



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

Margaret Fowler, Acting Secretary

February 15, 2024

8:00 pm

Village Hall Court Room

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
1	38	Cypress Street	32 / 234 / 33-34	Patrick and Lisa Conway	AC Units
2	192	Verbena Avenue	32 / 192 / 120	Victor and Karyn Faster	Addition

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

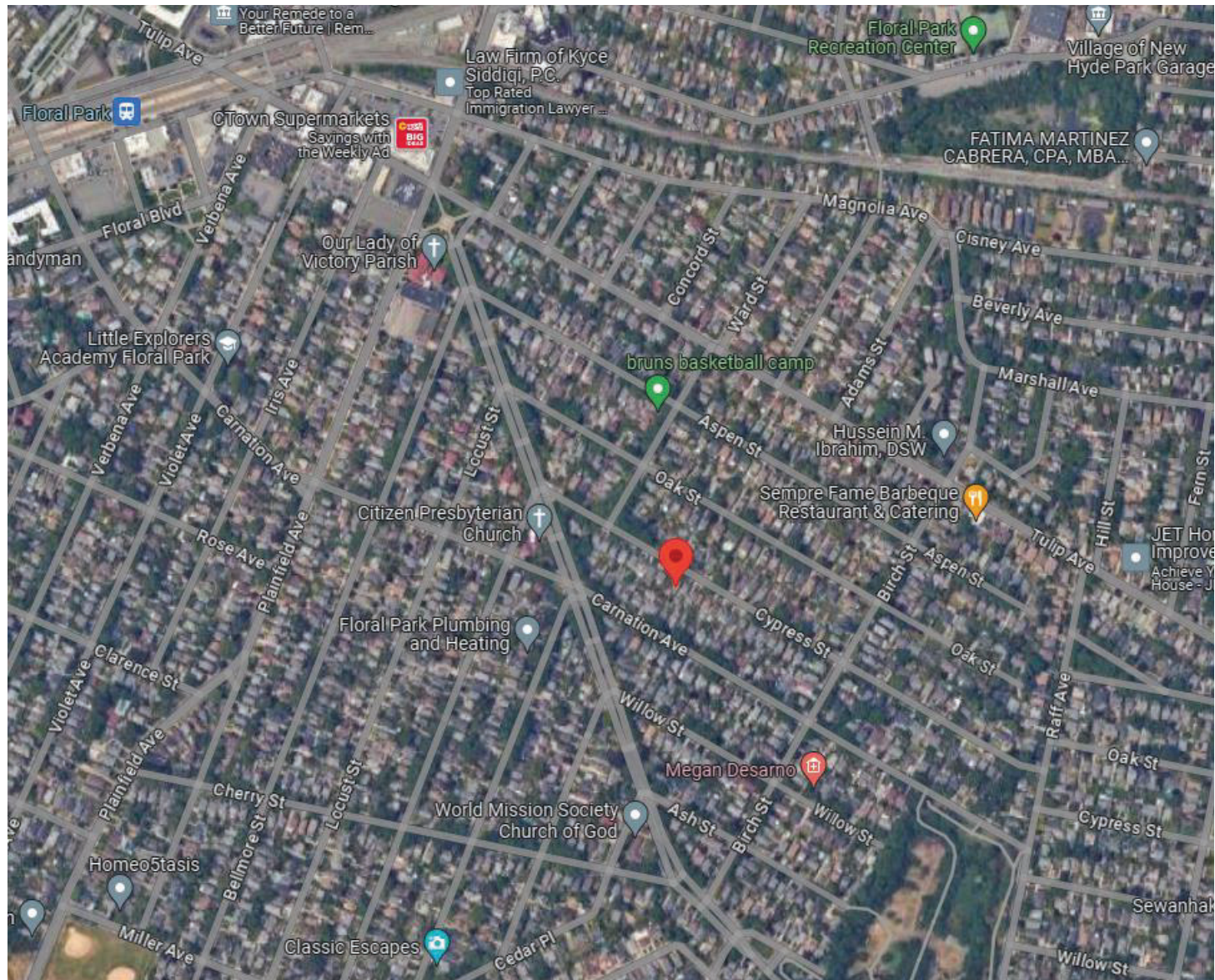
Supporting documents will be posted to the Board of Zoning Appeals web page at least 24 hours prior to the meeting.

Click [here](#) for the BZA webpage

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
1	38	Cypress Street	32 / 234 / 33-34	Patrick and Lisa Conway	AC Units



38 Cypress 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, January 10, 2024 at 8:00 p.m. relative to the following application:

Application of Patrick and Lisa Conway, owners of 38 Cypress Street, Floral Park, NY 11001 for a variance § 99-24 (F) No part of any freestanding heating, cooling, pumping, filtering, generating or other type of equipment or device: (1) Shall be located in any front or side yard, or within 20 feet of any rear lot line, except that freestanding heating and cooling equipment may be located in the side yard, provided that it is not located forward of the front line of the house or closer than 20 feet from the front lot line whichever is farther, and closer than five feet from the side lot line. Applicant proposes to maintain a ductless air conditioning unit that is located less than 1' from the side property line.

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 640 feet west of Birch Street on the south side of Cypress Street and known as 38 Cypress Street, Section 32, Block 234, Lot(s) 33-34-35 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: December 2023



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

NOTICE OF DISAPPROVAL

12/07/2023

OWNER:

Conway, Patrick and Lisa
38 Cypress Street
Floral Park, NY 11001

APPLICANT:

Please take notice that your application to: Maintain Ductless Split Air Conditioning

at: 38 Cypress Street Floral Park NY 11001

Zone: R-1 Residence **Parcel:** 32-234-33-34

Is hereby disapproved contrary to:

No part of any freestanding heating, cooling, pumping, filtering, generating or other type of equipment or device:
(1) Shall be located in any front or side yard, or within 20 feet of any rear lot line, except that freestanding heating and cooling equipment may be located in the side yard, provided that it is not located forward of the front line of the house or closer than 20 feet from the front lot line whichever is farther, and closer than five feet from the side lot line.

Applicant proposes to maintain a ductless air conditioning unit that is located less than 1' from the side property line.

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

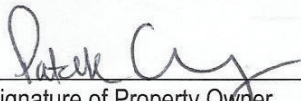
If you choose to file for a variance to appeal this decision, an application and instructions can be obtained from the Building Department or the Village website at
<https://fpvillage.org/departments/building-department/>.

This application has not been reviewed for Building Code compliance.

Renee Marcus, AIA
Superintendent of Buildings



BOARD OF ZONING APPEALS
APPLICATION FOR VARIANCE

Property Information:			
Property Address: 38 Cypress St			
Business Name (If Commercial): N/A			
Section: 32	Block: 234	Lot: 33	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.)			
Applicant information:		Incomplete applications will not be accepted	
Applicant Name: Patrick Conway		Relationship of Applicant to Owner: self	
Mailing Address: 38 Cypress St		City: Floral Park	State: NY Zip: 11001
Phone Number: 516 779 2731		Email: PConway528@gmail.com	
Owner Information:			
Owner Name: Patrick Conway			
Mailing Address: 38 Cypress St		City: Floral Park	State: NY Zip: 11001
Phone Number: 516 779-2731		Email: PConway528@gmail.com	
Previous Appeals: (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			
Type of Variance Applied For:			
Article _____ Section _____ of Code			
Variance or Relief Desired: <input type="checkbox"/> Proposed <input type="checkbox"/> Maintain (year built _____)			
Ductless A/C unit on left side (westside) of House Approximately 2ft off property line, House is 3ft of property line.			
Reason(s) Supporting Appeal: (if necessary, submit separate attachment)			
Dead space of property, and where the A/C lines enter the house.			
Ductless A/C compressor is next to a fence and bushes in front w/ fence.			
A/C isn't seen by neighbor @ 44 Cypress and not seen from street due to bush & fence			
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)

Patrick Conway 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 owner to act as his/her agent and to make this application

Patrick Conway
Signature of Owner

Sworn before me this
01 day of December, 2023

Maricela Quito
Notary Public

MARICELA QUITO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01QU6418459
Qualified in Nassau County
My Commission Expires 6-19-25

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



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:

