

ARCHITECTURAL & PRELIMINARY SITE PLAN REVIEW BOARD

MICHAEL F. LONGOBARDI – VILLAGE TRUSTEE LIAISON TIMOTHY T. TWEEDY, P.E. – CHAIRMAN JOHN LOCKWOOD ANTHONY KRUZYNSKI ROGER KUEHNLENZ EDWARD CHATTERTON

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

> PART 1 - SUBDIVISON FEBRUARY 21, 2024 8:00 pm

Note Location: Recreation Center/Pool Building

Case No.	Approximate Time	Address #	Street	Description	Owner	Design Professional
1	8:00 p.m.	32	Orchid Street	Subdivision	32 Orchid Street LLC	John Viscardi

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

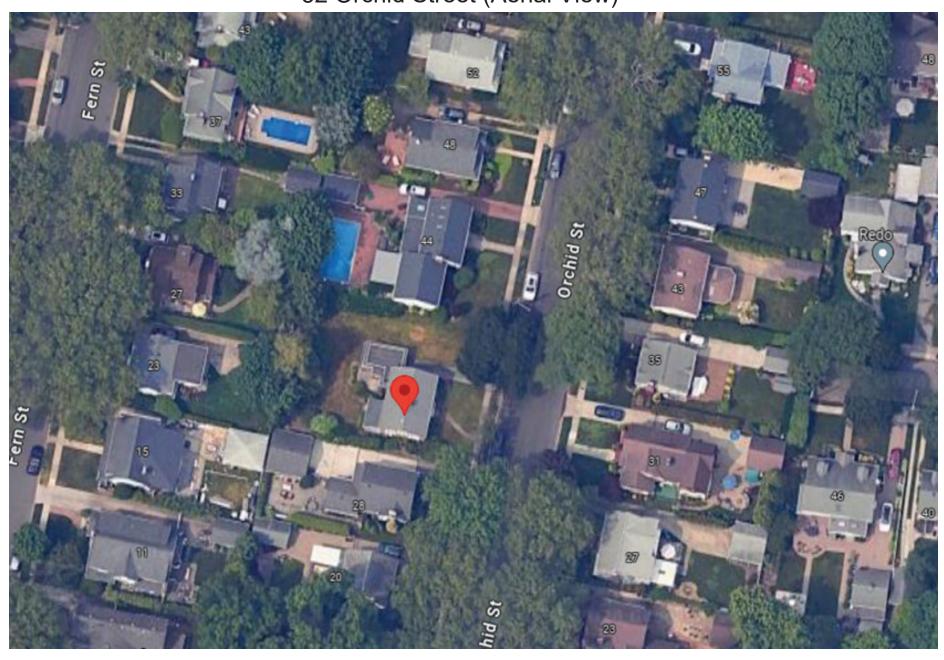
Supporting documents will be posted to the Architectural Review Board web page at least 24 hours prior to the meeting.

Click <u>here</u> for the ARB webpage.

Case No.	Approximate Time	Address #	Street	Description	Owner	Design Professional
1	8:00 p.m.	32	Orchid Street	Subdivision	32 Orchid Street LLC	John Viscardi



