



## **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

September 18, 2024

8:00 pm

Village Hall Court Room

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
1	53	Hinsdale Avenue	8 / 71 / 52-53	Ishrat Zarin Rahman	Fence
2	84	Stewart Street	32 / 189 / 43-44	Jennifer Lucas & Scott Cohn	Driveway
3	31A	Granger Avenue	32 / 76 / 162-163	Chunmei Wu & Ming Han Chen	Special Exception Parking
4	71	Locust Street	32 / 221 / 71-72	Danny Ferone	Maintain Rear Deck and Air Conditioning Units
5	88	Chestnut Avenue	32 / 158 / 32	Peter & Joan Talamo	Generator in Rear Yard

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

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

Click [here](#) for the BZA webpage

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
1	53	Hinsdale Avenue	8 / 71 / 52-53	Ishrat Zarin Rahman	Fence



53 Hinsdale Avenue (Aerial View)



LEGAL NOTICE

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

NOTICE IS HEREBY GIVEN that the Board of Appeals of the Incorporated Village of Floral Park, will hold a public hearing in the Village Hall, No. 1 Floral Boulevard, Floral Park, New York on Wednesday, September 18, 2024 at 8:00 p.m. relative to the following application:

Application of Ishrat Zarin Rahman, owner of 53 Hinsdale Avenue, Floral Park, NY 11001 for a variance § 99-13. (B.) (1) In residential districts, a fence not exceeding five feet in height shall be permitted on the rear lot line. Fencing for all other lot lines shall not exceed four feet in height and in no case extend nearer to the street than the front line of the dwelling. All fences shall be of open construction. Applicant seeks a variance to maintain a solid 6' high fence along the rear and side property lines.

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 280 feet north of the intersection of Lowell Avenue and Hinsdale Avenue on the east side of Hinsdale Avenue and known as 53 Hinsdale Avenue, Section 8, Block 71, Lot(s) 52,53 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: August 2024



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

## **NOTICE OF DISAPPROVAL**

05/07/2024

**OWNER:**

Rahman, Ishrat Zarin & Suman, MD Saiful Islam  
53 Hinsdale Avenue  
Floral Park, NY 11001

**APPLICANT:**

**Please take notice that your application to:** Maintain 6ft Solid Fence

**at:** 53 Hinsdale Avenue Floral Park NY 11001

**Zone:** R-1 Residence **Parcel:** 8-71-52-53

**Is hereby disapproved contrary to:**

§ 99-13. (B.)(1) In residential districts, a fence not exceeding five feet in height shall be permitted on the rear lot line. Fencing for all other lot lines shall not exceed four feet in height and in no case extend nearer to the street than the front line of the dwelling....All fences shall be of open construction...

Applicant seeks a variance to maintain a solid 6' high fence along the rear and side property lines.

**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.

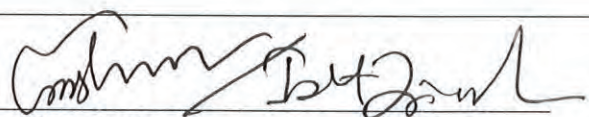
Renee Marcus, AIA  
Superintendent of Buildings



## BOARD OF ZONING APPEALS

### APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE



<b>Property Information:</b>			
Property Address: 53 Hinsdale Ave, Floral Park NY 11001			
Business Name (If Commercial):			
Section: 8	Block: 71	Lot: 52 & 53	Zone: R1
Existing:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> 2-Family	<input type="checkbox"/> Commercial/Business <input type="checkbox"/> Other:
Are there any Violations or Notices of Violations Outstanding on this Property? (If yes, attach copies.)			
<b>Applicant information:</b>		Incomplete applications will not be accepted	
Applicant Name:	Relationship of Applicant to Owner:		
Mailing Address:	City:	State:	Zip:
Phone Number:	Email:		
<b>Owner Information:</b>			
Owner Name: Md Saiful Islam Suman & Ishrat Rahman			
Mailing Address: 53 Hinsdale Avenue	City: Floral Park	State: NY	Zip: 11001
Phone Number: 917-599-2137/347-535-7415	Email: suman0077@gmail.com		
<b>Previous Appeals:</b> (check one)			
<input type="checkbox"/> A previous appeal has been made on this property (attach all relevant decisions)			
<input checked="" type="checkbox"/> A previous appeal has not been made on this property			
<b>Type of Variance Applied For:</b>			
<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Special Exception Parking	<input type="checkbox"/> Generator	
<b>Variance or Relief Desired:</b> <input type="checkbox"/> Proposed <input type="checkbox"/> Maintain (year built _____)			
*Variance: Built and existent of 6 feet height, white color, solid vinyl fence in 3 sides of single family house. *Relief from alteration cost due to financial hardship.			
<b>Reason(s) Supporting Appeal: (if necessary, submit separate attachment)</b>			
*We did not know the regulations of floral park village as we bought the house during the pandemic (COVID-19). *We are now experiencing financial hardship due to the cost prohibitive to get the fence off and we can do the following: Either spacing slats or cut it down fence but spacing slats is affordable for us. *See the attached quotations for alteration of fence *Also for the privacy of the women in the family.			
<b>Owner Signature:</b>			
 Signature of Property Owner			



**BOARD OF ZONING APPEALS**

**APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE**

**Affidavit of Individual Owner:**

STATE OF NEW YORK )

ss.:

COUNTY OF NASSAU )

**Md Saiful Islam Suman**

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

23<sup>rd</sup> day of Apr., 20 24

Notary Public

VLADIMIR A. FIGUERO  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01F16394598  
Qualified in New York County  
Commission Expires July 08, 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Vinyl Fence			
Project Location (describe, and attach a location map): 53 Hinsdale Ave Floral Park, NY 11001			
Brief Description of Proposed Action: Built & Existent 6 feet height, white color, solid vinyl fence in 3 sides of single family house.			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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: <i>Board of appeals &amp; Arch. review board.</i>			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.09 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>	<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"/>	<input type="checkbox"/>
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Md Saiful Islam Suman</u> Date: _____ Signature: <u></u> Title: _____		



LEFT SIDE FENCE (NORTH)

53 HINSDALE AVE, FLORAL PARK, NY 11001.

SECTION:8 BLOCK: 71 LOT: 52 & 53 ZONE: R1





RIGHT SIDE FENCE (SOUTH)

53 HINSDALE AVE, FLORAL PARK, NY 11001.

SECTION:8 BLOCK: 71 LOT: 52 & 53 ZONE: R1.



BACK SIDE FENCE (EAST)

53 HINSDALE AVE, FLORAL PARK, NY 11001.

SECTION:8 BLOCK: 71 LOT: 52 & 53 ZONE: R1



TOP VIEW OF FENCE

53 HINSDALE AVE, FLORAL PARK, NY 11001.

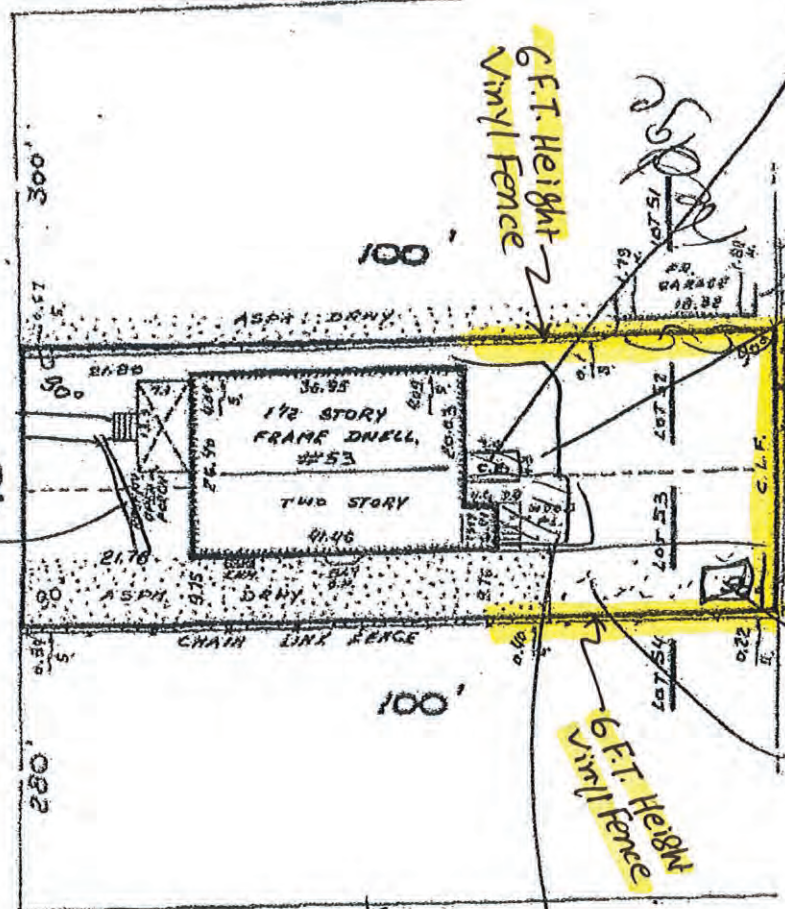
SECTION:8 BLOCK: 71 LOT: 52 & 53 ZONE: R1

THIS SURVEY IS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING AND MAPPING LAW OF THE STATE OF NEW YORK AND SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. THIS SURVEY IS INTENDED FOR TITLE PURPOSES ONLY. COPIES OF BUILDINGS AND OTHER POSSESSIONS ARE NOT TO BE USED FOR CONSTRUCTION OR DESIGN PURPOSES.



BRYANT AVENUE

HINSDALE AVENUE



LOWELL AVENUE

TAX SEC. - 8, B.L.K. - 71, LOTS: 52, 53

Handwritten note: 1/20/2003

Handwritten notes: Sep 10 2003, D.O. Jones, and a stamp dated APR 25 2024.

6 ft. Height Vinyl Fence

6 FT. Height Vinyl Fence

Handwritten notes: Concreting Extended, Plastic Sheat

Survey of Property at **FLORAL PARK**  
 Guaranteed to: **SFC ASSOCIATES, INC.**  
 \* FIDELITY NATIONAL TITLE INS. CO.  
 \* WATERFIELD FINANCIAL CORP.  
 \* JOSEPH ROMITO  
 Lots 52, 53 Block 21  
 Map of **FLORAL PARK HOMES, SEC. "A"**  
 Sec.            Filed 05.08.1906 Case# 388 Co. of NASSAU N.Y.

Surveyed 10.20.2003  
 By Peter J. Brabazon  
 Successor To:  
 KENNETH S. O'BRIEN  
 WILLIAM S. ALCH  
 JULIUS E. JARGSTORFF  
 ROBERT D. JONES, JR. (NASSAU)  
 ALBERT L. LOEFFLER  
 C.A. MONROE  
 PETER L. PFLEIDERER, JR.  
 JEFFREY J. ROBERTSON  
 J.A. SCHMELAU

NASSAU-SUFFOLK OFFICE  
 496 W. OLD COUNTRY RD.  
 HICKSVILLE, NY 11801  
 PHONE (516) 832-5111

**PETER J. BRABAZON**  
 Professional Land Surveyor

NEW YORK CITY OFFICE  
 33-50 157TH STREET  
 FLUSHING, NY 11354  
 PHONE (718) 767-5111

THE NASSAU REGIONAL SURVEYORS OF THE STATE OF NEW YORK  
 TOTAL P. 01

TOTAL P. 02

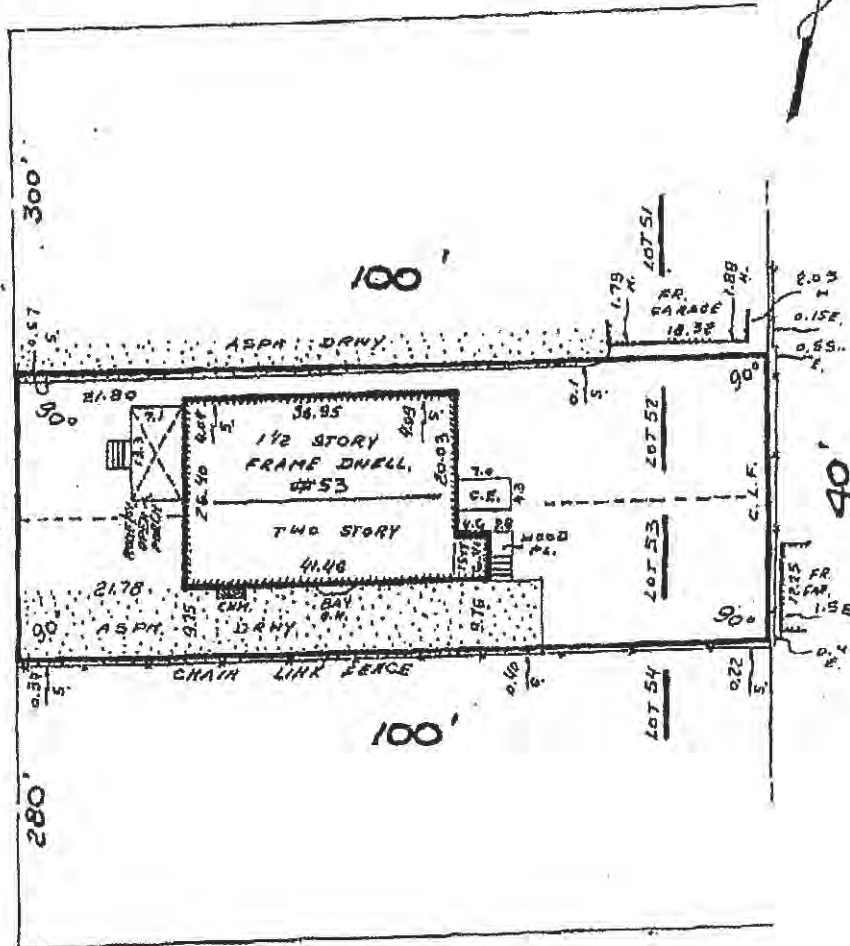


Any deviation or exception to this survey is a violation of the law. Copies of this survey not bearing the Surveyor's inked or embossed seal shall not be considered to be a valid true copy. Survey's are intended for title purposes only. Objects of buildings and other possessions are not to be used for construction or design purposes.



