



## **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

June 14, 2023

8:00 pm

Village Hall Court Room

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
1	90	Jericho Turnpike	32 / 55 / 108	Rajan Patiwana	Install Fixed Canopies and a Third Building Mounted Sign
2	95	Landau Avenue	32 / 732 / 5	James Wysocki	Addition
3	52	Hickory Street	32 / 223 / 4-5	Paul and Heather Ascencio	Maintain Driveway & Walkway

Questions about the projects can be emailed to [BZA@FPVillage.org](mailto:BZA@FPVillage.org) prior to the meeting to allow for the Village and Applicant to be prepared with answers

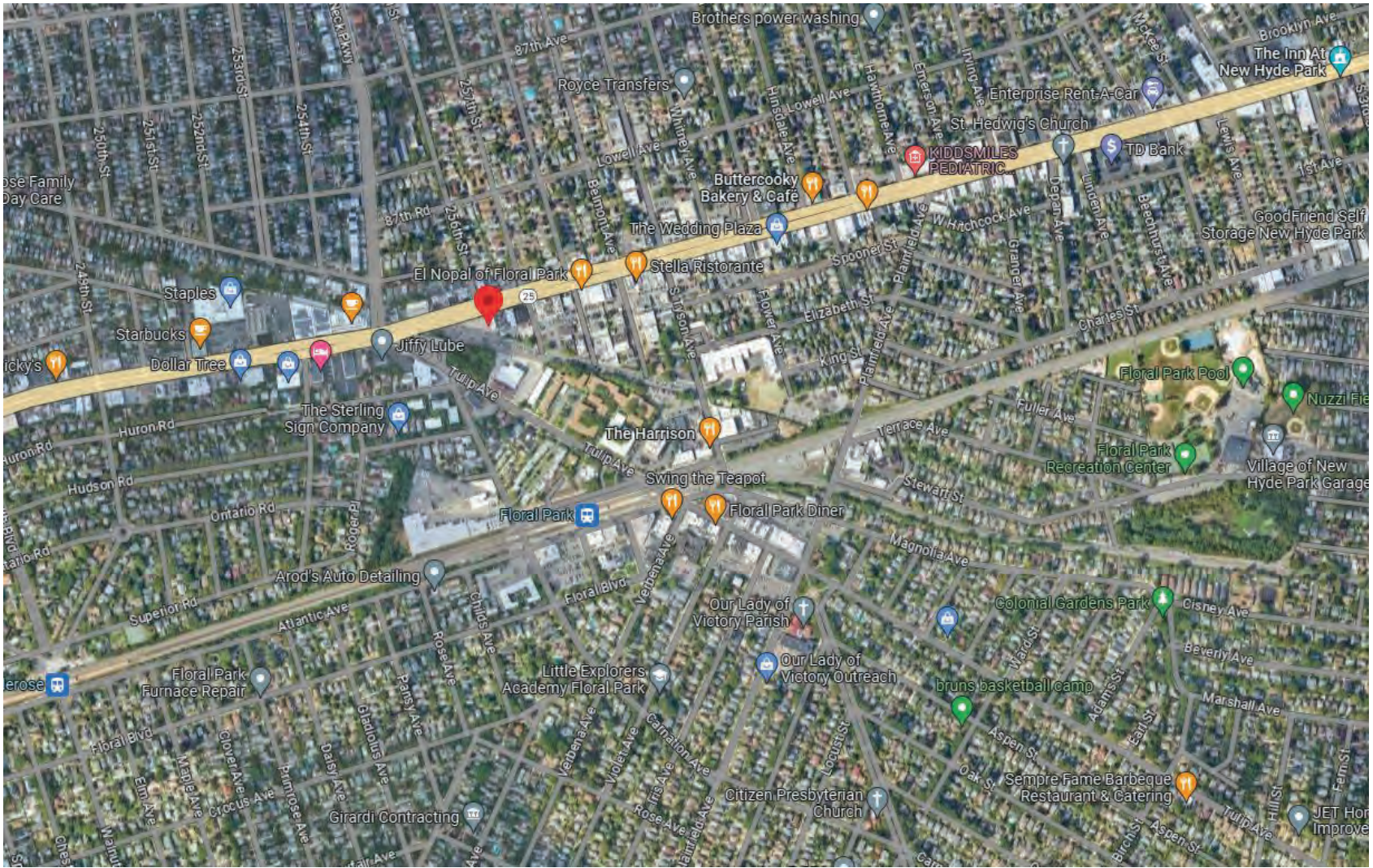
Supporting documents will be posted to the Board of Zoning Appeals web page at least 24 hours prior to the meeting.

Click [here](#) for the BZA webpage

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
1	90	Jericho Turnpike	32 / 55 / 108	Rajan Patiwana	Install Fixed Canopies and a Third Building Mounted Sign



# 90 Jericho Turnpike (Aerial View)



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 14, 2023 at 8:00 p.m. relative to the following application:

Application of Rajan Patiwana, owner of EXXE Corp., the ground lease tenant of BHP Realty, LLC, owner of 90 Jericho Turnpike, Floral Park, NY 11001 "Taco Bell" for a variance from § 99-31 (A.) The following signs shall be permitted in any B-1, B-2 or B-3 District in accordance with the requirements herein and after approval by the Architectural and Preliminary Site Review Board; Wall sign attached to a building wall facing on a public street or parking area and advertising only the business conducted in such building. The applicant is proposing a sign mounted to the east side of the building which does not face a street or a parking area.

§ 99-34 (A.) (2) No canopy shall project more than 18 inches from the wall. The applicant is proposing four (4) permanently fixed canopies which project approximately 48" – 54" from the front façade.

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 which said variance is applied for is located 162.36 feet west of the intersection of Garfield Avenue and Jericho Turnpike on the south side of Jericho Turnpike and known as 90 Jericho Turnpike, Section 32, Block 55, Lot(s) 108 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  
Margaret Fowler, Acting Zoning Board Secretary

Dated: May 2023



**Department of Buildings**  
**NOTICE OF DISAPPROVAL**

Date: 11.03.21

To: Rajan Patiwana

Please take notice that your application to: Install Fixed Canopies and a Third Building Mounted Sign  
at: 90 Jericho Turnpike

Section: 32            Block: 55            Lot(s): 108

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

**§ 99-31 (A.)** The following signs shall be permitted in any B-1, B-2 or B-3 District in accordance with the requirements herein and after approval by the Architectural and Preliminary Site Review Board; Wall sign attached to a building wall facing on a public street or parking area and advertising only the business conducted in such building.

*The applicant is proposing a sign mounted to the east side of the building which does not face a street or a parking area.*

**§ 99-34 (A.) (2)** No canopy shall project more than 18 inches from the wall.

*The applicant is proposing four (4) permanently fixed canopies which project approximately 48" – 54" from the front façade.*

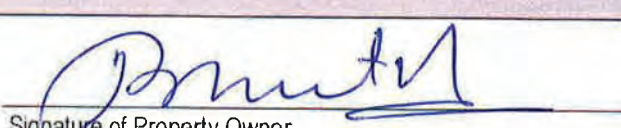
If you choose to file for a variance to appeal this decision, an application and instructions can be obtained from the Building Department or the Village website at [fpvillage.org/departments/building-department/](http://fpvillage.org/departments/building-department/)

This application has not been reviewed for Building Code compliance.

\_\_\_\_\_  
Renee Marcus, AIA  
Superintendent of Buildings



**BOARD OF ZONING APPEALS  
APPLICATION FOR VARIANCE**

<b>Property Information:</b>			
Property Address: 90 Jericho Tpke. - Floral Park, New York			
Business Name (If Commercial): Taco Bell			
Section: 32	Block: 55	Lot: 108	Zone: B2 Business
Existing:	<input type="checkbox"/> Single Family	<input type="checkbox"/> 2-Family	<input checked="" type="checkbox"/> Commercial/Business <input type="checkbox"/> Other:
Are there any Violations or Notices of Violations Outstanding on this Property? (If yes, attach copies.)			
<b>Applicant information:</b>		Incomplete applications will not be accepted	
Applicant Name: EXXE Corp.	Relationship of Applicant to Owner: Lessee		
Mailing Address: 35 Bristol Drive	City: Manhasset	State: NY	Zip: 11030
Phone Number: (516) 225-0672	Email: am1pm@aol.com		
<b>Owner Information:</b>			
Owner Name: BHP Realty, LLC			
Mailing Address: 179-15 Hillside Avenue	City: Jamaica	State: NY	Zip: 11432
Phone Number: (718) 468-6885	Email: btudelta@gmail.com		
<b>Previous Appeals: (check one)</b>			
<input checked="" type="checkbox"/> A previous appeal has been made on this property (attach all relevant decisions)			
<input type="checkbox"/> A previous appeal has not been made on this property			
<b>Type of Variance Applied For:</b>			
Article <u>VI</u> Section <u>99-31 (A)</u> / <u>99-34 (A)</u> of Code			
<b>Variance or Relief Desired:</b> <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Maintain (year built _____)			
Proposed wall sign on east side of building that does not face a street or parking area.			
Proposed four (4) permanently fixed awnings with projections of 48"-54" from the building.			
<b>Reason(s) Supporting Appeal: (if necessary, submit separate attachment)</b>			
Wall sign faces east, addressing traffic flow from that direction on Jericho Tpke.			
Awnings are decorative and are part of the National Branding image for Taco Bell.			
<b>Owner Signature:</b>			
 Signature of Property Owner			



**BOARD OF ZONING APPEALS  
APPLICATION FOR VARIANCE**

**Affidavit of Individual Owner:**

STATE OF NEW YORK )

ss.:

COUNTY OF NASSAU )

\_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public

**Affidavit of Corporate Owner:**

STATE OF NEW YORK )

ss.:

COUNTY OF NASSAU )

BHARAT PATEL being duly sworn, deposes and says that (s)he is the MEMBER of BHP Realty, LLC which is the owner of the property described in this application and that the statements contained therein are true; that EXXE Corp. (Rajan Patiwana) is the appellant herein and hereby authorizes \_\_\_\_\_ to act as his/her agent and to make this application.

BHP REALTY LLC  
Name of Corporation

By: [Signature] MEMBER  
Signature and Title

Sworn before me this 8<sup>th</sup> day of MARCH, 20 23

[Signature]  
Notary Public

VIEJA SIERRA  
NOTARY PUBLIC STATE OF NEW YORK  
LIC # 01SI6215416  
COMM EXP 12/28/25  
COMMISSION IN QUEENS COUNTY





# BOARD OF ZONING APPEALS

## APPLICATION FOR VARIANCE

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

STATE OF NEW YORK )

ss.:

COUNTY OF NASSAU )

I, Rajan Patiwana being duly sworn, deposes and say:

1. I am the President of EXXE Corp., 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 35 Bristol Drive - Manhasset, NY 11030

-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: None

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: None

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 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: May 1, 2017

Lease Expires: May 1, 2042 (25 years)

Name of Lessee: EXXE Corp.

