



BOARD OF ZONING APPEALS

Board of Zoning Appeals Members

Christopher Downes, Chairman

Dennis McEnery

Gary Parisi

Indra Sanichar

Mary Ann Cuite

John Ryan, Esq. Legal Counsel

Renee Marcus, AIA – Superintendent of Buildings

Margaret Fowler, Acting Secretary

May 8, 2024

8:00 pm

Village Hall Court Room

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
1	200	Jericho Turnpike	32 / 60 / 350	Yi Xi Lin Member 206 Jericho Turnpike LLC	Interior Alterations - Restaurant Use

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

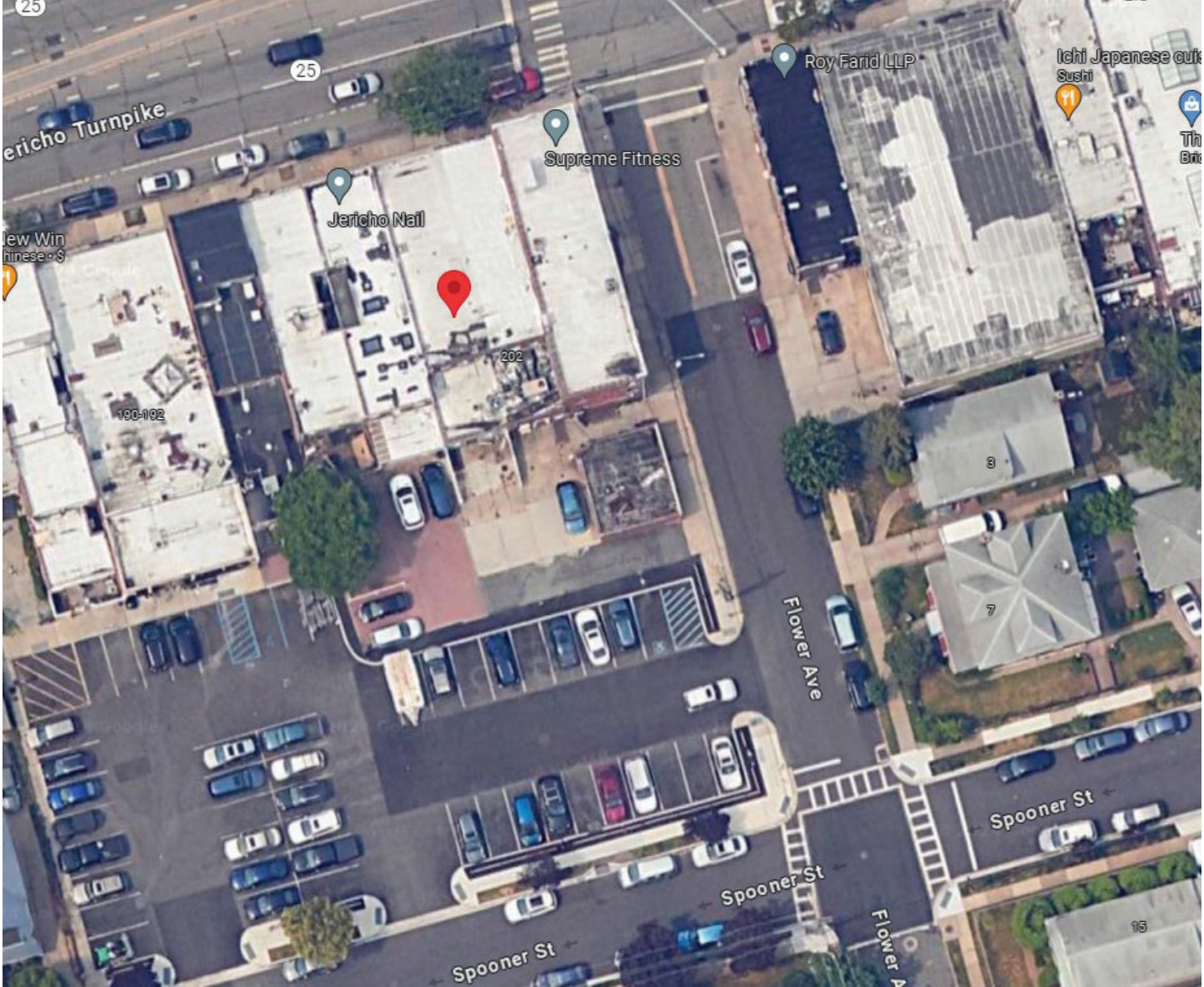
Supporting documents will be posted to the Board of Zoning Appeals web page at least 24 hours prior to the meeting.