- 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)
- A statement indicating that negotiations were not commenced until after the filing of the application for variance and this affidavit.
- 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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Ductless A/C (compressor)			
Project Location (describe, and attach a location map): Left side (west side) of 38 Cypress St			
Brief Description of Proposed Action: Ductless A/C Unit on left side (west side) of house. Approximately 8ft off property line, House is 3ft off property line. 38 Cypress & 44 Cypress are separated by an 8ft Driveway. A/C lines enter House at this location. Compressor isn't visible by neighbor @ 44 Cypress due to fence. Compressor isn't visible from street due to fence & bushes.			
Name of Applicant or Sponsor: Patrick Conway		Telephone: 516 779-2731	
Address: 38 Cypress St		E-Mail: pconway528@gmail.com	
City/PO: Floral Park NY		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? 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"/>	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 60 x 100	
b. Total acreage to be physically disturbed?		_____ acres 3 square ft	
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			

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 type="checkbox"/>	<input checked="" 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	
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
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?	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 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	
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: _____ _____ _____			

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"/>

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"/> 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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Patrick Conway</u> Date: <u>12/1/23</u> Signature: <u>Patrick Conway</u> Title: <u>Owner</u>		

PRINT FORM

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

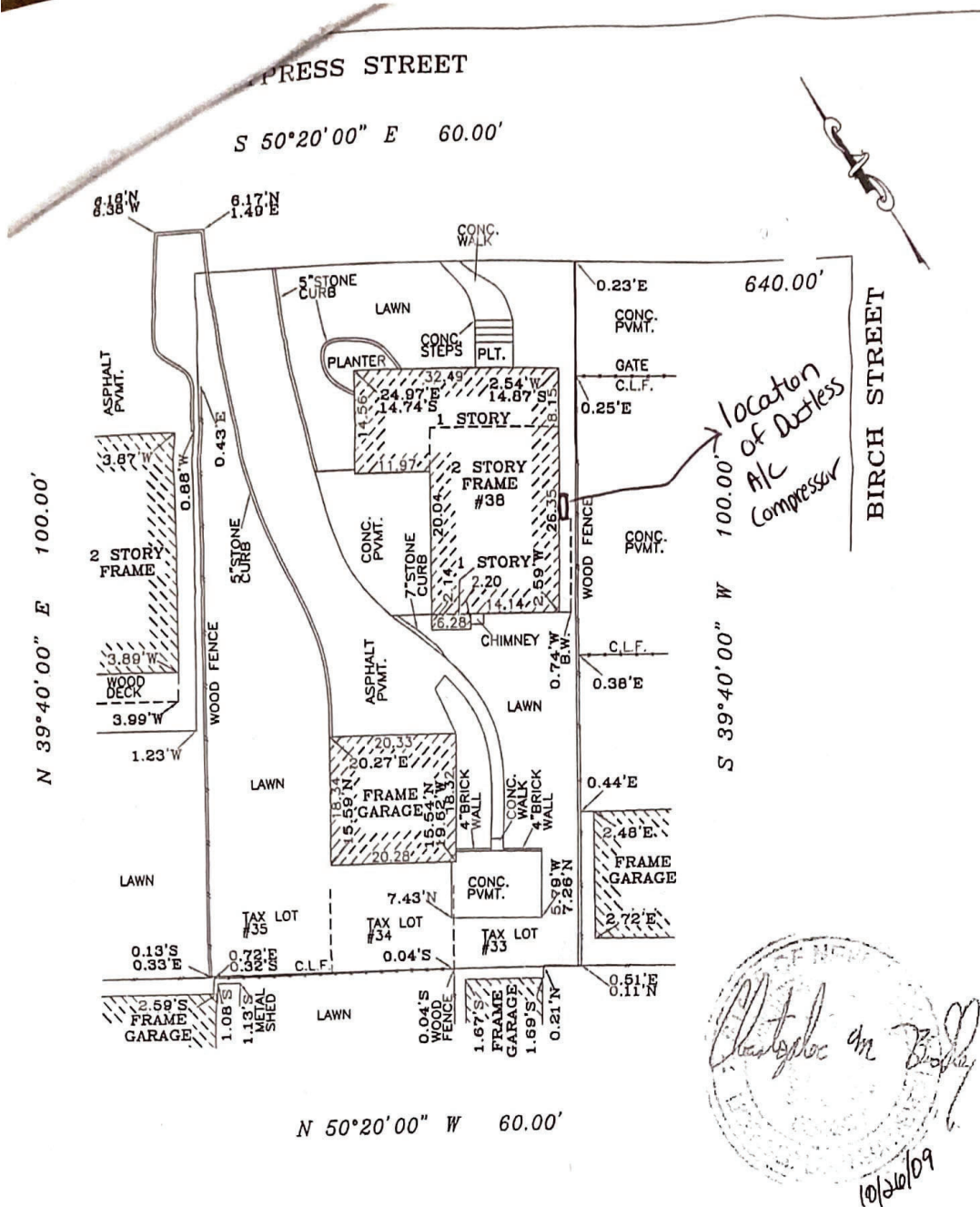
Signature of Preparer (if different from Responsible Officer)

PRINT FORM



200' Radius Map
Section/Block/Lot 32-234-33
38 Cypress Street Floral Park, NY 11001





FILED MAP:

LOTS NUMBER 33,34 AND 35, IN BLOCK NUMBER 11, ON A CERTAIN MAP ENTITLED, "MAP OF PROPERTY OF FLORAL PARK VILLA CO., B.J. McCORMACK, PRESIDENT, FLORAL PARK TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK, SURVEYED DECEMBER 6, 1906, S.H. McLAUGHLIN, C.E. AND C.S." AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF NASSAU, ON THE 8th DAY OF MAY, 1907, AS MAP No. 20

THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

LEGEND:
 DAY WINDOW — D.W.
 CELLAR ENTRANCE — C.E.
 CHAIN LINK FENCE — C.L.F.
 PLATFORM — PLT.
 PAVEMENT — P.VMT.
 CONCRETE — CONC.
 OVER HEAD SERVICE WIRE — O.H.S.W.
 METAL DOOR — M.D.
 FIRE ESCAPE — F.E.
 UTILITY POLE — *

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
 COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

PRECISION SURVEYS

TITLE • ARCHITECTURAL • BOUNDARY • CONSTRUCTION

40 FRANKLIN AVE. FRANKLIN SQUARE, N.Y. 11010
 Ph. • (718) 472-1571 • (516) 488-1608

CHRISTOPHER M. BUCKLEY
 PROFESSIONAL LAND SURVEYOR

SURVEY OF: Described Property

LOCATED AT:

38 Cypress Street, Floral Park
 County of Nassau
 State of New York

TAX DESIG: Sec. 32, Block 234, Lots 33,34,35

CERTIFIED TO:

Big Apple Abstract
 Louis M. Bartolo
 ING Direct

TITLE No.: BA31921

DATE: October 26, 2009

SCALE: 1"=20'

Job No. 25890
 Drawn By: BB

Submittal Data:36RLXFZ1

36,000 BTU Multi-Zone System

Job Name: _____

Date: _____

Location: _____

Approval: _____

Engineer: _____

Construction: _____

Submitted to: _____

Unit #: _____

Submitted by: _____

Drawing #: _____

Reference: _____

General Features

- Wired or wireless remote
- Apple catechin filter
- Ion deodorizing filter
- Auto louver: up/down
- Auto louver: 4-way
- Low ambient cooling
- Blue fin coating
- Standard Warranty: 5 years parts, 7 years compressor. Applies to systems purchased before June 1st 2015*
- Extended Warranty: 10 years parts, 10 years compressor. Systems that have been installed on or after June 1st 2015 by licensed contractors and the online Product Registration has been submitted.**
- Elite Contractor Extended Warranty: 12 years parts, 12 years compressor. Systems that have been installed on or after June 1st 2015 by contractors who have met requirements and have been approved for elite contractor status plus, the online Product Registration has been submitted. ***

Model Information

Condenser.....	AOU36RLXFZ1
Evaporator^.....	(ASU) / (ARU) / (AGU) / (AUU) 7,9,12,18RLF(1)
Connectable indoor units.....	2 - 4
Total capacity range.....	27,000 – 39,000 Btu/h
Electrical	208/230V AC 1ph-60Hz
Available Voltage Range.....	208/230 +/- 10%
Minimum Circuit Ampacity.....	24.6 A
Max Fuse Size.....	30 A