BRYANT AVENUE

HINSDALE AVENUE



LOWELL AVENUE

TAX SEC. 8, BLK. 71, LOTS. 52, 53

Survey of Property at **FLORAL PARK**  
 Guaranteed to: \* STC ASSOCIATES, INC.  
 \* FIDELITY NATIONAL TITLE INS. CO.  
 \* WATERFIELD FINANCIAL CORP.  
 \* JOSEPH ROMITO

Lots 52, 53 Block 21  
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Surveyed 10.20.2003  
 By Peter J. Brabazon PLS

Subscribed To:  
 KENNETH S. O'BRIEN  
 WILLIAM B. ALCH  
 JILLIS E. JARGSTORFF  
 ROBERT D. JONES, JR. (NASSAU)  
 ALBERT L. LOEFFLER  
 C.A. MONROE  
 PETER L. PFLEIDERER, JR.  
 JEFFREY J. ROBERTSON  
 IIA. SCHMIELAU

NASSAU-SUFFOLK OFFICE  
 430 W. OLD COUNTRY RD.  
 HICKSVILLE, NY 11801  
 PHONE (516) 832-5111

**PETER J. BRABAZON**  
 Professional Land Surveyor

NEW YORK CITY OFFICE  
 33-50 157TH STREET  
 FLUSHING, NY 11354  
 PHONE (718) 767-3111

TOTAL P. 01



ADDRESS: 209 Babylon Tpke. Roosevelt, NY 11575  
 TEL: 516-547-6225 FAX: 516-992-2059  
 www.leivafence.com yourfencetoday@yahoo.com  
 License Nassau H130451 License Suffolk 47203H License NYC 1414615

**CUSTOMER MUST BE HOME AT THE TIME OF INSTALLATION AND IS RESPONSIBLE FOR ALL PERMITS AND PROPERTY LINES**

Name Md Saiful Islam Suman  
 Address 53 Hinsdale Ave  
Floyd park

APPROX. COMPLETION DATE \_\_\_\_\_

Date 4/22/24

Phone \_\_\_\_\_

Cell 917 599 2137

E-mail \_\_\_\_\_

STYLE Solid COLOR WHITE  
 RAILS \_\_\_\_\_ PICKETS \_\_\_\_\_

ALUMINUM \_\_\_\_\_ COLOR \_\_\_\_\_

CHAIN LINK  VINYL COLOR \_\_\_\_\_  GALV.

FRAMEWORK  VINYL COLOR \_\_\_\_\_  GALV.

FOOTAGE \_\_\_\_\_ HEIGHT \_\_\_\_\_ GATES \_\_\_\_\_

TAKEDOWN  CART  CLEARING \_\_\_\_\_

DRILL \_\_\_\_\_ CEMENT \_\_\_\_\_ BRICK \_\_\_\_\_ OTHER \_\_\_\_\_

RACKED  STEPPED

TAPER  WATERFALL  CURVED RAIL

FOOTAGE 126 FT

HEIGHT 5 FT 4 FT

GATE SIZE \_\_\_\_\_

GATE STYLE \_\_\_\_\_

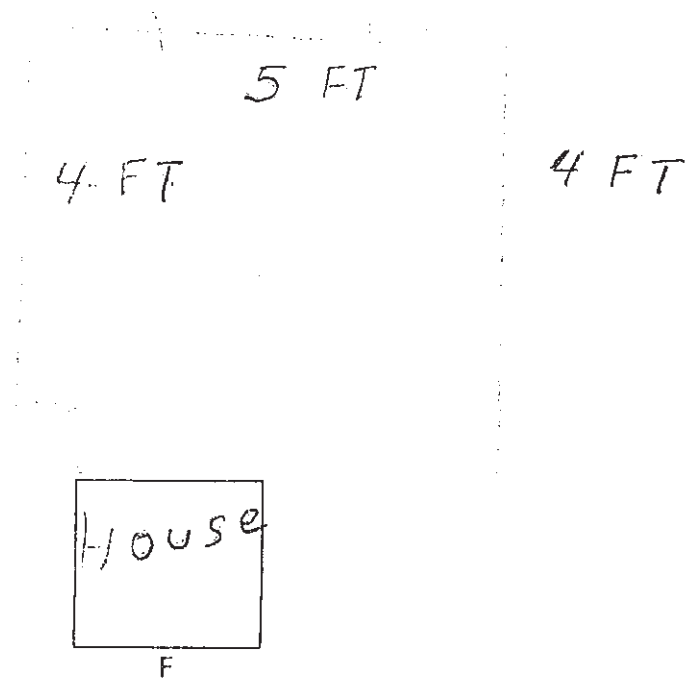
GATE HARDWARE  BLACK  WHITE  SELF CLOSER

POSTS \_\_\_\_\_ CAPS \_\_\_\_\_

2 YEARS WARRANTY ON INSTALLATION AND LIFETIME WARRANTY ON MATERIAL, EXCEPT FOR MANUFACTURER DEFECTS, ONLY FOR LOSS OF COLOR. THE DOOR NEEDS ONE INCH ON EACH SIDE TO OPEN AND CLOSE.

THE ENTIRE FENCE IS INSTALLED TWO INCHES HIGH ABOVE THE GROUND.

SPECIAL NOTES: Cut The Fence To 5 FT AT The Back Line end 4 FT 2 Side end Gate



Leiva Fence Inc. All estimates expire after 30 days	
TOTAL PRICE	<u>3,800</u>
DEPOSIT	
BALANCE	
PERMIT FEE*	
BALANCE DUE AT TIME OF COMPLETION	
CASH * BANK CHECK * MONEY ORDER FOR FINAL PAYMENT CREDIT CARDS SUBJECTS TO 3% CONVENIENCE FEE	

ESTIMATOR: Johel



agfencinginstallations@gmail.com  
www.agfencingny.com

LICENSED AND INSURED



NAME: Saifur Suman TIME: 4-5 pm  
ADDRESS: 53 Hinsdale Ave DATE: 4-23-24  
CITY/STATE/ZIP: Floral park, Ny 11001 REF'D: Google  
PHONE #: 917-599-2137  
E-MAIL: Suman007@gmail.com  
INTERESTED IN: \_\_\_\_\_

**FENCING / RAILING**

ALUMINUM  PVC  
CHAIN LINK WOOD (SPRUCE OR CEDAR)

DEER FENCE: ON POSTS / FRAMED: \_\_\_\_\_

OLD FENCE: TAKE DOWN TAKE AWAY

STYLE: South Dakota HEIGHT: 5' 1/4'

COLOR:  WHITE  BLACK  TAN  GRAY

ADOBE TWO TONE OTHER: \_\_\_\_\_

CAPS:  NEW ENGLAND OTHER: \_\_\_\_\_

STEPPED  FLOW  LEVEL TOP

**GATES**

QTY: WG: 1 DDG: \_\_\_\_\_

SELF-CLOSING GATE SWING: IN / OUT

LATCH TYPE:  STANDARD  MAGNA

HARDWARE: WHITE  BLACK

STYLE(S): \_\_\_\_\_

HEIGHT & WIDTH: \_\_\_\_\_

LEARNING: TREES BRUSH/BUSHES

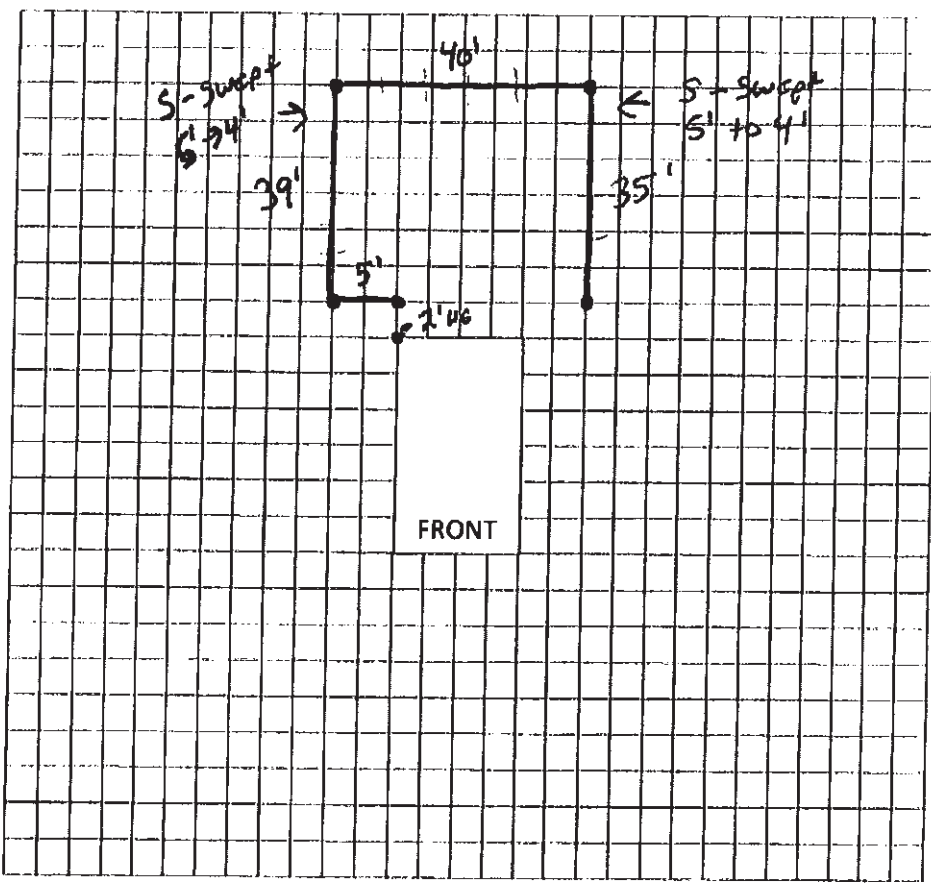
NOTES: \_\_\_\_\_

TUMP (GRIND OR REMOVE) CONCRETE

All of our fences are installed with the highest quality workmanship and material. All posts are set in concrete footing and gate posts are additionally secured by being filled internally with concrete for definitive stability. These are some of the essential steps necessary for us to provide each customer with a superior guarantee on material and our labor. Please be advised, quotes are valid for 15 days from time of receipt. After 15 days, please call the office for revised pricing. AG Fencing does not assume responsibility for town codes or permitting.

REPAIR NEW INSTALL INSURANCE

**FENCING ESTIMATE**



Core Drills: \_\_\_\_\_

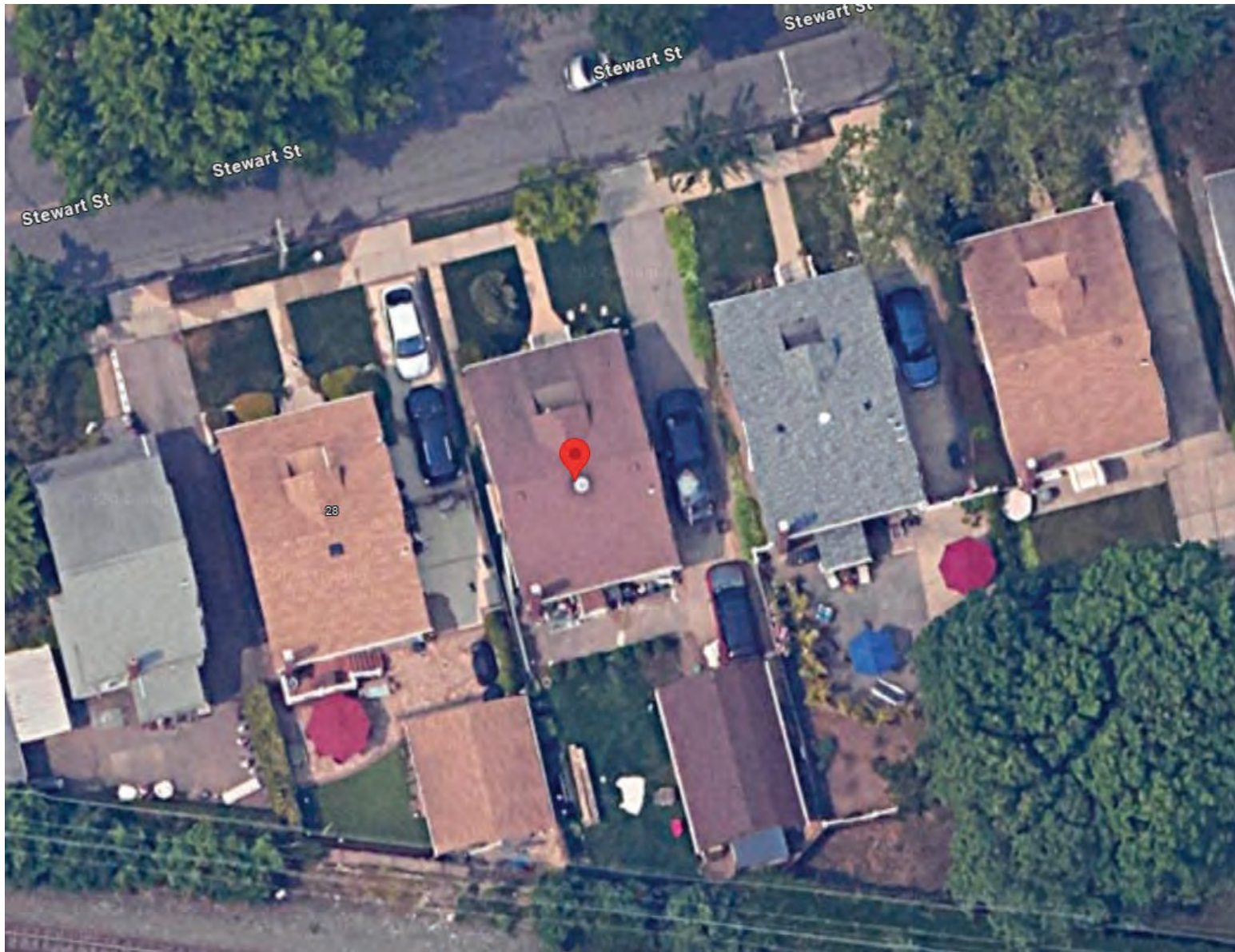
WE ACCEPT CASH/CHECKS. WE CAN ALSO TAKE CREDIT CARD PAYMENTS BY PHONE, HOWEVER, THIS REQUIRES AN ADDITIONAL 4% PROCESSING FEE.

ESTIMATE PRICE  
**\$4,700**

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
2	84	Stewart Street	32 / 189 / 43-44	Jennifer Lucas & Scott Cohn	Driveway



# 84 Stewart Street (Aerial View)



LEGAL NOTICE

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

NOTICE IS HEREBY GIVEN that the Board of Appeals of the Incorporated Village of Floral Park, will hold a public hearing in the Village Hall, No. 1 Floral Boulevard, Floral Park, New York on Wednesday, June 19, 2024 at 8:00 p.m. relative to the following application:

Application of Leo J. Pyzynski Jr., representing Jennifer Lucas and Scott Cohn, owners of 84 Stewart Street, Floral Park, NY 11001 for a variance § 99-16 (J)(3): No more than 25% of the front yard square footage of any residential lot, including driveway, may be paved and used for parking. Such paved area shall not extend from a point beginning one foot from the side property line more than a distance equal to 25% of the property width. Applicant proposes to maintain a driveway with a 0' setback 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 240 feet west of Tunnel Street on the south side of Stewart Street and known as 84 Stewart Street, Section 32, Block A, Lot(s) 106, 107 on the Nassau County Land and Tax Map.

