 W29290 HWY. 59, Waukesha, WI 53189 • generac.com

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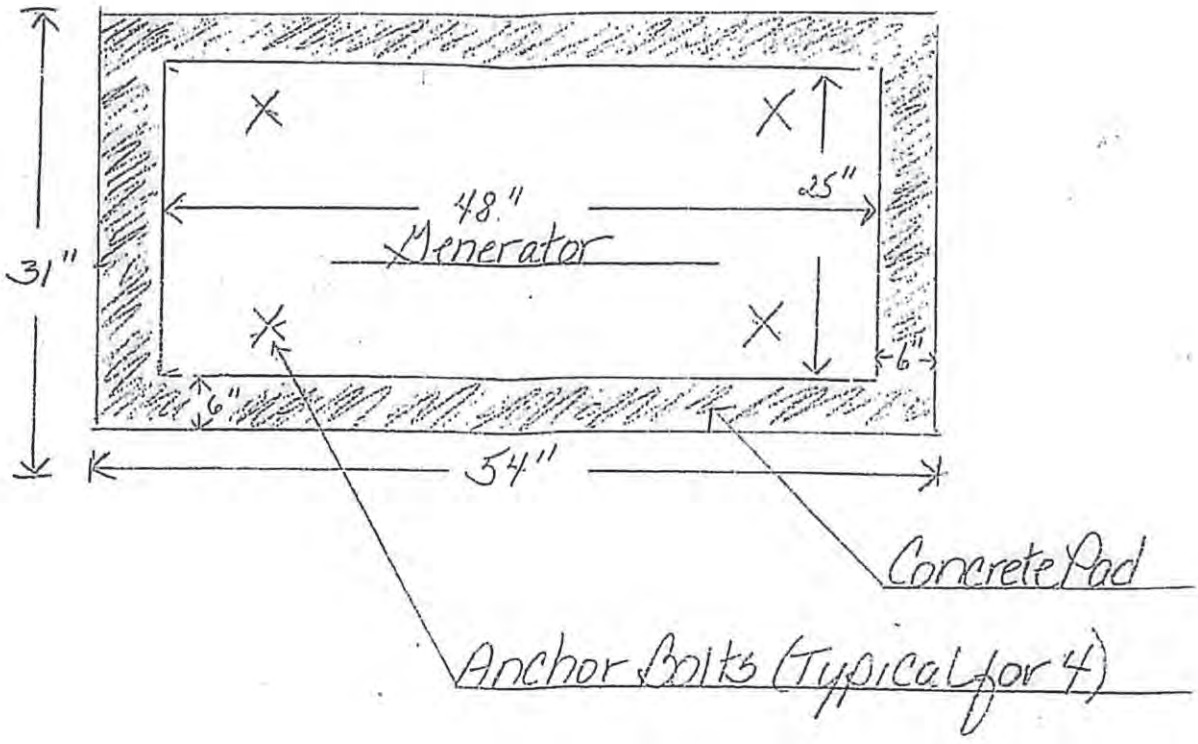
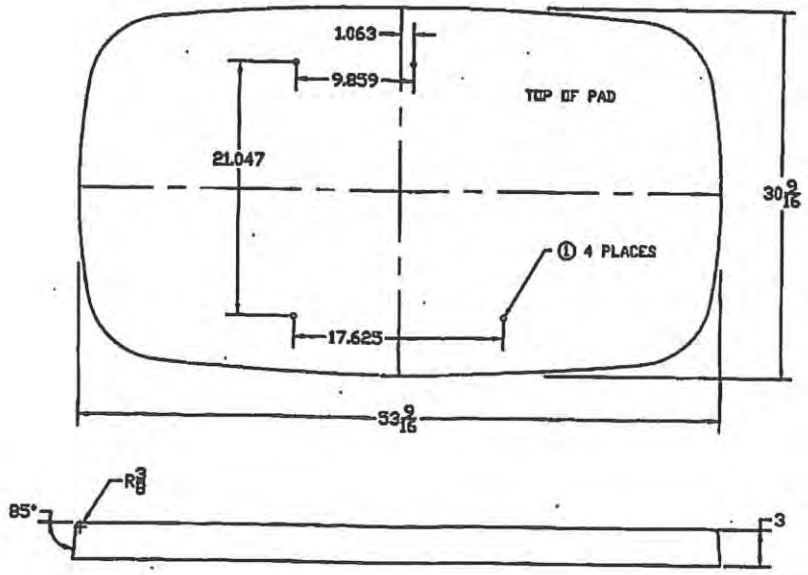
Top View





.1	THREADED INSERT, ZINC, 3/8-16 X 1¼ NC
NUM.	DESCRIPTION

DRAWN BY: K. BERGER		DATE: 05/21/2019
APPROVED BY: XXXXXXXX		DATE: XX/XX/XXXX
TOLERANCES		ALL DIMENSIONS IN INCHES
XXX	+/- 0.03125	
XX	+/- 0.0625	
FRACT	+/- 1/8	
ANGULAR	+/- 3°	
NOTES:		

DIVERSITECH

PROPRIETARY INFORMATION OF DIVERSITECH INC. NOT TO BE REPRODUCED, DISCLOSED OR USED WITHOUT PRIOR WRITTEN CONSENT OF DIVERSITECH INC.

D-TECH PART # FG3154-3G

CUSTOMER: XXXXXXX CUST. PART # 123456789

DWG. NO. N/A | REV. 0

SIZE: A | SCALE: N/A | SHEET 1 OF 1

3. Close the roof.
4. Reverse the procedure to convert back to natural gas.

Figure 1.7 - 13, 14, 16, 17, & 20kW, GT-990/GT-999 (Airbox Cover Removed)

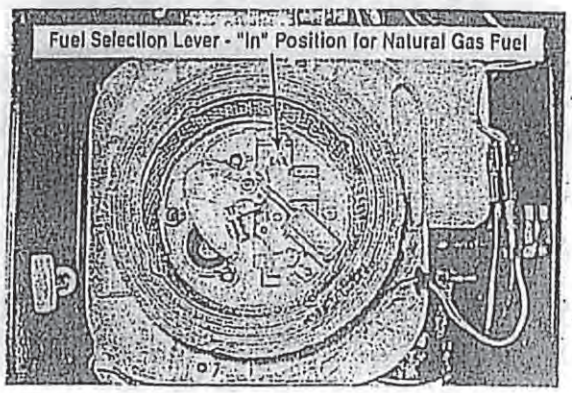
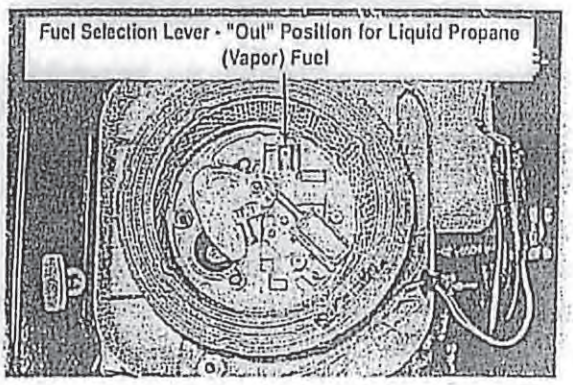


Figure 1.8 - 13, 14, 16, 17, & 20kW, GT-990/GT-999 (Airbox Cover Removed)



1.11 HIGH ALTITUDE OPERATION

The fuel system on this generator may be influenced by operation at higher altitudes. Proper operation can be ensured by installing an altitude kit when required. See the table below to determine when an altitude kit is required. Operating this generator without the proper altitude kit installed may increase the engine's emissions and decrease fuel economy and performance. Kits may be obtained from any Dealer, and should be installed by a qualified individual.

Unit	Fuel	Altitude Range*	Kit Part Number
7/8 kW	LP Vapor	0 - 2600 ft	Not Required
		2600 - 6500 ft**	0J4931A
	Nat. Gas	0 - 2000 ft	Not Required
		2000 - 4200 ft	0J4931A
		4200 - 6500 ft**	0J4931B
9/10 kW	LP Vapor	0 - 2600 ft	Not Required
		2600 - 6500 ft**	0J4930A
	Nat. Gas	0 - 2000 ft	Not Required
		2000 - 4200 ft	0J4930A
		4200 - 6500 ft**	0J4930B
12-20 kW	LP Vapor	0 - 6500 ft**	Not Required
	Nat. Gas		

* Elevation above sea level
** At elevations above 6500 ft, the engine may experience decreased performance

1.12 LOCATION

⚠DANGER!

⚠ The engine exhaust fumes contain carbon monoxide, which can be DEADLY. This dangerous gas, if breathed in sufficient concentrations, can cause unconsciousness or even death. This generator must be installed properly, in strict compliance with applicable codes and standards. Following installation, do nothing that might render the system unsafe or in noncompliance with such codes and standards.
Operate the generator outdoors ONLY.