Current

Starting Current.....	17.1 A
Operating Current.....	20.3 A
Cooling..... (non-duct) 15.4 A / (ducted) 17.1 A / (mix) 15.9 A	
Heating..... (non-duct) 13.1 A / (ducted) 15.1 A / (mix) 14.1 A	

Input Power

Cooling..... (non-duct) 3.52 kW / (ducted) 3.92 kW / (mix) 3.71 kW	
Heating..... (non-duct) 3.00 kW / (ducted) 3.22 kW / (mix) 3.11 kW	

Capacity

Nominal Cooling.....	35,200 Btu/h
Min-Max Cooling.....	11,000 – 38,000 Btu/h
Nominal Heating.....	36,400 Btu/h
Min-Max Heating.....	11,000 – 42,000 Btu/h

Compressor

Motor Output.....	DC Twin Rotary (inv x1)
Refrigerant.....	2,100 W
Pre-Charge.....	R410a
Oil.....	7 lbs. 1 oz.
	RB68

Fan Motor

Type: DC (condenser).....	Propeller x1
Motor Output (condenser).....	100 W
Type: DC (evaporator).....	(wall-mount) Cross flow

	(compact cassette) Turbo
	(ducted) Sirocco x2 (18 k x3)
	(floor) Cross flow x2

or Output (Evaporator)..... (wall) 30-42W (compact cassette) 54W (ducted) 80-81W	
	(floor) 16W

Heat Exchanger

nsions (condenser)	
x D) in. (mm).....	31-13/32 x 35-7/16 x 1-7/16 (798x900x36.38)
ch.....	20 FPI
Stages.....	2 x 38
ne (Material).....	Grooved H-Pin (Copper)
(Material).....	Aluminum (Blue fin)

Operation Temperature Range

Cooling.....	14°F (-10°C) - 115°F (46°C)
Heating.....	5°F (-15°C) - 75°F (24°C)

Efficiency

SEER^.....	18.0 (wall-mount) 16.0 (duct) 17.0 (mix)
EER (cooling).....	10.0 Btu/W (wall-mount) 9.0 Btu/W(duct) 9.5 Btu/W(mix)
COP (heating).....	3.56 W/W (wall-mount) 3.32 W/W (duct) 3.44 W/W(mix)
HSPF (heating).....	9.4 (wall-mount) 8.7 (duct) 9.1 (mix)

Enclosure (condenser)

Material.....	Painted galvanized steel
Color.....	Beige (10 YR 7.5/1.0 NN)

Sound Pressure Level

Cooling.....	53 dB(A)
Heating.....	55 dB (A)

Dimensions

H x W x D (condenser)	
Net in. (mm).....	32-11/16 x 35-7/16 x 13 (830x900x330)
Gross in. (mm).....	38-3/16 x 41-5/16 x 17-1/2 (970x1,050x445)

Connection Pipe

Liquid.....	1/4" (6.35 mm) x4
Gas.....	3/8" (9.52 mm) x3 + 1/2" (12.70 mm) x1
Method (Liquid/Gas).....	Brazing
Pre-charge length (Total).....	164 ft. (50m)
Max length (Total).....	230 ft. (70m)
Max length (Each).....	82 ft. (25m)
Min. length (Total).....	66 ft. (20m)
Min length (Each).....	16ft. (5m)
Max Height Difference.....	49 ft. (15m)

Weight

Condenser.....	149 lbs. (68kg)
Evaporators.....	(wall-mount) 19 lbs. - 31 lbs.
	(compact cassette) 33 lbs.
	(ducted) 37 lbs. - 49 lbs.
	(floor) 31 lbs.

Accessories

UTY-RVNUM.....	Wired remote control (backlit, displays room temp.)
UTY-RNNUM.....	Wired remote control
UTY-RSNUM.....	Wired remote control (simple)

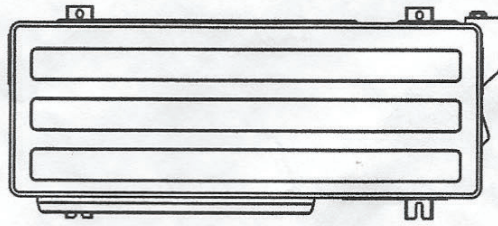
Intertek ETL Number

AOU36RLXFZ1..... 91987

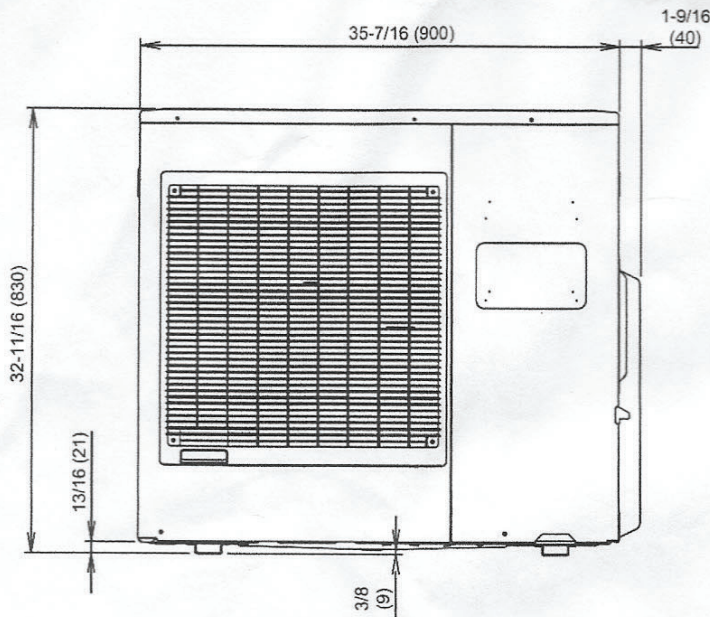
*Reference brochure for approved combinations. **Test conditions are based on AHRI 210/240. Note: Specifications are based on the following conditions. Cooling: Indoor temperature of 80°F (26.7°C) DB/67°F (19.4°C) WB, and outdoor temperature of 95°F (35°C) DB/75°F (23.9°C) WB. Heating: Indoor temperature of 70°F (21.1°C) DB/59°F (15°C) WB, and outdoor temperature of 47°F (8.3°C) DB/43°F (6.1°C) WB. Pipe length: 240.7m. (7.5m). Height difference: 0ft. (0m) (Outdoor unit - indoor unit). (Standard warranty) / **10 year warranty / ***12 year warranty

Dimensions: 36RLXFZ1

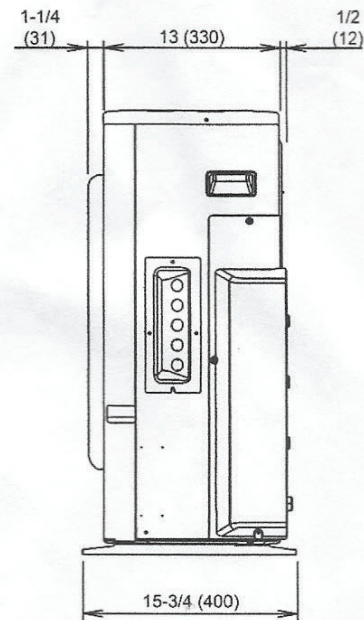
[Unit: in. (mm)]