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

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

BY ORDER OF THE BOARD OF APPEALS  
INCORPORATED VILLAGE OF FLORAL PARK, NY  
Margaret Fowler, Acting Zoning Board Secretary

Dated: May 2024



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

## **NOTICE OF DISAPPROVAL**

12/07/2023

**OWNER:**

Jennifer Lucas & Scott Cohn  
84 Stewart Street  
Floral Park, NY 11001

**APPLICANT:**

Leo Joseph Pyzynski Jr. Architect  
100 Clinton Avenue - 4L  
Mineola, NY 11040

**Please take notice that your application to:** Maintain Driveway Replacement

**at:** 84 Stewart Street Floral Park NY 11001

**Zone:** R-2 Residence, Two-Family **Parcel:** 32.-A-106

**Is hereby disapproved contrary to:**

No more than 25% of the front yard square footage of any residential lot, including driveway, may be paved and used for parking. Such paved area shall not extend from a point beginning one foot from the side property line more than a distance equal to 25% of the property width.

Applicant proposes to maintain a driveway with a 0' setback 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

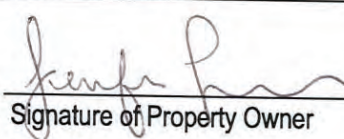
<https://fpvillage.org/departments/building-department/>.

This application has not been reviewed for Building Code compliance.

Renee Marcus, AIA  
Superintendent of Buildings



**BOARD OF ZONING APPEALS  
APPLICATION FOR VARIANCE**

<b>Property Information:</b>			
Property Address: 84 Stewart Street			
Business Name (If Commercial):			
Section: 32	Block: A	Lot: 106	Zone: R-2
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? YES (If yes, attach copies.)			
<b>Applicant information:</b>		Incomplete applications will not be accepted	
Applicant Name: Leo J. Pyzinski Jr Relationship of Applicant to Owner: ARCHITECT			
Mailing Address: 100 CUNYON AVE - 4L City: MINEOLA State: NY Zip: 11501			
Phone Number: 516-605-2627 Email: LEOTHEARCHITECT@YAHOO.COM			
<b>Owner Information:</b>			
Owner Name: Jennifer Lucas & Scott Cohn			
Mailing Address: 84 Stewart St. City: Floral Park State: NY Zip: 11001			
Phone Number: 917-450-5761 Email: JennyLu412@aol.com			
<b>Previous Appeals:</b> (check one)			
<input type="checkbox"/> A previous appeal has been made on this property (attach all relevant decisions)			
<input checked="" type="checkbox"/> A previous appeal has not been made on this property			
<b>Type of Variance Applied For:</b>			
Article 99-16 Section (J) (3) of Code			
<b>Variance or Relief Desired:</b> <input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Maintain (year built 2023)			
MAINTAIN EXISTING DRIVEWAY UP TO EXISTING EAST SIDE PROPERTY LINE. CODE REQUIRES A MIN 1-0' GREENSPACE TO PAVING			
<b>Reason(s) Supporting Appeal:</b> (if necessary, submit separate attachment)			
DURING THE REPLACEMENT OF THE EXISTING DRIVEWAY, THE ADJACENT NEIGHBOR MENTIONED THERE WAS A WATER LEAK IN THEIR CELLAR SO BOTH DECIDED TO HAVE THE DRIVEWAY/WALKWAY WIDENED & "CONNECTED"			
<b>Owner Signature:</b>			
 Signature of Property Owner			





**BOARD OF ZONING APPEALS  
APPLICATION FOR VARIANCE**

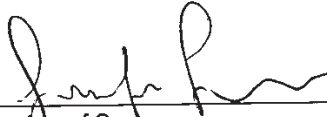
**Affidavit of Individual Owner:**

STATE OF NEW YORK )

ss.:

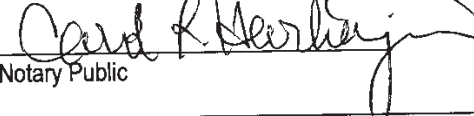
COUNTY OF NASSAU )

Jennifer Was 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 Leo J. Pyzyrski Jr. to act as his/her agent and to make this application

  
\_\_\_\_\_  
Signature of Owner

Sworn before me this

24 day of November, 2023

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

CAROL R HARBAJAN  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01HAG281716  
Qualified in Queens County  
My Commission Expires 05-13-2025

**Affidavit of Corporate Owner:**

STATE OF NEW YORK )

ss.:

COUNTY OF NASSAU )

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

\_\_\_\_\_  
Name of Corporation

By: \_\_\_\_\_  
Signature and Title

Sworn before me this

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

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

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: <b>SCOTT COHN &amp; JENNIFER LUCS</b>			
Project Location (describe, and attach a location map): <b>84 STEWART STREET FLORAH PARK, N.Y. 11001</b>			
Brief Description of Proposed Action: <b>MAINTAIN EXISTING DRIVEWAY EXCEEDING THE MAX WIDTH OF 12' (12.7') WITH 5' 11" SETBACK TO THE PROPERTY LINE</b>			
Name of Applicant or Sponsor: <b>Leo J. Pyzyński JR</b>		Telephone: <b>516-605-2627</b>	
Address: <b>100 Clinton Avenue 4L Mineola</b>		E-Mail: <b>leo@leoarchitect.com</b>	
City/PO: <b>Mineola</b>		State: <b>N.Y</b>	Zip Code: <b>11501</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <b>FLORAH PARK ZBA &amp; BUILDING DEPT</b>			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
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	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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: <p style="text-align: center;">NA</p> _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ NA	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ NA	NO	YES	
	<input 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?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<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? 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

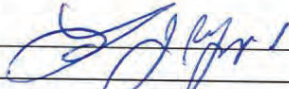
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>LEO J. RYZYNSKI Jr</u> Date: <u>12-8-2023</u>		
Signature: <u></u> Title: <u>ARCHITECT</u>		



Image capture: Apr 2023 © 2023 Google



84 Stewart St

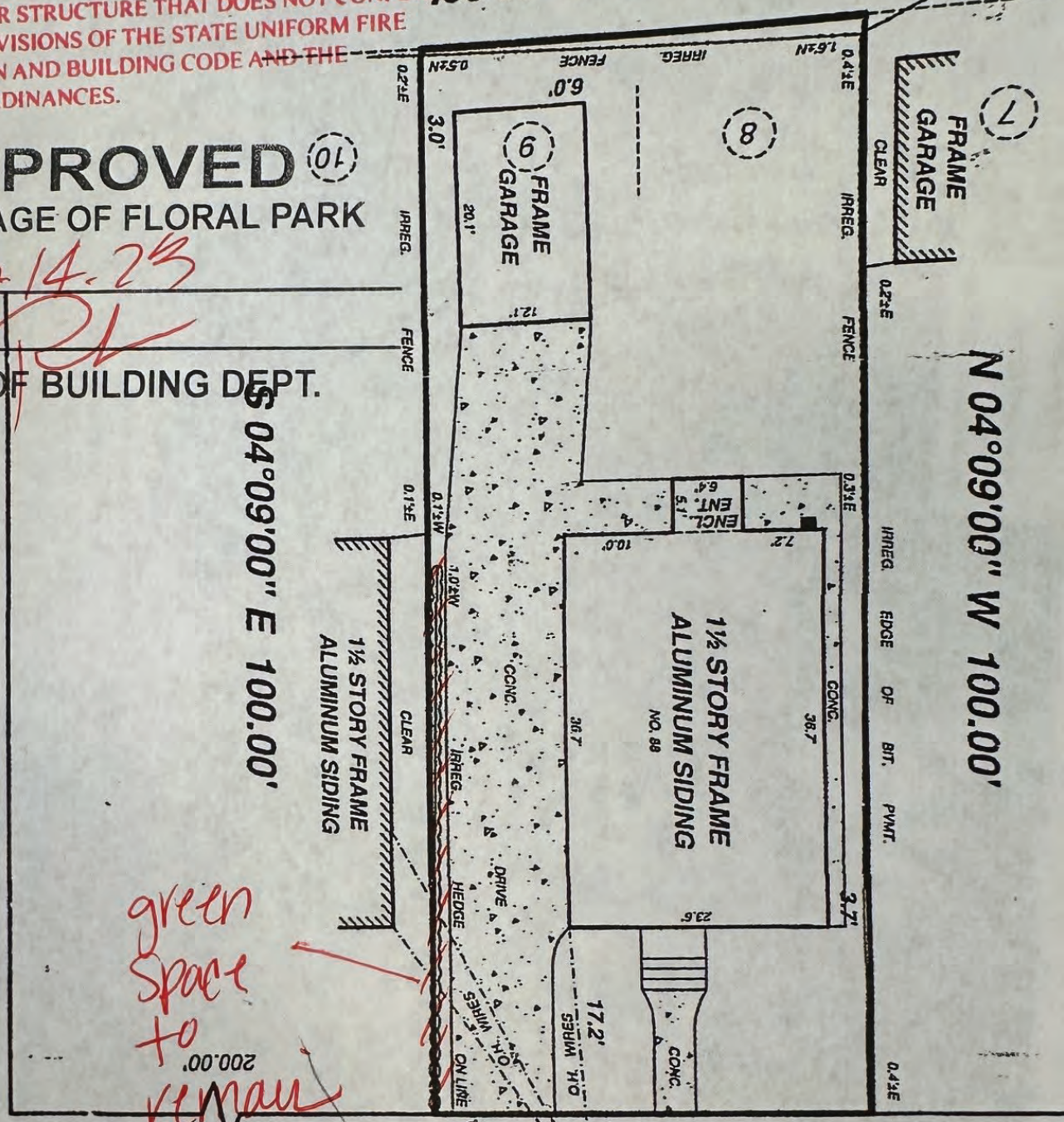
All

Street View & 360°

NO OVERSIGHT, ERROR OR OMISSION ON THE PART OF THE BUILDING INSPECTOR OR HIS REPRESENTATIVE SHALL LEGALIZE THE ERECTING, CONSTRUCTION, ALTERATION, REMOVAL, USE OR OCCUPANCY OF A BUILDING OR STRUCTURE THAT DOES NOT CONFORM TO THE PROVISIONS OF THE STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE VILLAGE ORDINANCES.

PARCEL 'A'

S 85°51'00" W 40.00'



**APPROVED** (10)

INC. VILLAGE OF FLORAL PARK

DATE: *06.14.23*

SIGNED: *[Signature]*

SUPT. OF BUILDING DEPT.

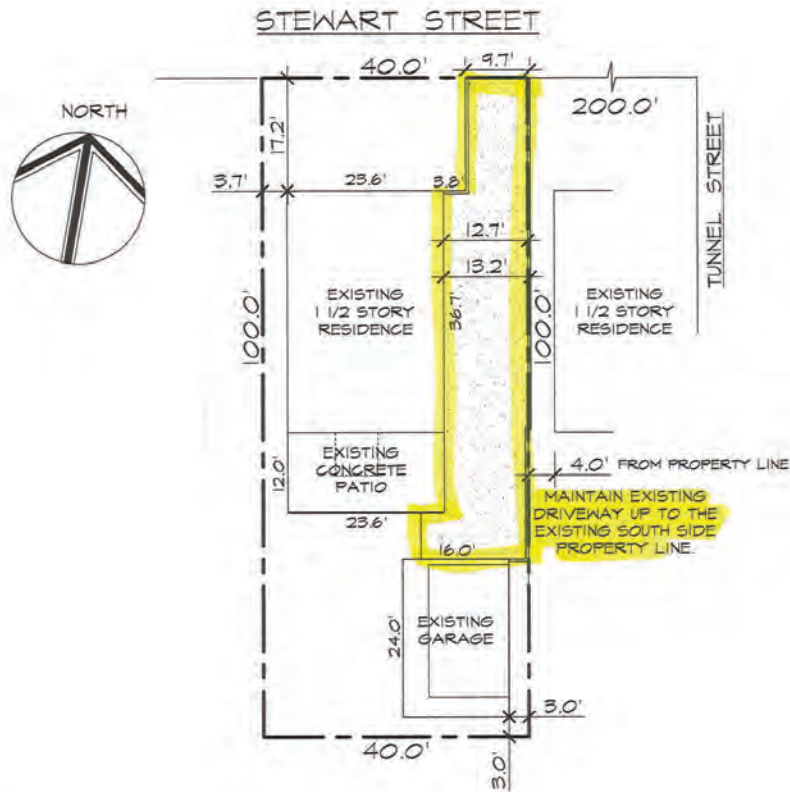
**TUNNELL STREET**

*green space to remain*

*2 feet 1/2*

**STEWART STREET**





### PLOT PLAN

SCALE : 1" = 20'-0"

**VILLAGE OF FLORAL PARK**

ZONING ZONING DISTRICT: R-2  
 MAX. PERMITTED COVERAGE (S.F.): 1,200.0  
 MAX. PERMITTED COVERAGE (%): 30 %

LOT AREA (S.F.): 4,000.0

PROPOSED COVERAGE (S.F.): 907 S.F.  
 PROPOSED COVERAGE (%): 22.6%

REAR YARD AREA: 1,844 S.F.  
 PERMITTED COVERAGE (S.F.): 553 S.F.  
 MAX. PERMITTED COVERAGE (%): 30%  
 SIDE YARD: REQUIRED: 1.0' PROVIDED: 3.0'

PROPOSED COVERAGE (S.F.): 384 S.F.  
 PROPOSED COVERAGE (%): 20.8 %  
 REAR YARD: REQUIRED: 1.0' PROVIDED: 3.0'

07/2022 ISSUE FOR BUILDING DEPT. REVIEW AND ARCHITECTURAL REVIEW BOARD ONLY - NOT FOR CONSTRUCTION  
 08/2022 REVISED - 100 S.F. PORCH - ISSUE FOR BUILDING DEPT. REVIEW / ARCHITECTURAL REVIEW BOARD ONLY - NOT FOR CONSTRUCTION  
 10/2022 REVISED - REDUCED PORCH AND 6" TRIM AS PER A.R.B. - ISSUE FOR BUILDING DEPT. REVIEW  
 12/2022 REVISED - OMIT PORCH - ISSUE FOR BUILDING DEPT. REVIEW  
 04/2024 REVISED - NEW DRIVEWAY AND CURB - ISSUE FOR BUILDING DEPT. REVIEW

**MAINTAIN EXISTING DRIVEWAY**  
**AT THE RESIDENCE OF**  
**MR. & MRS. COHN**

84 STEWART STREET  
 FLORAL PARK, NEW YORK 11001

DATE:  
 05/2022

LEO JOSEPH PYZYNSKI JR. ARCHITECT

DRAWN BY:  
 L.J.P.