- **Keep exhaust gases from entering a confined area through windows, doors, ventilation, crawl spaces or other openings (Figure 1.9).**
- **It is highly recommended that carbon monoxide detector(s) be installed indoors according to the manufacturer's instructions/recommendations.**
- **The generator must be mounted safely per applicable codes and the manufacturer's specifications. Do NOT alter or add to the exhaust system, or do anything that might render the exhaust system unsafe or in noncompliance with applicable codes and standards.**

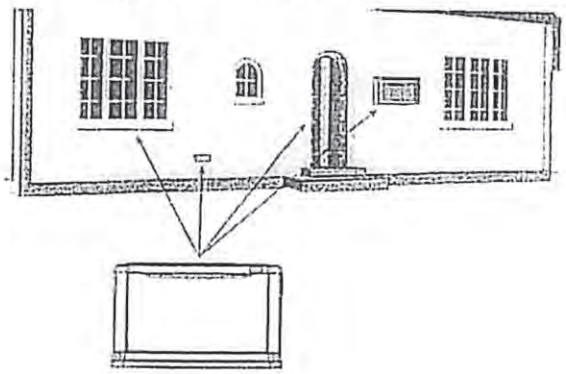
1.12.1 GENERATOR

Install the generator set, in its protective enclosure, outdoors, where adequate cooling and ventilating air is always available (Figure 1.9). Consider these factors:

- The installation of the generator must comply strictly with *NFPA 37, NFPA 54, NFPA 58,* and *NFPA 70* standards.
- Install the unit where air inlet and outlet openings will not become obstructed by leaves, grass, snow, etc.. If prevailing winds will cause blowing or drifting, consider using a wind-

- Allow sufficient room on all sides of the generator for maintenance and servicing. This unit must be installed in accordance with current applicable NFPA 37 and NFPA 70 standards; as well as any other federal, state and local codes for minimum distances from other structures. DO NOT install under wooden decks or structures unless there is at least five (5) feet of clearance above the generator, three (3) feet of clearance on sides and front, and 18 inches of clearance at back of unit.
- Install the unit where rain gutter down spouts, roof run-off, landscape irrigation, water sprinklers or sump pump discharge does not flood the unit or spray the enclosure, including any air inlet or outlet openings.
- Install the unit where services will not be affected or obstructed, including concealed, underground or covered services such as electrical, fuel, phone, air conditioning or irrigation.
- Where strong prevailing winds blow from one direction, face the generator air inlet openings to the prevailing winds.
- Install the generator as close as possible to the fuel supply, to reduce the length of piping.
- Install the generator as close as possible to the transfer switch. REMEMBER THAT LAWS OR CODES MAY REGULATE THE DISTANCE AND LOCATION.
- The genset must be installed on a level surface. The base frame must be level within two (2) inches all around.
- The generator is typically placed on pea gravel or crushed stone. Check local codes if a concrete slab is required. If a concrete base slab is required, all federal, state and local codes should be followed. Special attention should be given to the concrete base slab which should exceed the length and width of the generator by a minimum of six (6) inches (0.152 meters) on all sides.

Figure 1.9 – Generator Clearances



1.12.2 INSTALLATION GUIDELINES FOR STATIONARY STATIONARY AIR-COOLED 8 - 20KW GENERATORS

The National Fire Protection Association has a standard for the installation and use of stationary combustion engines. That standard is NFPA 37 and its requirements limit the spacing of an enclosed generator set from a structure or wall (Figure 1.10).

NFPA 37, Section 4.1.4, Engines Located Outdoors. Engines, and their weatherproof housings if provided, that are installed outdoors shall be located at least 5 ft. from openings in walls and at least 5 ft. from structures having combustible walls. A minimum separation shall not be required where the following conditions exist:

1. The adjacent wall of the structure has a fire resistance rating of at least 1 hour.
2. The weatherproof enclosure is constructed of noncombustible materials and it has been demonstrated that a fire within the enclosure will not ignite combustible materials outside the enclosure.

Annex A — Explanatory Material

A4.1.4 (2) Means of demonstrating compliance are by means of full scale fire test or by calculation procedures.

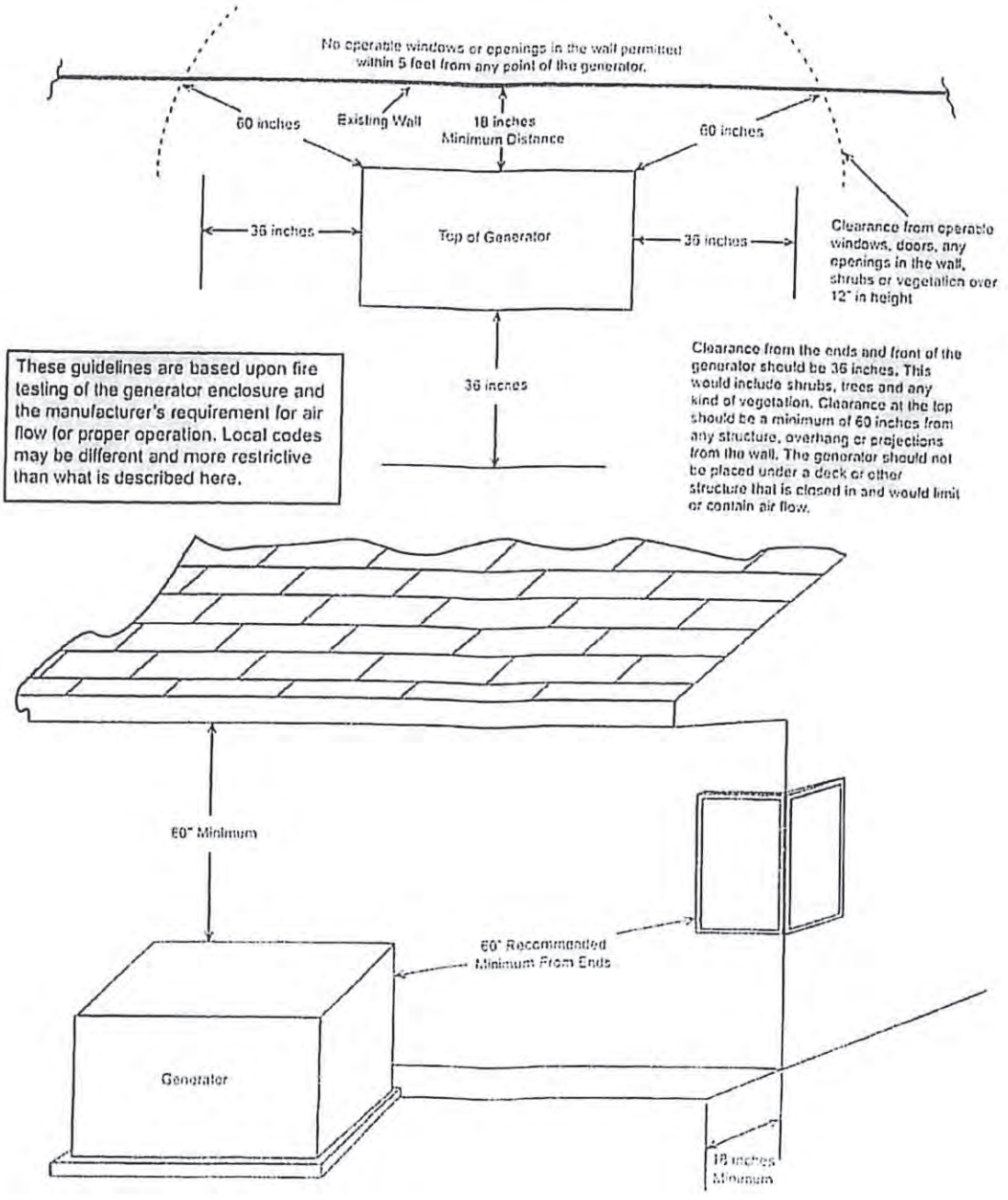
Because of the limited spaces that are frequently available for installation, it has become apparent that exception (2) would be beneficial for many residential and commercial installations. With that in mind, the manufacturer contracted with an independent testing laboratory to run full scale fire tests to assure that the enclosure will not ignite combustible materials outside the enclosure.

The criteria was to determine the worst case fire scenario within the generator and to determine the ignitability of items outside the engine enclosure at various distances. The enclosure is constructed of non-combustible materials and the results and conclusions from the independent testing lab indicated that any fire within the generator enclosure would not pose any ignition risk to nearby combustibles or structures, with or without fire service personnel response.

Based on this testing and the requirements of NFPA 37, Sec 4.1.4, the guidelines for installation of the generators listed above are changed to 18 inches (457mm) from the back side of the generator to a stationary wall or building. For adequate maintenance and airflow clearance, the area above the generator should be at least 4 feet with a minimum of 3 feet at the front and ends of the enclosure. This would include trees, shrubs and vegetation that could obstruct airflow. See the diagram on the reverse of this page and the installation drawing within the owner's manual for details.