Click [here](#) for the BZA webpage

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
1	200	Jericho Turnpike	32 / 60 / 350	Yi Xi Lin Member 206 Jericho Turnpike LLC	Interior Alterations - Restaurant Use



200 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, May 8, 2024 at 8:00 p.m. relative to the following application:

Application of 206 Jericho Turnpike LLC, Contract Vendee at 200 Jericho Turnpike, Floral Park, NY 11001: § 99 Attachment 1 Schedule of Regulations - One space for every three seats in a dining area and one space for every two seats in a lounge area, whichever formula will result in the greatest number of parking spaces.

Applicant is proposing 34 seats and 7 lounge seats in a restaurant increasing the parking requirement by 8 spaces. No parking has been provided,

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 41.45 feet west of Flower Avenue on the south side of Jericho Turnpike and known as 206 Jericho Turnpike, Section 32, Block 60, Lot(s) 350 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: April 2024



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

NOTICE OF DISAPPROVAL

05/03/2024

OWNER:
200 JTO LTD
200 Jericho Turnpike
Floral Park, NY 11001

APPLICANT:
Yi Xi Lin Member 206 Jericho Turnpike LLC, Tenant
71-29 165th Street
Fresh Meadows, NY 11365

Please take notice that your application to: Interior Alterations - Restaurant Use (Revised)

at: 200 Jericho Turnpike Floral Park NY 11001

Zone: B-2 Business **Parcel:** 32.-60-350

Is hereby disapproved contrary to:

§ 99 Attachment 1 Schedule of Regulations - One space for every three seats in a dining area and one space for every two seats in a lounge area, whichever formula will result in the greatest number of parking spaces.

Applicant is proposing 50 seats and 8 lounge seats in a restaurant increasing the parking requirement by 14 spaces. No parking has been provided.

If the Zoning Variance is approved, an application to the Board of Trustees shall be submitted for a special use permit amendment. § 99-11 B-2 District; Special uses. A building may be erected, altered or used for any purpose set forth in this subsection only when authorized by the Board of Trustees as a special use after a public hearing conducted by the Board of Trustees and for no other: (1) Restaurant

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

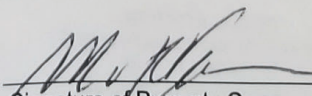
If you choose to file for a variance to appeal this decision, an application and instructions can be obtained from the Building Department or the Village website at <https://fpvillage.org/departments/building-department/>.

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: 200 Jericho Tpke, Floral Park, NY 11001			
Business Name (If Commercial):			
Section: 32	Block: 60	Lot: 350	Zone:
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.)			
Applicant information:		Incomplete applications will not be accepted	
Applicant Name:	YI XI LIN MEMBER 206 JERICHO TPKE LLC	Relationship of Applicant to Owner: tenant	
Mailing Address:	71-29 165TH ST	City: FRESH MEADOWS	State: NY Zip: 11367
Phone Number:	929-922-9788	Email: Linyixiny@gmail.com	
Owner Information:			
Owner Name: 200 JTO LTD			
Mailing Address:	200 Jericho Tpke	City: Floral Park	State: NY Zip: 11001
Phone Number:	516 326 8180	Email: mv@mvarchitects.biz	
Previous Appeals: (check one)			
<input 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 _____ Section _____ of Code			
Variance or Relief Desired: <input type="checkbox"/> Proposed <input type="checkbox"/> Maintain (year built _____)			
OFF STREET PARKING			
Reason(s) Supporting Appeal: (if necessary, submit separate attachment)			
NO ON SITE OFF STREET PARKING			
Owner Signature:			
 Signature of Property Owner			



**BOARD OF ZONING APPEALS
APPLICATION FOR VARIANCE**

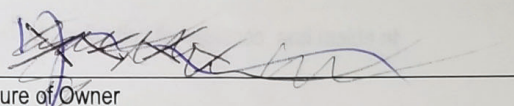
Affidavit of Individual Owner:

STATE OF NEW YORK)

ss.:

COUNTY OF NASSAU)

_____ 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:

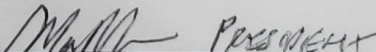
STATE OF NEW YORK)

ss.:

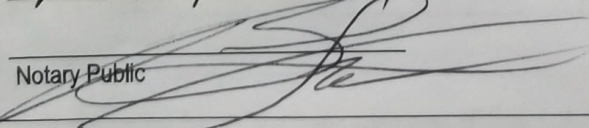
COUNTY OF NASSAU)

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

ZOO JTD LTD
Name of Corporation

By:  PRESIDENT
Signature and Title

Sworn before me this 4 day of April, 2024


Notary Public

BRENDA LUCAS
Notary Public, State of New York
No. 01LU6083352
Qualified in Nassau County
Commission Expires November 12, 2026



**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, MARIO R VERGARA being duly sworn, deposes and say:

1. I am the President of ZOO JTD LTD, the corporation applying for the variance in the annexed application dated the 4 day of APRIL 20 24.

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 APRIL 4 20 24, 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: MARCH 28 2024

Name of Contract Vendee: 206 JERICHO TURNPIKE LLC

Home Address: 71-29 165TH ST FRESH MEADOW NY 11365

(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 persons, 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

4 day of April, 2024

Notary Public

BRENDA LUCAS
Notary Public, State of New York
No. 01LU6083352
Qualified in Nassau County
Commission Expires November 12, 2026

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: <p style="text-align: center; font-size: 1.2em;">TORIGO JAPANESE RESTAURANT</p>							
Project Location (describe, and attach a location map):							
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">INTERIOR ALTERATION OF EXISTING FIRST FLOOR TO CONVERT FROM BUSINESS TO RESTAURANT</p>							
Name of Applicant or Sponsor: <p style="font-size: 1.2em;">206 Jericho Tpke LLC / Yi Xi Lin</p>		Telephone: 929-922-9788					
Address: <p style="font-size: 1.2em;">71-29 165th St</p>		E-Mail: Linyixiny@gmail.com					
City/PO: <p style="font-size: 1.2em;">Fresh Meadows</p>		State: NY	Zip Code: 11365				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		1.05 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?		0 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							

		NO	YES	N/A
5. Is the proposed action,	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?		<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 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 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? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

4. 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

5. 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"/>

6. Is the project site located in the 100-year flood plan?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Will the proposed action create storm water discharge, either from point or non-point sources?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes,

a. Will storm water discharges flow to adjacent properties?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

	NO	YES
	<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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, describe:

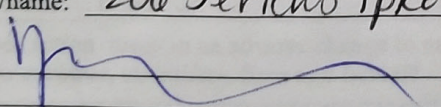
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, describe:

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

Applicant/sponsor/name: 206 Jericho Tpke LLC Date: 4/4/24

Signature:  Title: 929-922-9788

List of Names

Within 200 feet of

200 Jericho Turnpike, Floral Park, NY 11001

Sec	Block	Lot	Owner Name	Address	Town
32	60	272-274	lafrate Trust	3 Spooner St	Floral Park, NY 11001
32	60	275-276	Hartenfels Vinson	9 Spooner St	Floral Park, NY 11001
32	60	277-281, 383	Inc Village Of Floral Park	1 FLORAL BLVD	Floral Park, NY 11001
32	60	384	Athanasopoulos George	196 Jericho Tpke	Floral Park, NY 11001
32	60	386, 387	Gtj Realty Corp	198 Jericho Tpke	Floral Park, NY 11001
32	60	348	204 Jericho Llc	204 MILL SPRING RD	Manhasset, Ny 11030
32	60	349	Shefah Llc	202 Jericho Tpke	Floral Park, NY 11001
32	60	252	Abit Of Floral Park Llc	52 SOUTH TYSON AVE	Floral Park, NY 11001
32	60	253-254	The Backstretch Enterprises Llc	110 JEFFERSON ST	Garden City, Ny 11530
32	60	255	188 Jericho Realty Llc	262 JERICHO TPKE	Floral Park, NY 11001
32	60	256, 257	Jackson Hts 72 Llc	507 FOCH BLVD	Mineola, NY 11501
32	60	258	182 Jericho Tpke Realty Llc	194 PARK AVE	Williston Park, NY 11596
32	60	259	Ming Yau Realty Corporation	17 LEHIGH STREET	Williston Park, NY 11596
32	60	260-261	176 Jericho Llc	1831 WEST 9TH ST	Brooklyn, NY 11223
8	56	222, 224, 229, 220, 230-232, 234	Inc Village Of Floral Park	1 FLORAL BLVD	Floral Park, NY 11001
8	57	11-16, 50-52, 55-56, 58, 61-62	Advance Properties Llc	220 WESTBURY AVE	Westbury, NY 11514
8	58	45-52110113 122-124	Sunne Property Solutions Llc	6118 173RD ST	Fresh Meadows, NY 11465
32	64	240-241	Jacklyn Usa Llc	6118 173RD ST	Fresh Meadows, NY 11465
32	64	242	Best Sisters Realty Llc	214 Jericho Tpke	Floral Park, NY 11001
32	64	243-246	Huaris Corp	212 Jericho Tpke	Floral Park, NY 11001
32	64	312	Beattie Patricia	27 Spooner St	Floral Park, NY 11001
32	64	315	Schollmeier Edward & Loretta	7 Flower Ave	Floral Park, NY 11001
32	64	316	Burke Judith T Life Estate	3 Flower Ave	Floral Park, NY 11001
32	65	277	Mughal Tarig	17 Flower Ave	Floral Park, NY 11001
32	65	278	Breil A Keller & Robert H	15 Flower Ave	Floral Park, NY 11001
32	61	289-290	Sam Jeffrey & Joann	18 Flower Ave	Floral Park, NY 11001
32	61	291-292	Ieraci Pietro & Jennifer	22 Flower Ave	Floral Park, NY 11001
32	61	297-299	Rostkowski Thomas & Susan	18 Spooner St	Floral Park, NY 11001
32	61	300-301	Gibbons Aka Anna & Anne	14 Spooner St	Floral Park, NY 11001
32	61	302-304	lafrate Silvestro & Laura Trust	10 Spooner St	Floral Park, NY 11001



1"=70'

LEGEND

— PARCEL LINE
 - - - LOT LINE
 --- ZONING DISTRICT LINE

27 LOT NUMBER

102.64 PARCEL LINE LENGTH

No. 60 ADDRESS NUMBER
 NOTE: FACES STREET

THAT IT IS ON.

Radius Map

200 Jericho Turnpike,
 Floral Park, NY 11001

Section: 32
 Block: 60
 Lot: 350

Prepared By:

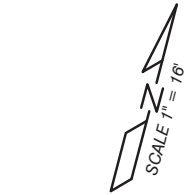
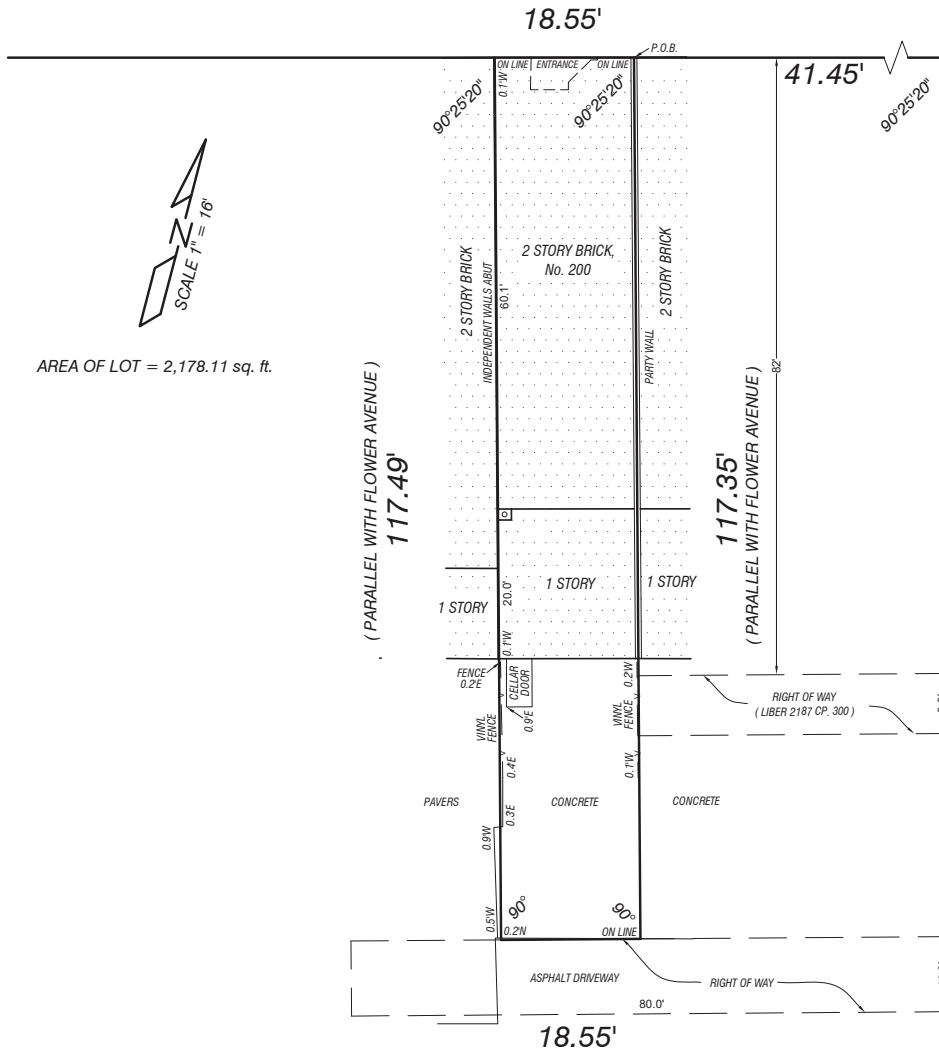
Long Island Expeditors
 121 Newbridge Road
 Hicksville, NY 11801
 Phone 516-698-0005

