



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

February 12, 2025

8:00 pm

Village Hall Court Room

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
1	15	Locust Street	32 / 227 / 34	Catherine Verrelli	Inground Pool
2	19	East Cherry Street	32 / 510 / 240-241	Paul & Ann Marie Leva	Garage Addition

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

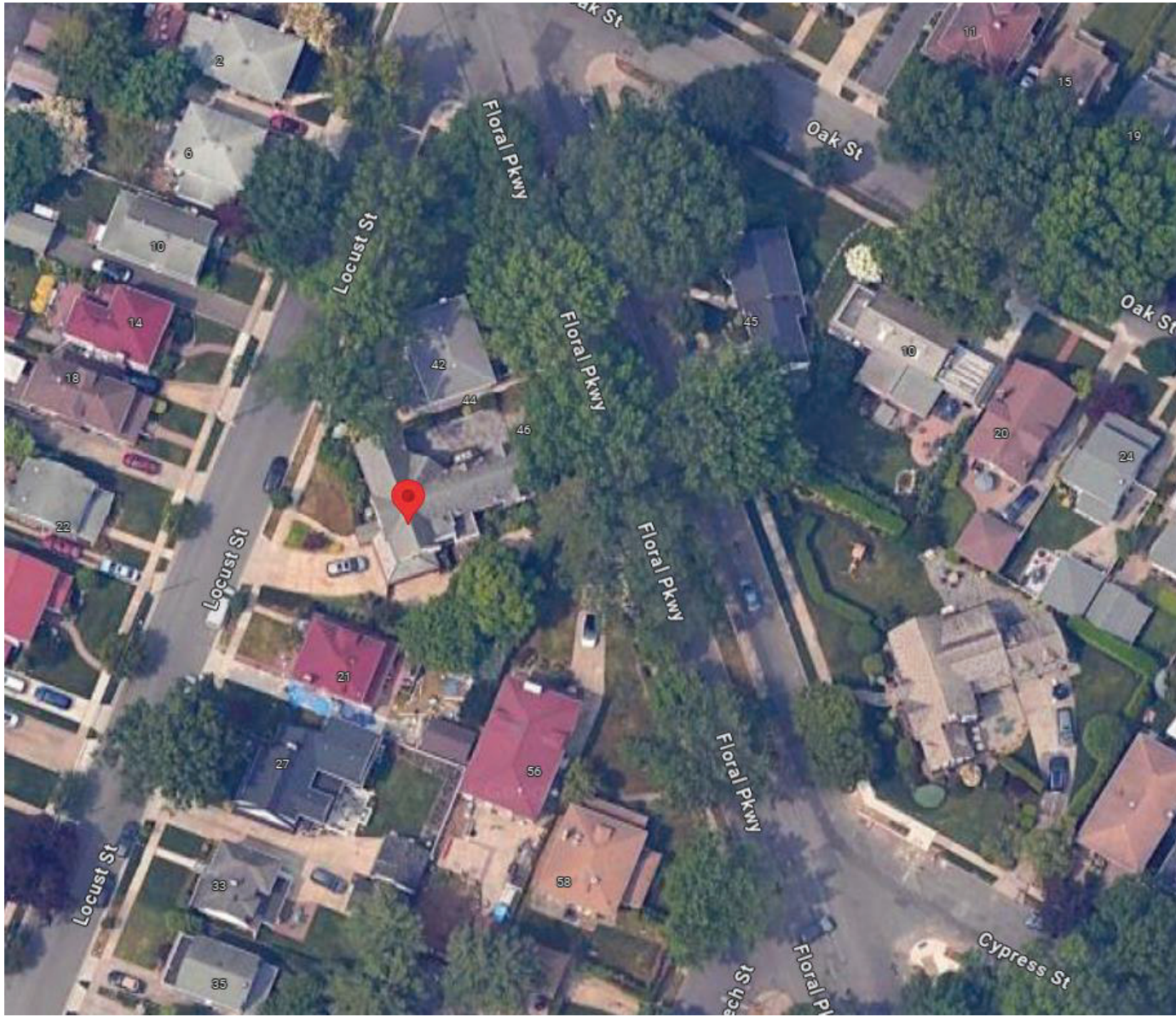
Supporting documents will be posted to the Board of Zoning Appeals web page at least 24 hours prior to the meeting.