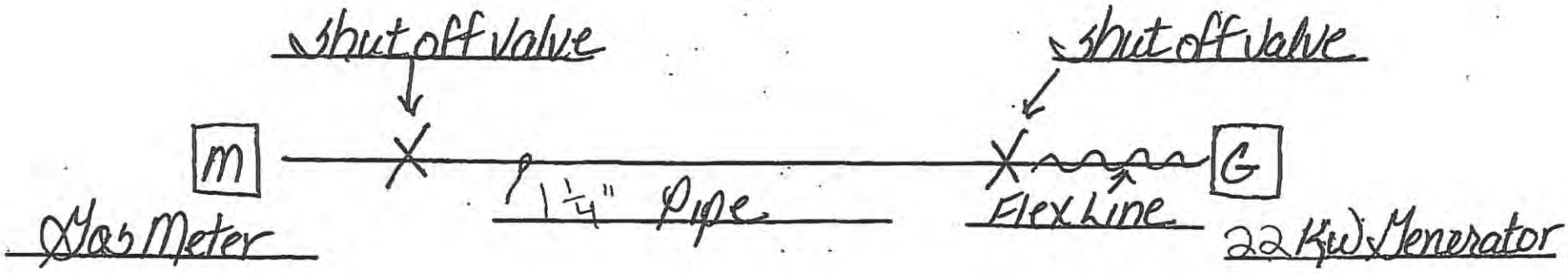
Generator exhaust contains DEADLY carbon monoxide gas. This dangerous gas can cause unconsciousness or death. Do not place the unit near windows, doors, fresh air intakes (furnaces, etc.) or any openings in the building or structure, including windows and doors of an attached garage.

Figure 1.10 – Installation Guidelines



GREIN RESIDENCE
95 OAK STREET
FLORAL PARK, NY 11001
-22 Kw Generator

Riser Diagram



Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
4	72	Willow Street	32 / 510 / 117-118	Ziyi Liu & Bao Wen Lin	Special Exception Parking

72 Willow Street (Aerial View)

Department of Buildings

NOTICE OF DISAPPROVAL

Date: 07.27.22

To: Ziyi Liu & Bao Wen Lin

Please take notice that your application to: Maintain Widened Driveway

at: 72 Willow Street

Section: 32 Block: 510 Lot(s): 117 - 118

Is hereby disapproved contrary to the Zoning Code of the Inc. Village of Floral Park:

§ 99-3 DRIVEWAY — A path leading directly from the street to a garage having a maximum width of 12 feet.

§ 99-16 (J.)(3.) In the event that a residential parcel shall contain a driveway which ends at the front building line, then parking shall be provided upon said driveway and upon any permitted paved area, pursuant to this subsection, in the front yard setback. No more than 25% of the front yard square footage of any residential lot, including driveway, may be paved and used for parking. Such paved area shall not extend from a point beginning one foot from the side property line more than a distance equal to 25% of the property width. Any paved walkway serving the premises shall be counted against the maximum 25% of the front yard square footage stated above unless said walkway is separated from the parking area by a green belt at least two feet in width.

The applicant seeks a special exception variance to maintain and park on an existing widened driveway that exceeds the 25% allowed.

This application has not been reviewed for Building Code compliance.

_____

Renee Marcus, AIA
Superintendent of Buildings

BOARD OF ZONING APPEALS

APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE

Property Information:

Property Address: 72 Willow St, Floral Park NY 11001

Business Name (If Commercial):

Section: 32 Block: 510 Lot: 117, 118 Zone:

Existing: ☑ Single Family ☐ 2-Family ☐ Commercial/Business ☐ Other:

Are there any Violations or Notices of Violations Outstanding on this Property? No (If yes, attach copies.)

Applicant information: Incomplete applications will not be accepted

Applicant Name: Ziyi Liu Relationship of Applicant to Owner: Owner

Mailing Address: 72 Willow St City: Floral Park State: NY Zip: 11001

Phone Number: (917) 251-0789 Email: vicky_lin311@yahoo.com

Owner Information:

Owner Name: Ziyi Liu & Baowen Lin

Mailing Address: 72 Willow St City: Floral Park State: NY Zip: 11001

Phone Number: (917) 251-0789 Email: vicky.lin311@yahoo.com

Previous Appeals: (check one)

☐ A previous appeal has been made on this property (attach all relevant decisions)
☑ A previous appeal has not been made on this property

Type of Variance Applied For:

☐ Fence ☑ Special Exception Parking ☐ Generator

Variance or Relief Desired: ☐ Proposed ☑ Maintain (year built Before) 2017

We moved into this house in 2017, it has the side by side parking spaces before we moved in already.

Reason(s) Supporting Appeal: (if necessary, submit separate attachment)

See attached paper, please.

Owner Signature:

Signature of Property Owner

BOARD OF ZONING APPEALS

APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE

Affidavit of Individual Owner:

STATE OF NEW YORK)
ss.:
COUNTY OF NASSAU)

Zi Yi Liu being duly sworn, deposes and says that (s)he is the owner of the property described in this application and that the statements contained therein are true; that he/she is the appellant herein and he/she authorizes _____ to act as his/her agent and to make this application

_____
Signature of Owner

Sworn before me this
29 day of July, 2022

_____
Notary Public

Affidavit of Corporate Owner:

STATE OF NEW YORK)
ss.:
COUNTY OF NASSAU)

_____ being duly sworn, deposes and says that (s)he is the _____ of _____ which is the owner of the property described in this application and that the statements contained therein are true; that _____ is the appellant herein and hereby authorizes _____ to act as his/her agent and to make this application.

_____
Name of Corporation

By: _____
Signature and Title

Sworn before me this
_____ day of _____, 20____

_____
Notary Public

BOARD OF ZONING APPEALS

APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE

Affidavit of Corporate Owner (continued) Answer all applicable questions:

STATE OF NEW YORK)
ss.:
COUNTY OF NASSAU)

I, _____ being duly sworn, deposes and say:

1. I am the President of _____, the corporation applying for the variance in the annexed application dated the _____ day of _____ 20____.

2a. Said corporation is the owner of record of the premises described in the aforementioned application for variance.

-or-

2b. I am the sole owner of record of the premises described in the annexed application for variance, and reside at _____.

-or-

2c. I am one of the owners of record of the premises described in the annexed application for variance and make this affidavit at the request of all the owners of record and on behalf of all such owners, whose names and home address are as follows:

3. This affidavit is made a part of the application for variance dated _____ 20_____, as if fully set forth herein at length.

4. It is understood that I make this affidavit to induce the granting of the decision for variance by the Board of Zoning Appeals of the Incorporated Village of Floral Park, NY

5. There are no contracts for the sale of the premises described in the application for variance except as listed below. A copy of said contract is attached hereto and made a part hereof.

Contract Dated: _____

Name of Contract Vendee: _____

Home Address: _____

(If corporation, list names and home addresses of officers and all stockholders, including percentage of each ownership)

6. There is no other contract presently in existence, or presently contemplated, which affects the premises for which this variance is sought, with regard to its occupancy, lease or sale of any or any part thereof, except as follows. A copy of said contract is attached hereto and made a part hereof.

Contract Dated: _____

Contract Expires: _____

Name of Parties: _____

Home Address: _____

(If corporation, list names and home addresses of officers and all stockholders, including percentage of each ownership)

BOARD OF ZONING APPEALS

APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE

Affidavit of Corporate Owner (continued) Answer all applicable questions:

7. There is no lease presently in existence covering all or any part of the premises described in the application for variance, except as follows. A copy of said contract is attached hereto and made a part hereof.

Lease Dated: _____

Lease Expires: _____

Name of Lessee: _____

Home Address: _____

(If corporation, list names and home addresses of officers and all stockholders, including percentage of each ownership)

(Note: if more than four (4) leases, and none are for a commercial use except for Home Professional Office [as defined in Article II of the Zoning Ordinance of the Incorporated Village of Floral Park], only list number of lessees. Otherwise, all are to be listed, showing type of occupancy with copies of all leases attached.)

8. There are no other persona, firms, partnerships, organizations or corporations, except as herein mentioned, or in the application for variance, who have or may have any financial or monetary interest in the premises described in the application for variance or in said application for variance, except: _____

(If none, so state. Otherwise, state names and home addresses. If corporation, list names and home addresses of officers and all stockholders, including percentage of each ownership)

9. In connection with the application for variance, I firmly swear that I have not paid, nor have I promised to pay, or have I made, or promised to make, any gift to any person who is employed by the Incorporated Village of Floral Park, or any elected or appointed official thereof, or to any member of his/her family.