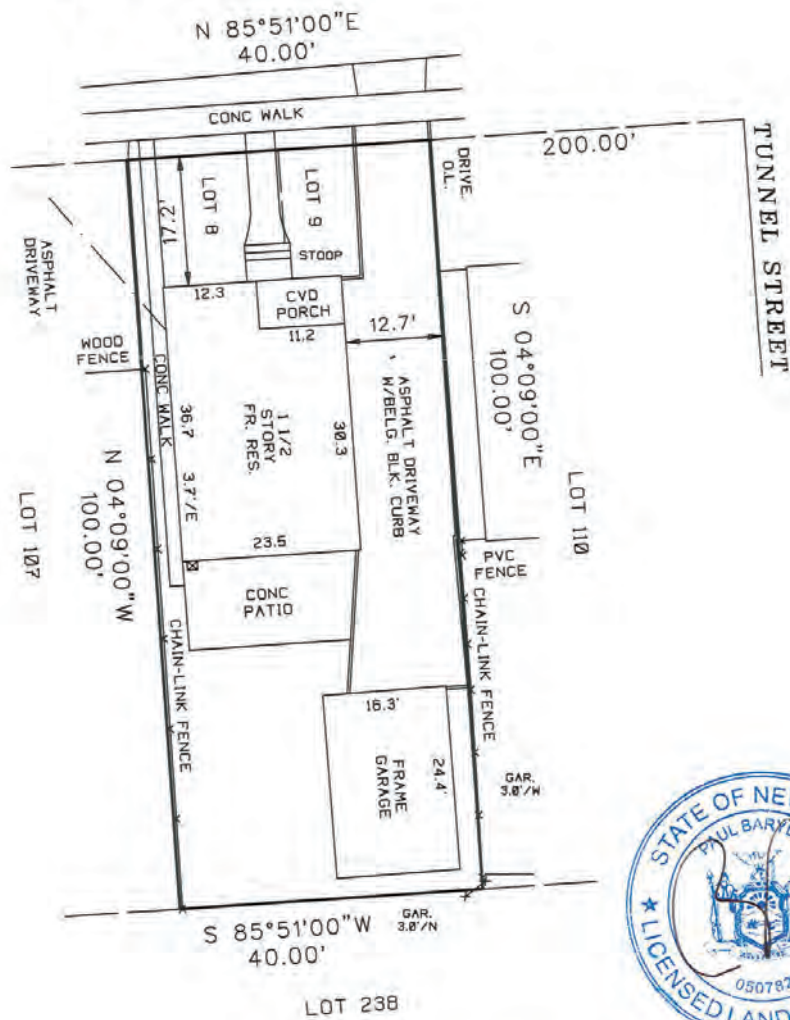
100 CLINTON AVENUE - 4L MINEOLA, NEW YORK 11040  
 PHONE: 516-605-2627 E-MAIL: LeoTheArchitect @ Yahoo.com

**SURVEY OF:**  
 PROPERTY LOCATED AT FLORAL PARK  
 LOTS 8 & 9 AS SHOWN ON  
 MAP OF FUEL REALTY CORPORATION  
 FILED: APRIL 30, 1928; CASE No. 2637  
 TOWN OF HEMPSTEAD  
 NASSAU COUNTY, NEW YORK  
 N.C.T.M. # SECTION 32 BLOCK A LOTS 108 & 109  
 SCALE: 1"=20'

NOTE: THE EXISTENCE OF RIGHT OF WAYS,  
 WETLANDS AND/OR EASEMENTS OF RECORD  
 IF ANY, NOT SHOWN ARE NOT GUARANTEED.



**STEWART STREET**



SURVEYED BY:  
 PAUL BARYLSKI LAND SURVEYING  
 PATCHOGUE, NY.  
 PHONE 631-294-6985  
 FAX 631-627-3186  
 PAULBARYLSKI@YAHOO.COM  
 JANUARY 18, 2023  
 2-22-25023; GARAGE FND.  
 1-6-2024; FINAL

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 SURVEYORS INKED  
 OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.  
 GUARANTEES OR 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.  
 GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL  
 INSTITUTIONS OR SUBSEQUENT OWNERS.

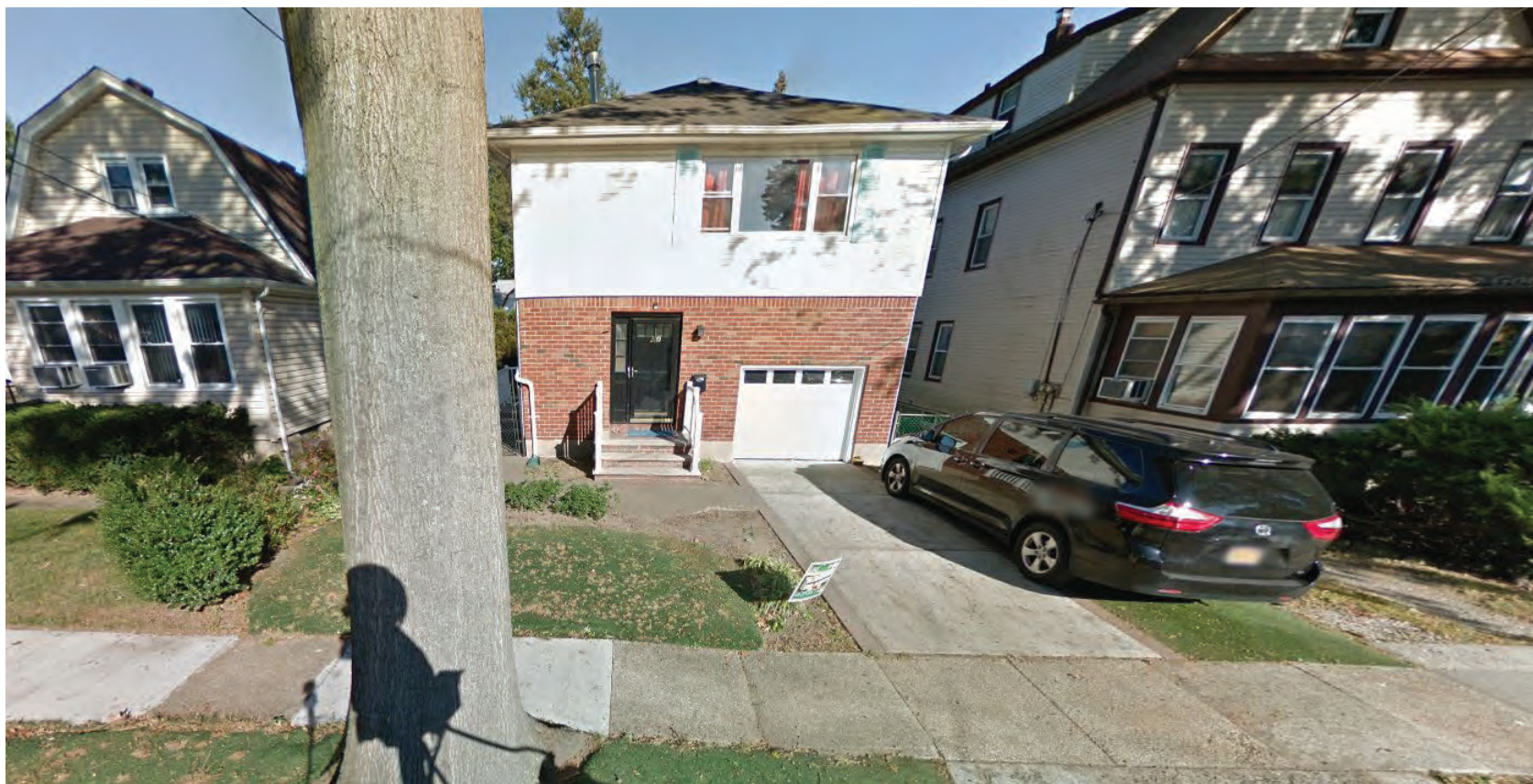
5421-FINAL



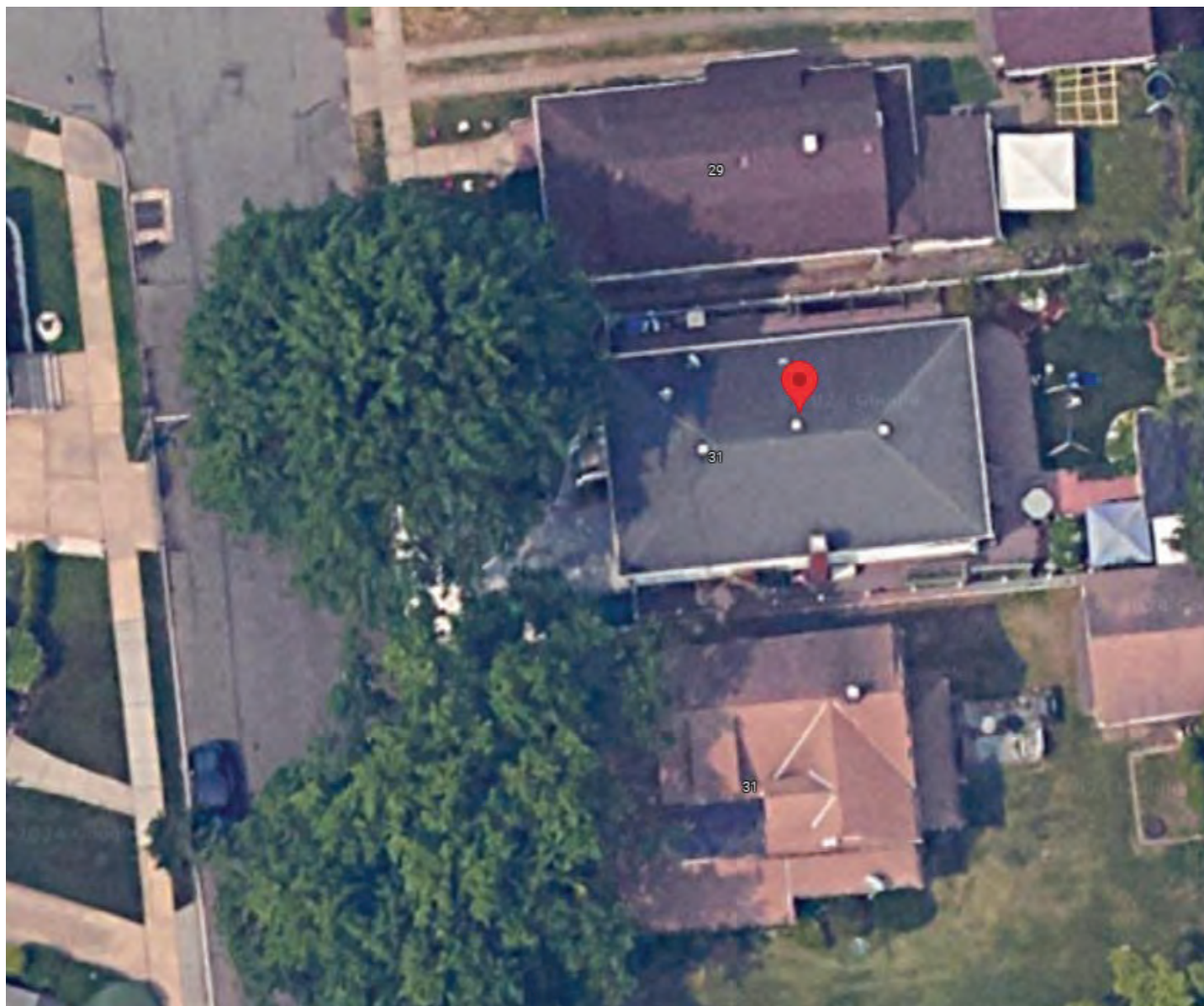


84

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
3	31A	Granger Avenue	32 / 76 / 162-163	Chunmei Wu & Ming Han Chen	Special Exception Parking



# 31A Granger Avenue (Aerial View)



LEGAL NOTICE

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

NOTICE IS HEREBY GIVEN that the Board of Appeals of the Incorporated Village of Floral Park, will hold a public hearing in the Village Hall, No. 1 Floral Boulevard, Floral Park, New York on Wednesday, September 18, 2024 at 8:00 p.m. relative to the following application:

Application of Chunmei Wu & Ming Han Chen for a special exception parking variance § 99-3 DRIVEWAY — A path leading directly from the street to a garage having a maximum width of 12 feet. § 99-16 (J).(3.) In the event that a residential parcel shall contain a driveway which ends at the front building line, then parking shall be provided upon said driveway and upon any permitted paved area, pursuant to this subsection, in the front yard setback. No more than 25% of the front yard square footage of any residential lot, including driveway, may be paved and used for parking. Such paved area shall not extend from a point beginning one foot from the side property line more than a distance equal to 25% of the property width. Any paved walkway serving the premises shall be counted against the maximum 25% of the front yard square footage stated above unless said walkway is separated from the parking area by a green belt at least two feet in width.

The applicant seeks a special exception variance to widen the driveway to 14' which exceeds the 25% allowed.

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 174.44 feet north of Elizabeth Street and on the east side of Granger Avenue and known as 31A Granger Avenue, Section 32, Block 76, Lot(s) 162, 163 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: August 2024



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

## **NOTICE OF DISAPPROVAL**

08/13/2024

**OWNER:**

Chunmei Wu & Ming Han Chen  
31A Granger Avenue  
Floral Park, NY 11001

**APPLICANT:**

**Please take notice that your application to:** Special Exception Parking

**at:** 31A Granger Avenue Floral Park NY 11001

**Zone:** R-2 Residence **Parcel:**

**Is hereby disapproved contrary to:**

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

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

The applicant seeks a special exception variance to widen the driveway to 14' which exceeds the 25% allowed.