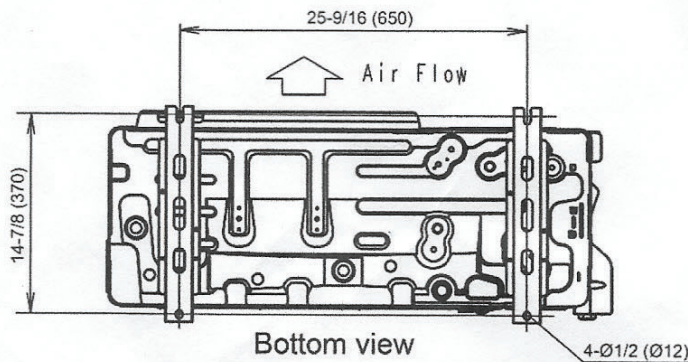
Top view



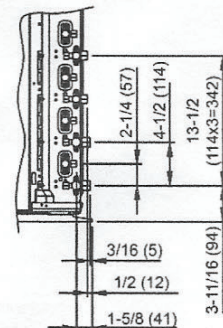
Front view



Side view



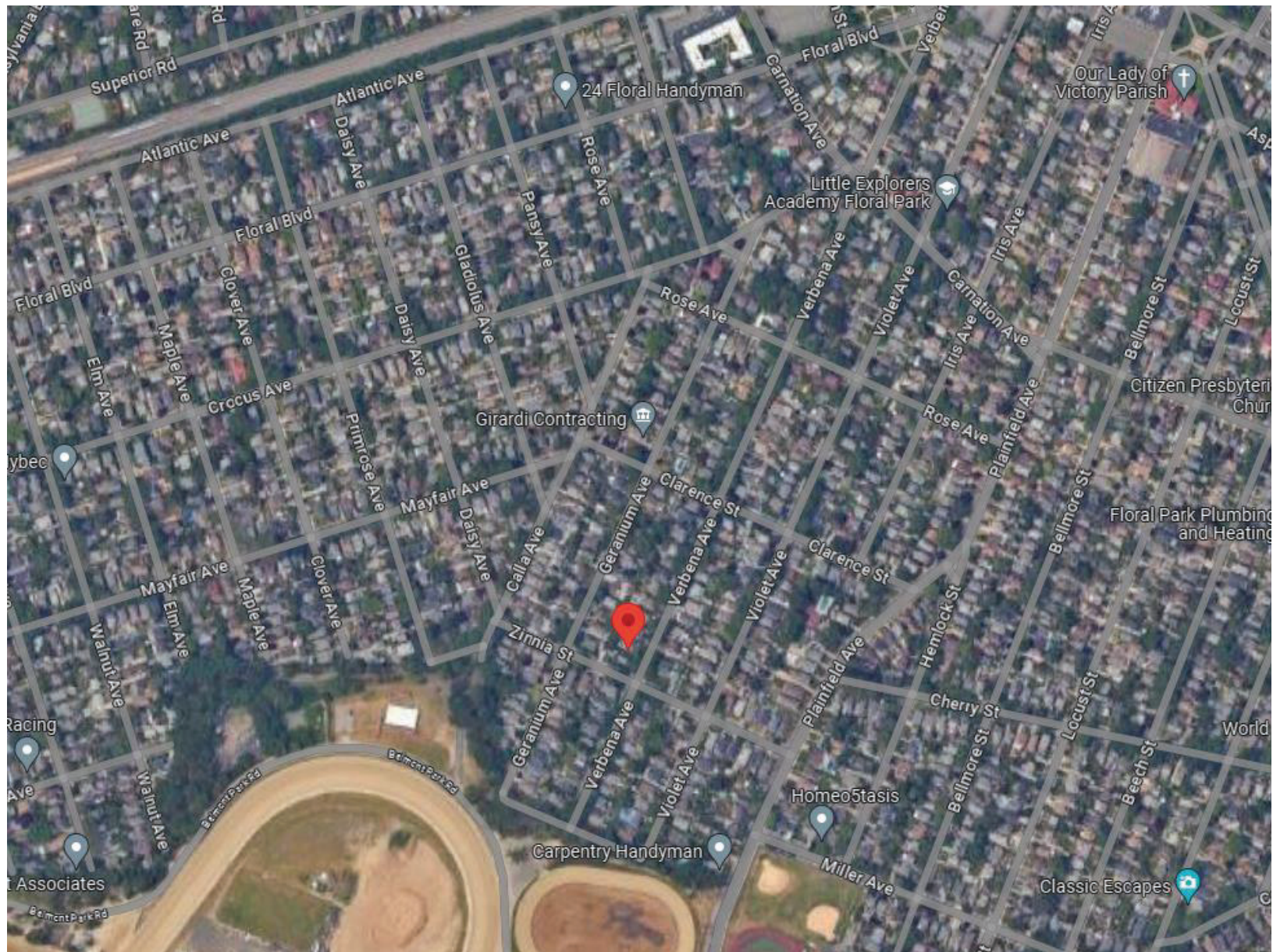
Bottom view



Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
2	192	Verbena Avenue	32 / 192 / 120	Victor and Karyn Faster	Addition



192 Verbena 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, January 10, 2024 at 8:00 p.m. relative to the following application:

Application of Victor and Karyn Faster, owners of 192 Verbena Avenue, Floral Park, NY 11001 for a variance § 99-21 (1)(a) Every lot in any residential district shall have a front yard with a depth not less than the average of the depths of the existing front yards on the lots in the same block; provided, however: The front yard on a lot situated between and contiguous to two lots on which there are existing buildings need not have a depth greater than the average of the depths of the front yards on such contiguous lots. Average front yard setback is 18.3'; proposed front yard setback for addition is 17.5'

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 50 feet north of Zinnia Street on the west side of Verbena Avenue and known as 192 Verbena Avenue, Section 32, Block 192, Lot(s) 120 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: December 2023



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

NOTICE OF DISAPPROVAL

12/05/2023

OWNER:

Faster, Victor & Karyn
192 Verbena Avenue
Floral Park, NY 11001

APPLICANT:

Christopher Dowdell
45 Commonwealth Blvd
Bellerose Village, NY 11001

Please take notice that your application to: Addition and Alterations

at: 192 Verbena Avenue Floral Park NY 11001

Zone: R-1 Residence **Parcel:** 32-192-120

Is hereby disapproved contrary to:

§ 99-21 (1)(a) Every lot in any residential district shall have a front yard with a depth not less than the average of the depths of the existing front yards on the lots in the same block; provided, however: The front yard on a lot situated between and contiguous to two lots on which there are existing buildings need not have a depth greater than the average of the depths of the front yards on such contiguous lots.

Average front yard setback is 18.3', proposed front yard setback for addition is 17.5'

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

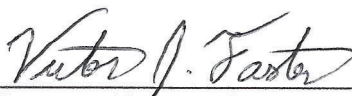
<https://fpvillage.org/departments/building-department/>.

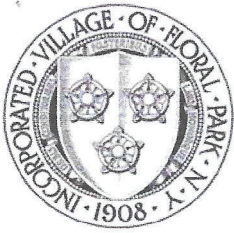
This application has not been reviewed for Building Code compliance.

Renee Marcus, AIA
Superintendent of Buildings



BOARD OF ZONING APPEALS
APPLICATION FOR VARIANCE

Property Information:			
Property Address: <u>192 VERBENA AVE. FLORAL PARK</u>			
Business Name (If Commercial):			
Section: <u>32</u>	Block: <u>120</u>	Lot: <u>22</u>	Zone: <u>R.1</u>
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.)			
Applicant information:		Incomplete applications will not be accepted	
Applicant Name: <u>CHRISTOPHER DOWDILL</u>		Relationship of Applicant to Owner: <u>DESIGNER</u>	
Mailing Address: <u>45 COMMONWEALTH BLVD.</u>		City: <u>BELLEROS VILLAGE</u>	State: <u>NY</u> Zip: <u>11001</u>
Phone Number: <u>516 946 5842</u>		Email: <u>CHRISDOWDILL@OPTIMUM.NET</u>	
Owner Information:			
Owner Name: <u>VICTOR & KARYN FASTER</u>			
Mailing Address: <u>192 VERBENA AVE.</u>		City: <u>FLORAL PARK</u>	State: <u>NY</u> Zip: <u>11001</u>
Phone Number: <u>718 930 6015</u>		Email: <u>VICFASTER1@GMAIL.COM</u>	
Previous Appeals: (check one)			
<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			
Type of Variance Applied For:			
Article <u>99</u> Section <u>21</u> of Code			
Variance or Relief Desired: <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Maintain (year built _____)			
<ul style="list-style-type: none">• AVERAGE FRONT YARD SETBACK IS 18.3'• PROPOSED FRONT YARD SETBACK FOR ONE STORY FRAME OPEN PORCH IS 17.5'.			
Reason(s) Supporting Appeal: (if necessary, submit separate attachment)			
<ul style="list-style-type: none">• IT'S AN EXTENSION OF AN EXISTING FRONT PORCH PREVIOUSLY APPROVED			
Owner Signature:			
<div style="text-align: center;"> _____ Signature of Property Owner</div>			



BOARD OF ZONING APPEALS
APPLICATION FOR VARIANCE

Affidavit of Individual Owner:

STATE OF NEW YORK)

ss.:

COUNTY OF NASSAU)

VICTOR J. FASTER 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

Victor J. FASTER
Signature of Owner

Sworn before me this

4 day of November, 2023

Bridget R. Greco
Notary Public

BRIDGET R. GRECO
Notary Public, State of New York
No. 01GR6328961
Qualified in Nassau County
Commission Expires 08/10/2027

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: CONSTRUCT 2½ STORY FRAME ADDITION & ALTERATION			
Project Location (describe, and attach a location map): 192 VERBONA AVE. FLORAL PARK, NY 11001			
Brief Description of Proposed Action: CONSTRUCT 2½ STORY FRAME ADDITION & ALTERATION CONSTRUCT 1 STORY OPEN FRAME FRONT PORCH			
Name of Applicant or Sponsor: CHRISTOPHER DEWIDELL		Telephone: 516 9465842 E-Mail: CHRISDEWIDELL@OPTIMUM.NET	
Address: 45 COMMONWEALTH BLVD.			
City/PO: BULLDOGS VILLAGE		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? 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?		.11 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.11 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			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <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: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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? 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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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? 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: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

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, <div style="margin-left: 20px;"> 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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input 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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	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: <u>CHRISTOPHER DOWDALL</u> Date: <u>12/8/23</u> Signature: <u></u> Title: <u>DESIGNER</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.