DATE: March 30, 2024



JERICHO (JAMAICA AVENUE) TURNPIKE

PROJECTIONS ON TO STREET:
 LIGHT..... 1.1'±
 STUCCO DECOR..... 0.3'±



AREA OF LOT = 2,178.11 sq. ft.

1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THE SURVEY IS PREPARED AND CERTIFIED TO AND ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF A DESCRIPTIVE ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
3. THIS MAP WAS MADE AT A SCALE OF 1"=16' WHEN ORIGINALLY DRAWN.
4. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
5. 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.
6. ARCHITECTS MUST ORDER A TOPOGRAPHICAL MAP SPECIFYING THEIR EXACT NEEDS.
7. ALL ELEVATIONS SHOWN IF ANY REFER TO THE NAVD1988.
8. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
9. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS, OR ROADWAYS IN THE STREETS SHOWN HEREON.
10. SUBSURFACE INFORMATION SHOWN WERE OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.
11. SURVEYED AS IN POSSESSION.

CERTIFIED TO:
 206 JERICHO TURNPIKE LLC
 BOLTON PLACE ABSTRACT LLC
 THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE

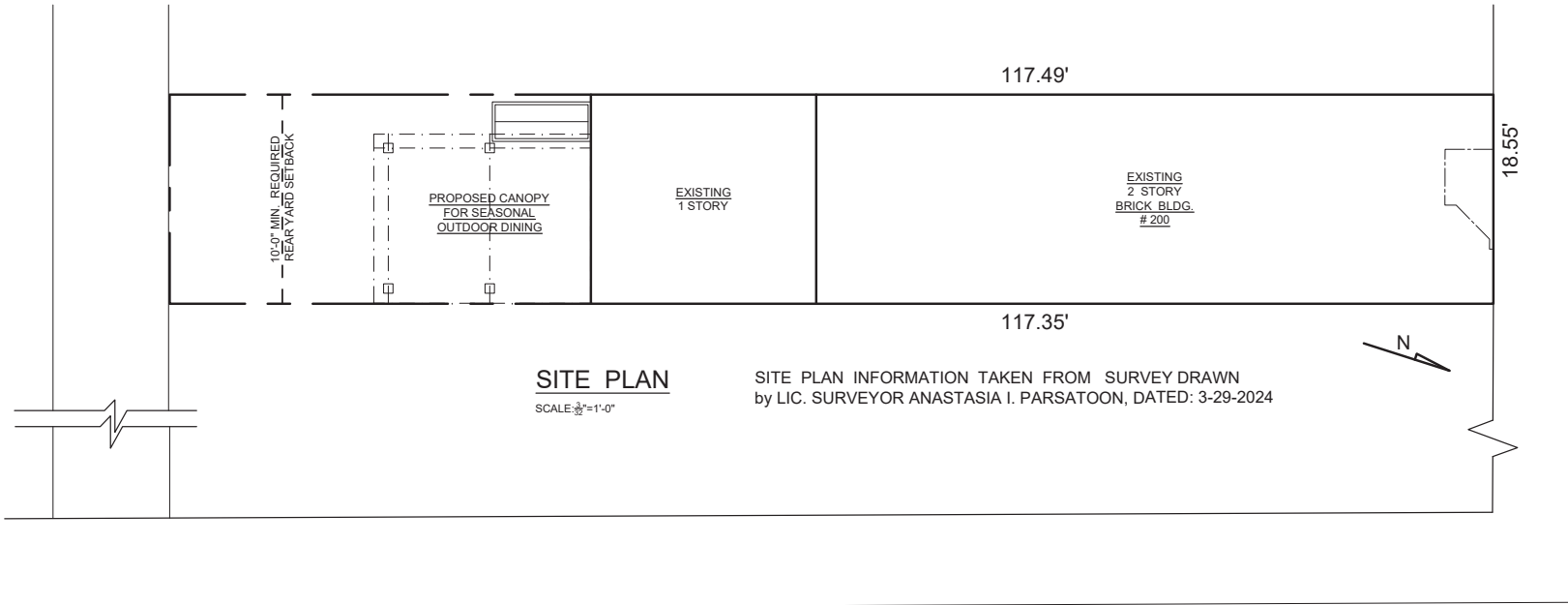
TITLE No.
 SBPA-251821N

ANASTASIA I. PARSATOON
LAND SURVEYING, P.C.
 1300 JERICHO TURNPIKE, STE. 207
 NEW HYDE PARK, NY 11040