Home Address: 35 Bristol Drive - Manhasset, I NY 11030

(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: None

(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 6 day of March, 2023

Notary Public

PETER R. CHATZINOFF  
Notary Public, State of New York  
No. 4535409  
Qualified in Nassau County  
Term Expires June 6 2023

## 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <b>Taco Bell</b>			
Project Location (describe, and attach a location map): <b>90 Jericho Tpke. - Floral Park, New York (south side Jericho Tpke. Between Tulip Ave and Garfield Ave.)</b>			
Brief Description of Proposed Action: <b>Proposed Taco Bell Restaurant with drive-through. Sign and awning variance.</b>			
Name of Applicant or Sponsor: <b>Rajan Patiwana</b>		Telephone: (516) 225-0672 E-Mail: <b>am1pm@aol.com</b>	
Address: <b>35 Bristol Drive -</b>			
City/PO: <b>Manhasset</b>		State: <b>NY</b>	Zip Code: <b>11030</b>
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.			NO <input type="checkbox"/>
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: <b>Village of Floral Park Sign Permits</b>			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <u>0.305</u> acres			
b. Total acreage to be physically disturbed? <u>0.305</u> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>0.305</u> acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

asset

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations? Use Variance granted May 9, 2018	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <ul style="list-style-type: none"> <li>a. Will storm water discharges flow to adjacent properties?</li> <li>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</li> </ul> If Yes, briefly describe: <u>On-Site storm drains provided.</u>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>RAJAN PATIWANA</u> Date: <u>03/08/2023</u>		
Signature: <u></u> Title: <u>President</u>		

**PRINT FORM**

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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.

<input type="checkbox"/> 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.	
<input type="checkbox"/> 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**

**200' Radius Map**  
**Section/Block/Lot: 32-55-108**  
**90 JERICHO TPKE. FLORAL PARK, 11001**

**Nassau County Department of Assessment**



**Legend**

- Target Lot: 32-55-108
- 200' Radius
- Outside 200'

1 inch = 40 feet



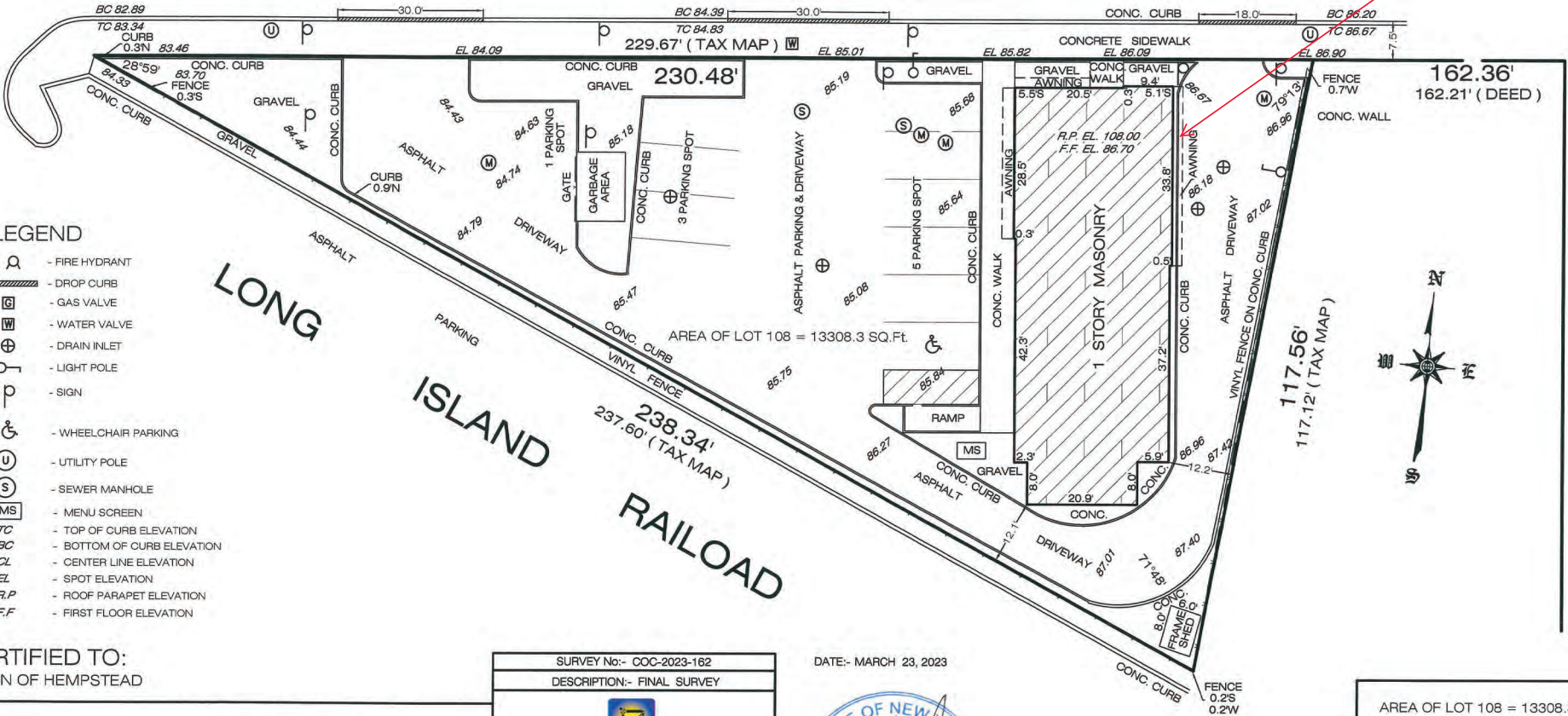
CL 83.33

CL 85.01

CL 86.49

# JERICO TURNPIKE

LOCATION OF PROPOSED SIGN



## LEGEND

- FIRE HYDRANT
- DROP CURB
- GAS VALVE
- WATER VALVE
- DRAIN INLET
- LIGHT POLE
- SIGN
- WHEELCHAIR PARKING
- UTILITY POLE
- SEWER MANHOLE
- MENU SCREEN
- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
- CENTER LINE ELEVATION
- SPOT ELEVATION
- ROOF PARAPET ELEVATION
- FIRST FLOOR ELEVATION

CERTIFIED TO:  
TOWN OF HEMPSTEAD

- NOTES:
- THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
  - PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
  - IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.
  - ARCHITECTS MUST ORDER A TOPOGRAPHICAL MAP SPECIFYING THEIR EXACT NEEDS.
  - CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS, OR ROADWAYS IN THE STREETS SHOWN HEREON.
  - SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.
  - EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
  - ALL ELEVATIONS SHOWN REFER TO THE 1988 NAVD.

SURVEY No:- COC-2023-162  
DESCRIPTION:- FINAL SURVEY

**C.O.C. MAPPING CORP.**  
COORDINATES OF CONSTRUCTION

91-22 215th PLACE  
QUEENS VILLAGE, N.Y. 11428  
TELEPHONE (347)239-9844  
EMAIL:- COCMAPPING@GMAIL.COM

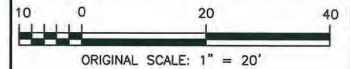
DATE:- MARCH 23, 2023



COMPUTED:-MJ | DRAFTED:-CJ | CHECKED:-SK | © ALL RIGHTS RESERVED 2023



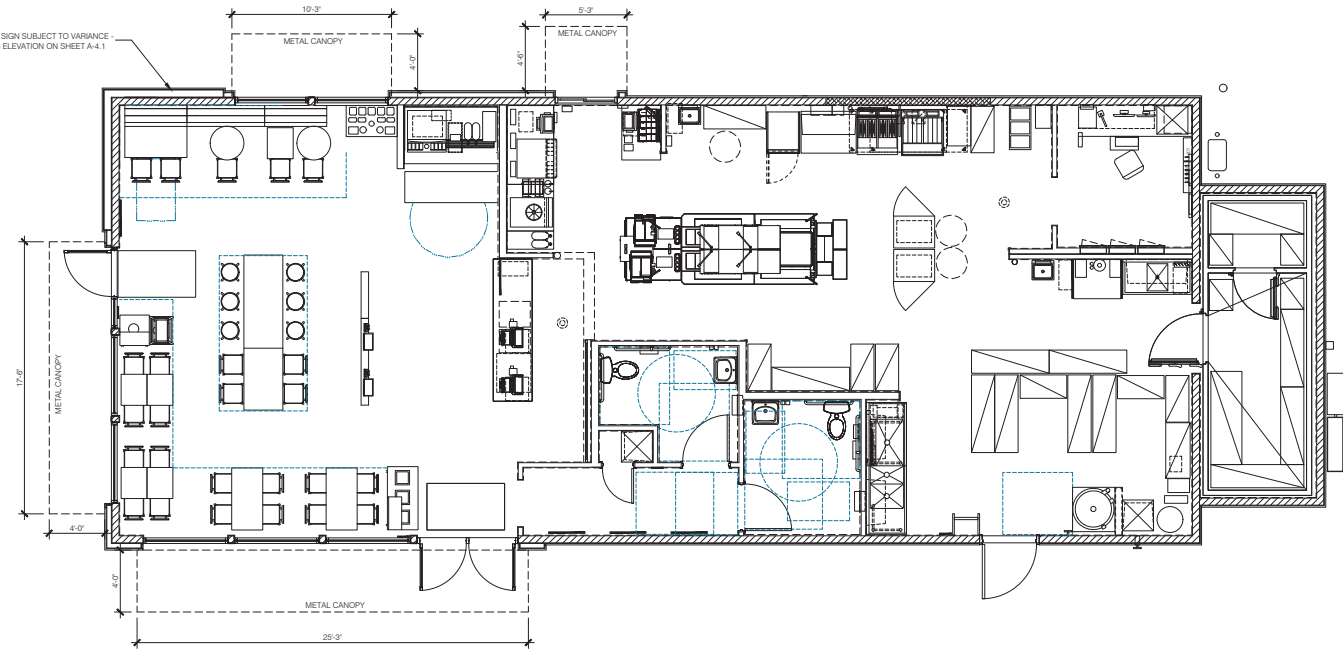
AREA OF LOT 108 = 13308.3 SQ.Ft.