- ☐ 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.

BOBBY K ARCHITECTS

Name of Lead Agency

12/8/23

Date

CHRISTOPHER DOWDOLL

Print or Type Name of Responsible Officer in Lead Agency

DESIGNER

Title of Responsible Officer



Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

CALCULATION AVERAGE FRONT YARD SETBACK

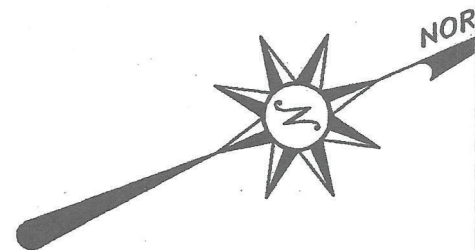
VERBENA AVENUE

BLOCK	LOT	FRONT YARD SETBACK
192	119	17.6'
	417 & 418	13.9'
	415 & 414	16.6'
	413 & 412	15.0'
	411 & 410	22.0'
193	517	11.6'
	516	24.4'

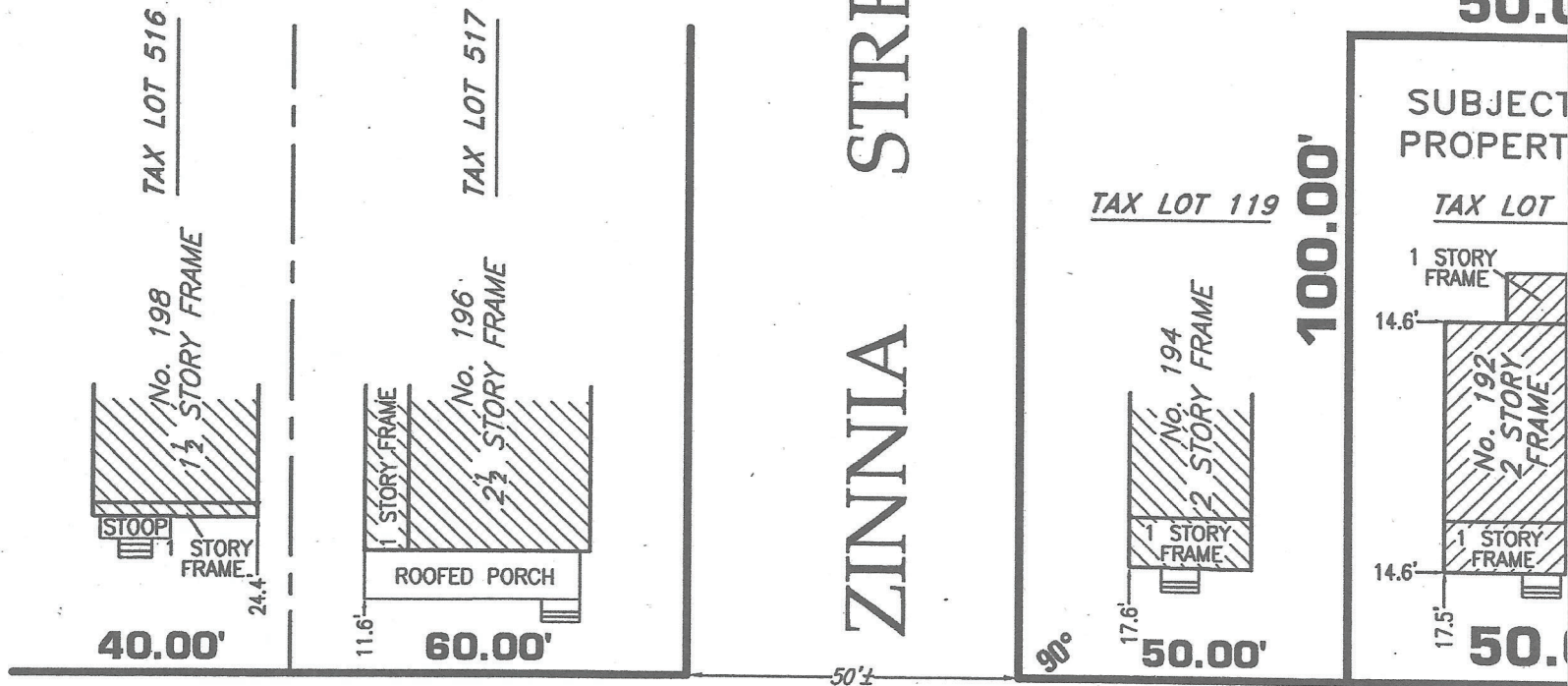
SUM 121.1'

AVERAGE $121.1' / 7 = 17.3'$

AVERAGE FRONT YARD SETBACK = 17.3'