10. I also swear and agree as part of the application for variance and as part of this affidavit, to file, within forty-eight (48) hours after a change of ownership prior to the issuance of a certification of completion, an affidavit embodying the following:

a. Name and home address of each new owner (if corporation, list names and home addresses of officers and all stockholders, including percentage of each ownership)
b. A statement indicating that negotiations were not commenced until after the filing of the application for variance and this affidavit.
c. A reaffirmation of paragraph 9.

_____
Signature

Sworn before me this
_____ day of _____, 20____

_____
Notary Public

BOARD OF ZONING APPEALS

APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE

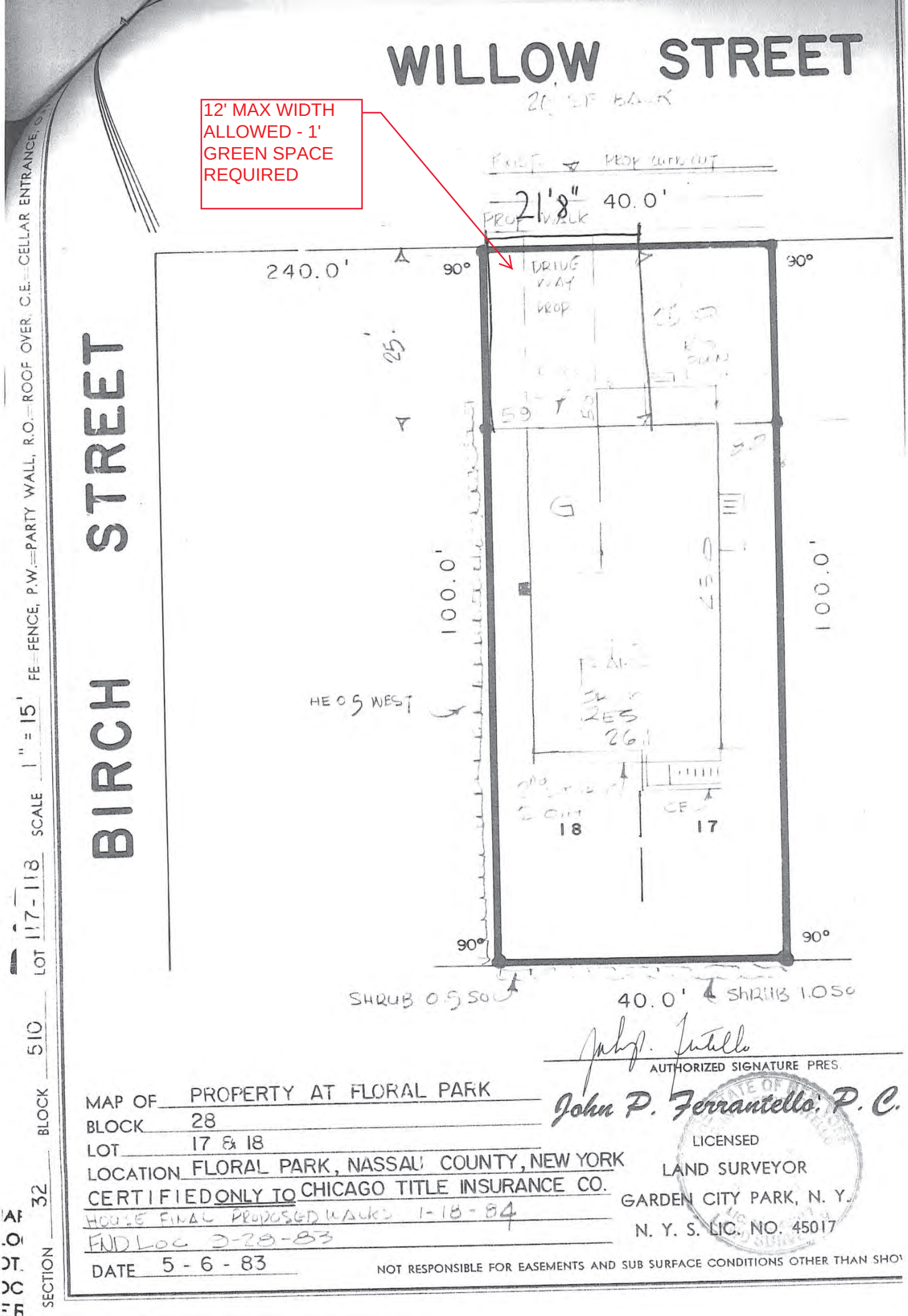
Special Exception Parking Questionnaire (note: this form required only for special exception parking application)
Size of Property: 4000 sqft
Size of Dwelling: 2146 sqft
What year was the property purchased? 2017
Is there a garage? ☐ No ☑ Yes – One Car ☐ Yes – Two Car
How many cars are registered to the subject property? 5
How many cars park overnight? 1 in garage 4 in driveway
Are any parked cars owned by someone other than the residents of the dwelling? ☐ Yes ☑ No If yes, who do these cars belong to?
Type of property? ☑ One-Family ☐ Two-Family
If two-family:
How long has the dwelling been used as a two family?
Who resides on first floor? ☐ Owner ☐ Tenant How mays persons reside on first floor? ____ Adults ____ Minors
Who resides on second floor? ☐ Owner ☐ Tenant How mays persons reside on second floor? ____ Adults ____ Minors
Who resides on third floor? ☐ Owner ☐ Tenant How mays persons reside on third floor? ____ Adults ____ Minors
How long has tenant(s) occupied apartment?
Is tenant related to owner?
Does tenant pay rent?

By signing this document, I understand that no vehicle shall be permitted to be parked so as to overhang a sidewalk. No vehicle shall be permitted to be parked on grass or dirt. No permit under this section shall be for more than two years. A special exception permit may be renewed by the Zoning Board of Appeals without hearing and without fee upon the owner of the premises submitting a duly sworn affidavit that the special circumstances that constituted unnecessary hardship or practical difficulty to grant the permit still exist. Copies of the registrations of all vehicles maintained at the premises shall be attached to the affidavit. A permit may be renewed for two periods of two years each.

I understand that any improvements made to the premises as a result of a special exception permit granted pursuant to this chapter shall be removed upon the expiration of that special exception permit and that the premises shall be converted back to their original condition as if the special exception permit was not granted.

Signature of Applicant

We live with our parents from both sides. It sounds a little weird, but many Chinese families are like this. The parents help us watch the kids when we are working, and it's also for money saving purpose. That's why we have five registered cars, we are working in different places, we can't go anywhere without driving in the town, even the bus is 30 min walking from our house. The garage and the drive-way parking is not enough for our family. Sometimes we will have four cars parking Overnight when the fifth one is parked in flushing, Queens. But sometimes, we have to drive that car back home. During the day time, everyone except my mom is going to the work, .. we will only have one car in front of our house. So even we have these cars, we won't bring any inconvenience to the neighbors in the day time. We only need the parking spaces at night. Please accept this appeal. Thank You.



MAP OF PROPERTY AT FLORAL PARK
BLOCK 28
LOT 17 & 18
LOCATION FLORAL PARK, NASSAU COUNTY, NEW YORK
CERTIFIED ONLY TO CHICAGO TITLE INSURANCE CO.
HOUSE FINAL PROPOSED WALKS 1-18-84
FND LOC 3-28-83
DATE 5 - 6 - 83

AUTHORIZED SIGNATURE PRES.

John P. Ferrantello, P. C.

LICENSED
LAND SURVEYOR
GARDEN CITY PARK, N. Y.
N. Y. S. LIC. NO. 45017

NOT RESPONSIBLE FOR EASEMENTS AND SUB SURFACE CONDITIONS OTHER THAN SHO

PRIOR VARIANCE
FROM 1993

32-510-117, 118

MAYOR
ALBERT J. COPPOLA

TRUSTEES
LUCILLE M. GUARDALA
STEVEN W. CORBETT
ANN V. CORBETT
THOMAS DE MARIA

Incorporated Village of Floral Park

ONE FLORAL BOULEVARD, P. O. BOX 27, FLORAL PARK, N. Y. 11002

TELEPHONE 516-326-6300
FAX 516-326-2734

VILLAGE ADMINISTRATOR
NANCY M. McLOUGHLIN
SUPT. BUILDINGS
JOHN J. MONZ
SUPT. PUBLIC WORKS
LOUIS J. DISUNNO
ASSESSOR-PURCH. AGENT
VIRGINIA APPEL

September 10, 1993

Mr. Michael Competello
72 Willow Street
Floral Park, NY 11001

Re: 72 Willow Street, Floral Park, NY

Dear Mr. Competello:

Enclosed please find a copy of the decision of the Board of Appeals which grants your application for a special exception permit to allow the parking of one (1) car alongside of the existing driveway at 72 Willow Street, Floral Park, NY, subject to the approval of the Building Department inspection, for a two (2) year period, ending September 8, 1995. This permit will be issued to a 1983 Toyota bearing license plate number HFW 151.