**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 FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE



<b>Property Information:</b>				
Property Address: 31A Granger ave				
Business Name (If Commercial):				
Section:	Block:	Lot:	Zone:	
Existing:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> 2-Family	<input type="checkbox"/> Commercial/Business	<input type="checkbox"/> Other:
Are there any Violations or Notices of Violations Outstanding on this Property? (If yes, attach copies.)				
<b>Applicant information:</b> <span style="float: right;">Incomplete applications will not be accepted</span>				
Applicant Name: Ming Han Chen		Relationship of Applicant to Owner: Owner		
Mailing Address: 31A Granger ave		City: Floral Park	State: NY	Zip: 11001
Phone Number: 516-424-8990		Email:		
<b>Owner Information:</b>				
Owner Name: Ming Han Chen		Relationship of Applicant to Owner: Owner		
Mailing Address: 31A Granger ave		City: Floral Park	State: NY	Zip: 11001
Phone Number: 516-424-8990		Email:		
<b>Previous Appeals:</b> (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				
<b>Type of Variance Applied For:</b>				
<input type="checkbox"/> Fence <input checked="" type="checkbox"/> Special Exception Parking <input type="checkbox"/> Generator				
<b>Variance or Relief Desired:</b> <span style="float: right;"><input type="checkbox"/> Proposed <input type="checkbox"/> Maintain (year built _____)</span>				
Need additional parking space next to driveway.				
<b>Reason(s) Supporting Appeal:</b> (if necessary, submit separate attachment)				
I have registration for 3 cars.				
<b>Owner Signature:</b>				
MING HAN CHEN Signature of Property Owner				



**BOARD OF ZONING APPEALS**

**APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE**

**Affidavit of Individual Owner:**

STATE OF NEW YORK )

ss.:

COUNTY OF NASSAU )

Ming Han Chen

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

MING HAN CHEN  
Signature of Owner

Sworn before me this 24<sup>th</sup> day of July, 2024

Ashley Siragusa  
Notary Public

**ASHLEY SIRAGUSA**  
Notary Public, State of New York  
No. 01S16440124  
Qualified in Nassau County 26  
Commission Expires 09/06/20

**Affidavit of Corporate Owner:**

STATE OF NEW YORK )

ss.:

COUNTY OF NASSAU )

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

of \_\_\_\_\_ which is the owner of the property described in this application and that the

statements contained therein are true; that \_\_\_\_\_ is the appellant herein and hereby authorizes

\_\_\_\_\_ to act as his/her agent and to make this application.

\_\_\_\_\_  
Name of Corporation

By: \_\_\_\_\_  
Signature and Title

Sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

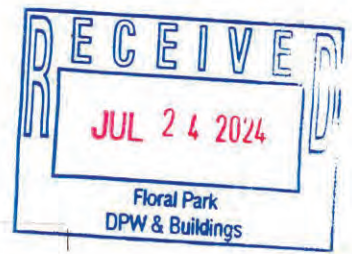


## BOARD OF ZONING APPEALS

### APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE

<b>Special Exception Parking Questionnaire</b> (note: this form required only for special exception parking application)
Size of Property:
Size of Dwelling:
What year was the property purchased? <u>2017</u>
Is there a garage? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - One Car <input type="checkbox"/> Yes - Two Car
How many cars are registered to the subject property? <u>3</u>
How many cars park overnight? <u>1</u> in garage <u>1</u> in driveway
Are any parked cars owned by someone other than the residents of the dwelling? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, who do these cars belong to?
Type of property? <input checked="" type="checkbox"/> One-Family <input type="checkbox"/> Two-Family
If two-family:
How long has the dwelling been used as a two family?
Who resides on first floor? <input type="checkbox"/> Owner <input type="checkbox"/> Tenant How many persons reside on first floor? <u>    </u> Adults <u>    </u> Minors
Who resides on second floor? <input type="checkbox"/> Owner <input type="checkbox"/> Tenant How many persons reside on second floor? <u>    </u> Adults <u>    </u> Minors
Who resides on third floor? <input type="checkbox"/> Owner <input type="checkbox"/> Tenant How many persons reside on third floor? <u>    </u> Adults <u>    </u> Minors
How long has tenant(s) occupied apartment?
Is tenant related to owner?
Does tenant pay rent?
By signing this document, I understand that no vehicle shall be permitted to be parked so as to overhang a sidewalk. No vehicle shall be permitted to be parked on grass or dirt. No permit under this section shall be for more than two years. A special exception permit may be renewed by the Zoning Board of Appeals without hearing and without fee upon the owner of the premises submitting a duly sworn affidavit that the special circumstances that constituted unnecessary hardship or practical difficulty to grant the permit still exist. Copies of the registrations of all vehicles maintained at the premises shall be attached to the affidavit. A permit may be renewed for two periods of two years each.
I understand that any improvements made to the premises as a result of a special exception permit granted pursuant to this chapter shall be removed upon the expiration of that special exception permit and that the premises shall be converted back to their original condition as if the special exception permit was not granted.
<u>MING HAN CHEN</u> Signature of Applicant





Keep this document to show to the police and courts.

MV-639CR (8/21) NEW YORK STATE REGISTRATION DOCUMENT 

G PAS  
GYH4715  
2021 TOYOT NONTRANSFERABLE  
SUBN BK 5TDKRKEC5MS021183  
4585 G 4 FDE3E511 APR 05 2023  
Web Fees Fuel Cst  
WEB WEBCDA

Expires 05/06/25  
CHEN, MING, H \*NYMA\*  
31A GRANGER AVE 41.75  
FLORAL PARK NY 11001 ANNUAL CHG  
045972EG AMT PAID (INCL ADD CHG)  
VOID IF ALTERED EXCEPT FOR ADDRESS 163.50



Keep this document to show to the police and courts.

MV-639CR (8/21) NEW YORK STATE REGISTRATION DOCUMENT 

X PAS  
KNE6635  
2021 CHEVR NONTRANSFERABLE  
4DSD BK KL8CD6SA1MC724075  
2312 G 4 3DC81098 JUN 02 2023  
Web Fees Fuel Cst  
WEB WEBCDA

Expires 06/08/25  
WU, CHUNMEI \*NYMA\*  
31A GRANGER AVE 18.75  
FLORAL PARK NY 11001 ANNUAL CHG  
857216EG AMT PAID (INCL ADD CHG)  
VOID IF ALTERED EXCEPT FOR ADDRESS 117.50





Keep this document to show to the police and courts.

MV-639CR (8/21) NEW YORK STATE REGISTRATION DOCUMENT



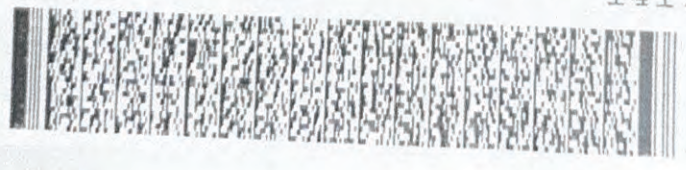
G PAS  
JEG8670  
2023 MINI NONTRANSFERABLE  
SUBN GR WMZ83BR01P3P43400  
3719 G 4 I1725352 JAN 26 2023  
Wt/Seats Fuel/Cyl WEB WEBCDA

HE, YU  
31A GRANGER AVE  
FLORAL PARK NY

Expires 02/22/25  
\*NYMA\*  
30.75  
11001 ANNUAL CHG  
AMT PAID (INCL. ADD. CHG)  
141.50

191391EF

VOID IF ALTERED EXCEPT FOR ADDRESS

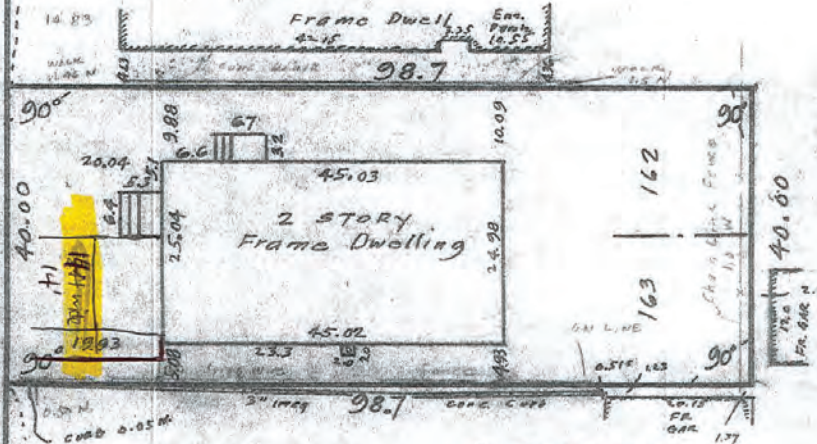
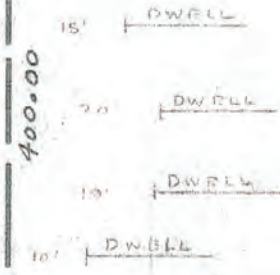


**RECEIVED**  
 JUL 24 2024  
 Floral Park  
 DPW & Buildings

**HITCHCOCK AVE.**

**AVE.**

**APPROVED**  
 Inc. Village of Floral Park, N.Y.  
 Date: FEB 18 1972  
 Signed: [Signature]  
 Supt. of Public Works



**GRANGER**

**ELIZABETH ST.**

**APPROVED**  
 INC. VILLAGE OF FLORAL PARK  
 DATE: 06.14.72  
 SIGNED: [Signature]  
 SUPT. OF BUILDING DEPT.

NO OVERSIGHT, ERROR OR OMISSION ON THE PART OF THE BUILDING INSPECTOR OR HIS REPRESENTATIVE SHALL LEGALIZE THE ERRECTING, CONSTRUCTION, ALTERATION, REMOVAL, USE OR OCCUPANCY OF A BUILDING OR STRUCTURE THAT DOES NOT CONFORM TO THE PROVISIONS OF THE STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE VILLAGE ORDINANCES.

**CHARLES ST.**



CHECKED BY:

**LESTER MALM**

SECTION 32, BLOCK 70

LAND SURVEYOR

417 HEMPSTEAD AVE.  
 WEST HEMPSTEAD, N. Y.  
 NASSAU COUNTY

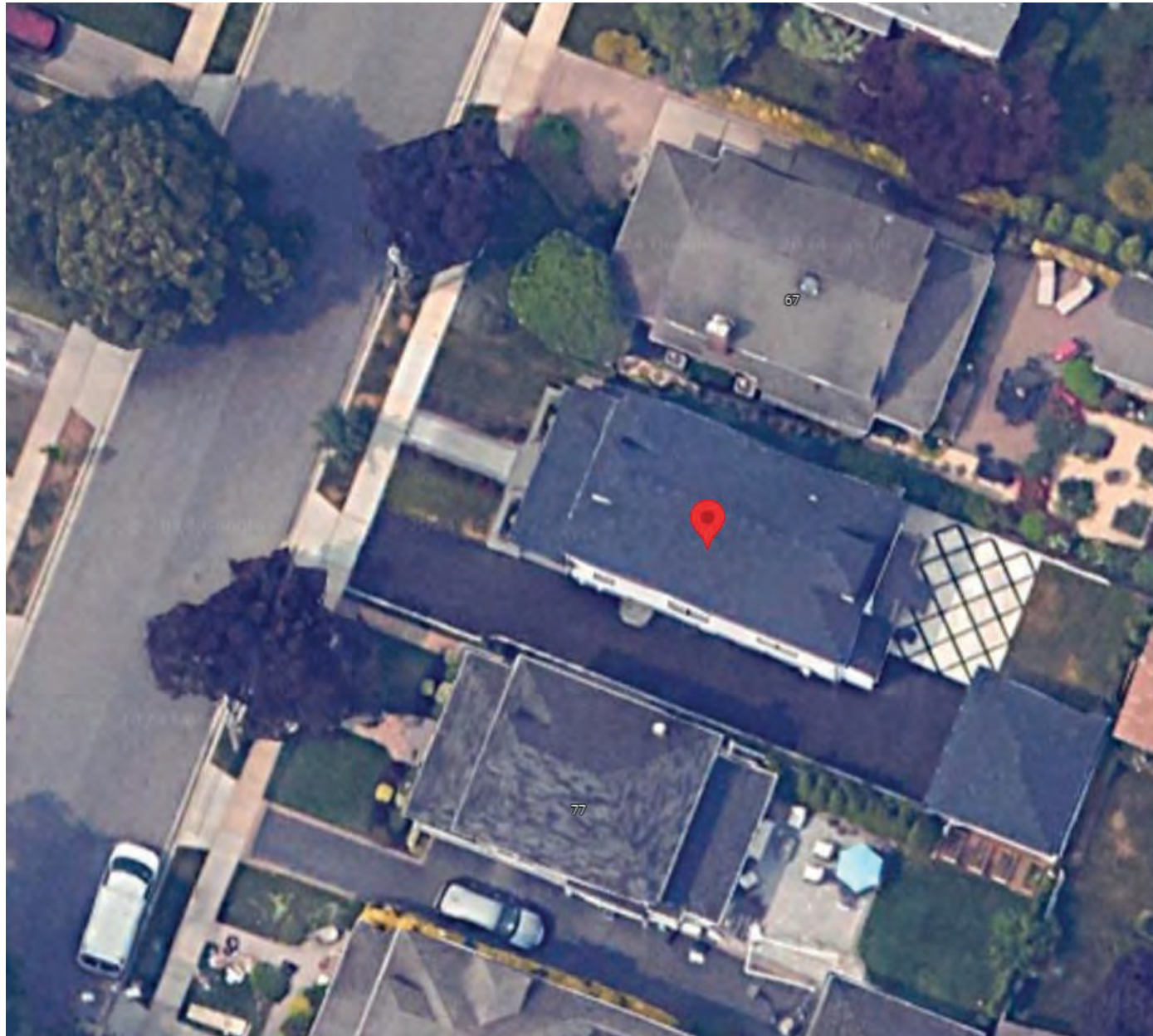
1600 ISLIP AVE.  
 BRENTWOOD, N. Y.  
 SUFFOLK COUNTY

LOTS 162, 163  
 SURVEY OF: MAP OF FLORAL PARK TERRACE, SECT. A DATE: OCT. 23, 1970; MAY 17, 1972  
 LOCATED AT: FLORAL PARK, NASSAU CO., N. Y.  
 GUARANTEED TO: INTER-COUNTY TITLE GUARANTY & MORTGAGE CO. BY: [Signature]  
 MEASUREMENTS: U.S. STANDARD SCALE 1" = 20'

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
4	71	Locust Street	32 / 221 / 71-72	Danny Ferone	Maintain Rear Deck and Air Conditioning Units



71 Locust 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, September 18, 2024 at 8:00 p.m. relative to the following application:

Application of Edward Molter, representing Danny Ferone, owner of 71 Locust Street, Floral Park, NY 11001 for a variance § 99-24 (F) (1) No part of any freestanding heating, cooling, pumping, filtering, generating or other type of equipment or device 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' from the front lot line whichever is farther, and closer than 5 feet from the side lot line. The applicant proposes to maintain 2 air conditioning units that are approximately 30" from the side property line. § 99-6 Schedule of Regulations: 5' minimum side yard required. The applicant proposes to maintain a rear deck that is approximately 4.1' 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 360 feet south of Carnation Avenue and on the east side of Locust Street and known as 71 Locust Street, Section 32, Block 221, Lot(s) 71, 72 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: August 2024



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

## **NOTICE OF DISAPPROVAL**

07/10/2023

OWNER:  
FERONE, DANNY MARZIO  
71 Locust Street  
Floral Park, NY 11001

APPLICANT:  
Edward Molter  
700 Lakeland Avenue, Suite 2A1  
Bohemia, NY 11716

**Please take notice that your application to:** Maintain Rear Deck and Air Conditioning Units

**at:** 71 Locust Street Floral Park NY 11001

**Zone:** R-1 Residence, One-Family **Parcel:** 32-221-71-72

**Is hereby disapproved contrary to:**

§ 99-24 (F) (1) No part of any freestanding heating, cooling, pumping, filtering, generating or other type of equipment or device 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' from the front lot line whichever is farther, and closer than 5 feet from the side lot line.