BLOCK 193



VERBENA

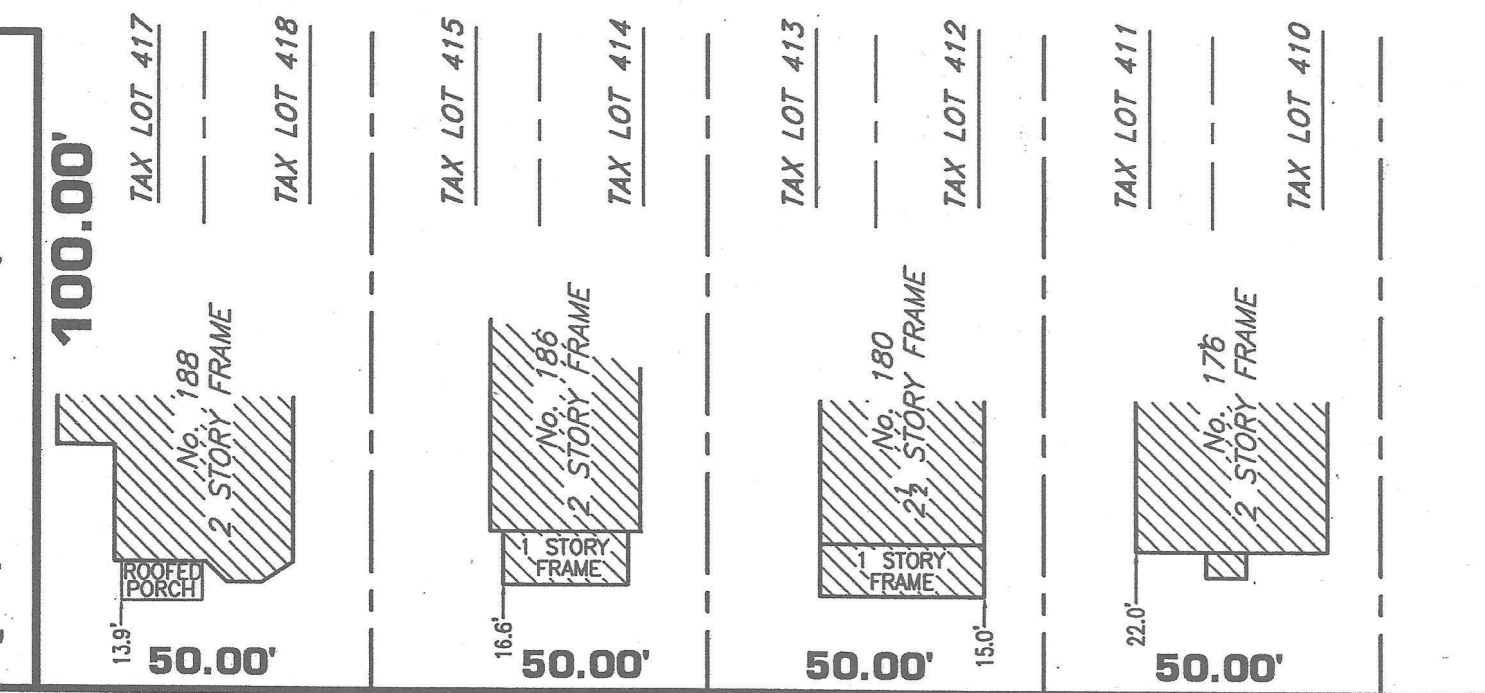
CERTIFIED TO:-

PROPERTY SITUATED AT
192 VERBENA AVENUE
FLORAL PARK
TOWN OF HEMPSTEAD
COUNTY OF NASSAU
STATE OF NEW YORK

SURVEY AMENDED: DECEMBER 16, 2014
DATE OF SURVEY: NOVEMBER 10, 2014

200' SETBACK SURVEY

SECTION 32 BLOCK 192



200'±

AVENUE



Ramzan Ali, License No. 050457

NY Land Surveyor P.C.

77-15 164th Street, Fresh Meadows, NY 11366

Tel. (718) 591-6600 Fax (718) 591-7954

Fax (631) 930-3292

nylandsurveyor@gmail.com

SUBJECT PROPERTY

TAX DESIGNATION

SECTION: 32

BLOCK: 192

LOT: 120

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, OF THE NEW YORK STATE EDUCATIONAL LAW.

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

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

012848



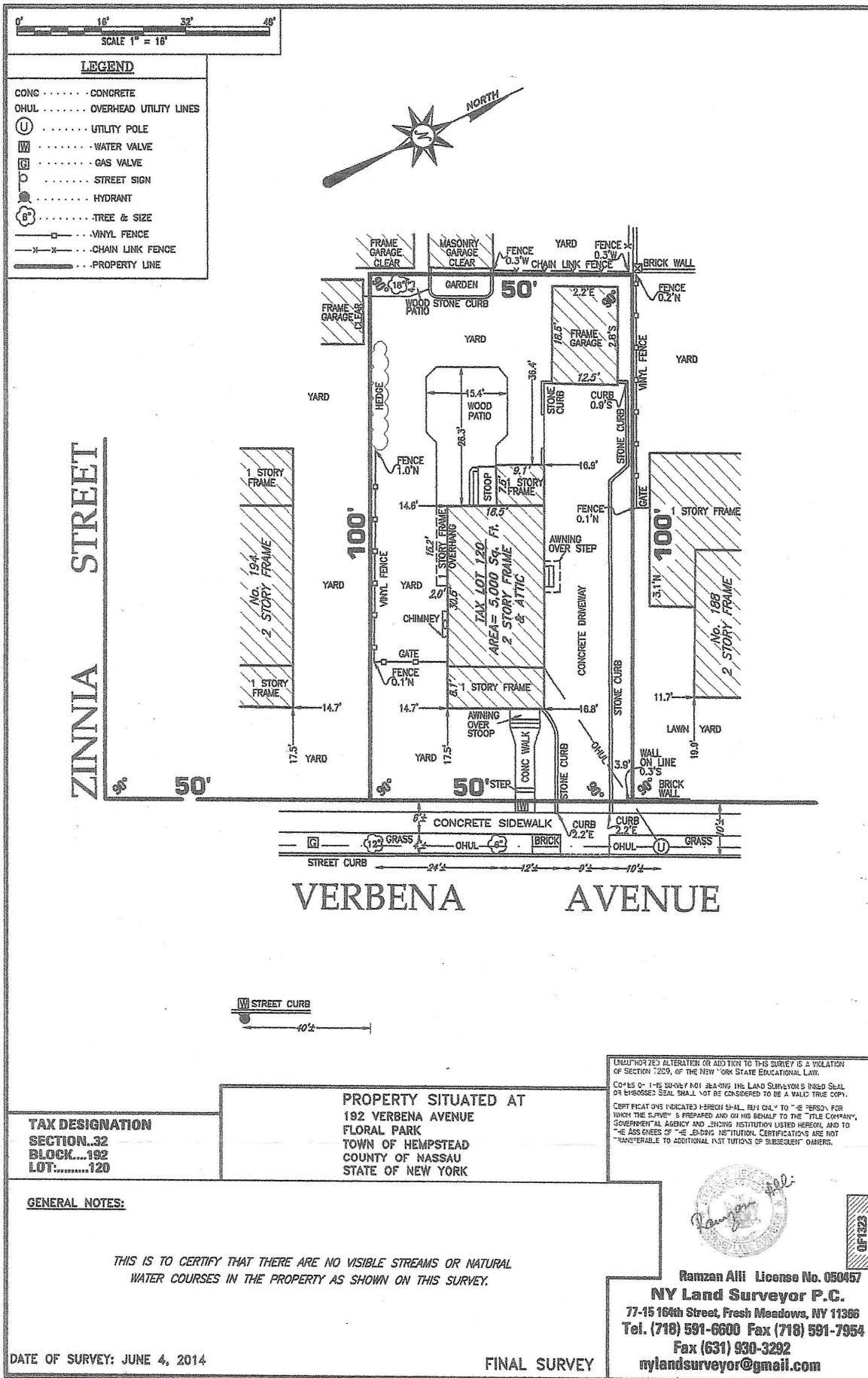
WEST SIDE OF VERBENA AVE.

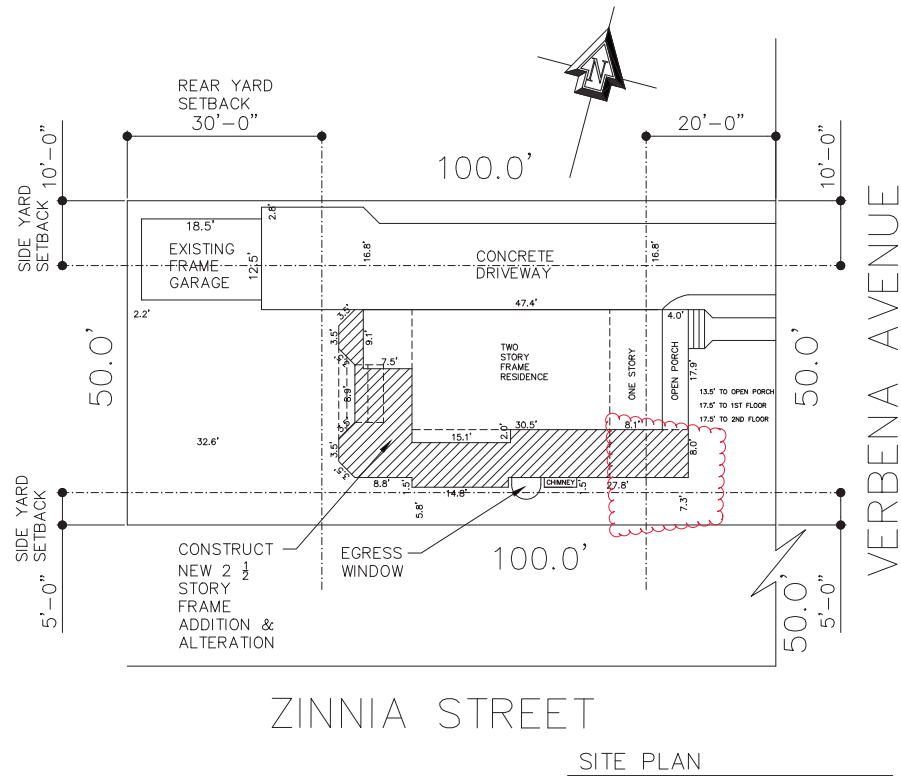


EAST SIDE OF VERBENA AVE.