32 Orchid Street (Aerial View)





32 ORCHID STREET (SUBJECT PROPERTY)



44 ORCHID STREET
(ADJACENT NORTH DWEL'G)



28 ORCHID STREET
(ADJACENT SOUTH DWEL'G)



32 ORCHID STREET (SUBJECT PROPERTY)



20 ORCHID STREET



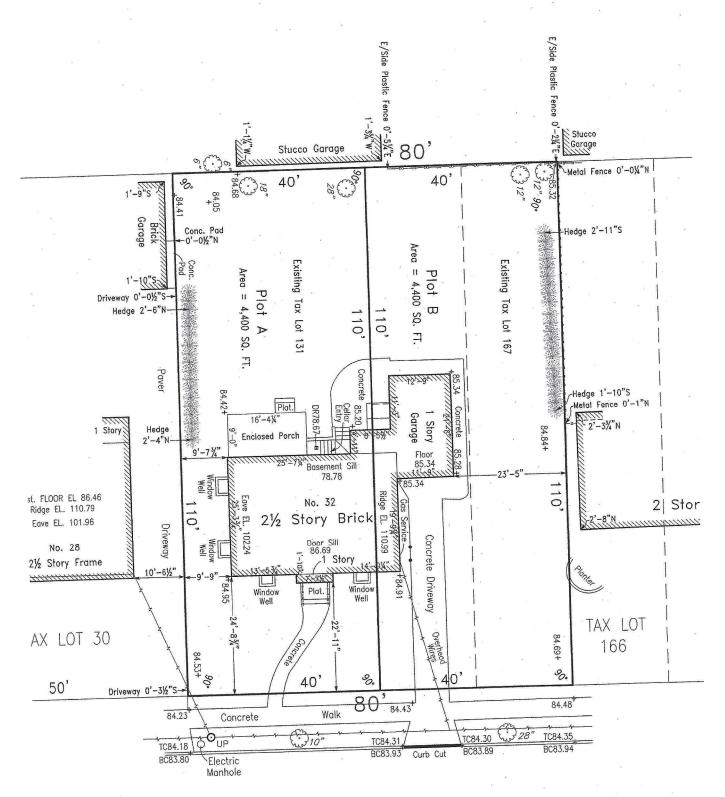
48 ORCHID STREET



31 ORCHID STREET



27 ORCHID STREET



Orchid

Street





DEED OURSIGNON 185.99 | FHREE | Town, October, District | Town, Octobe

DESCRIPTION Plot A

All that certain plot, piece or parcel of land, situate, lying and being in Floral Park, County of Nassau, and State of New York being bounded and described as follows:

BEGINNING at a point lying in the Westerly side of Orchid Street distant 280.40 feet northerly from the corner formed by the intersection of the northerly side of Tulip Avenue and the Westerly side of Orchid Street.

RUNNING THENCE Westerly at right angles to Orchid Street 110 feet to a point.

THENCE Northerly at right angles to the last mentioned course 40 feet to a point.

THENCE Easterly at right angles to Orchid Street 110 feet to the Westerly side of Orchid Street.

THENCE Southerly along the Westerly side of Orchid Street 40 feet to the point or place of beginning.

DESCRIPTION Plot B

All that certain plot, piece or parcel of land, situate, lying and being in Floral Park, County of Nassau, and State of New York being bounded and described as follows:

BEGINNING at a point lying in the Westerly side of Orchid Street distant 320.40 feet northerly from the corner formed by the intersection of the northerly side of Tulip Avenue and the Westerly side of Orchid Street.

RUNNING THENCE Westerly at right angles to Orchid Street 110 feet to a point.

THENCE Northerly at right angles to the last mentioned course 40 feet to a point.

THENCE Easterly at right angles to Orchid Street 110 feet to the Westerly side of Orchid Street.

THENCE Southerly along the Westerly side of Orchid Street 40 feet to the point or place of beginning.

ZONING ANALYSIS

EXISTING PLOT: PREMISES: 32 ORCHID STREET PREMISES: 32 ORCHID STREET
FILED MAP NAME: NASSAU COUNTY TAX MAP
GEOGRAPHIC AREA: VILLAGE OF FLORAL PARK, N.Y.

GEOGRAPHIC AREA VILLACE OF FLORAL PAIR, NY.

LOT RESIDENCE STEPS CAUSED'S

LOT RESIDENCE STEPS CAUSED

LOT

PROPOSED PLOT No. 'A' (DUTCH COLONIAL)

PREMISES: 32 ORCHID STREET FILED MAP NAME: NASSAU COUNTY TAX MAP GEOGRAPHIC AREA: VILLAGE OF FLORAL PARK, N.Y. BLOCK No.: LOT No.:

CALCULATIONS LOT AREA MAXIMUM LOT COVERAGE = 4,400 S.F. = 30% (1,320 S.F.) = 29.52% (1,299 S.F.) = 35% = 304.5 S.F. MAXIMUM DIT COVERAGE
PROPOSED LOT COVERAGE

ALTIFOL N. 40 W. = 870 S.F. x. 35% =

ACTUAL FRONT YARD PAVING

BRUVEWAY = 10 x 21.75 = 218 S.F.