The applicant proposes to maintain 2 air conditioning units that are approximately 30" from the side property line.

§ 99-6 Schedule of Regulations: 5' minimum side yard required.

The applicant proposes to maintain a rear deck that is approximately 4.1' 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

ADDRESS: 71 LOCUST STREET, FLORAL PARK

SL

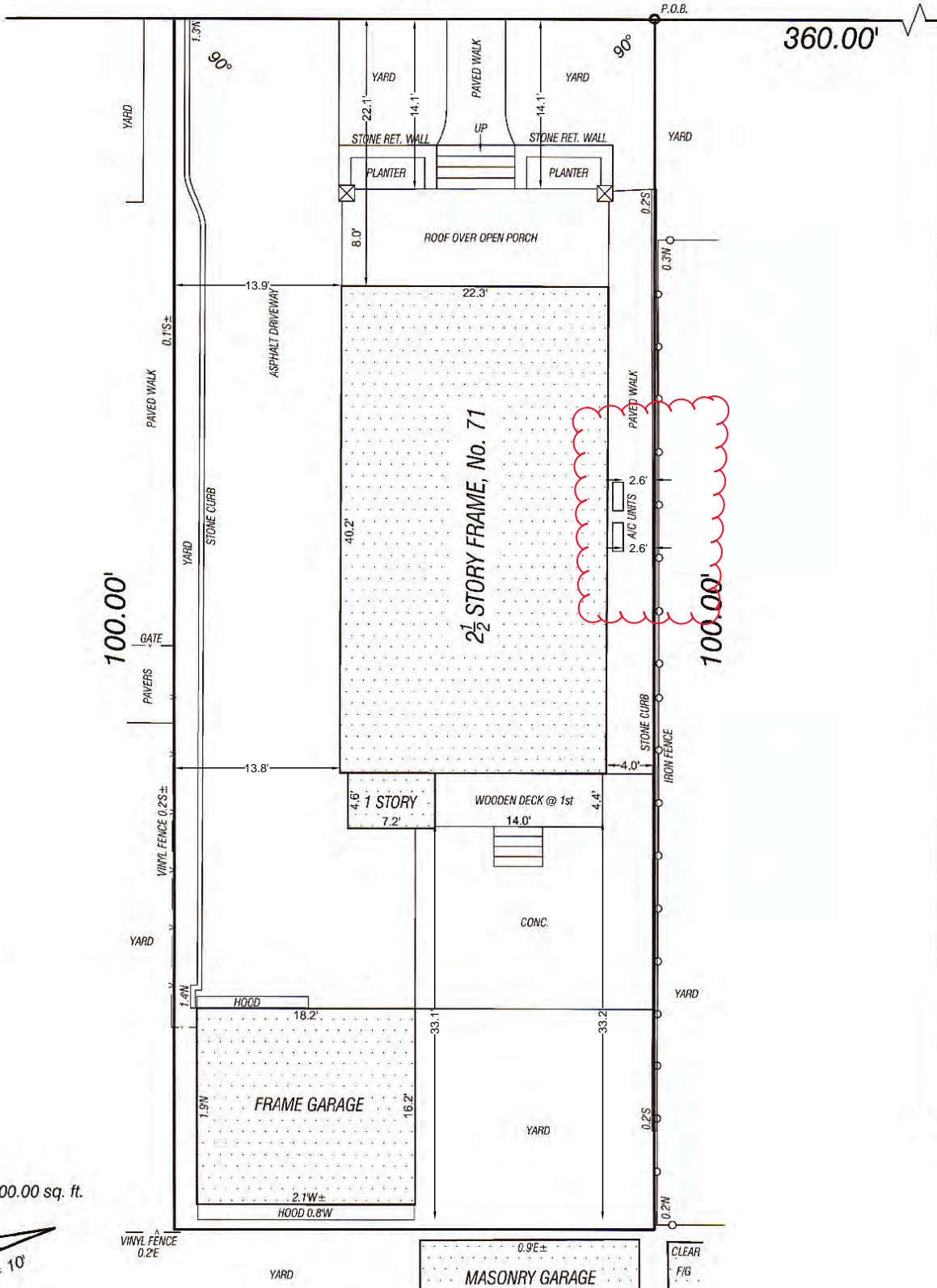
DESIGNATED AS LOT Nos. 71 & 72 IN BLOCK 19  
ON "MAP OF PROPERTY AT FLORAL PARK"  
FILED ON MAY 8, 1907 AS FILE No. 20, CASE No. 151

LOCUST

STREET

40.00'

360.00'



AVENUE

CARNATION

LEGEND

FIG - MASONRY GARAGE

AREA OF LOT = 4,000.00 sq. ft.



40.00'

(PARALLEL WITH LOCUST STREET)

CLEAR FIG.

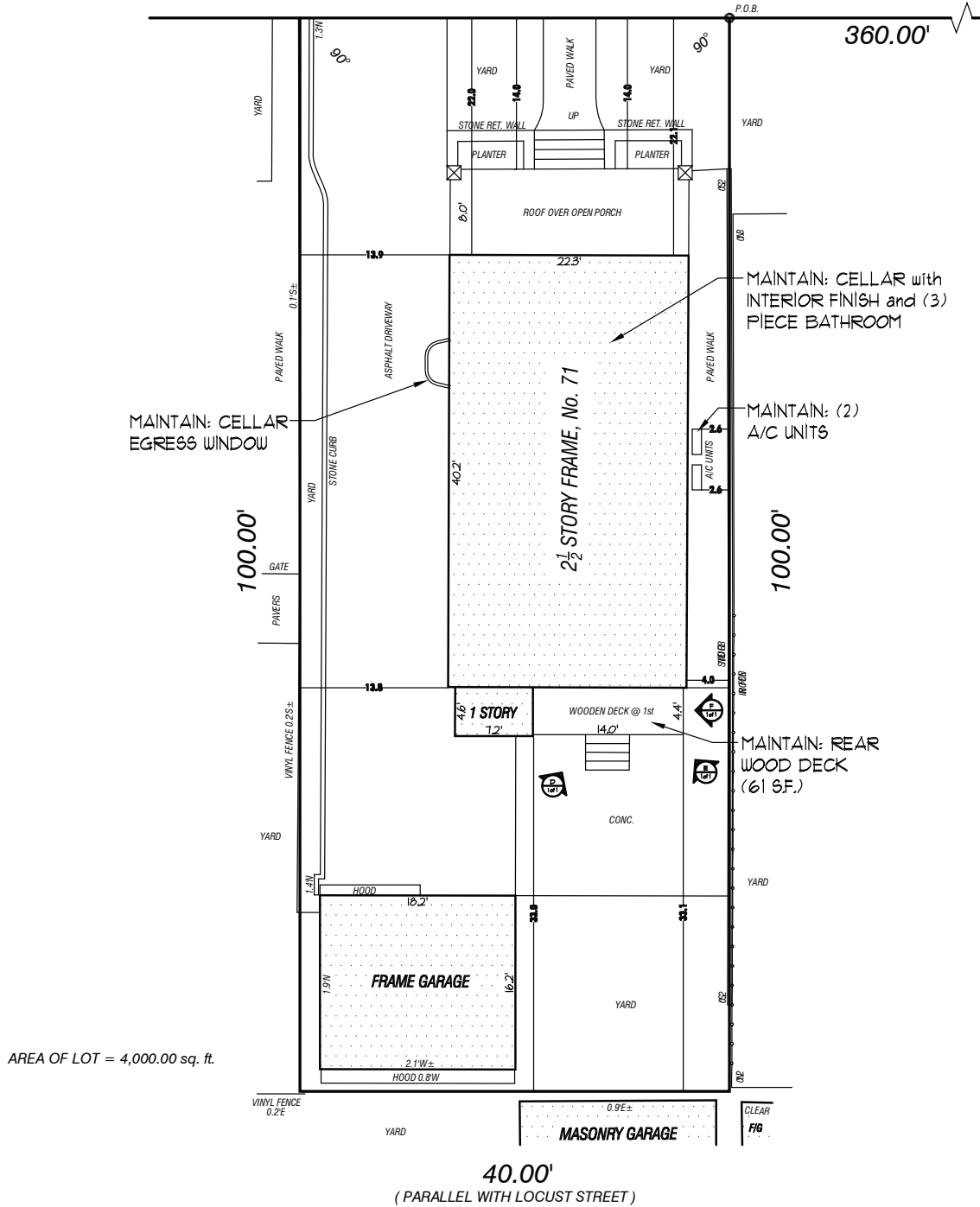


40.00'

360.00'

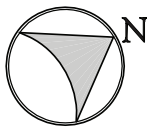
AVENUE

CARNATION



AREA OF LOT = 4,000.00 sq. ft.

**PLOT PLAN**



SCALE: 1/10" = 1'-0"  
 ZONE \_\_\_\_\_ RI  
 SECTION \_\_\_\_\_ 32  
 BLOCK \_\_\_\_\_ 221  
 LOT \_\_\_\_\_ 71

**ZONING CALCULATIONS**

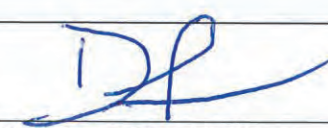
LOT AREA	4,000 SQ. FT.
EXISTING DWELLING	928 SQ. FT.
EXISTING DETACHED GARAGE	295 SQ. FT.
EXISTING FRONT PORCH	188 SQ. FT.
MAINTAIN: REAR WOOD DECK	61 SQ. FT.
TOTAL BUILDING COVERAGE	1,472 SQ. FT. (36.8% LOT COVERAGE)

**SETBACKS:**

<b>FRONT YARD</b>	
REQUIRED	20'
PROVIDED	22.1'
<b>SIDE YARDS</b>	
REQUIRED	5' / 10'
PROVIDED	2.5' / 13.8'
	15' SIDE YARD AGG.
	16.3' SIDE YARD AGG.
<b>REAR YARD</b>	
REQUIRED	25.0'
PROVIDED	33.1'



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

<b>Property Information:</b>	
Property Address: 71 Locust Street - Floral Park NY 11001	
Business Name (If Commercial):	
Section: 32	Block: 221 Lot: 71 Zone: R-1
Existing: <input type="checkbox"/> Single Family <input checked="" type="checkbox"/> 2-Family <input type="checkbox"/> Commercial/Business <input type="checkbox"/> Other:	
Are there any Violations or Notices of Violations Outstanding on this Property? (If yes, attach copies.)	
<b>Applicant information:</b> <span style="float: right;">Incomplete applications will not be accepted</span>	
Applicant Name: Edward Molter	Relationship of Applicant to Owner: Owner's Agent
Mailing Address: 700 Lakeland Ave - Suite 2A1 City: Bohemia State: New York Zip: 11716	
Phone Number: 516-790-8750	Email: egmdesign@aol.com
<b>Owner Information:</b>	
Owner Name: Danny Ferone	
Mailing Address: 1033 Whitestone Expressway City: Whitestone State: New York Zip: 11357	
Phone Number: (347) 421-4520	Email: pferone11@gmail.com
<b>Previous Appeals:</b> (check one)	
<input type="checkbox"/> A previous appeal has been made on this property (attach all relevant decisions)	
<input checked="" type="checkbox"/> A previous appeal has not been made on this property	
<b>Type of Variance Applied For:</b>	
Article _____ Section _____ of Code	
<b>Variance or Relief Desired:</b> <input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Maintain (year built 2020)	
Variance to Maintain (2) A/C Condensing Units having a Side Yard Setback of 30" instead of 5'-0"	
<i>maintain rear deck 4.1' from property line</i>	
<b>Reason(s) Supporting Appeal:</b> (if necessary, submit separate attachment)	
<b>Owner Signature:</b>	
 _____ Signature of Property Owner	



**BOARD OF ZONING APPEALS  
APPLICATION FOR VARIANCE**

**Affidavit of Individual Owner:**

STATE OF NEW YORK )

ss.:

COUNTY OF NASSAU )

**Danny Ferone**

\_\_\_\_\_ 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 **Edward Molter** \_\_\_\_\_ to act as his/her agent and to make this application

Signature of Owner

Sworn before me this 12 day of JUNE, 2024

Notary Public

EDWARD G. MOLTER  
Notary Public, State of New York  
Registration #01MO6267989  
Qualified In Suffolk County  
Commission Expires Aug. 27, 2024

**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.

<b>Part 1 – Project and Sponsor Information</b>			
<b>Ferone Residence</b>			
Name of Action or Project: <b>Ferone Residence</b>			
Project Location (describe, and attach a location map): <b>71 Locust Street - Floral Park NY 11001</b>			
Brief Description of Proposed Action: <b>Maintain: (2) A/C Condensing Units having a Side Yard Setback of 30" instead of the required 5'-0"</b> <i>Maintain rear deck 4.1' from side yard property line</i>			
Name of Applicant or Sponsor: <b>Edward Molter</b>		Telephone: <b>516-790-8750</b>	
		E-Mail: <b>egmdesign@aol.com</b>	
Address: <b>700 Lakeland Avenue - Suite 2A1</b>			
City/PO: <b>Bohemia</b>		State: <b>New York</b>	Zip Code: <b>11716</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			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 type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<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?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<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? 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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"/> 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, 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: _____ _____	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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor name: Edward Moller

Date: 6/12/2024

Signature: 

Title: EXPEDITER  
(OWNER'S AGENT)

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.