 OFFICE (347) 665-6068
 EMAIL: LIBERTYMAPPING1@GMAIL.COM
SURVEY No. LN767
 TOWN OF HEMPSTEAD
 COUNTY OF NASSAU
 STATE OF NEW YORK
 TAX MAP
 DISTRICT
 SECTION 32
 BLOCK 60
 LOT 350

DATE: MARCH 29th, 2024



ANASTASIA I. PARSATOON, L.S.
 NEW YORK LICENSE 051088



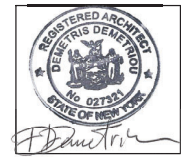
SITE PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN INFORMATION TAKEN FROM SURVEY DRAWN
by LIC. SURVEYOR ANASTASIA I. PARSATOON, DATED: 3-29-2024

JERICO TURNPIKE

FLOWER AVENUE

DEMETRIS DEMETRIOU R.A.
5 GERANIUM AVE., FLORAL PARK, NY 11001
914.671.9907
ddemarchitect@gmail.com



PROPOSED
RESTAURANT

"TORIGO"
JAPANESE RESTAURANT
200 JERICO TURNPIKE
FLORAL PARK, NY
SECTION: 32, BLOCK: 60, LOT: 350, ZONE: B-1

DATE: 05-02-2024
A-1
SUBMIT TO Z.B.A. 5224

CODE COMPLIANCE:
TO THE BEST OF THE KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE 2020 NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND ALL SUPPLEMENTS

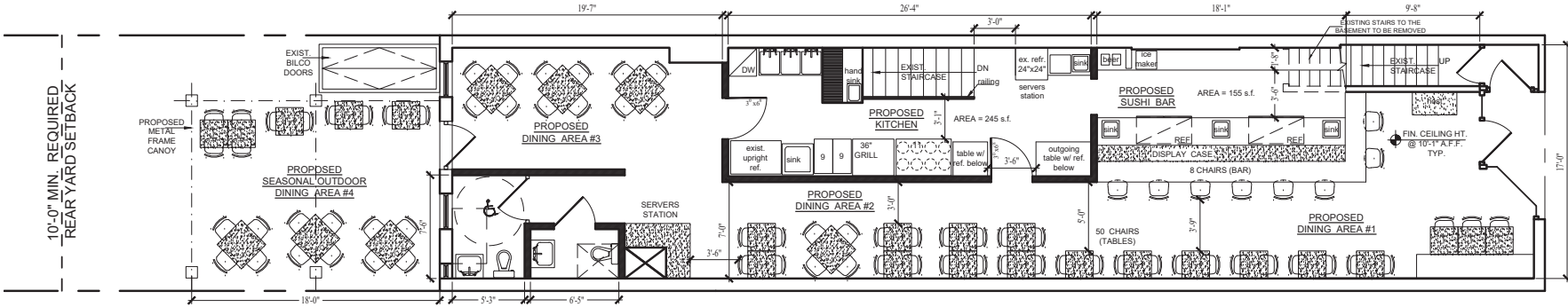
COORDINATE ALL INSPECTIONS WITH THE LOCAL BUILDING DEPARTMENT

EXCAVATION NOTE: GC. TO CALL 1(800)272-4480/811 PRIOR TO ANY EXCAVATION, TO RECEIVE A LIST OF ALL UNDERGROUND UTILITIES AND OBTAIN WRITTEN CLEARANCE AND INDICATION FROM EACH OF THE PRESENT UTILITIES AT THE SITE.