SURVEY OF PROPERTY AT  
TOWN OF HEMPSTEAD  
NASSAU COUNTY, N.Y.  
TAX SECTION: 32  
TAX BLOCK: 55 TAX LOT: 108

GARFIELD AVENUE

LOCATION OF SIGN SUBJECT TO VARIANCE - SEE BUILDING ELEVATION ON SHEET A-4.1



**BAR - Architecture, P.C.**  
 Architectural Planning & Design  
 140 Motor Parkway - Suite 201  
 Hauppauge, New York 11766  
 Tel: (631) 567-6767 Fax: (631) 567-6616  
 MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS



REVISION B	DEC16
REVISION C	MAR17
REVISION D	5-24-19
REVISION E	ENDEAVOR 5-18-21

CONTRACT DATE: XX.XX.XX  
 BUILDING TYPE: EXPLORER MED40  
 PLAN VERSION: DECEMBER 2016  
 SITE NUMBER: XXX-XXX  
 STORE NUMBER: XXXXX

**EQUIPMENT/SEATING PLAN** 1/4"=1'-0" **A**

TAG	QTY	ITEM DESCRIPTION
T-105	5	RETRO CHAIR - 18
T-201e	6	BARREL BARSTOOL - 29 PURPLE WOOD SEAT
T-3020e	2	BENCH BACK REST - 48" (PURPLE STAINED WOOD)
T-302e	2	BENCH SEAT - 48"
T-3030e	1	BENCH BACK REST - 60" (PURPLE STAINED WOOD)
T-303e	1	BENCH SEAT - 60"
T-401e	1	HUB TABLE - 72" - HIGH TOP
T-402e	1	HUB TABLE - 48" - ADA
T-405e	5	LAMINATE TABLE - 24 X 20 X 30 - 2 TOP
T-408e	3	LAMINATE TABLE ADA - 24 X 48 X 30 - 4 TOP
T-411e	2	SS TABLE - 24 DIA X 30 - 2 TOP
T-415	1	SS TABLE - 24 DIA X 30 - 2 TOP
T-416	2	LAMINATE TABLE ADA - 24 X 48 X 30 - 4 TOP
T-505e	1	COUNTER TOP - 48" X 20" X 30"
T-506e	1	COUNTER TOP - 60" X 20" X 30"
T-613e	1	POS COUNTER 121 - 3 POS

TAG	QTY	ITEM DESCRIPTION
T-620e	1	CONDIMENT COUNTER - RECTANGLE
T-706e	1	WASTE ENCLOSURE - SINGLE
T-708e	1	WASTE ENCLOSURE - 3 STREAM
T-801e	1	KIOSK 1/2 TOWER
T-901e	29	CHAIR - LAMINATE SEAT
T-903	4	BENCH SEAT - 48"
T-904	3	BENCH SEAT - 60"

QTY	NAME	FAMILY	FRAME OR MATERIAL	SIZE	LOCATION
1	HYPNOTIZE MC BELL	D	MET	156"-F.1 3017'-6"	SEE AB.0
1	CAMO PATTERN	D	F01	28x40	SEE AB.0
1	CAMO PATTERN	D	F01	28x40	SEE AB.0
1	CAMO PATTERN	D	F01	28x40	SEE AB.0
1	CAMO PATTERN	D	F01	28x40	SEE AB.0

**DECOR**  
 1. REFER TO SC SHEETS FOR SCOPE OF WORK RESPONSIBILITIES.  
 2. (H) - SYMBOL DENOTES A HIGH TABLE OR DINING COUNTER WITH STOOLS.  
 3. (C) - SYMBOL DENOTES A HANDICAP ACCESSIBLE TABLE.

- (H) HOOD FIRE SUPPRESSION SYSTEM (ANSUL R-102 OR EQUAL)
- (S) SEE SHEET A1.1 FOR SECURITY DOOR PACKAGE.
- (M) MAINTAIN 36" MIN CLEAR AISLE EGRESS PATHS TO EXIT DOORS.
- (N) NOT USED.
- (A) ALERT LIGHT BOX FOR 3-COMP POWER SOAK.
- (P) PULL STATION @ 3'-9" A.F.F.
- (G) GAS LINE DOWN TO EQUIPMENT.
- (C) COORDINATE LOCATION OF HORIZ PVC SYRUP CHASE THRU WALL TO COUNTER.
- (N) NOT USED.
- (S) SWITCHGEAR / ELECTRIC PANELS.
- (L) HOOP LADDER, SEE DETAILS 4 & 7/A6.0.
- (L) W LADDER.
- (S) SAFE.
- (S) SPLASH GUARD. SEE 9 / A6.3.
- (W) WALL MOUNTED ABC FIRE EWKTINGUISHER
- (D) FOR DUAL-FLEX LINE AND F-FLEX LINE SUB-EQUIPMENT SEE SHEET AB.3.

GENERAL NOTES		C1
STORAGE TYPE	LINEAR FT.	
DRY STORAGE	53	
COLD STORAGE	25	
FROZEN STORAGE	10	

**SHELVING QUANTITIES REQUIRED** **C2**

**KEYNOTES** **B**

**SEATING PACKAGE - BY SEATING VENDOR U.O.N. (TOTAL SEATS = 33 INT, 0 EXT.)** **E**

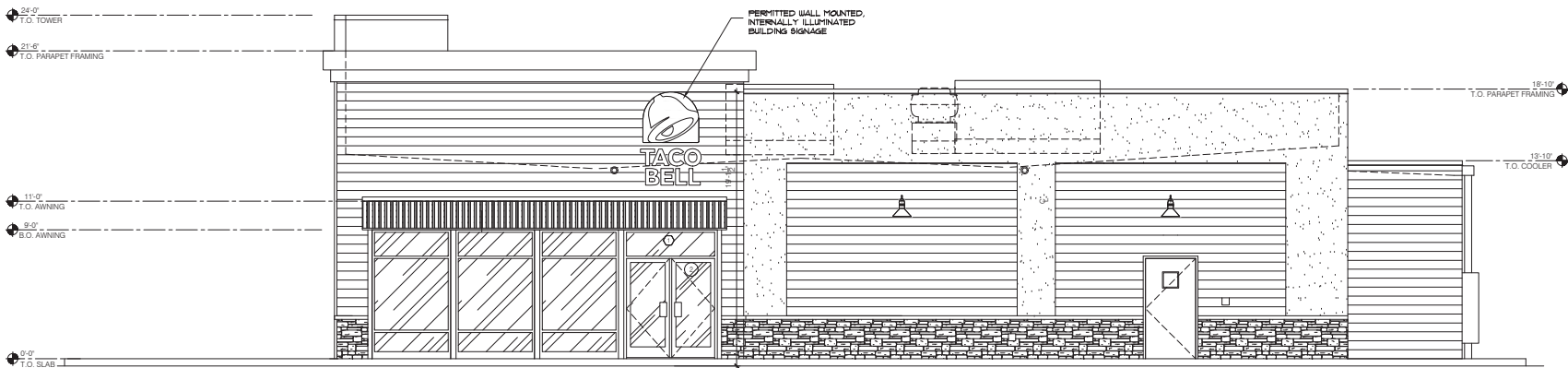
**ARTWORK SCHEDULE** **D**

TACO BELL  
 JERICHO TURNPIKE  
 FLORAL PARK NY



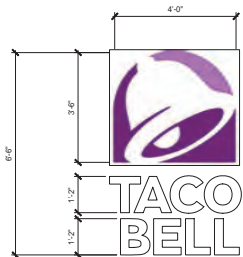
**EQUIPMENT AND SEATING PLAN**

**A2.0**



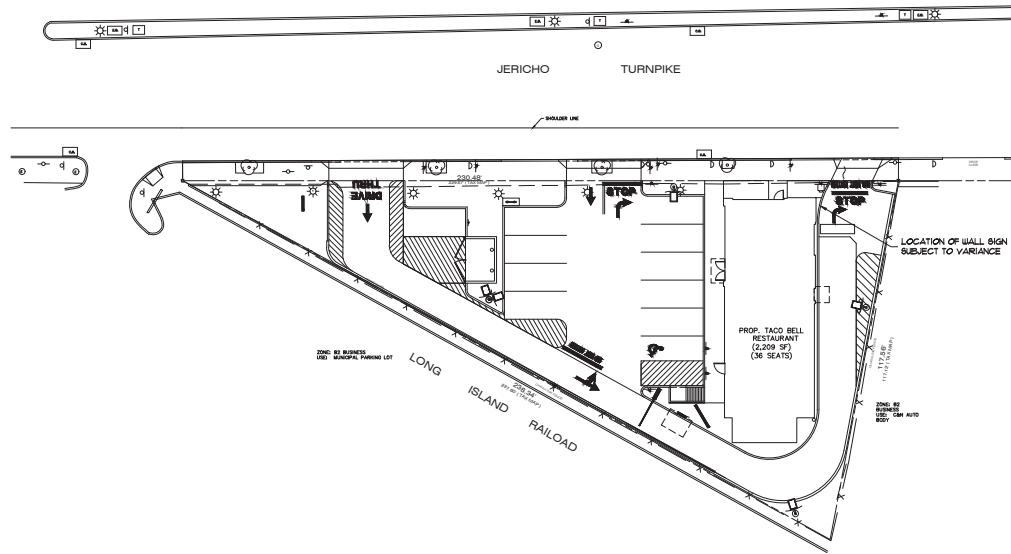
**RIGHT SIDE ELEVATION (WEST)** 1/4" = 1'-0"

A



**BUILDING SIGN DETAIL**

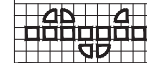
B



**PLOT PLN**

D

**BAR - Architecture, P.C.**  
 Architectural Planning & Design  
 140 Motor Parkway - Suite 201  
 Hauppauge, New York 11768  
 Tel: (631) 567-6767 Fax: (631) 567-6616  
 MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS




CONTRACT DATE: XX.XX.XX  
 BUILDING TYPE: EXPLORER MED40  
 PLAN VERSION: DECEMBER 2016  
 SITE NUMBER: XXX-XXX  
 STORE NUMBER: XXXXXX

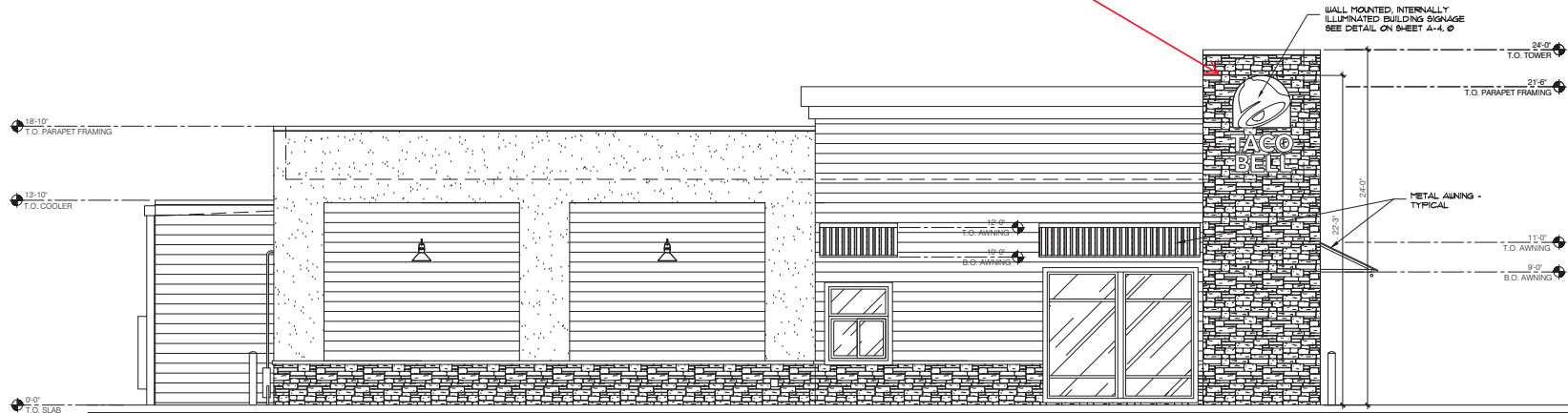
**TACO BELL**  
 JERICHO TURNPIKE  
 FLORAL PARK, NY