However, prior to the issuance of this permit, you must receive approval from Mr. John Monz, Superintendent of the Building Department. A copy of the form for Mr. Monz' completion, and which states the specific material to be used, is attached hereto.

I am also enclosing a Declaration of Restrictions which must be executed by you before a Notary Public, prior to the issuance of the permit.

Kindly bring the completed approval form from Mr. Monz, along with the executed Declaration of Restrictions and a check for $25.00 payable to the Incorporated Village of Floral Park, to the Village Hall, at which time the permit will be issued to your vehicle. This is the only car that may be parked in the special exception parking area.

This procedure must be completed within thirty (30) days of this letter in order to prevent a summons being issued for non-compliance with the law.

Very truly yours,

INC. VILLAGE OF FLORAL PARK

Katherine K. Thirkield
Clerk to the Board of Appeals

k
encl. -
cc: Board of Appeals
Village Administrator
Mayor
Board of Trustees
Building Department
Police Department
Evelyn Schultz

BOARD OF APPEALS
Hearing Held September 8, 1993
at 8:00 p.m. at the Village Hall

Present: Mr. Anthony Puccio, Chairman
Ms. Diane M. Michon
Mr. Albert Trasolini

A transcript of the hearing is attached hereto and made a part of these minutes.

LEGAL NOTICE
NOTICE OF
PUBLIC HEARING
INCORPORATED
VILLAGE OF
FLORAL PARK, N.Y.

NOTICE IS HEREBY GIVEN, that the Board of Appeals of the Incorporated Village of Floral Park, N.Y. will hold a public hearing at the Village Hall, No. 1 Floral Boulevard, Floral Park, New York on September 8, 1993 at 8:00 p.m. in relation to the following application:

The application of Michael Competello, owner, for a special exception under Article IV, Section 99-47 (a) to permit the parking of one (1) car alongside of the existing driveway.

The property is located on the south side of Willow Street, 240 feet east of Birch Street and known as 72 Willow Street, Section 32, Block 510, Lots 117 and 118 on the Nassau County Tax Map.

This application is made under Article VIII, Section 99-48 (H) of the Zoning Ordinance of the Incorporated Village of Floral Park, New York.

A copy of the application is on file in the office of the Village Clerk at the Village Hall at the above address and may be examined by any persons interested therein during business hours, Monday through Friday, inclusive, except legal holidays, from 9:00 a.m. to 4:00 p.m.

NOW, TAKE NOTICE, that all parties in interest and citizens will be given the opportunity to be heard at the aforesaid time and place.

BY ORDER OF THE
BOARD OF APPEALS
INCORPORATED VILLAGE
OF FLORAL PARK, N.Y.
Nancy M. McLoughlin
Village Administrator

PUBLIC HEARING

In the matter of the application of Michael Competello, owner, for a special exception under Article IV, Section 99-47 (a) to permit the parking of one (1) car alongside of the existing driveway. The property is located on the south side of Willow Street, 240 feet east of Birch Street and known as 72 Willow Street, Section 32, Block 510, Lots 117 and 118 on the Nassau County Tax Map. This application is made under Article VIII, Section 99-48 (H) of the Zoning Ordinance of the Incorporated Village of Floral Park, New York.

Mr. Albert Trasolini offered the following Resolution and moved its adoption:

WHEREAS, at the Public Hearing, all of those who expressed a desire to be heard were heard, and

WHEREAS, all of the members of the Board have surveyed and investigated the subject premises, its surroundings and other pertinent matters and circumstances in connection therewith, and

WHEREAS, all of the testimony and documents, having been carefully considered, and due deliberation given thereto and to the application, the Board now finds that the applicant has demonstrated practical difficulty in complying with Section 99-18(A).

WHEREAS, at the regularly scheduled meeting held on September 8, 1993 the following decision was rendered:

NOW, THEREFORE, BE IT RESOLVED, that by reason of the foregoing, the application for a special exception permit is granted with the following conditions:

1. The special exception permit is issued to a 1983 Toyota, bearing license plate number HFW 151.

2. The special exception permit will allow the parking of one (1) car alongside of the existing driveway at 72 Willow Street, Floral Park, N.Y., subject to inspection and approval of the Building Department.

3. The special exception permit is granted for a two (2) year period, ending September 8, 1995. The permit may be renewed in accordance with Section 99-47.1.

4. Upon the expiration of the special permit, the applicant must either re-apply for a special exception permit or convert the premises back to their original condition as if the special exception permit was not granted.

5. Any improvements to the property in connection with the special exception permit must be approved by the Superintendent of the Building Department prior to the issuance of a permit.

6. No vehicle shall be parked so as to overhang a sidewalk. No vehicle shall be parked on grass or dirt.

7. The owner of the premises shall execute and deliver to the Board of Appeals a written covenant, in a form suitable for filing with the County Clerk, that any improvements made to the premises as a result of the special permit shall be removed upon expiration of that permit and the premises converted back to their original condition.

The motion was seconded by Ms. Diane Michon and adopted on roll call as follows:

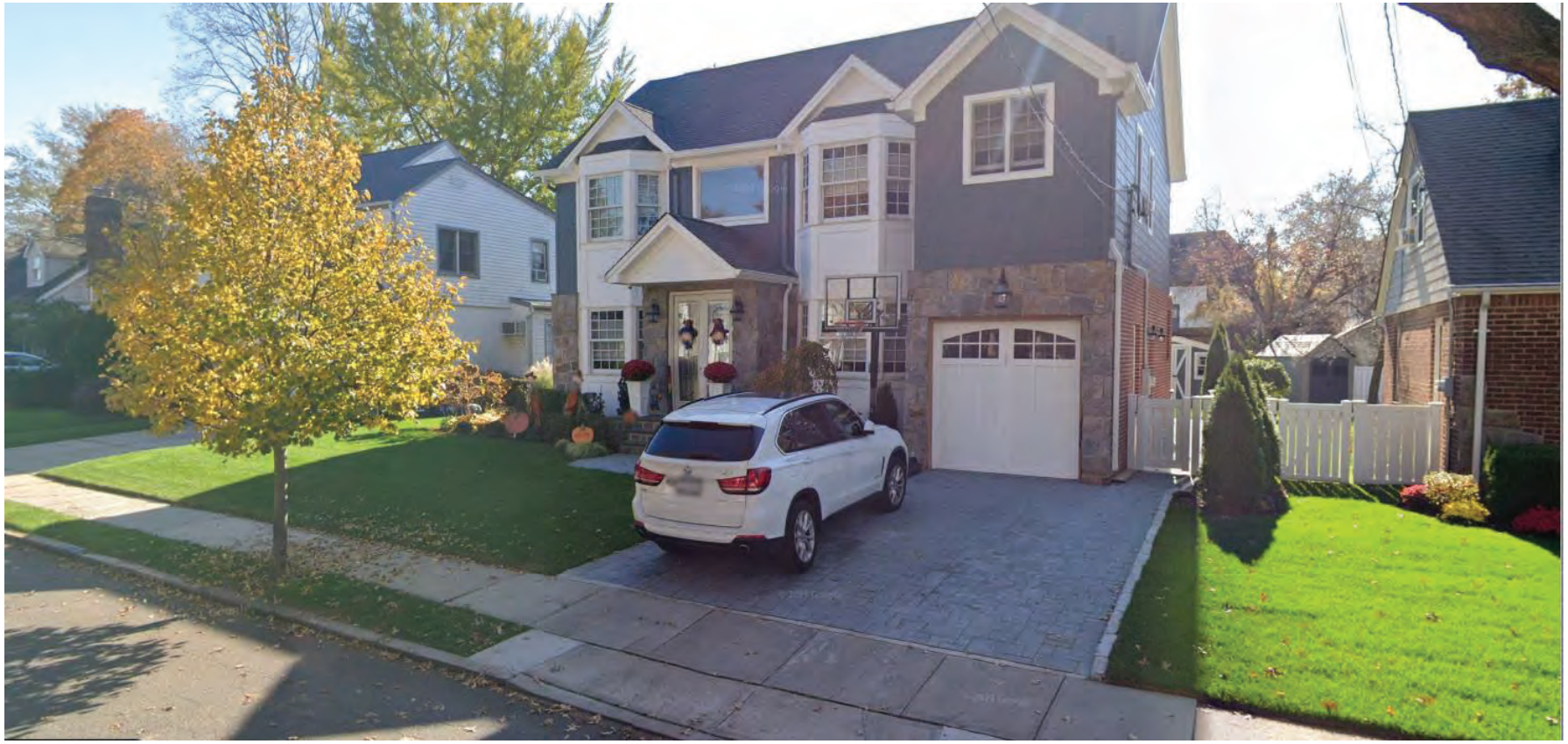
Ms. Diane M. Michon	-	aye
Mr. Albert Trasolini	-	aye
Mr. Anthony Puccio	-	aye

On motion duly made, Chairman Puccio adjourned the meeting at 8:12 p.m.