Click [here](#) for the BZA webpage

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
1	15	Locust Street	32 / 227 / 34	Catherine Verrelli	Inground Pool



15 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, February 12, 2025 at 8:00 p.m. relative to the following application:

Application of Robert Keyloun, representing Catherine Verelli, owner of 15 Locust Street, Floral Park, NY 11001 for a variance § 99-25 (K.) (4.) A private outdoor pool shall be located only in a rear yard. Applicant proposes an in-ground pool located in the side yard.

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 128.62 feet south of Floral Parkway on the east side of Locust Street and known as 15 Locust Street, Section 32, Block 227, Lot(s) 34 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: January 2025



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

NOTICE OF DISAPPROVAL

03/12/2024

OWNER:

Catherine Verrelli
15 Locust Street
Floral Park, New York 11001

APPLICANT:

Robert Keyloun
45 Commonwealth Boulevard
Bellerose Village, NY 11001

Please take notice that your application to: Inground Pool

at: 15 Locust Street Floral Park, NY 11001 New York

Zone: R-1 Residence **Parcel:** 32-227-34

Is hereby disapproved contrary to:

§ 99-25 (K.) (4.) A private outdoor pool shall be located only in a rear yard.

Applicant proposes an in ground pool located in the side yard.

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

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

This application has not been reviewed for Building Code compliance.

Renee Marcus, AIA
Superintendent of Buildings



BOARD OF ZONING APPEALS
APPLICATION FOR VARIANCE

Property Information:

Property Address: 15 Locust Street

Business Name (If Commercial):

Section: 32 Block: 227 Lot: 34 Zone:

Existing: Single Family 2-Family Commercial/Business Other:

Are there any Violations or Notices of Violations Outstanding on this Property? **No** (If yes, attach copies.)

Applicant information:

Incomplete applications will not be accepted

Applicant Name: Robert Keyloun Relationship of Applicant to Owner: Design Professional

Mailing Address: 45 Commonwealth Boulevard City: Bellerose Village State: NY Zip: 11001

Phone Number: (516) 487 - 9088 Email: R.keyloun@mldsarchitects.com

Owner Information:

Owner Name: Catherine Verrelli

Mailing Address: 15 Locust Street City: Floral Park State: NY Zip: 11001

Phone Number: Email: cverrelli@mac.com

Previous Appeals: (check one)

- A previous appeal has been made on this property (attach all relevant decisions)
- A previous appeal has not been made on this property

Type of Variance Applied For:

Article _____ Section _____ of Code

Variance or Relief Desired: Proposed Maintain (year built _____)

Propose in-ground pool located in the side yard.

Reason(s) Supporting Appeal: (if necessary, submit separate attachment)

Owner Signature:

Signature of Property Owner



**BOARD OF ZONING APPEALS
APPLICATION FOR VARIANCE**

Affidavit of Individual Owner:

STATE OF NEW YORK)

ss.:

COUNTY OF NASSAU)

Catherine Verrelli 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

Catherine Verrelli

Signature of Owner

Sworn before me this
19 day of March, 2024

KRISTINE THOMAS
Notary Public, State of New York
NO. 01TH6414903
Qualified in Nassau County
Commission Expires March 01, 2025

[Signature]
Notary Public

Affidavit of Corporate Owner:

STATE OF NEW YORK)

ss.:

COUNTY OF NASSAU)

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

Name of Corporation

By: _____
Signature and Title

Sworn before me this
_____ day of _____, 20____

Notary Public



BOARD OF ZONING APPEALS
APPLICATION FOR VARIANCE

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

STATE OF NEW YORK)

ss.:

COUNTY OF NASSAU)

I, _____ being duly sworn, deposes and say:

1. I am the President of _____, the corporation applying for the variance in the annexed application dated the _____ day of _____ 20____.