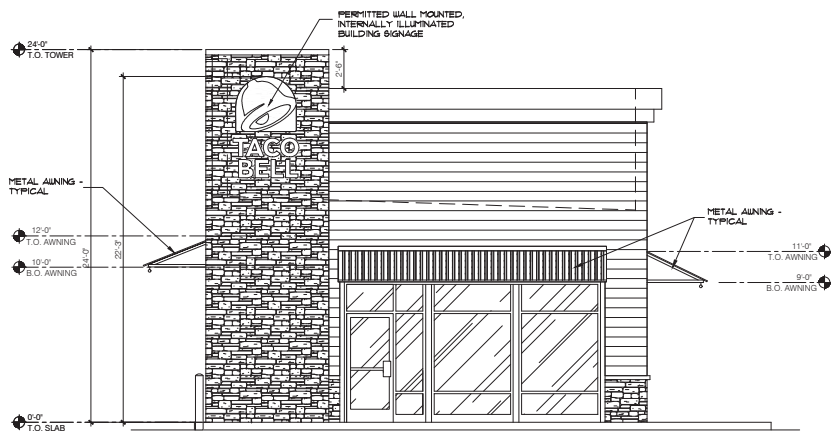
**EXTERIOR  
 ELEVATIONS**

**A4.0**

PROPOSED SIGN



LEFT SIDE ELEVATION (EAST) 1/4" = 1'-0" A



FRONT ELEVATION (NORTH) 1/4" = 1'-0" C

BAR - Architecture, P.C.  
 Architectural Planning & Design  
 140 Motor Parkway - Suite 201  
 Hauppauge, New York 11768  
 Tel: (631) 567-6767 Fax: (631) 567-6816  
 MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS




CONTRACT DATE: XX.XX.XX  
 BUILDING TYPE: EXPLORER.MED40  
 PLAN VERSION: DECEMBER 2016  
 SITE NUMBER: XXX-XXX  
 STORE NUMBER: XXXXX

TACO BELL  
 JERICHO TURNPIKE  
 FLORAL PARK, NY



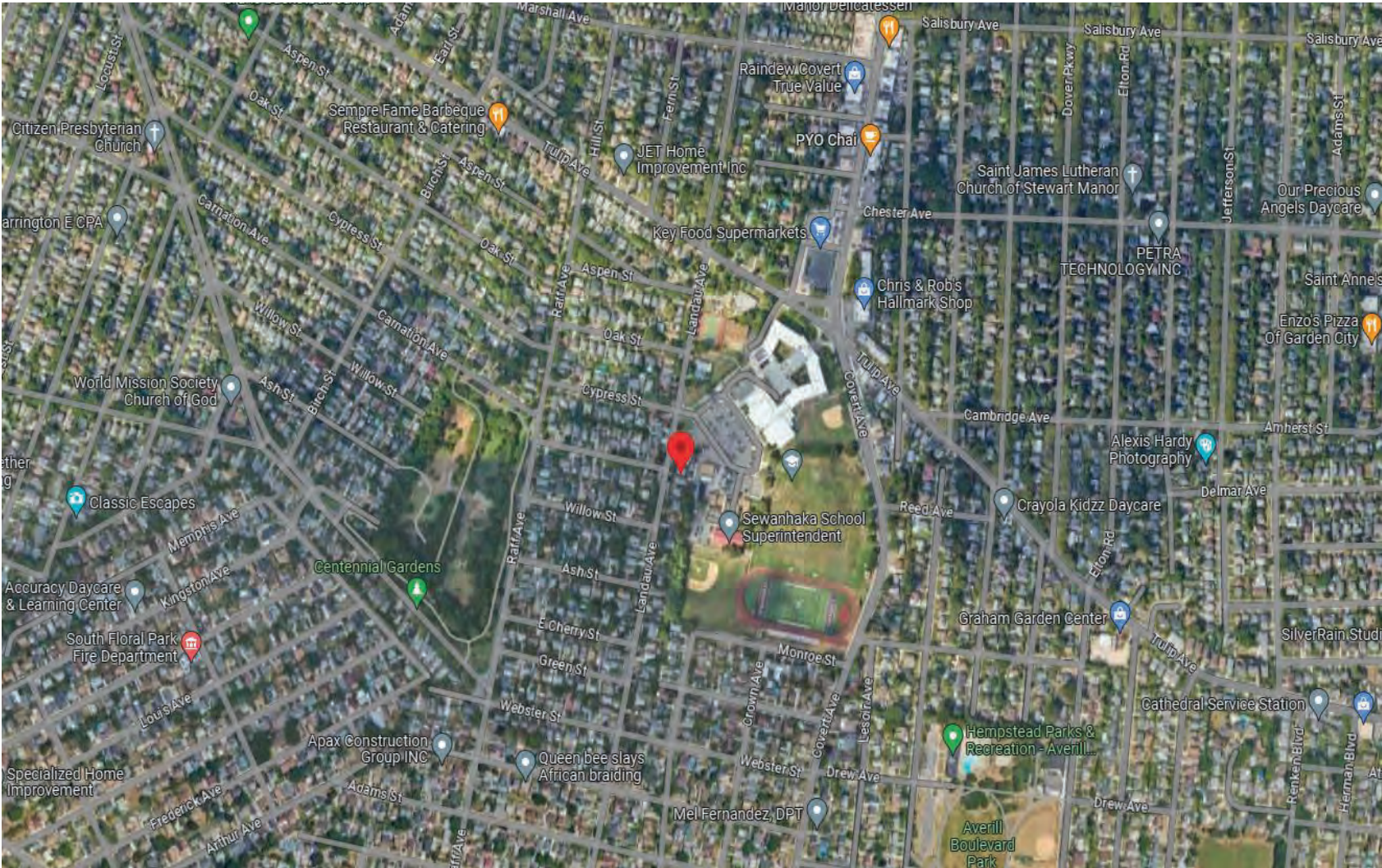
EXTERIOR ELEVATIONS

A4.1

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
2	95	Landau Avenue	32 / 732 / 5	James Wysocki	Addition



# 95 Landau Avenue (Aerial View)



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 14, 2023 at 8:00 p.m. relative to the following application:

Application of James Wysocki and Sarah Jordan, owners of 95 Landau Avenue, Floral Park, NY 11001 for a variance from § 99-6 Schedule of Regulations: 5' minimum side yard and 15' minimum aggregate is required. The proposed addition results in a 3'-3-1/2" side yard setback and 13'-9-1/4" aggregate.

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 which said variance is applied for is located 885.66 feet south of Tulip Avenue on the east side of Landau Avenue and known as 95 Landau Avenue, Section 32, Block 732, Lot(s) 5 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  
Margaret Fowler, Acting Zoning Board Secretary

Dated: May 2023



Incorporated Village of Floral Park - Department of Buildings  
BUILDING DEPARTMENT 516-326-6319 WWW.FPVILLAGE.ORG

## **NOTICE OF DISAPPROVAL**

05/09/2023

OWNER:  
WYSOCKI, JAMES AND JORDAN, SARAH  
95 Landau Avenue  
Floral Park, NY 11001

APPLICANT:  
WYSOCKI, JAMES AND JORDAN, SARAH  
95 Landau Avenue  
Floral Park

**Please take notice that your application to:** Addition and Alterations

**at:** 95 Landau Avenue Floral Park NY 11001

**Zone:** R-1 Residence, One-Family **Parcel:** 32-732-5

**Is hereby disapproved contrary to:**

§ 99-6 Schedule of Regulations: 5' minimum side yard and 15' minimum aggregate is required.

The proposed addition results in a 3'-3-1/2" side yard setback and 13'-9-1/4" aggregate.

**Of the Zoning Code of the Inc. Village of Floral Park.**

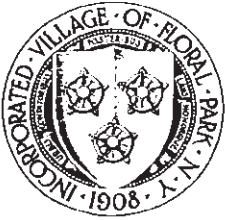
**If you choose to file for a variance to appeal this decision, an application and instructions can be obtained from the Building Department or the Village website at <https://fpvillage.org/departments/building-department/>.**

**This application has not been reviewed for Building Code compliance.**

---

Renee Marcus, AIA  
Superintendent of Buildings





**BOARD OF ZONING APPEALS**  
**APPLICATION FOR VARIANCE**

MAY 14 2013

<b>Property Information:</b>			
Property Address: <u>95 LANDAU AVE</u>			
Business Name (If Commercial):			
Section: <u>32</u>	Block: <u>732</u>	Lot: <u>5</u>	Zone:
Existing: <input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> 2-Family	<input type="checkbox"/> Commercial/Business	<input type="checkbox"/> Other:
Are there any Violations or Notices of Violations Outstanding on this Property? <u>NO</u> (If yes, attach copies.)			
<b>Applicant information:</b>		Incomplete applications will not be accepted	
Applicant Name: <u>JAMES WYSOCKI</u>		Relationship of Applicant to Owner: <u>OWNER</u>	
Mailing Address: <u>95 LANDAU AVE</u>		City: <u>FLORAL PARK</u>	State: <u>NY</u> Zip: <u>11001</u>
Phone Number: <u>516-695-8254</u>		Email: <u>JAMES.M.WYSOCKI@GMAIL.COM</u>	
<b>Owner Information:</b>			
Owner Name: <u>JAMES WYSOCKI</u>			
Mailing Address: <u>95 LANDAU AVE</u>		City: <u>FLORAL PARK</u>	State: <u>NY</u> Zip: <u>11001</u>
Phone Number: <u>516-695-8254</u>		Email: <u>JAMES.M.WYSOCKI@GMAIL.COM</u>	
<b>Previous Appeals: (check one)</b>			
<input type="checkbox"/> A previous appeal has been made on this property (attach all relevant decisions)			
<input checked="" type="checkbox"/> A previous appeal has not been made on this property			
<b>Type of Variance Applied For:</b>			
Article <u>49</u> Section <u>6</u> of Code			
Variance or Relief Desired: <input type="checkbox"/> Proposed <input type="checkbox"/> Maintain (year built _____)			
<u>Proposed addition results in a 3'-3-1/2"</u> <u>side yard setback and 13'-9 1/4" aggregate</u> <u>FRS</u>			
<b>Reason(s) Supporting Appeal: (if necessary, submit separate attachment)</b>			
<u>This is pre-existing non-conforming</u>			
Owner Signature: <u>[Signature]</u>			
<u>[Signature]</u> Signature of Property Owner			



**BOARD OF ZONING APPEALS  
APPLICATION FOR VARIANCE**

**Affidavit of Individual Owner:**

STATE OF NEW YORK )

COUNTY OF NASSAU )

ss.:

**RITA C. PAN**  
Notary Public, State of New York  
NO. 01PA6408696  
Qualified in Nassau County  
Commission Expires 09/08/2024

James M. Wysock 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 H. Bradford Gustavson to act as his/her agent and to make this application

[Signature]  
Signature of Owner

Sworn before me this  
15 day of May, 2023

[Signature]  
Notary Public

**Affidavit of Corporate Owner:**

STATE OF NEW YORK )

COUNTY OF NASSAU )

ss.:

\_\_\_\_\_ 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 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 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

# 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project:			
Project Location (describe, and attach a location map): 95 Landau Ave, Floral Park, NY, 11001 / Section 3d Block 73d Lot 5			
Brief Description of Proposed Action: Project to remodel existing home including an addition out the back, and expansion of second floor to the existing overage over the setback line. Basement will also be expanded to allow for an egress exit. General Plumbing, and electrical updates throughout the house as well.			
Name of Applicant or Sponsor: James Wysocki		Telephone: 516-695-8254	
		E-Mail: James.M.Wysocki@gmail.com	
Address: 95 Landau Ave			
City/PO: Floral Park		State: NY	Zip Code: 11001
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.093 acres	
b. Total acreage to be physically disturbed?		0.026 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.093 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): School			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>James Wysocki</u> Date: <u>5/15/23</u>		
Signature: <u>[Signature]</u> Title: <u>Owner</u>		

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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.