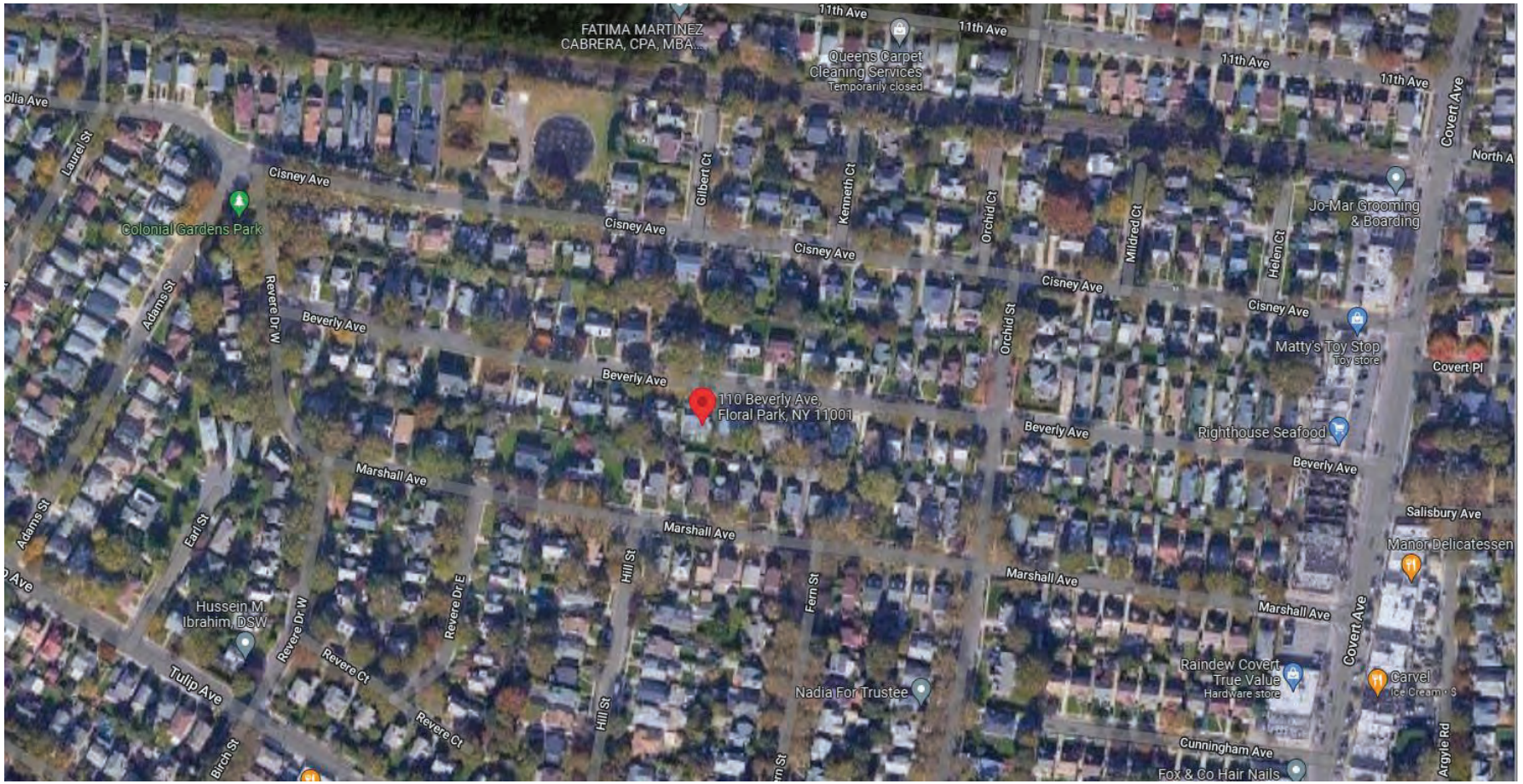
Katherine K. Thirkield
Clerk to the Board of Appeals

Final Decision of Public Hearing
Officially Filed
in the Clerks Office of the
INC. VILLAGE OF FLORAL PARK
on 9/9/93 Katherine K Thirkield
date signature

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
5	110	Beverly Avenue	32 / 262 / 113	Anthony DiGuglielmo	Special Exception Parking



110 Beverly Avenue (Aerial View)



Department of Buildings

NOTICE OF DISAPPROVAL

Date: 07.27.22

To: Anthony DiGuglielmo

Please take notice that your application to: Widen Driveway

at: 110 Beverly Avenue

Section: 32 Block: 262 Lot(s): 113

Is hereby disapproved contrary to the Zoning Code of the Inc. Village of Floral Park:

§ 99-16 (J.)(3.) In the event that a residential parcel shall contain a driveway which ends at the front building line, then parking shall be provided upon said driveway and upon any permitted paved area, pursuant to this subsection, in the front yard setback. No more than 25% of the front yard square footage of any residential lot, including driveway, may be paved and used for parking. Such paved area shall not extend from a point beginning one foot from the side property line more than a distance equal to 25% of the property width. Any paved walkway serving the premises shall be counted against the maximum 25% of the front yard square footage stated above unless said walkway is separated from the parking area by a green belt at least two feet in width.

The applicant seeks a special exception variance to maintain a driveway at 18' wide with 28.8% front yard coverage where 15' and 25% maximum is permitted as well as a corresponding walkway that exceeds the maximum 4' width.

This application has not been reviewed for Building Code compliance.

_____

Renee Marcus, AIA
Superintendent of Buildings

BOARD OF ZONING APPEALS

APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE

Property Information:

Property Address: 110 BEVERLY AVE

Business Name (If Commercial):

Section: Block: Lot: Zone:

Existing: ☑ Single Family ☐ 2-Family ☐ Commercial/Business ☐ Other:

Are there any Violations or Notices of Violations Outstanding on this Property? NO (If yes, attach copies.)

Applicant information: Incomplete applications will not be accepted

Applicant Name: Anthony DiGuglielmo Relationship of Applicant to Owner: OWNER

Mailing Address: 110 Beverly City: Floral Pk State: NY Zip: 11001

Phone Number: 917-559-2419 Email: DIGOCONSTRUCTION@GMAIL.COM

Owner Information:

Owner Name: Anthony DiGuglielmo

Mailing Address: 110 Beverly Ave City: Floral Pk State: NY Zip: 11001

Phone Number: 917-559-2419 Email: DIGOCONSTRUCTION@GMAIL.COM

Previous Appeals: (check one)

☐ A previous appeal has been made on this property (attach all relevant decisions)

☑ A previous appeal has not been made on this property

Type of Variance Applied For:

☐ Fence ☑ Special Exception Parking ☐ Generator

Variance or Relief Desired: ☐ Proposed ☐ Maintain (year built _____)

Special Exception Parking to Widen driveway From 15 As per Code to 18' for ADA Handicapp Safe passage.

Reason(s) Supporting Appeal: **(if necessary, submit separate attachment)**

My father-in-law who is disabled & been issued Handicapp placard by Village of Floral Park needs more space to get into car

Owner Signature:

Anthony DiGuglielmo

Signature of Property Owner

BOARD OF ZONING APPEALS

APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE

Affidavit of Individual Owner:

STATE OF NEW YORK)

ss.:

COUNTY OF ~~NASSAU~~ QUEENS)

CRYSTAL WILLIAMS being duly sworn, deposes and says that (s)he is the owner of the property described in this application and that the statements contained therein are true; that he/she is the appellant herein and he/she authorizes Anthony DiGuglielma to act as his/her agent and to make this application

Signature of Owner

Sworn before me this
3 day of JUNE, 2022

Notary Public

CRYSTAL JOY WILLIAMS
Notary Public, State of New York
No. 01WI6326020
Qualified in Queens County
Commission Expires June 08, 2022

Affidavit of Corporate Owner:

STATE OF NEW YORK)

ss.:

COUNTY OF ~~NASSAU~~ QUEENS)

_____ being duly sworn, deposes and says that (s)he is the _____

of _____ which is the owner of the property described in this application and that the statements contained therein are true; that _____ is the appellant herein and hereby authorizes _____ to act as his/her agent and to make this application.

N/A

_____
Name of Corporation

By: _____
Signature and Title

Sworn before me this
_____ day of _____, 20____

_____
Notary Public

BOARD OF ZONING APPEALS

APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE

Special Exception Parking Questionnaire (note: this form required only for special exception parking application)

Size of Property: 60 x 100

Size of Dwelling: Single Family 2800 SF

What year was the property purchased? 2017

Is there a garage? ☐ No ☑ Yes – One Car ☐ Yes – Two Car

How many cars are registered to the subject property? Three

How many cars park overnight? 1 in garage 2 in driveway

Are any parked cars owned by someone other than the residents of the dwelling? ☐ Yes ☑ No
If yes, who do these cars belong to?