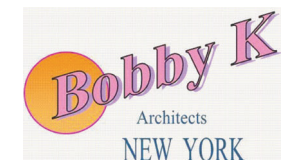
SCALE: 1" = 10'-0"

ZONING ANALYSIS			
LOCATION	AREA CALCULATIONS	EXISTING	PROPOSED
MUNICIPALITY: INCORPORATED VILLAGE OF FLORAL PARK	FIRST FLOOR LIVING AREA:	771 SQ.FT.	1,158.5 SQ.FT.
SECTION: 32	SECOND FLOOR LIVING AREA:	536 SQ.FT.	1,239.8 SQ.FT.
BLOCK: 192	TOTAL LIVING AREA:	1,308 SQ.FT.	2,398.3 SQ.FT.
LOT: 120	FINISHED BASEMENT:	678 SQ.FT.	1,197.4 SQ.FT.
ZONE: R-1	OPEN PORCH:	72 SQ.FT.	167.2 SQ.FT.
	GARAGE:	231 SQ.FT.	231 SQ.FT.
ZONING DATA	ALLOWABLE	EXISTING	PROPOSED
LOT AREA:	5,000 SQ.FT.	5,000 SQ.FT.	5,000 SQ.FT.
BUILDING AREA:	30%=1,500.0 SQ.FT.	18.4%=921.7 SQ.FT.	27.8%=1,389.8 SQ.FT.
FRONT YARD SETBACK:	20.0'	13.5' TO OPEN PORCH	13.5', NO CHANGE
		17.5' TO 1ST FLOOR	17.5', NO CHANGE
		25.6' TO 2ND FLOOR	17.5' TO 2ND FLOOR
SIDE YARD SETBACKS:	MINIMUM: 5.0'	14.7'	5.8'
	AGGREGATE: 15.0'	31.5'	22.6'
REAR YARD SETBACK:	30.0'	36.4'	32.6'
BUILDING HEIGHT:	2 1/2 STORIES / 35.0'	24'-7"	33'-5"



NOT FOR CONSTRUCTION

03	2NOV23	ISSUED FOR BID, BZA
02	29OCT23	AS PER OWNER MEETING
01	3MAR23	ZONING ANALYSIS
NO.	DATE	ISSUES/REVISIONS



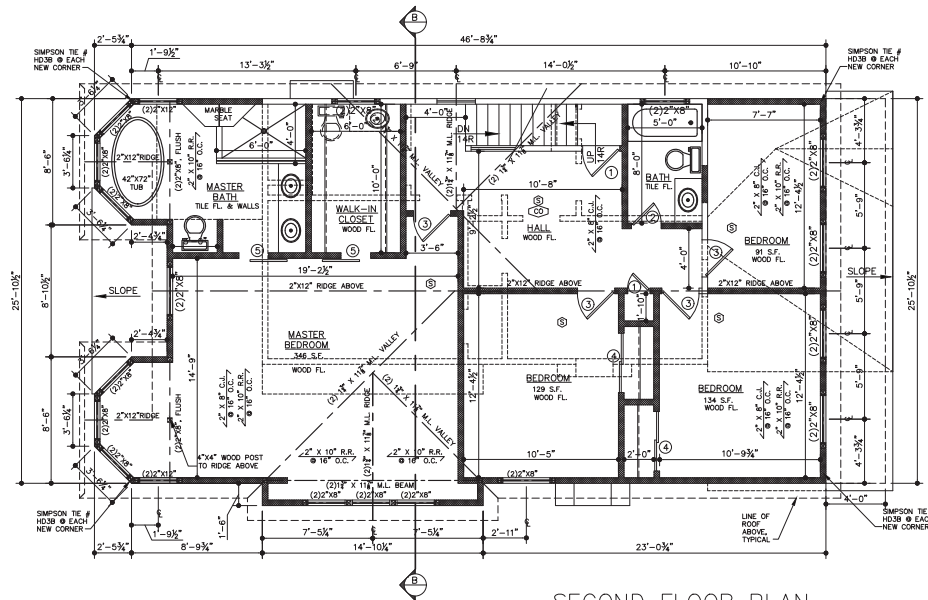
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 45 COMMONWEALTH BLVD. BELLEROSSE VILLAGE NY 11001
 516.375.1473 Fax 516.375.1473
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SITE PLAN/ZONING			
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JOB NO. 2023-009	DATE 1JUL21	PROJ. DIR. CPD
DRAWN BY CPD	CHK. BY R.K.	SCALE: SEE DRAWING

DWG. NO.	A-1
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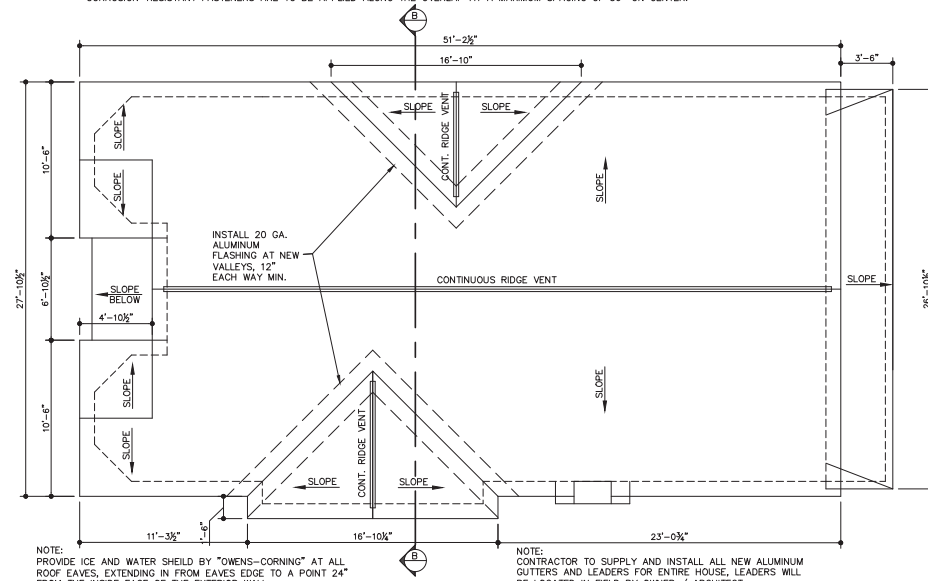
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SECOND FLOOR PLAN

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

ROOF NOTE AS PER R905.2.7:
 -APPLY A MINIMUM 19" WIDE (483mm) STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES.
 -STARTING AT THE EAVE, APPLY 36" WIDE (914mm) SHEETS OF UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS 19"(483mm).
 -DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL.
 -END LAPS SHALL BE OFFSET BY 6'-0".
 -CORROSION-RESISTANT FASTENERS ARE TO BE APPLIED ALONG THE OVERLAP AT A MAXIMUM SPACING OF 36" ON CENTER.



FIRST FLOOR PLAN

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

(2)2'-0" DOOR SCHEDULE									
NO.	MAT.	WIDTH	HEIGHT	FRAME	SADDLE	REMARKS			
1	WOOD	1'-6"	6'-8"	WOOD	MARBLE @ BATH	UNDERCUT 1" @ BATH			
2	WOOD	2'-0"	6'-8"	WOOD	MARBLE @ BATH	UNDERCUT 1" @ BATH			
3	WOOD	2'-6"	6'-8"	WOOD	WOOD				
4	WOOD	4'-0"	6'-8"	WOOD	WOOD	(1) PAIR OF CLOSET DOORS			
5	WOOD	2'-0"	6'-8"	WOOD	WOOD	BARN STYLE SLIDING DOOR			
6	WOOD/SLIDE	8'-0"	6'-10"	WOOD	ALUMINUM	EXTERIOR PRING SLIDING DOORS			
7	ALUMINUM	3'-0"	6'-8"	STEEL	ALUMINUM	EXTERIOR ALUMINUM DOOR			
E	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXISTING DOOR TO REMAIN			

DOOR NOTES:
 -ALL INTERIOR DOORS TO BE 6 PANEL COLONIAL STYLE
 -ALL CLOSET DOORS TO BE HOLLOW CORE
 -ALL ENTRY DOORS TO BE SOLID CORE

NOTE:
 CONTRACTOR TO SUPPLY AND INSTALL ALL DOOR HARDWARE SELECTED BY OWNER \$ 75.00 PER DOOR ALLOWANCE
 ALL EXTERIOR DOORS TO BE INSULATED & WEATHERSTRIPPED

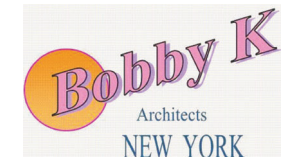
NOTE:
 INSTALL SADDLES AND/OR TRANSITION STRIPS AT EACH DOOR IN FLOOR MATERIAL. LOCATE CENTERED IN DOOR SUCH THAT WHEN DOOR IS CLOSED, MATERIAL ON OPPOSITE SIDE CAN NOT BE SEEN