<input type="checkbox"/> 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.	
<input type="checkbox"/> 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)

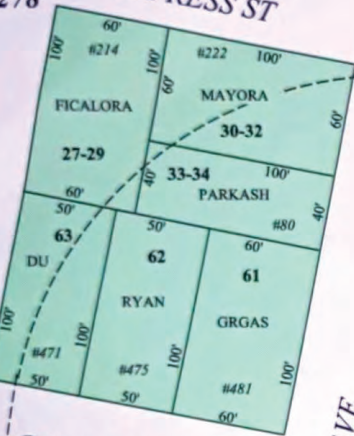
**PRINT FORM**

**SECTION 32  
BLOCK 732**

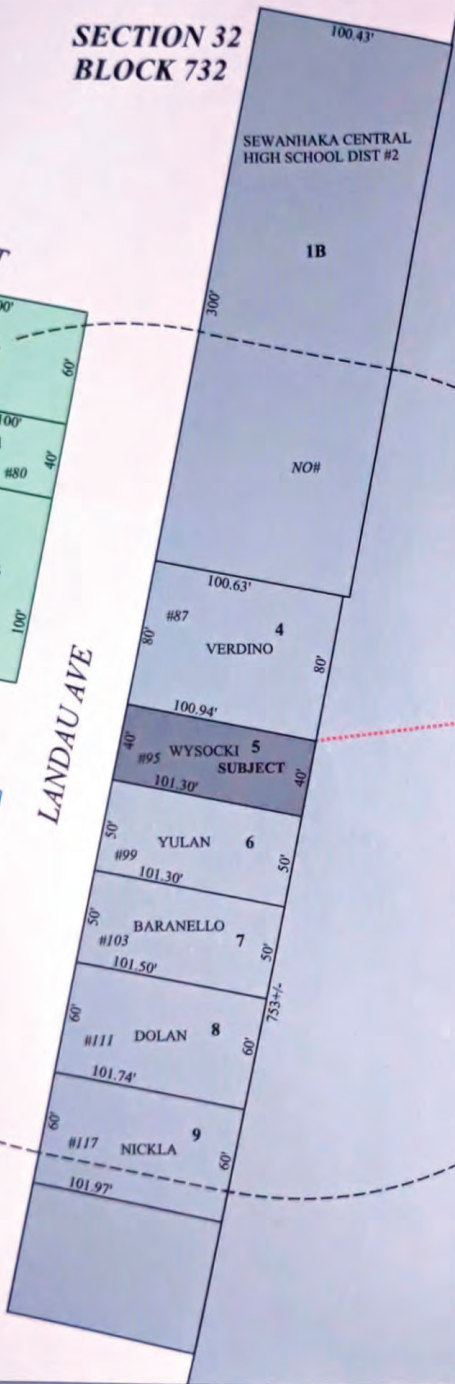
**SECTION 32  
BLOCK 278**

**SECTION 32  
BLOCK 279**

**CYPRESS ST**



**LANDAU AVE**



COMMUNITY SERVICES  
SCHOOLS - ELEMENTARY, SECONDARY HIGH (PUBLIC)  
SEWANHAKA CENTRAL HIGH SCHOOL DIST #2

200' RADIUS

**200' RADIUS MAP**

SECTION 32 BLOCK 732 LOT 5

**JAMES WYSOCKI  
95 LANDAU AVE  
FLORAL PARK, NY 11001**

SCALE 1" = 60'

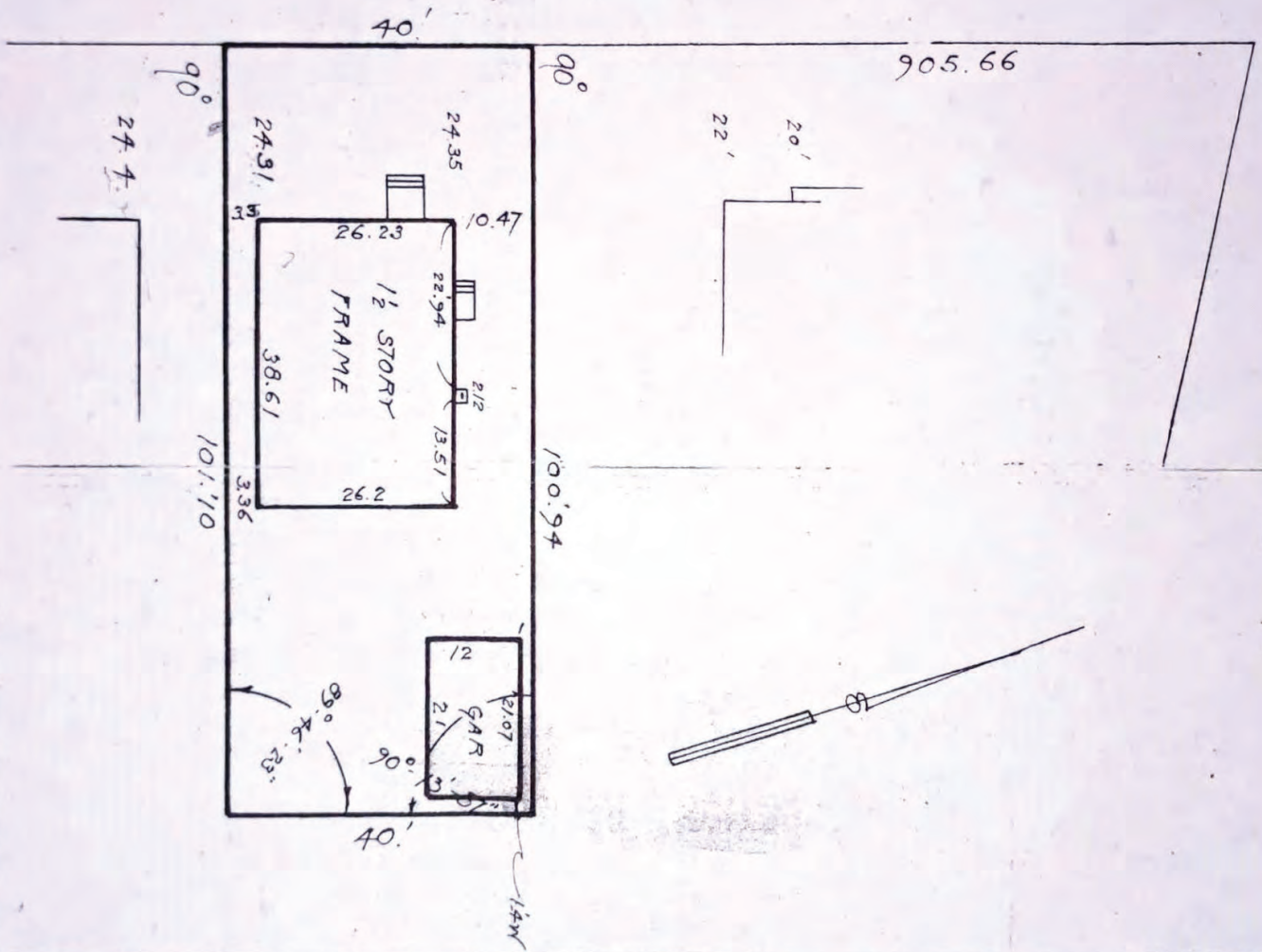
DATE: 4/13/2023

PREPARED BY: **ALL ISLAND MAPS  
21 HOOVER LANE  
BETHPAGE, NY 11714  
516-513-1414**

V186v6

TULIP AVE.

LANDAU AVE.



Owner 185, 46  
 Lot 12  
 Block Floral Park Estates Inc.  
 Map of Floral Park, Nassau Co., N.Y.  
 Location Inter County Title Guard Mort. Co.  
 Guaranteed to

Measurements according to N. Y. State Standard.  
 Date 11-11-53 Scale 1"=20'  
 Stakes noted thus  JOB No. \_\_\_\_\_

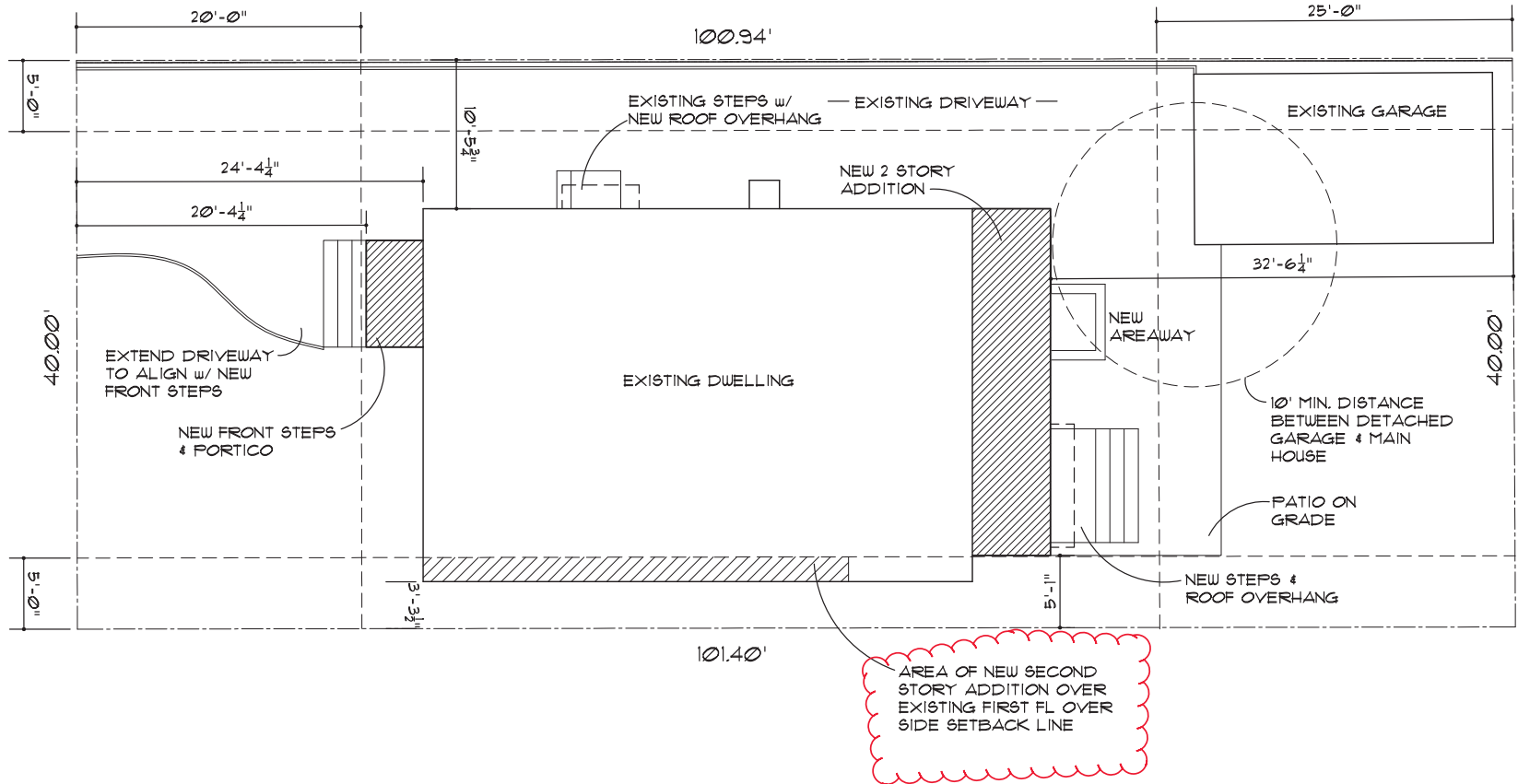
**PAUL ROSA**  
**CHAS. H. WECKERLE**  
 CIVIL ENGINEER & SURVEYOR  
 NEW HYDE PARK, N. Y.