2a. Said corporation is the owner of record of the premises described in the aforementioned application for variance.

-or-

2b. I am the sole owner of record of the premises described in the annexed application for variance, and reside at _____.

-or-

2c. I am one of the owners of record of the premises described in the annexed application for variance and make this affidavit at the request of all the owners of record and on behalf of all such owners, whose names and home address are as follows:

3. This affidavit is made a part of the application for variance dated _____ 20____, as if fully set forth herein at length.

4. It is understood that I make this affidavit to induce the granting of the decision for variance by the Board of Zoning Appeals of the Incorporated Village of Floral Park, NY

5. There are no contracts for the sale of the premises described in the application for variance except as listed below. A copy of said contract is attached hereto and made a part hereof.

Contract Dated: _____

Name of Contract Vendee: _____

Home Address: _____

(If corporation, list names and home addresses of officers and all stockholders, including percentage of each ownership)

6. There is no other contract presently in existence, or presently contemplated, which affects the premises for which this variance is sought, with regard to its occupancy, lease or sale of any or any part thereof, except as follows. A copy of said contract is attached hereto and made a part hereof.

Contract Dated: _____

Contract Expires: _____

Name of Parties: _____

Home Address: _____

(If corporation, list names and home addresses of officers and all stockholders, including percentage of each ownership)



BOARD OF ZONING APPEALS
APPLICATION FOR VARIANCE

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

7. There is no lease presently in existence covering all or any part of the premises described in the application for variance, except as follows. A copy of said contract is attached hereto and made a part hereof.

Lease Dated: _____

Lease Expires: _____

Name of Lessee: _____

Home Address: _____

(If corporation, list names and home addresses of officers and all stockholders, including percentage of each ownership)

(Note: if more than four (4) leases, and none are for a commercial use except for Home Professional Office [as defined in Article II of the Zoning Ordinance of the Incorporated Village of Floral Park], only list number of lessees. Otherwise, all are to be listed, showing type of occupancy with copies of all leases attached.)

8. There are no other persona, firms, partnerships, organizations or corporations, except as herein mentioned, or in the application for variance, who have or may have any financial or monetary interest in the premises described in the application for variance or in said application for variance, except: _____

(If none, so state. Otherwise, state names and home addresses. If corporation, list names and home addresses of officers and all stockholders, including percentage of each ownership)

9. In connection with the application for variance, I firmly swear that I have not paid, nor have I promised to pay, or have I made, or promised to make, any gift to any person who is employed by the Incorporated Village of Floral Park, or any elected or appointed official thereof, or to any member of his/her family.

10. I also swear and agree as part of the application for variance and as part of this affidavit, to file, within forty-eight (48) hours after a change of ownership prior to the issuance of a certification of completion, an affidavit embodying the following:

- a. Name and home address of each new owner (if corporation, list names and home addresses of officers and all stockholders, including percentage of each ownership)
- b. A statement indicating that negotiations were not commenced until after the filing of the application for variance and this affidavit.
- c. A reaffirmation of paragraph 9.

Signature

Sworn before me this
_____ day of _____, 20____

Notary Public

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed In-ground pool			
Project Location (describe, and attach a location map): 15 Locust Street			
Brief Description of Proposed Action: Proposed 12'-0" x 24'-0" in-ground pool, to be located in the side yard of the property.			
Name of Applicant or Sponsor: Robert Keyloun		Telephone: (516) 487 - 9088 E-Mail: R.keyloun@mldsarchitects.com	
Address: 45 Commonwealth Boulevard			
City/PO: Bellerose Village		State: NY	Zip Code: 11001
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?			NO <input checked="" type="checkbox"/>
b. Total acreage to be physically disturbed? <u> .57 </u> acres			YES <input type="checkbox"/>
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			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>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?</p> <p>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?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>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?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- Shoreline
 Forest
 Agricultural/grasslands
 Early mid-successional
 Wetland
 Urban
 Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO YES

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

NO YES

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

NO 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:

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:

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:

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

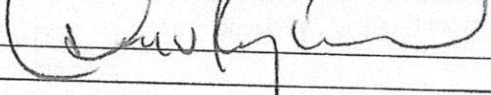
NO YES

If Yes, describe:

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

Applicant/sponsor/name: Robert Keyloun

Date: 03/14/2024

Signature: 

Title: Registered Architect AIA

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.