WALK = 19.25 x 4.0 = 77 S.F.

TOTAL

= 295 S.F. < 304 S.F. (ok)

ACCESSORY BUILDINGS:
MAXIMUM HEIGHT
ACTUAL HEIGHT
MINIMUM ROOFF LINE SETBACKS
MAXIMUM OF COVERAGE

BACK HAND OF COVERAGE
BACK HAND OF COVERAGE
ACTUAL GRANGE COVERAGE
ACTUAL GRANGE COVERAGE
COVERAGE
MOW X 2000 0.

= 1-STORY (17 FT.) = 1-STORY (13.66 FT.) = 1'-0" FROM ANY SIDE OR REAR YARD = 1.16" AT REAR & SIDE PROP, LINES

= 16% (200 S.F.) (ok)

ACCESSORY BUT DINGS:

SSORY BUILDINGS:
MAXIMUM REIGHT
ACTUAL HEIGHT
ACTUAL HEIGHT
MINIMUM ROPORTY LINE SETBACKS
ACTUAL PROPERTY LINE SETBACKS
MAXIMUL OT GOVERAGE
REAR YARD = (31.25° D, x 40° W.)
1,280 S.F. x 30° ACTUAL GARAGE COVERAGE

32 Orchid Street, L.L.C.

32 Orchid Street - Sub-Division Village of Floral Park, N.Y. 11001 Section No. 32/Block No. 260/ Lot No. 131/167/ Zone: R-1

PROPOSED PLOT No. 'B' (COLONIAL)

PREMISES: 32 ORCHID STREET FILED MAP NAME: NASSAU COUNTY TAX MAP GEOGRAPHIC AREA: VILLAGE OF FLORAL PARK

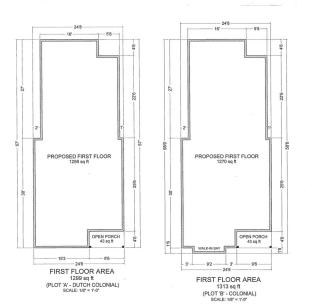
LIMITING SCHEDULE
LOT AREA (40' × 110')
LOT WIDTH (MINIMUM)
HEIGHT (MAXIMUM)
STORIES (MAXIMUM)
FRONT SETBACK
SIDE SETBACK - ONE SIDE TOTAL PROVIDED 4,000 SF. 4,000 SF. 40,00 FT. 35,00 FT. 21/2 AVG. OR 20 FT. MAX. 5,00 FT. 15,00 FT. 15,00 FT. 15,00 FT. 15,16' + 10,16') - TOTAL 15.00 FT.
REAR SETBACK 25.00 FT.
MIN. HABITABLE FLOOR AREA 1,200 S.F.
ACCESSORY PARKING SPACES 2

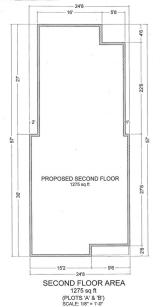
CALCULATIONS LOT AREA MAXIMUM LOT COVERAGE PROPOSED LOT COVERAGE = 4,400 S.F. = 30% (1,320 S.F.) = 29,84% (1,313 S.F.) MAXIMUM FRONT YARD PAVING = 35% = 304 S.F.

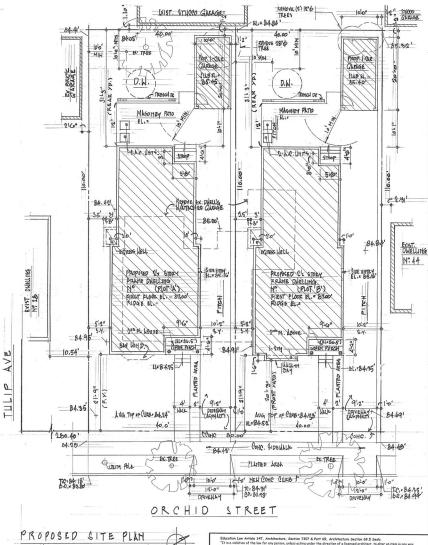
= 295 S.F. < 304 S.F. (ok)

= 1-STORY (17-FT.) = 1-STORY (13.66 FT.) = 1'-0" FROM ANY SIDE OR REAR YARD = 1.16" AT REAR & SIDE PROP. LINES = 30% = 1,250 S.F. = 30% (375 S.F.)