P. Paul Rosa  
Chas H Weckerle

TULIP AVENUE

305.66'

LANDAU AVENUE



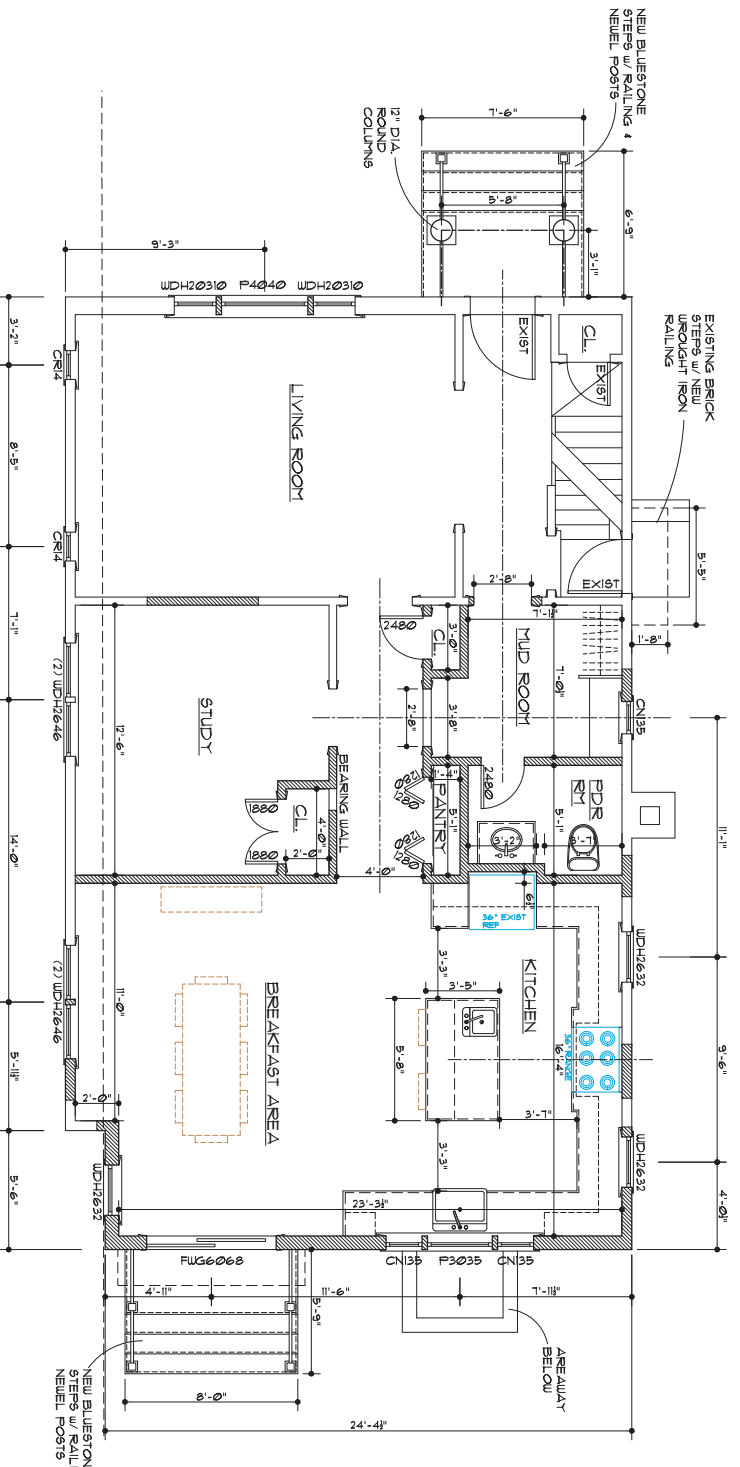
P1  
A002

SITE PLAN

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



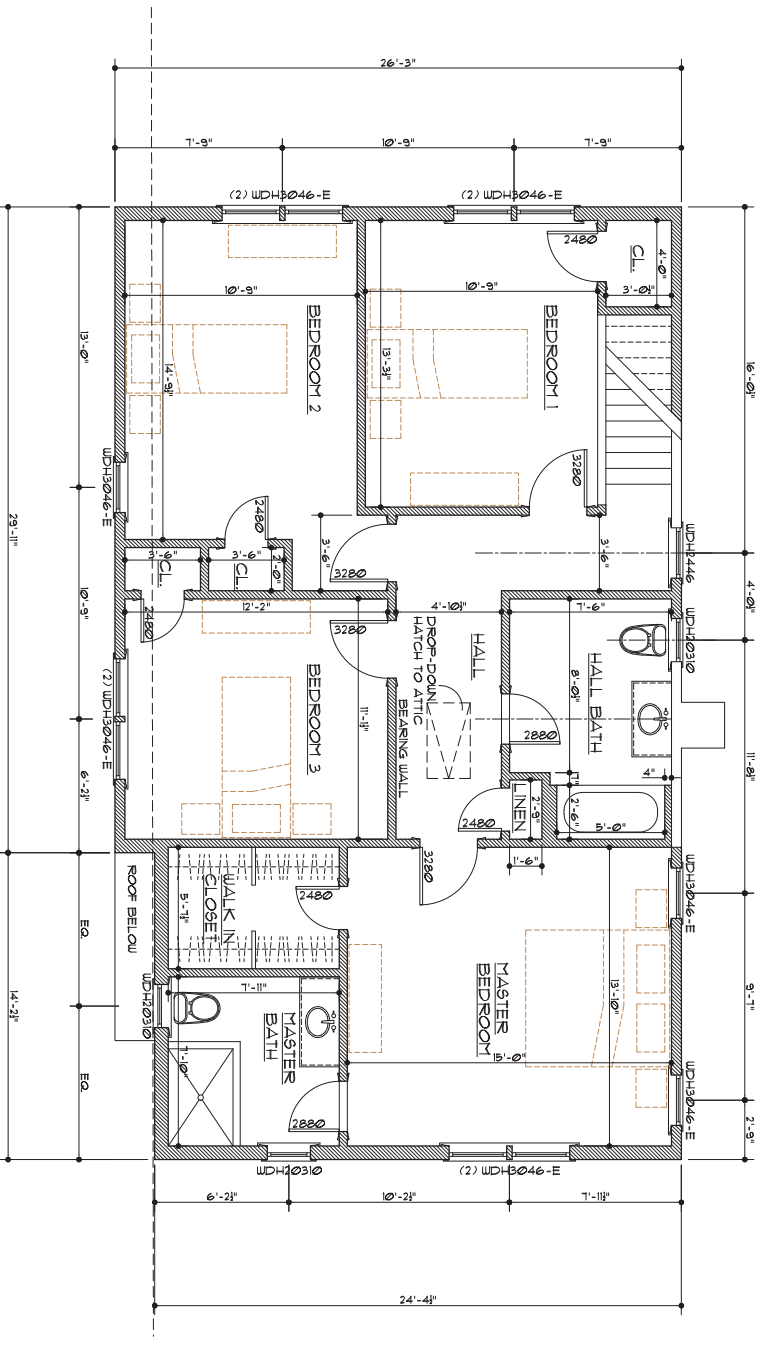
SURVEY INFORMATION TAKEN FROM  
 SURVEY PREPARED BY  
 PAUL ROSA/CHAS. H. WECKERLE  
 DATED NOV. 11, 1953