ENERGY CODE:
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NYS ENERGY CODE.

PERMITS REQUIRED:
ALL SPECIALTY WORK, SUCH AS PLUMBING, ELECTRICAL, MECHANICAL-HVAC & FIRE SPRINKLERS TO BE PERFORMED BY LICENSED CONTRACTORS AND OBTAIN REQUIRED PERMITS AS REQUIRED

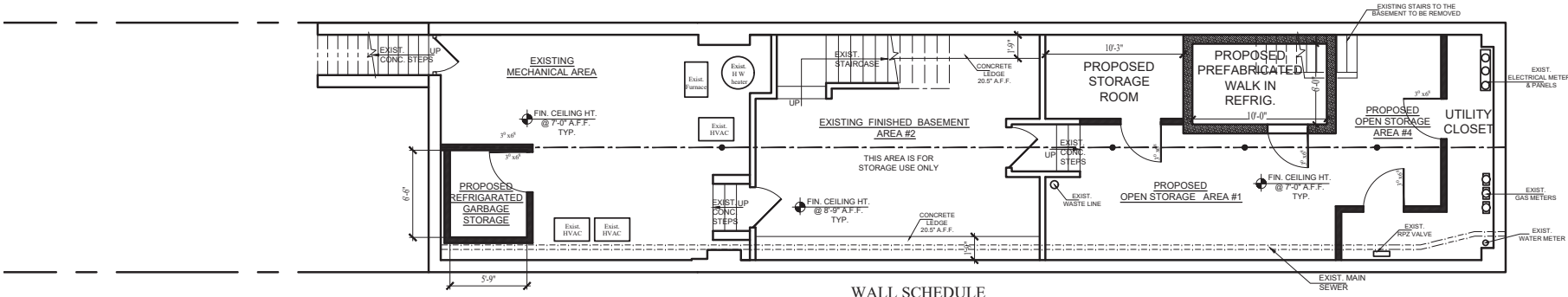
ALTERATION LEVEL II
GROUP "A-2" OCCUPANCY
OCCUPANT LOAD ALLOWED:
A- SEATING AREA : 910 S.F. /15 = 61 PEOPLE
(UNCONCENTRATED : TABLES & CHAIRS)
REQUESTED: 58 PEOPLE
B- KITCHEN & SUSHI AREAS :
(COMMERCIAL) 400 S.F. / 200 GROSS = 2
REQUESTED: 5 KITCHEN EMPLOYEES & 3 SERVERS
TOTAL OCCUPANTS = 66



WALL SCHEDULE

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW PARTITION
- LINE OF STRUCTURE ABOVE

FIRST FLOOR "RESTAURANT" PLAN SCALE: 1/8"=1'-0"
TOTAL AREA = 1,310 S.F.

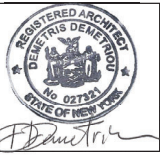


WALL SCHEDULE

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW PARTITION
- LINE OF STRUCTURE ABOVE

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

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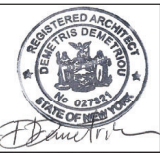
PROPOSED RESTAURANT

"TORIGO" JAPANESE RESTAURANT
200 JERICHO TURNPIKE
FLORAL PARK, NY
SECTION: 32, BLOCK: 80, LOT: 350, ZONE: B-1

DATE: 05-02-2024
A-3
SUBMIT TO Z.B.A. 5/2/4



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 ddemarchitect@gmail.com



PROPOSED RESTAURANT

"TORIGO" JAPANESE RESTAURANT
 200 JERICHO TURNPIKE
 FLORAL PARK, NY
SECTION:32, BLOCK:60, LOT:350, ZONE: B-1

DATE: 05-02-2024
A-2
SUBMIT TO Z.B.A. 5/24

AREA MAP NTS