Type of property? ☑ One-Family ☐ Two-Family

If two-family: N/A

How long has the dwelling been used as a two family? N/A

Who resides on first floor? ☐ Owner ☐ Tenant
How mays persons reside on first floor? _____ Adults _____ Minors

Who resides on second floor? ☐ Owner ☐ Tenant
How mays persons reside on second floor? _____ Adults _____ Minors

Who resides on third floor? ☐ Owner ☐ Tenant
How mays persons reside on third floor? _____ Adults _____ Minors

How long has tenant(s) occupied apartment?

Is tenant related to owner?

Does tenant pay rent?

By signing this document, I understand that no vehicle shall be permitted to be parked so as to overhang a sidewalk. No vehicle shall be permitted to be parked on grass or dirt. No permit under this section shall be for more than two years. A special exception permit may be renewed by the Zoning Board of Appeals without hearing and without fee upon the owner of the premises submitting a duly sworn affidavit that the special circumstances that constituted unnecessary hardship or practical difficulty to grant the permit still exist. Copies of the registrations of all vehicles maintained at the premises shall be attached to the affidavit. A permit may be renewed for two periods of two years each.

I understand that any improvements made to the premises as a result of a special exception permit granted pursuant to this chapter shall be removed upon the expiration of that special exception permit and that the premises shall be converted back to their original condition as if the special exception permit was not granted.

Signature of Applicant

CONGRATS
GRADUATE
2022
WELCOME

NEW YORK
STATE OF
OPPORTUNITY
Department of
Motor Vehicles
MV-664 (1/17)
4979961
NOT TRANSFERABLE
JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
DEC
Permit expires last day of month & year punched.
07/2025/96D
2018
2019
2020
2021
2022
2023
2024
Issuing Locality and Phone No.:
INC. VILLAGE
FLORAL PARK
516-326-6500
REMOVE FROM REARVIEW
MIRROR WHEN DRIVING

FS-20 **NEW YORK STATE INSURANCE IDENTIFICATION CARD**

646 ALLMERICA FINANCIAL ALLIANCE CO

Name & Address of Issuer
ALLMERICA FINANCIAL ALLIANCE CO
440 LINCOLN STREET,
WORCESTER MA, 01653

Policy Number
A1Y-H713591

Effective Date	Expiration Date
08082021	08082022
12:01 a.m.	12:01 a.m.

(Not acceptable to obtain registration after 45 days from effective date.)

An authorized NEW YORK insurer has issued an Owner's Policy of Liability Insurance complying with Article 6 (Motor Vehicle Financial Security Act) of the NEW YORK Act) of NEW YORK Vehicle and Traffic Law to:

DIGUGLIELMO,ANTHONY
DIGUGLIELMO,LINDA,A
110 BEVERLY AVE
FLORAL PARK NY 11001

Applicable with respect to the following Motor Vehicle.

Year	Make
2016	BMW

5UXKR0C51G0S91882
Vehicle Identification Number

Keep this document to show to the police and courts

MV-83KCR (2/18) **NEW YORK STATE REGISTRATION DOCUMENT**

E PAS
CTX2472
2016 BMW NONTRANSFERABLE
SUBN WH 5UXKR0C51G0S91882
4790 G 6 I3059670 DEC 27 2019
Wt/Seats Fuel/Cyl WEB WEBCDA

Expires 01/08/22
DIGUGLIELMO,LINDA,A *NYMA*
110 BEVERLY AVE 44.00
FLORAL PARK NY 11001 ANNUAL CHG
AMT PAID (INCL ADD CHG)
719049DR VOID IF ALTERED EXCEPT FOR ADDRESS 168.00

FS-20 **NEW YORK STATE INSURANCE IDENTIFICATION CARD**

646 ALLMERICA FINANCIAL ALLIANCE CO

Name & Address of Issuer
ALLMERICA FINANCIAL ALLIANCE CO
440 LINCOLN STREET,
WORCESTER MA, 01653

Policy Number
A1Y-H713591

Effective Date	Expiration Date
08082021	08082022
12:01 a.m.	12:01 a.m.

(Not acceptable to obtain registration after 45 days from effective date.)

An authorized NEW YORK insurer has issued an Owner's Policy of Liability Insurance complying with Article 6 (Motor Vehicle Financial Security Act) of the NEW YORK Act) of NEW YORK Vehicle and Traffic Law to:

DIGUGLIELMO,ANTHONY
DIGUGLIELMO,LINDA,A
110 BEVERLY AVE
FLORAL PARK 11001

Applicable with respect to the following Motor Vehicle.

Year	Make
2020	JEEP

3C4NJDBB8LT258167
Vehicle Identification Number

Keep this document to show to the police and courts

MV-83STR (2/18) **NEW YORK STATE REGISTRATION DOCUMENT**

X PAS
KFS3523
2020 JEEP NONTRANSFERABLE
SUBN GY 3C4NJDBB8LT258167
003373 G 4 HN449313 SEP 15 2020
Wt/Seats Fuel/Cyl DLM MSN0C5

Expires 09/14/2
DIGUGLIELMO,ANTHONY *NYMA*
110 BEVERLY AVE 27.50
FLORAL PARK NY 11001
ANNUAL CHG
AMT PAID (INCL ADD CH
HN449313 VOID IF ALTERED EXCEPT FOR ADDRESS 215.0

FS-20 **NEW YORK STATE INSURANCE IDENTIFICATION CARD**

646 ALLMERICA FINANCIAL ALLIANCE CO

Name & Address of Issuer
ALLMERICA FINANCIAL ALLIANCE CO
440 LINCOLN STREET,
WORCESTER MA, 01653

Policy Number
A1Y-H713591

Effective Date	Expiration Date
08082021	08082022
12:01 a.m.	12:01 a.m.

(Not acceptable to obtain registration after 45 days from effective date.)

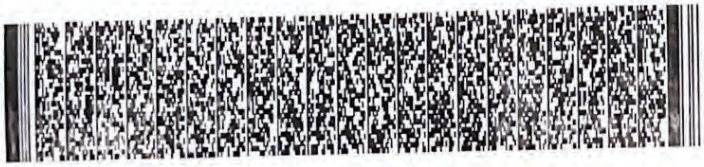
An authorized NEW YORK insurer has issued an Owner's Policy of Liability Insurance complying with Article 6 (Motor Vehicle Financial Security Act) of the NEW YORK Act) of NEW YORK Vehicle and Traffic Law to:

DIGUGLIELMO,ANTHONY
DIGUGLIELMO,LINDA,A
110 BEVERLY AVE
FLORAL PARK 11001

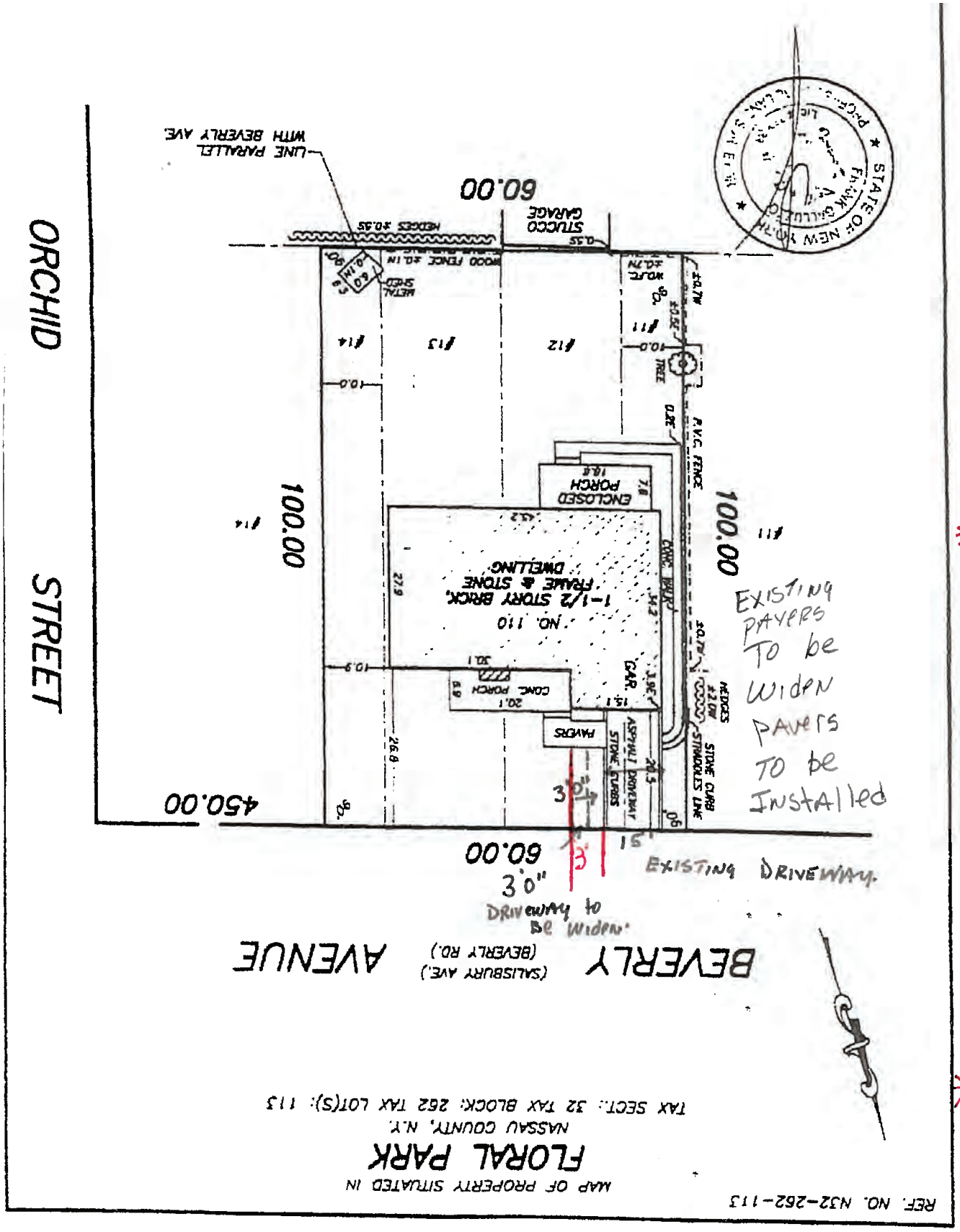
Applicable with respect to the following Motor Vehicle.