P1  
A10

FIRST FLOOR PLAN

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

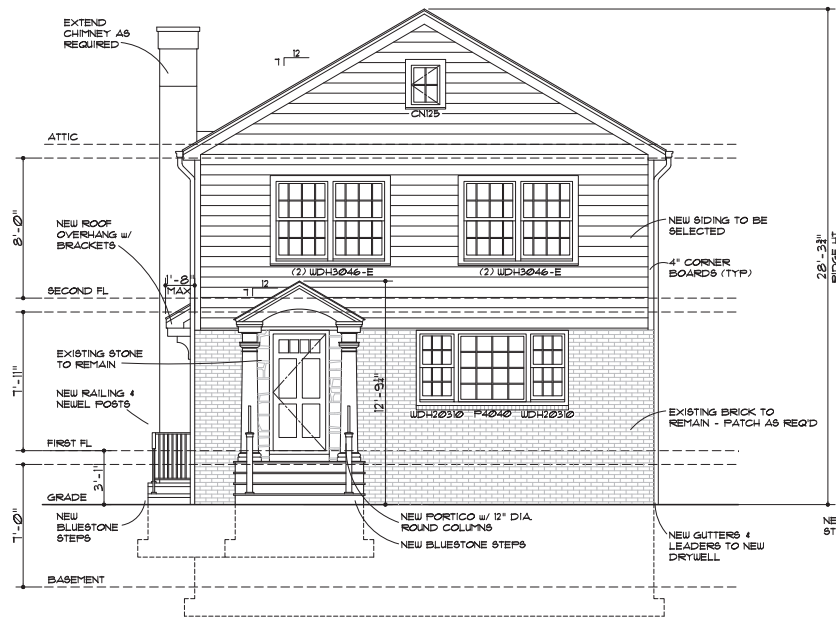


P2  
A10

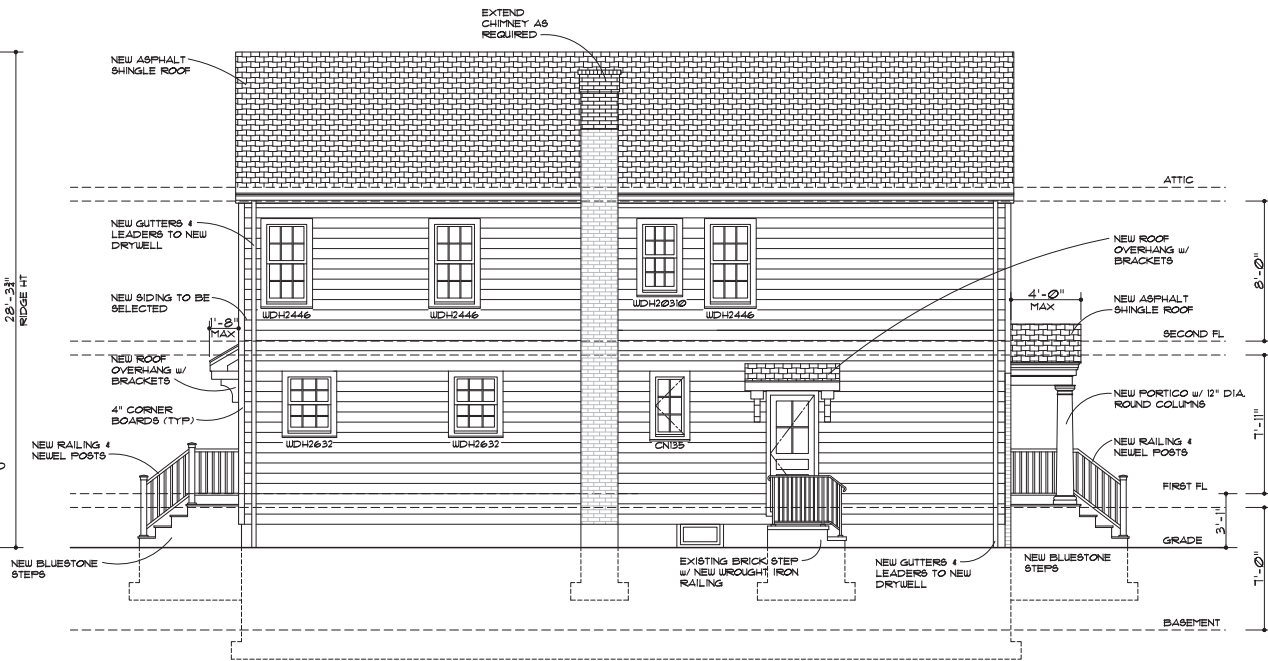
SECOND FLOOR PLAN

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

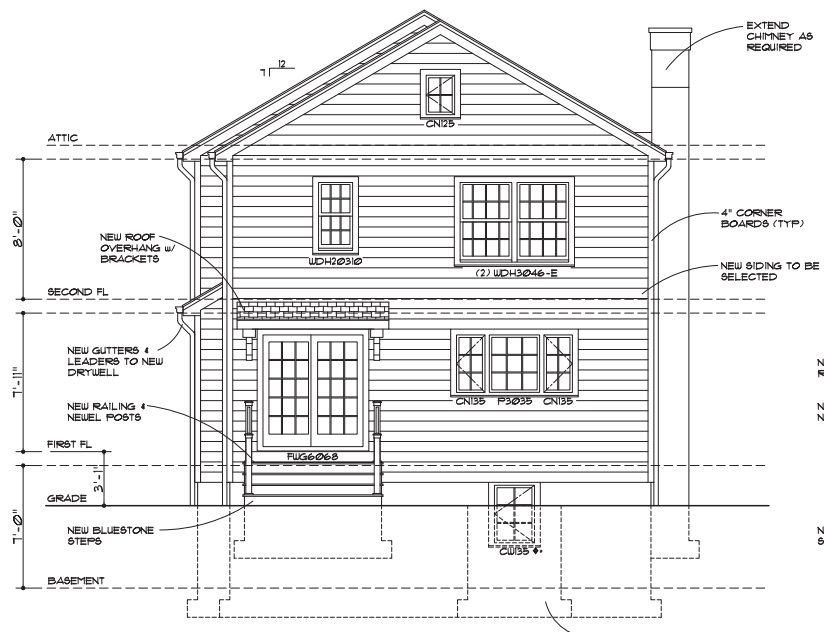




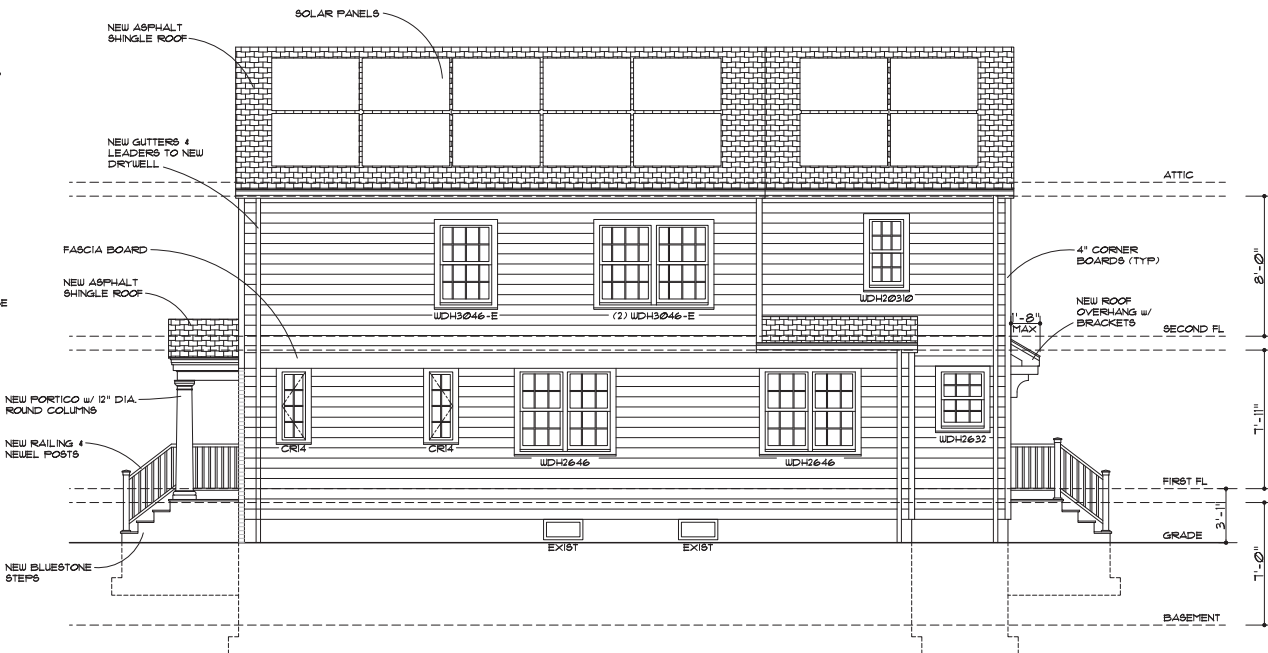
**E 1** FRONT (WEST) ELEVATION  
 SCALE = 1/4" = 1'-0" LOOKING EAST



**E 2** LEFT SIDE (NORTH) ELEVATION  
 SCALE = 1/4" = 1'-0" LOOKING SOUTH



**E 3** REAR (EAST) ELEVATION  
 SCALE = 1/4" = 1'-0" LOOKING WEST

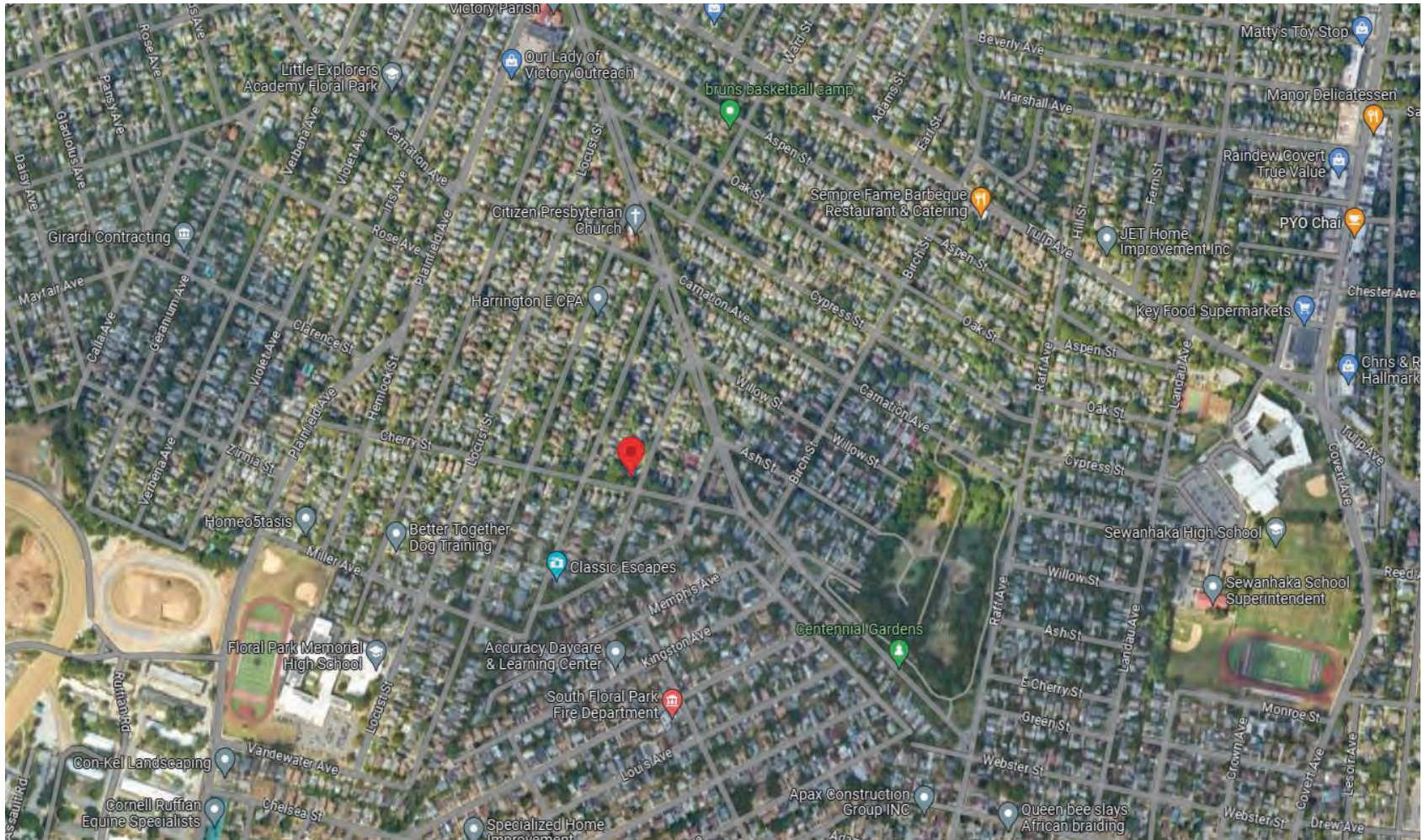


**E 4** RIGHT SIDE (SOUTH) ELEVATION  
 SCALE = 1/4" = 1'-0" LOOKING NORTH

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
3	52	Hickory Street	32 / 223 / 4-5	Paul and Heather Ascencio	Maintain Driveway & Walkway



# 52 Hickory Street (Aerial View)





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 14, 2023 at 8:00 p.m. relative to the following application:

Application of Paul and Heather Asencio, owners of 52 Hickory Street, Floral Park, NY 11001 for a variance from § 99-16 (K.) Residential corner lots. Parking upon a residential corner lot shall be permitted within a driveway located in the side yard setback bordering the side street. Such parking shall be in a paved area running from the rear accessory setback line of one foot of the lot for a maximum distance of 14 feet towards the front lot line.