\_\_\_\_\_  
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**



Heat Pump for Small Capacity Type J-IVS Series

# AOU36RLAVM4



Outdoor Unit :  
AOU36RLAVM4

Download :  
[Catalogues](#) 

## Features

- Up to 15 indoor units can be connected (5Ton)\*
- Improvement in the connectable indoor unit capacity range
- Long piping design
- High energy efficiency

[Locate a Contractor](#)

# Specification

<b>Rating Capacity Range</b>		3 Ton HP
<b>Power source</b>	<b>Phase</b>	Single-phase 1
	<b>Voltage</b>	208/230 V
	<b>Frequency</b>	60 Hz
<b>Air Flow Rate</b>		3,649 CFM 6200 m <sup>3</sup> /h
<b>Sound Pressure Level</b>	<b>Cooling</b>	50 dB(A)
	<b>Heating</b>	52 dB(A)
<b>Maximum external static pressure</b>		0.12 in.WG 30 Pa
<b>Compressor motor output</b>		3.75 kW
<b>Heat exchanger fin</b>		Blue fin
<b>Net Dimensions</b>	<b>Height</b>	52- 8/16 inch 1334 mm
	<b>Width</b>	38- 3/16 inch 970 mm
	<b>Depth</b>	14- 9/16 inch 370 mm
<b>Net Weight</b>		262 lbs 119 kg
<b>Refrigerant</b>	<b>Type</b>	R410A
	<b>Charge</b>	10.58 lbs 4.8 kg
<b>Connection Pipe Diameter</b>	<b>Liquid</b>	φ3/8 inch φ9.52 mm
	<b>Gas</b>	φ5/8 inch φ15.88 mm
<b>Total pipe length</b>		591 ft. 180 m

<b>Max. height difference (Outdoor Unit: Upper/Lower)</b>		164 / 131 ft. 50 / 40 m
<b>Operation Range</b>	<b>Cooling</b>	23 to 115 °FDB -5 to 46 °CDB
	<b>Heating</b>	-15 to 70 °FDB -26 to 21 °CDB

Note: Specifications are based on the following conditions.

Cooling: Indoor temperature of 27°CDB / 19°CWB, and outdoor temperature of 35°CDB / 24°CWB.

Heating: Indoor temperature of 20°CDB / (15°CWB), and outdoor temperature of 7°CDB / 6°CWB.

Pipe length:

7.5 m; Height difference between outdoor unit and indoor unit : 0 m. The protective function may work when using it outside the operation range.

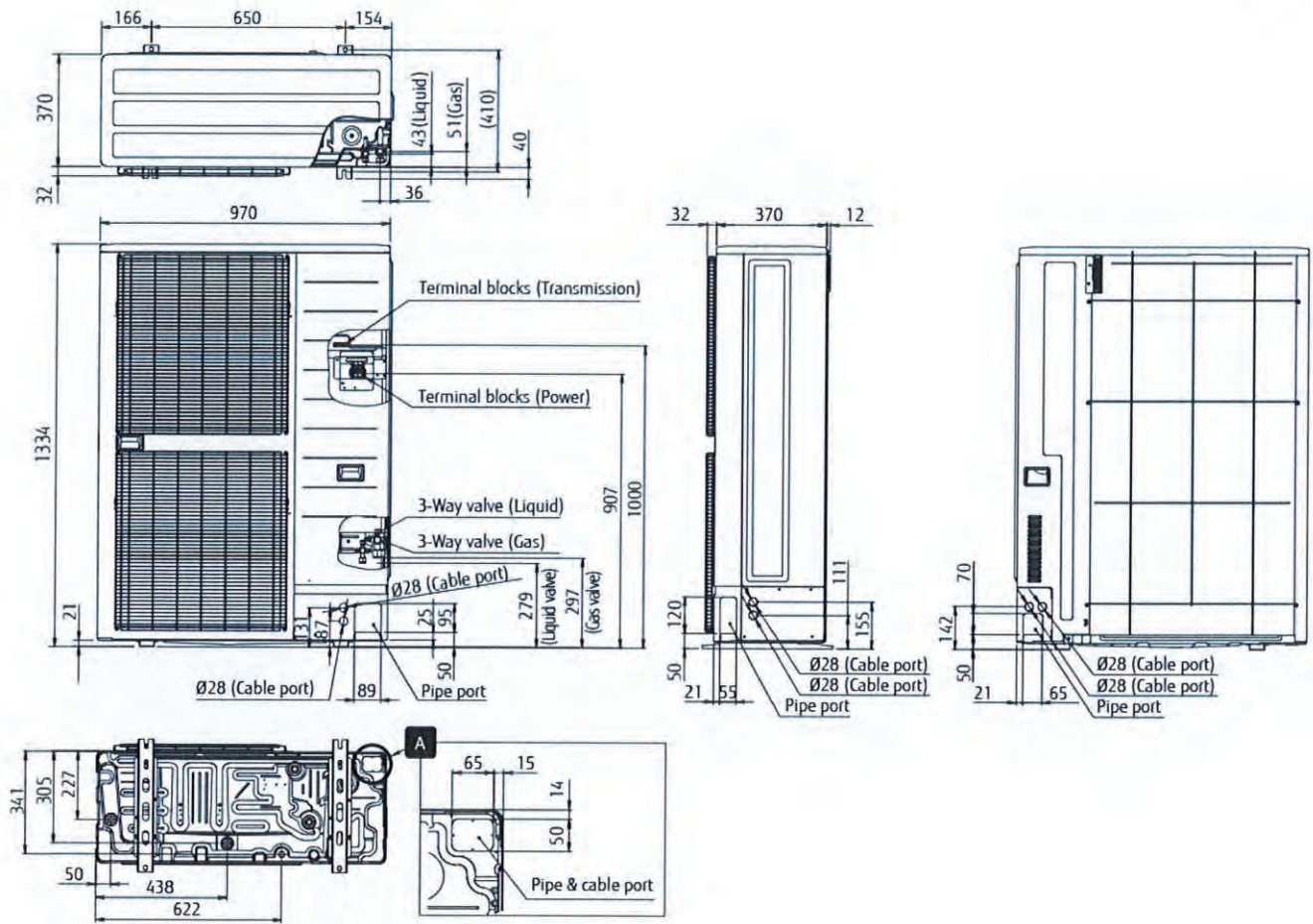
\* 5Ton model

## Dimensions

---


# Outdoor Unit : AOU36RLAVM4

(Unit : mm)



  
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© 1996- 2024 FUJITSU GENERAL

# FUJITSU

SPLIT TYPE AIR CONDITIONER  
OUTDOOR USE

MODEL No. AOU36RLAVM4

SERIAL No. PPO 000410

**AHRI CERTIFIED™**

[www.ahridirectory.org](http://www.ahridirectory.org)

Unitary Small HP  
AHRI Standard 210/240

Certification applies only when the complete system is listed with AHRI

SOURCE 208/230 V 60Hz 1-PH

		COOL	HEAT
TOTAL	AMPS.	23.0	23.0
OUTDOOR	COMPRESSOR AMPS.	22.0	22.0
	FAN MOTOR AMPS.	1.0	1.0

MINIMUM CIRCUIT AMPACITY 29.8 A  
MAXIMUM OVERCURRENT PROTECTION 30 A  
(TIME DELAY FUSE OR HACR TYPE CIRCUIT BREAKER)  
COMPRESSOR LOCKED-ROTOR AMPERES -- A  
REFRIGERANT R410A FACTORY CHARGED 10.6 lb  
DESIGN PRESSURE HIGH SIDE 450 psig  
LOW SIDE 240 psig



**Intertek**  
3170288  
ETL LISTED  
CONFORMS TO  
UL STD. 1995  
CERTIFIED TO  
CSA STD.  
C22.2 NO. 236

FUJITSU GENERAL LIMITED

MADE IN P. R. C.

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FUJITSU

AIRSTAGE  
INVERTER

SERVICER GUIDE  
Model: [unreadable]  
Serial: [unreadable]  
Date: [unreadable]  
Technician: [unreadable]

LOCUST

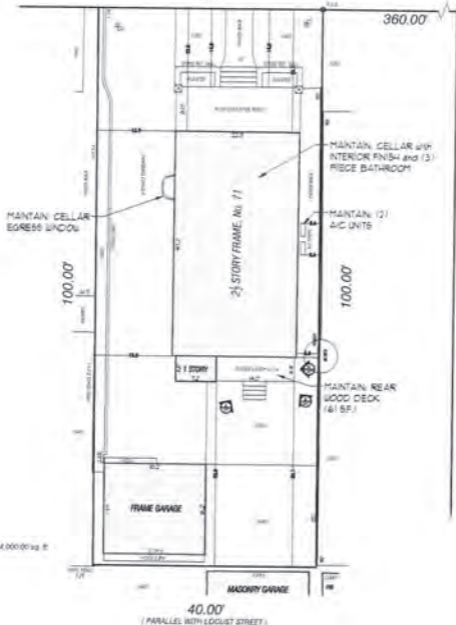
STREET

40.00'

360.00'

AVENUE

CARNATION



LOT = 4,000.00 sq ft

**PLOT PLAN**

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

ZONE \_\_\_\_\_

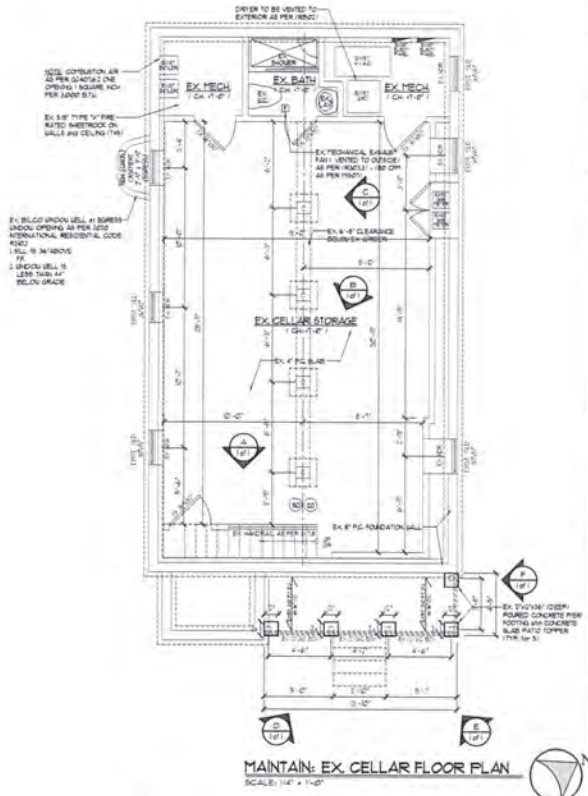
SECTION \_\_\_\_\_

BLOCK \_\_\_\_\_

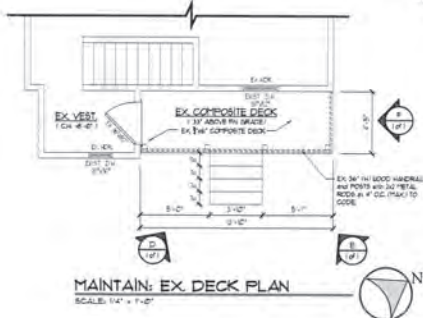
LOT \_\_\_\_\_







**MAINTAIN: EX. CELLAR FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**MAINTAIN: EX. DECK PLAN**  
SCALE: 1/4" = 1'-0"



**A MAINTAIN: CELLAR**  
LOOKING EAST



**B MAINTAIN: CELLAR**  
LOOKING EAST



**C MAINTAIN: CELLAR**  
LOOKING SOUTH



**D MAINTAIN: DECK**  
LOOKING NORTH



**E MAINTAIN: DECK**  
LOOKING NORTH

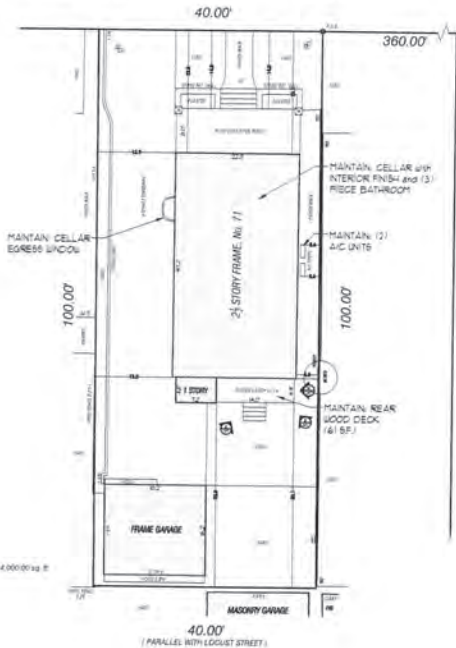


**F MAINTAIN: DECK**  
LOOKING SOUTH



**G MAINTAIN: EGRESS WINDOW**  
LOOKING NORTH

LOCUST STREET



AREA OF LOT = 43000 sq ft

**PLOT PLAN**

SCALE: 1/4" = 1'-0"  
ZONE: R-1  
SECTION: 100  
BLOCK: 100  
LOT: 100

**ZONING CALCULATIONS**

LOT AREA	43000 SQ FT
EXISTING DWELLING	100 SQ FT
EXISTING DETACHED GARAGE	100 SQ FT
EXISTING FRONT PORCH	100 SQ FT
MANTAIN REAR WOOD DECK	100 SQ FT
TOTAL BUILDING COVERAGE	100 SQ FT (2.3% LOT COVERAGE)

**SETBACKS**

FRONT YARD	10'-0"	REQUIRED	10'-0"	PROVIDED
SIDE YARDS	5'-0"	REQUIRED	5'-0"	PROVIDED
REAR YARD	10'-0"	REQUIRED	10'-0"	PROVIDED

**FERONE RESIDENCE**  
71 LOCUST STREET - FLORAL PARK, NEW YORK

**JOSH JACOB ARCHITECTURE**  
700 Lateland Avenue - Suite 2B  
Garden City, New York 11716  
347-222-1111  
www.joshjacob.com



Date: 05/12/2023  
Drawn By: E. MOLTER  
Project No: 2023-26

Sheet: **1 of 1**

THESE PLANS AND SPECIFICATIONS TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT ARE IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND AS PER (R-100.1) DESIGN CRITERIA AND ARE DESIGNED IN ACCORDANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION (AF & P) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM).

DATE	05/12/2023	PROJECT	FERONE RESIDENCE
SCALE	AS SHOWN	CLIENT	FERONE RESIDENCE
DESIGNER	E. MOLTER	ARCHITECT	J. JACOB
CHECKER	J. JACOB	DATE	05/12/2023

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
5	88	Chestnut Avenue	32 / 158 / 32	Peter & Joan Talamo	Generator in Rear Yard



# 88 Chestnut Avenue (Aerial View)



## LEGAL NOTICE

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

NOTICE IS HEREBY GIVEN that the Board of Appeals of the Incorporated Village of Floral Park, will hold a public hearing in the Village Hall, No. 1 Floral Boulevard, Floral Park, New York on Wednesday, September 18, 2024 at 8:00 p.m. relative to the following application:

Application of Peter & Joan Talamo, the owners of 88 Chestnut Avenue, Floral Park, NY 11001 for a variance from § 99-24 (H) Special Exception for Generators on residential lots. Applicant proposes a permanent fixed generator in the rear yard which requires a special exception by the Zoning Board of Appeals.