WALL SCHEDULE	
---	EXISTING
---	REMOVED
---	PROPOSED



NOT FOR CONSTRUCTION

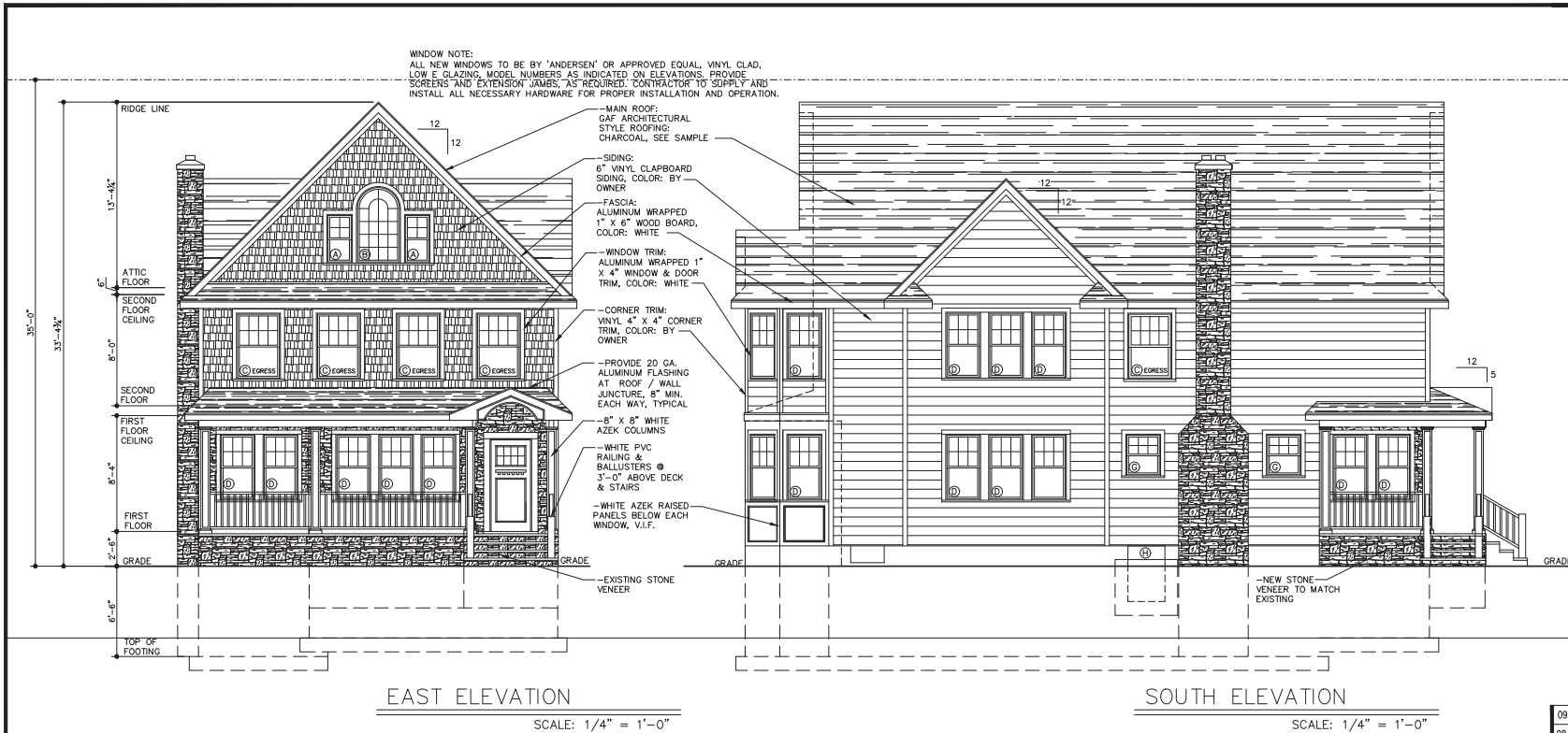
NO.	DATE	ISSUES/REVISIONS
08	3DEC23	AS PER BID NOTES
07	11NOV23	AS PER CLIENT MEETING
06	29OCT23	AS PER CLIENT MEETING
05	22OCT23	AS PER CLIENT MEETING
04	16OCT23	PRELIMINARY DESIGN
03	27SEP23	CONCEPTS
02	23SEP23	EXISTING CONDITIONS
01	3MAR23	ZONING ANALYSIS



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DWG. TITLE			
FLOOR PLANS			
JOB NO.	2023-009	DATE	1JUL21
DRN BY	CPD	QD BY	R.K.
DWG. NO.		SCALE	SEE DRAWING
A-2			

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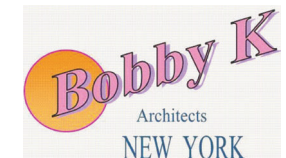
NOT FOR CONSTRUCTION

NO.	DATE	ISSUES/REVISIONS
09	3DEC23	AS PER BID NOTES
08	11NOV23	AS PER CLIENT MEETING
07	2NOV23	ISSUED FOR BID, BZA
06	29OCT23	AS PER CLIENT MEETING
05	22OCT23	AS PER CLIENT MEETING
04	16OCT23	PRELIMINARY DESIGN
03	27SEP27	CONCEPTS
02	23SEP23	EXISTING CONDITIONS
01	3MAR23	ZONING ANALYSIS

WINDOW NOTE:
ALL NEW WINDOWS TO BE BY 'ANDERSEN' OR APPROVED EQUAL, VINYL CLAD, LOW E GLAZING, MODEL NUMBERS AS INDICATED ON ELEVATIONS. PROVIDE SCREENS AND EXTENSION JAMBS, AS REQUIRED. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY HARDWARE FOR PROPER INSTALLATION AND OPERATION.

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT					
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING FENESTRATION SHGC	CEILING FENESTRATION R-VALUE	WOOD TRIM R-VALUE
1	0.15	0.15	0.25	30	13
2	0.40	0.65	0.25	38	13
3	0.35	0.55	0.40	38	20 OR 13+10h
4 EXCEPT MARINE 5 AND MARINE 6	0.35	0.55	NR	49	20 OR 13+10h
5 AND MARINE 6	0.32	0.55	NR	49	20 OR 13+10h
6	0.32	0.55	NR	49	20+5 OR 13+10h
7 AND 8	0.32	0.55	NR	49	20+5 OR 13+10h

WINDOW SCHEDULE											
AMT.	TYPE	OPERATION	MATERIAL	WIDTH	HEIGHT	MANUFACT.	HDR. HT.	COLOR	MODEL #	GLASS AREA	VENT AREA
A	DBL HUNG	VINYL	1'-11"	3'-1"	ANDERSON	5'-3"	BY OWNER	TW18210	1.78 SF	5.53 SF	
B	FIXED	VINYL	3'-2"	5'-6"	ANDERSON	7'-3"	BY OWNER	SE314	13.28 SF		
C	DBL HUNG	VINYL	3'-2"	4'-9"	ANDERSON	6'-8"	BY OWNER	TW3046	10.31 SF	5.73 SF	
D	DBL HUNG	VINYL	2'-6"	4'-9"	ANDERSON	6'-8"	BY OWNER	TW2446	7.65 SF	4.38 SF	
E	DBL HUNG	VINYL	2'-6"	4'-5"	ANDERSON	6'-8"	BY OWNER	TW2442	7.01 SF	4.02 SF	
F	CASEMENT	VINYL	2'-6"	1'-9"	ANDERSON	6'-8"	BY OWNER	AN251	2.6 SF	1.1 SF	
G	DBL HUNG	VINYL	2'-6"	3'-1"	ANDERSON	6'-8"	BY OWNER	TW24210	4.46 SF	2.58 SF	
H	CASEMENT	VINYL	2'-8"	4'-1"	ANDERSON	6'-8"	BY OWNER	CX14	9.5 SF	9.0 SF	



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DWG. TITLE			
ELEVATIONS			
JOB NO.	2023-009	DATE	1JUL21
PROJ. DR.	CPD	SCALE	SEE DRAWING
DRAWN BY	CPD	CHK. BY	R.K.
DWG. NO.	A-3		

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