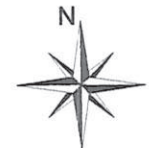
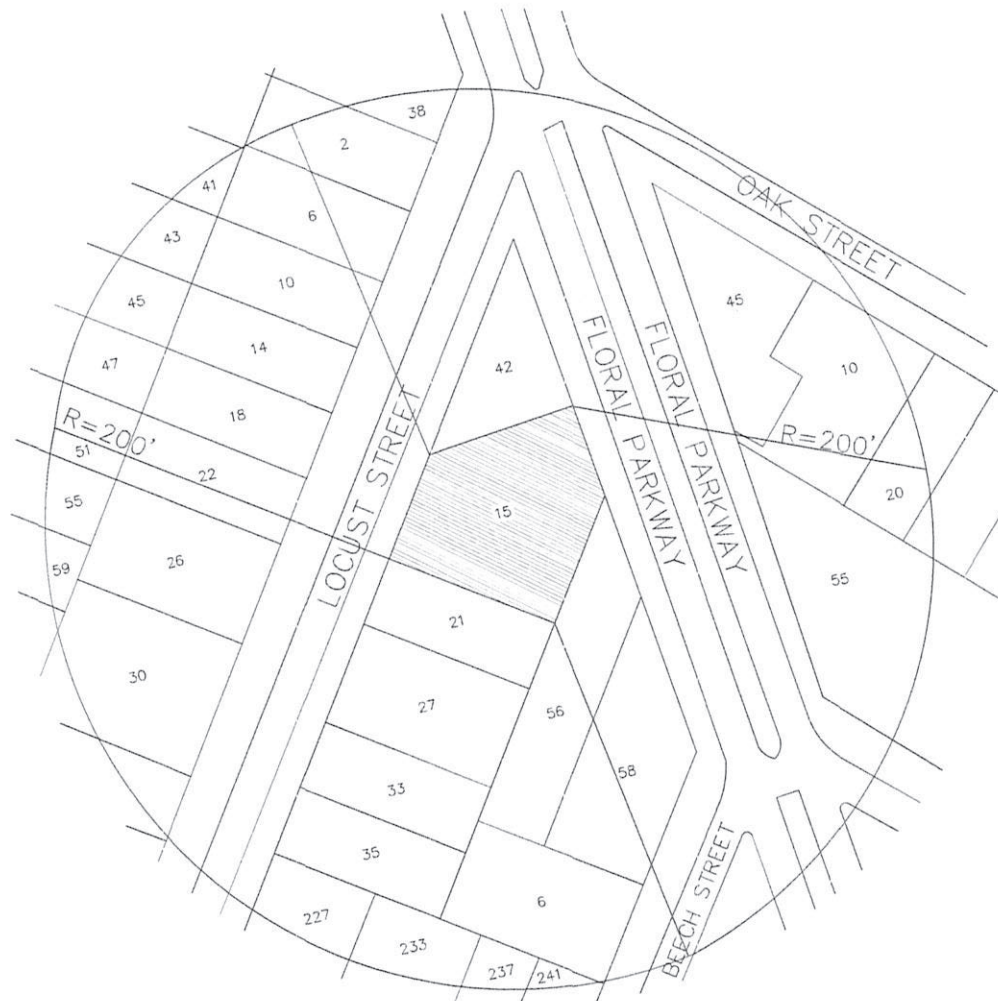
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