10,0° W, x 20,00° D. = 16% (200 S.F.) (ok)







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

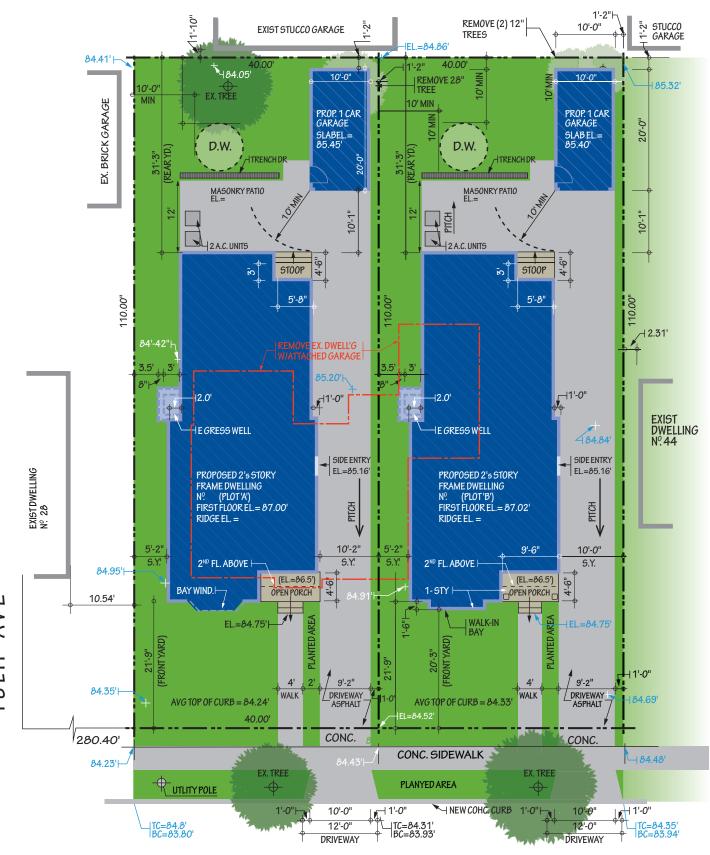
Education Law Article 147, Architecture, Section 7307 4 Part 49, Architecture Section 69.5 Seals Till as wildlam of the law for one process, values acting under the direction of a located contribut, is shall see in less in any way. "Affected by "followed by its agriculture of the shall be shall be shall be applied description of the direction." I This optication is exempt from INVGS tills 19 Section 1205.

32 Orchid Street, L.L.C. 32 Orchid Street Village of Floral Park, New York

JMK Architectural Services, P. C. John J. Viscardi, A.I.A.

Tel. 516-742-2956 Fax 516-739-5004 Proposed Property Sub-Division Plot Plan

awn: J.V. Date: 07/25/2023 Project No. 1 Scale: as shown Sheets in Set:



ORCHID STREET



32 ORCHID STREET L.L.C.
32 ORCHID STREET, FLORAL PARK, NEW YORK



FRONT ELEVATION

32 ORCHID STREET, L.L.C.

32 Orchid Street (PLOT 'A') • Village of Floral Park, New York

JMK Architectural Services, P.C John VISCARDI, Architect Joseph VISCARDI, Jr, Computer Rendering 2024



FRONT ELEVATION

32 ORCHID STREET, L.L.C.

32 Orchid Street (PLOT 'B') • Village of Floral Park, New York

JMK Architectural Services, P.C John VISCARDI, Architect Joseph VISCARDI, Jr, Computer Rendering 2024