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 10 feet south of West Elder Avenue on the west side of Chestnut Avenue and know as 88 Chestnut Avenue, Section 32, Block 158, Lot(s) 32 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, N.Y.  
Margaret Fowler, Acting Zoning Board Clerk

Dated: August 2024



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

## **NOTICE OF DISAPPROVAL**

08/13/2024

**OWNER:**

Talamo, Peter & Joan  
88 Chestnut Avenue  
Floral Park , NY 11001

**APPLICANT:**

**Please take notice that your application to:** Generator in Rear Yard

**at:** 88 Chestnut Avenue Floral Park NY 11001

**Zone:** R-1 Residence **Parcel:** 32-158-32

**Is hereby disapproved contrary to:**

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

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

**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.**

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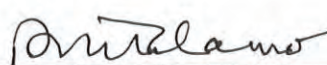
**Renee Marcus, AIA  
Superintendent of Buildings**



**BOARD OF ZONING APPEALS**

**APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE**



<b>Property Information:</b>			
Property Address: 88 CHESTNUT AVENUE FLORAL PARK NY 11001			
Business Name (If Commercial):			
Section:	Block:	Lot:	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? NO (If yes, attach copies.)			
<b>Applicant information:</b>		Incomplete applications will not be accepted	
Applicant Name: PETER TALAMO Relationship of Applicant to Owner: OWNER			
Mailing Address: PO Box 20657 City: FLORAL PARK State: NY Zip: 11002			
Phone Number: 347 672 7246 Email: P51d445@AOL.COM			
<b>Owner Information:</b>			
Owner Name: PETER TALAMO			
Mailing Address: PO Box 20657 City: FLORAL PARK State: NY Zip: 11002			
Phone Number: 347 672 7246 Email: P51d445@AOL.COM			
<b>Previous Appeals:</b> (check one)			
<input type="checkbox"/> A previous appeal has been made on this property (attach all relevant decisions)			
<input checked="" type="checkbox"/> A previous appeal has not been made on this property			
<b>Type of Variance Applied For:</b>			
<input type="checkbox"/> Fence <input type="checkbox"/> Special Exception Parking <input checked="" type="checkbox"/> Generator			
<b>Variance or Relief Desired:</b> <input type="checkbox"/> Proposed <input type="checkbox"/> Maintain (year built _____)			
<i>generator</i>			
<b>Reason(s) Supporting Appeal:</b> (if necessary, submit separate attachment)			
<b>Owner Signature:</b>			
 _____ Signature of Property Owner			



**BOARD OF ZONING APPEALS**

**APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE**

**Affidavit of Individual Owner:**

STATE OF NEW YORK )

ss.:

COUNTY OF NASSAU )

PETER TALAMO 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 25<sup>th</sup> day of July, 2024

Notary Public

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

**Affidavit of Corporate Owner:**

STATE OF NEW YORK )

ss.:

COUNTY OF NASSAU )

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

\_\_\_\_\_  
Name of Corporation

By: \_\_\_\_\_  
Signature and Title

Sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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



## BOARD OF ZONING APPEALS

### APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE

<b>Special Exception Parking Questionnaire</b> (note: this form required only for special exception parking application)
Size of Property: <u>50 x 100</u>
Size of Dwelling:
What year was the property purchased? <u>1979</u>
Is there a garage? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - One Car <input type="checkbox"/> Yes - Two Car
How many cars are registered to the subject property?
How many cars park overnight? _____ in garage <u>2</u> in driveway
Are any parked cars owned by someone other than the residents of the dwelling? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, who do these cars belong to?
Type of property? <input checked="" type="checkbox"/> One-Family <input type="checkbox"/> Two-Family
If two-family:
How long has the dwelling been used as a two family?
Who resides on first floor? <input type="checkbox"/> Owner <input type="checkbox"/> Tenant How many persons reside on first floor? _____ Adults _____ Minors
Who resides on second floor? <input type="checkbox"/> Owner <input type="checkbox"/> Tenant How many persons reside on second floor? _____ Adults _____ Minors
Who resides on third floor? <input type="checkbox"/> Owner <input type="checkbox"/> Tenant How many persons reside on third floor? _____ Adults _____ Minors
How long has tenant(s) occupied apartment?
Is tenant related to owner?
Does tenant pay rent?
<p>By signing this document, I understand that no vehicle shall be permitted to be parked so as to overhang a sidewalk. No vehicle shall be permitted to be parked on grass or dirt. No permit under this section shall be for more than two years. A special exception permit may be renewed by the Zoning Board of Appeals without hearing and without fee upon the owner of the premises submitting a duly sworn affidavit that the special circumstances that constituted unnecessary hardship or practical difficulty to grant the permit still exist. Copies of the registrations of all vehicles maintained at the premises shall be attached to the affidavit. A permit may be renewed for two periods of two years each.</p> <p>I understand that any improvements made to the premises as a result of a special exception permit granted pursuant to this chapter shall be removed upon the expiration of that special exception permit and that the premises shall be converted back to their original condition as if the special exception permit was not granted.</p>
<p style="text-align: right;"><u>Antelano</u> Signature of Applicant</p>



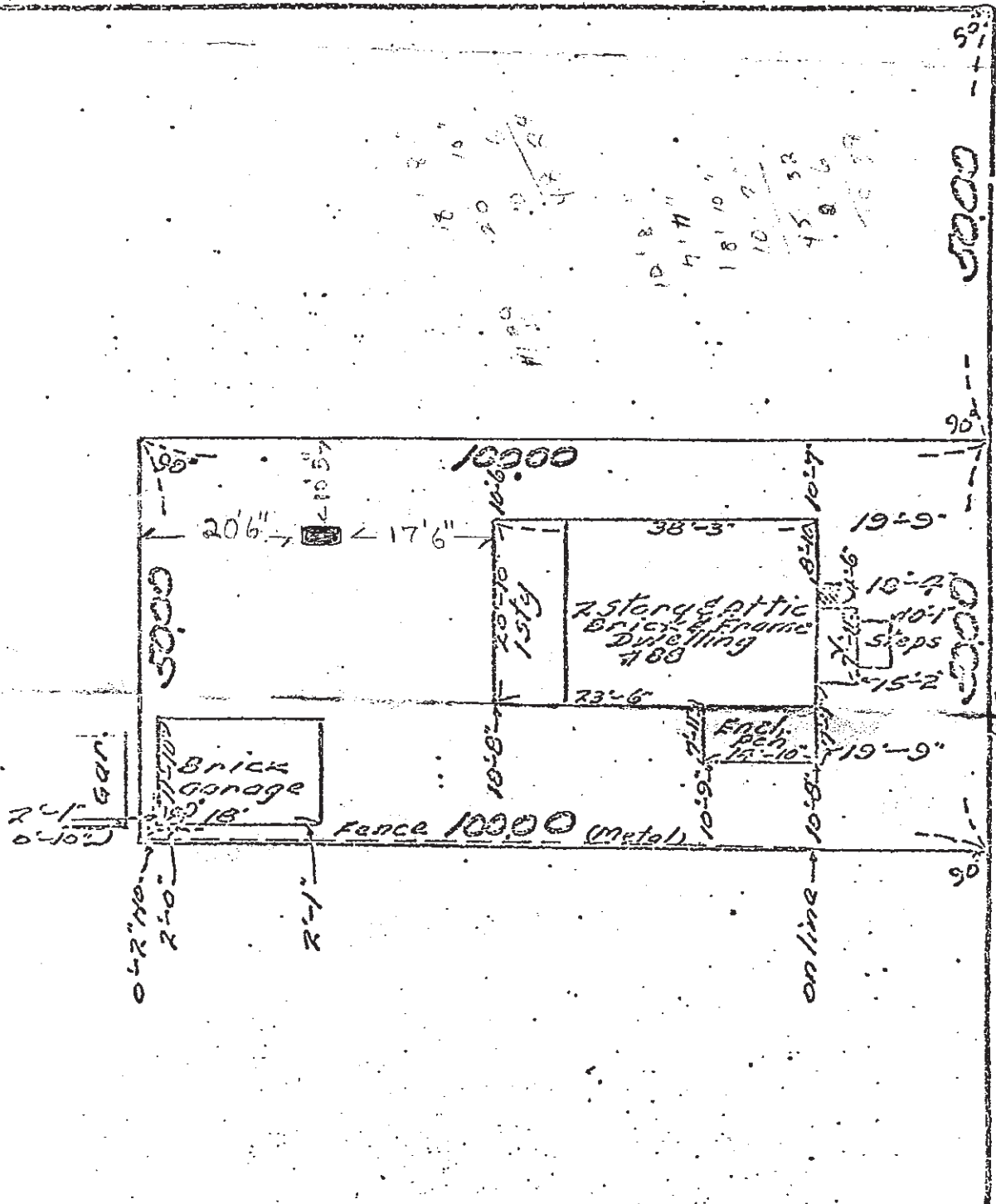


ELDER

AVE.

AVE

CHESTNUT



LOT NOS. REFER TO MAP OF

GUARANTEED TO Floral Park Fed. Sav. & Loan Assn.

SURVEYED March 28, 1945.

William H. Parry INC.  
U. S. STANDARD

WILLIAM H. PARRY, INC.  
CIVIL ENGINEERS, CITY SURVEYOR  
161-10 JAMAICA AVENUE  
JAMAICA, N. Y. C.

FLORAL PARK  
NASSAU COUNTY, N. Y.

S. 32-B/53

3600

21890

# GENERAC®

## GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

26 kW

88 Chestnut

Standby Power Rating

G007290-0, G007291-0 (Aluminum - Bisque) - 26 kW 60 Hz

### INCLUDES:

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



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

## FEATURES

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

GENERAC  
PROMISE



\* Assembled in the USA using domestic and foreign parts.

**Features and Benefits****26 kW****Engine**

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

**Generator**

- Revolving field  
Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.
- Displaced phase excitation  
Maximizes motor starting capability.
- Automatic voltage regulation  
Regulating output voltage to  $\pm 1\%$  prevents damaging voltage spikes.
- UL 2200 listed  
For your safety.

**Transfer Switch (if applicable)**

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

**Evolution™ Controls**

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

**Unit**

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

## 26 kW

## Features and Benefits

### Installation System

- 14 in (35.6 cm) flexible fuel line connector
- Integral sediment trap

Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.  
Meets IFGC and NFPA 54 installation requirements.

### Connectivity (Wi-Fi equipped models only)

- Ability to view generator status
- Ability to view generator Exercise/Run and Total Hours
- Ability to view generator maintenance information
- Monthly report with previous month's activity
- Ability to view generator battery information
- Weather information

Monitor generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.

Review the generator's complete protection profile for exercise hours and total hours.

Provides maintenance information for the specific model generator when scheduled maintenance is due.

Detailed monthly reports provide historical generator information.

Built in battery diagnostics displaying current state of the battery.

Provides detailed local ambient weather conditions for generator location.

## Generator

Model	G007290-0 G007291-0 (26 kW)
Rated maximum continuous power capacity (LP)	26,000 Watts*
Rated maximum continuous power capacity (NG)	22,500 Watts*
Rated voltage	240
Rated maximum continuous load current – 240 volts (LP/NG)	108.3 / 93.8
Total Harmonic Distortion	Less than 5%
Main line circuit breaker	110 amp
Phase	1
Number of rotor poles	2
Rated AC frequency	60 Hz
Power factor	1.0
Battery requirement (not included)	12 Volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum
Unit weight (lb / kg)	518 / 235
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.9 x 63.5 x 73.7
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	57
Exercise duration	5 min

## Engine

Engine type	GENERAC G-Force 1000 Series
Number of cylinders	2
Displacement	999 cc
Cylinder block	Aluminum w/ cast iron sleeve
Valve arrangement	Overhead valve
Ignition system	Solid-state w/ magneto
Governor system	Electronic
Compression ratio	9.5:1
Starter	12 VDC
Oil capacity including filter	Approx. 1.9 qt / 1.8 L
Operating rpm	3,600
Fuel consumption	
Natural gas	ft <sup>3</sup> /hr (m <sup>3</sup> /hr)
1/2 Load	188 (5.32)
Full Load	333 (9.43)
Liquid propane	ft <sup>3</sup> /hr (gal/hr) [L/hr]
1/2 Load	75 (2.06) [7.78]
Full Load	132 (3.63) [13.73]

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

## Controls

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

Rating definitions – Optional Standby: Applicable for supplying backup power for the duration of the utility power outage with correct maintenance performed.

\* No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046, UL2200, and DIN6271). Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/Megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level and approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C). \*\* Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. U.S. EPA certified for non-emergency applications.

## 26 kW

## Switch Options

### Service Rated Automatic Transfer Switch Features

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

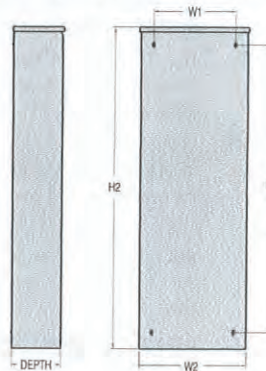
Model	G007291-0 (26 kW)
No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
Utility voltage monitor (fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	Approx. 13 sec
ETL or UL listed	Standard
Enclosure type	NEMA/UL 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6

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

### Dimensions

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

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

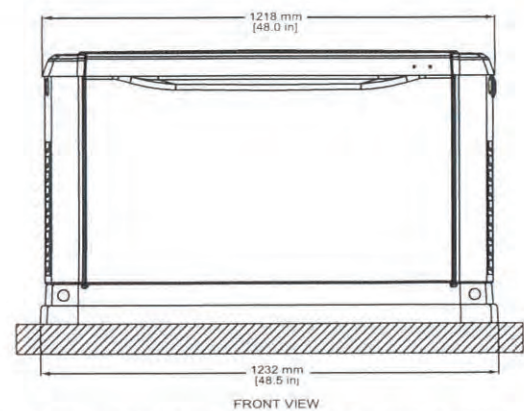
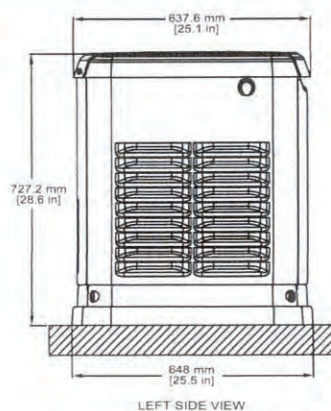


## Available Accessories

Model #	Product	Description
G007101-0	Battery Pad Warmer	Pad warmer rests under the battery. Recommended for use if temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	Breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007009-0	LTE LP Tank Fuel Level Monitor	The LTE enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amp) G007006-0 (100 amp)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 - 4G LTE G007170-0 - Wi-Fi/ Ethernet	Mobile Link® Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
G007220-0 - Bisque	Base Plug Kit	Base plugs snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.
G007301-0	High Altitude Kit	A high altitude kit may be required when operating over 2,000 ft (610 m) above sea level per U.S. EPA regulations. Operating the engine with the incorrect engine configuration at a given altitude may increase emissions and decrease fuel efficiency and performance.

## Dimensions &amp; UPCs

Model	UPC
G007290-0	696471087307
G007291-0	696471087314



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