Year	Make
2022	AUDI

WA1EECF3XN1089758
Vehicle Identification Number



NEW CAR
I HAVE NOT
Received
Registration yet
6/6/2022



* EXISTING DRIVEWAY 15'

Remove 1' Green space

Incorporate 1' greenspace 2' walkway.

TOTAL Hard scape 18'

* FOR ADA PASSAGE to CAR

PRIOR VARIANCE
DENIAL FROM 2019

MAYOR
DOMINICK A. LONGOBARDI

TRUSTEE
KEVIN M. FITZGERALD

TRUSTEE
DR. LYNN POMBONYO

TRUSTEE
ARCHIE T. CHENG, ESQ.

TRUSTEE
FRANK J. CHIARA

Incorporated Village of Floral Park

ONE FLORAL BOULEVARD, PO BOX 27, FLORAL PARK, NY 11002
TELEPHONE 516-326-6300
VILLAGE HALL FAX 516-326-2734
BUILDING DEPARTMENT FAX 516-326-2751 PUBLIC WORKS DEPARTMENT FAX 516-326-6435
WWW.FPVILLAGE.ORG

VILLAGE ADMINISTRATOR
GERARD M. BAMBRICK

VILLAGE CLERK
SUSAN E. WALSH

SUPERINTENDENT
PUBLIC WORKS & BUILDINGS
STEPHEN L. SIWINSKI

POLICE COMMISSIONER
STEPHEN G. McALLISTER

June 25, 2019

Mr. Anthony DiGuglielmo
110 Beverly Avenue
Floral Park, NY 11001

Re: Zoning Board of Appeals
110 Beverly Avenue, Floral Park, NY

Dear Mr. DiGuglielmo:

Enclosed please find a copy of the decision of the Board of Appeals, which denies the variance, as stated within.

Very truly yours,
Incorporated Village of Floral Park

Lucille Langone mf

Lucille Langone
Clerk to the Board of Appeals

encl
cc: Board of Appeals
Village Administrator
Mayor
Board of Trustees
Building Department
Zoning Counsel
Village Code Inspector

BOARD OF APPEALS
Hearing held June 12, 2019
at 8:00 p.m. at the Village Hall

PRESENT:	Chairman	Christopher Downes
	Members	Sandra Munz
		Gary Parisi
		Dennis McEnery
		Kevin Flood

A transcript of the hearing is attached hereto and made part of these minutes.

LEGAL NOTICE

This application is made subject to the provisions of Article IX, Section 99-61, of the Zoning Ordinance of the Incorporated Village of Floral Park.

The property for which said variance is applied for is located 450 feet west of Orchid Street on the south side of Beverly Avenue, and known as 110 Beverly Avenue, Section 32, Block 262, Lot 113 on the Nassau County Land and Tax Map.

A copy of the application is on file in the Public Works/Building Department facility located at the foot of Stewart Street in the Village of Floral Park and may be examined by any persons interested therein during business hours, Monday through Friday, inclusive, except legal holidays from 8:30 a.m. to 4:00 p.m.

NOW TAKE NOTICE, that all parties in interest and citizens will be given the opportunity to be heard at the aforesaid time and place.

BY ORDER OF THE BOARD OF APPEALS
INCORPORATED VILLAGE OF FLORAL PARK, NY
Lucille Langone, Zoning Board Clerk
Dated: May 2019

LEGAL NOTICE
NOTICE OF PUBLIC HEARING
INC. VILLAGE OF FLORAL PARK, NY

NOTICE IS HEREBY GIVEN that the Board of Appeals of the Incorporated Village of Floral Park, will hold a public hearing in the Village Hall, No. 1 Floral Boulevard, Floral Park, New York on Wednesday, June 12, 2019 at 8:00 p.m. relative to the following application:

Application of Anthony DiGuglielmo, owner of 110 Beverly Avenue, Floral Park, NY 11001 for a variance from Chapter 99, Article IV, Section 99-16 J (3) permits driveways that end at the front line of the premises to be not more than 25% of the area of the front yard. Applicant proposes to construct a driveway covering 28.8% of the front yard area.

PUBLIC DECISION

In the matter of the application of Anthony DiGuglielmo, owner of 110 Beverly Avenue, Floral Park, NY for a variance from Chapter 99, Article IV, Section 99-16 J(3), permits driveways that end at the front line of the premises to be not more than 25% of the area of the front yard. Applicant proposes to construct a driveway covering 28.8% of the front yard area. The property is located 450 feet west of Orchid Street on the south side of Beverly Avenue, and known as 110 Beverly Avenue, Section 32, Block 262, Lot 113 on the Nassau County Land and Tax Map.

Member McEnery offered the following Resolution and moved its adoption:

WHEREAS, at the Public Hearing, all those who expressed a desire to be heard were heard, and

WHEREAS, all of the members of the Board have surveyed and investigated the subject premises, its surroundings and other pertinent matters and circumstances in connection therewith, and

WHEREAS, the application and all testimony and exhibits presented at the hearing have been carefully considered, and due deliberation given thereto, and

WHEREAS, the Board now makes the following findings:

FIRST: Applicant is the owner of the subject premises, improved by an existing one and one-half story single-family residence with an attached garage on a lot 60' in width along Beverly Avenue and 100' in depth.

SECOND: Applicant proposes to expand an existing driveway so as to cover 28.8% of the front yard. The present Zoning Code requires that a driveway ending at the front line of the premises cover no more than 25% of the area of the front yard.

THIRD: The variance is denied. The benefits sought by the Applicant are outweighed by the detriment to the health, safety and welfare of the community.

FOURTH: The additional paved area would cause an undesirable change to the character of this residential area of the Village. The variance will be detrimental to nearby property owners.

FIFTH: The benefit sought by the Applicant can be achieved without the variance. The variance will result in adverse physical impacts on the area due to the excessive paving of the front yard.

SIXTH: The variance sought is substantial as it would result in a 16% deviation from the requirements of the Code.

SEVENTH: Finally and although not dispositive, the difficulty encountered by the Applicant could be deemed to be self-created as it arises solely from a desire to expand a driveway in a manner that deviates substantially from the Code's requirements.

EIGHTH: Accordingly, the variance is denied.

NOW THEREFORE, be it resolved, that by reason of the foregoing, the application of Anthony DiGuglielmo, owner of 110 Beverly Avenue, for the variance, is denied, as stated above.

The Resolution was seconded by Member Parisi and adopted on roll call as follows:

Chairman	Downes	Aye
Member	Munz	Aye
	Parisi	Aye
	McEnery	Aye
	Flood	Aye

On motion duly made, Chairman Downes closed the hearing at 8:48 p.m.

Lucille Langone
Lucille Langone
Clerk to the Zoning Board of Appeals

Final Decision of Public Hearing
Officially Filed
in the Clerks Office of the
Inc. VILLAGE OF FLORAL PARK
on 6/26/19 Lucille Langone
date signature