The approved permit allowed for a 16' wide driveway to match the original pre-existing non-conforming; the applicant seeks a variance to maintain a driveway installed at 17'-9" wide.

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 which said variance is applied for is located at the northwest intersection of Hickory Street and Cherry Street on the west side of Hickory Street and known as 52 Hickory Street, Section 32, Block 223, Lot(s) 4-5 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  
Margaret Fowler, Acting Zoning Board Secretary

Dated: May 2023



Incorporated Village of Floral Park - Department of Buildings  
BUILDING DEPARTMENT 516-326-6319 WWW.FPVILLAGE.ORG

## **NOTICE OF DISAPPROVAL**

05/10/2023

OWNER:  
ASCENCIO, PAUL & HEATHER  
52 Hickory Street  
Floral Park, NY 11001

APPLICANT:

**Please take notice that your application to:** Maintain Driveway & Walkway

**at:** 52 Hickory Street Floral Park NY 11001

**Zone:** R-1 Residence, One-Family **Parcel:** 32-223-4-5

**Is hereby disapproved contrary to:**

§ 99-16 (K.) Residential corner lots. Parking upon a residential corner lot shall be permitted within a driveway located in the side yard setback bordering the side street. Such parking shall be in a paved area running from the rear accessory setback line of one foot of the lot for a maximum distance of 14 feet towards the front lot line.

The approved permit allowed for a 16' wide driveway to match the original pre-existing non-conforming, the applicant seeks a variance to maintain a driveway installed at 17'-9" wide.

**Of the Zoning Code of the Inc. Village of Floral Park.**

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 <https://fpvillage.org/departments/building-department/>.

**This application has not been reviewed for Building Code compliance.**

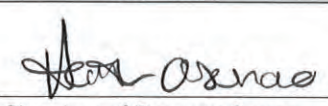
---

Renee Marcus, AIA  
Superintendent of Buildings



**BOARD OF ZONING APPEALS**  
**APPLICATION FOR VARIANCE**



<b>Property Information:</b>			
Property Address: <u>52 Hickory Street Floral Park</u>			
Business Name (If Commercial):			
Section: <u>32</u>	Block: <u>223</u>	Lot: <u>4-5</u>	Zone:
Existing: <input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> 2-Family	<input type="checkbox"/> Commercial/Business	<input type="checkbox"/> Other:
Are there any Violations or Notices of Violations Outstanding on this Property? (If yes, attach copies.)			
<b>Applicant information:</b>		Incomplete applications will not be accepted	
Applicant Name: <u>Heather Asencio</u>		Relationship of Applicant to Owner: <u>Self-owner</u>	
Mailing Address: <u>52 Hickory St.</u>		City: <u>Floral Park</u>	State: <u>N.Y.</u> Zip: <u>11001</u>
Phone Number: <u>917 622 6052</u>		Email: <u>heatherasencio@yahoo.com</u>	
<b>Owner Information:</b>			
Owner Name: <u>Heather and Paul Asencio</u>			
Mailing Address: <u>Same as above</u> City: State: Zip:			
Phone Number: Email:			
<b>Previous Appeals:</b> (check one)			
<input type="checkbox"/> A previous appeal has been made on this property (attach all relevant decisions)			
<input checked="" type="checkbox"/> A previous appeal has not been made on this property			
<b>Type of Variance Applied For:</b>			
Article _____ Section _____ of Code <u>JO 99-16K</u>			
<b>Variance or Relief Desired:</b> <input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Maintain (year built _____)			
<u>maintain Driveway pavers at current dimensions</u>			
<u>was approved @ 16' but dimensions are 17'</u>			
<b>Reason(s) Supporting Appeal:</b> (if necessary, submit separate attachment)			
<u>We replaced rotting brick with pavers. Since our survey had never been updated, it asked for a measurement and I did not measure correctly. So we want to keep as is with these dimensions.</u>			
<b>Owner Signature:</b>			
 _____ Signature of Property Owner			



**BOARD OF ZONING APPEALS  
APPLICATION FOR VARIANCE**

**Affidavit of Individual Owner:**

STATE OF NEW YORK )

ss.:

COUNTY OF NASSAU )

Heather Asencio 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

Heather Asencio

Signature of Owner

Sworn before me this

26<sup>th</sup> day of April, 2023

Ashley Siragusa

Notary Public

**ASHLEY SIRAGUSA**  
Notary Public, State of New York  
No. 01SI6440124  
Qualified in Nassau County  
Commission Expires 09/06/2026

**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

## 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: <b>Variance for size of Driveway width</b>				
Project Location (describe, and attach a location map): <b>52 Hickory Street Floral Park, corner Hickory &amp; Cherry</b>				
Brief Description of Proposed Action: <b>maintain existing pavers that were put in to replace crumbling bricks. measurement taken was bigger than was APPROVED previously.</b>				
Name of Applicant or Sponsor: <b>Heather &amp; Paul Asencio</b>		Telephone: <b>917 622 6052</b>		
Address: <b>52 Hickory Street</b>		E-Mail: <b>heatherasencio@yahoo.com</b>		
City/PO: <b>Floral Park</b>		State: <b>NY</b>	Zip Code: <b>11001</b>	
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.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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, are adjoining or near the proposed action:				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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

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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor/name: Heather Asencio Date: 2-16-23

Signature:  Title: owner

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

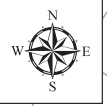




Nassau County Department of Assessment

200' Radius Map  
Section/Block/Lot: 32-223-4  
52 HICKORY ST., FLORAL PARK, NY 11001

- Legend**
- Target Lot: 32-223-4
  - 200' Radius
  - Outside 200'



1 inch = 40 feet

06-48314

CHICAGO TITLE AND TRUST COMPANY  
INCORPORATED IN ILLINOIS  
GENERAL BUILDING DIVISION

**APPROVED**  
INC. VILLAGE OF FLORAL PARK  
DATE: 03.15.22  
SIGNED: [Signature]  
SUPT. OF BUILDING DEPT.

**CHERRY** (Spruce St)  
**ST.**

LOT NOS. REFER TO MAP OF Floral Park Villa Co, Block 21  
GUARANTEED TO

SURVEYED December 3, 1930

*William H. Parry, Inc.*

FLORAL PARK N.Y.

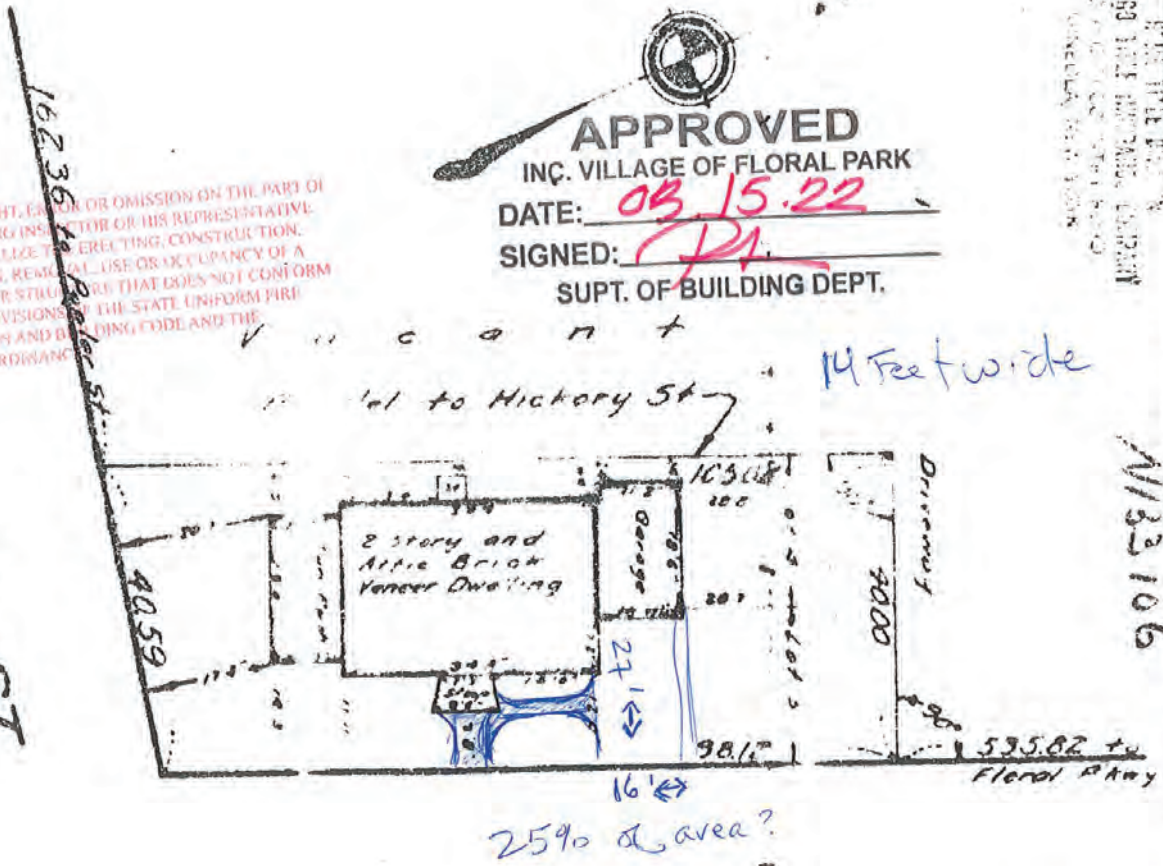
N. Y. S. S.

**WILLIAM H. PARRY, INC.**  
CIVIL ENGINEER, CITY SURVEYORS  
161-10 JAMAICA AVENUE  
JAMAICA, N. Y. C.

N. Y. S.

240-15

OVERSIGHT, ERROR OR OMISSION ON THE PART OF THE BUILDING INSPECTOR OR HIS REPRESENTATIVE SHALL REALIZE THE ERECTING, CONSTRUCTION, OPERATION, REMOVAL, USE OR OCCUPANCY OF A BUILDING OR STRUCTURE THAT DOES NOT CONFORM TO THE PROVISIONS OF THE STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE VILLAGE ORDINANCE



**HICKORY** (Walnut St) **ST.**

06-48314

N/33106

TITLE NUM 167510

Subd 52 Hickory St  
Floral Park  
In the County  
167510



3/4 tile

full tile

full tile

full tile

1/4 tile

**Driveway Width  
Approximately 4  
sidewalk tiles wide**



**3/4 tile**

**full tile**

**full tile**

**full tile**

**1/4 tile**

**Driveway Width  
Remains  
Approximately 4  
sidewalk tiles wide**

## Driveway Before



- Old Brick Driveway - google earth
- Removed hedges - that jutted out into driveway -

# Driveway After



new paver driveway  
hedges removed - pavers w/ borders

## Walkway Before



old Brick walkway  
from google earth  
as you can see here, we lost  
some of this landscaping in  
the after photo it looks sparse  
1/3 there fore larger.

# Walkway After



new paver walkway  
added more of a curve.  
Plus a winter photo with  
muddy front, no grass  
and shrub foliage.  $\frac{1}{3}$  see old photo we lost some trees/shrubs