15 LOCUST STREET

FLORAL PARK , N.Y. 11001

PROPERTY LANDLORD INFORMATION

- | | | |
|--|---|---|
| <p>32-226-18
Di Paoli, Raymond
14 Locust Street
Floral Park, NY 11001</p> <p>32-226-16
Pegoli, Nathan & Grace Ann
18 Locust Street
Floral Park, NY 11001</p> <p>32-226-14
Mollard, Robert & Theresa
22 Locust Street
Floral Park, NY 11001</p> <p>32-226-11
La Brec, Lawrence E &
Jean M
26 Locust Street
Floral Park, NY 11001</p> <p>32-226-7
Power, Joseph & Alice
30 Locust Street
Floral Park, NY 11001</p> <p>32-227-19
Lummas, Paul & Helen M.
21 Locust Street
Floral Park, NY 11001</p> <p>32-227-21
Redoniy, Alon & Assunta
27 Locust Street
Floral Park, NY 11001</p> <p>32-227-24
D'Anca Irrev Trust
D'Anca, Joy-Anne Trustee
33 Locust Street
Floral Park, NY 11001</p> <p>32-227-26
Dragalis Family Irrev Living
Trust
35 Locust Street
Floral Park, NY 11001</p> <p>32-227-28
Brennan, John R. & Sheila
227 Carnation Avenue
Floral Park, NY 11001</p> <p>32-227-1
Giuntini, Regina & Daniel
233 Carnation Avenue
Floral Park, NY 11001</p> | <p>32-226-40
Ferguson, Paul & Megan
41 Bellmore Street
Floral Park, NY 11001</p> <p>32-226-42
Mc Innis, Stephen C &
Margaret
43 Bellmore Street
Floral Park, NY 11001</p> <p>32-226-44
Senuweda, David
45 Bellmore Street
Floral Park, NY 11001</p> <p>32-226-46
Munro, Ian & Joanna
47 Bellmore Street
Floral Park, NY 11001</p> <p>32-226-48
Ernst, Robert & Rosemary
51 Bellmore Street
Floral Park, NY 11001</p> <p>32-226-50
Danz, Waseque
55 Bellmore Street
Floral Park, NY 11001</p> <p>32-226-52
Fatima, Sughra & Mazahir
59 Bellmore Street
Floral Park, NY 11001</p> <p>32-226-136
Liotta Family Trust, Dominick
Liotta, Le, Gary Liotta Trustee
38 Floral Parkway
Floral Park, NY 11001</p> <p>32-226-137
Vale, Jaraa
2 Locust Street
Floral Park, NY 11001</p> <p>32-226-138
Van Rier, Thomas & Barbara
6 Locust Street
Floral Park, NY 11001</p> <p>32-226-20
Barreya, Raymond & Linda
10 Locust Street
Floral Park, NY 11001</p> | <p>32-227-2
Torre, Michael S. &
Rosemarie
237 Carnation Avenue
Floral Park, NY 11001</p> <p>32-227-4
Castro, Frank D. & Wendy P.
241 Carnation Avenue
Floral Park, NY 11001</p> <p>32-227-12
Flynn, Kevin
56 Floral Parkway
Floral Park, NY 11001</p> <p>32-227-3
Choi, Goshen
58 Floral Parkway
Floral Park, NY 11001</p> <p>32-227-6
Melchiorre, John L. &
Barbara
6 Beech Street
Floral Park, NY 11001</p> <p>32-228-116
Krause, Glenn & Donna
45 Floral Parkway
Floral Park, NY 11001</p> <p>32-228-21
Swesney, Patrick M. &
Gerardine
55 Floral Parkway
Floral Park, NY 11001</p> <p>32-228-120
Muccini, Ernest & Claudine
10 Oak Street
Floral Park, NY 11001</p> |
|--|---|---|



01	3/11/2024	ISSUED FOR DOB
NO.	DATE	ISSUES/REVISIONS

Bobby K
Architects
NEW YORK

COMMERCIAL RESIDENTIAL PLANNING CORPORATE INTERIOR DESIGN
87 HURON ROAD, BELLEROUSE VILLAGE, NY 11001
516.376.4472 Fax: 516.376.1472
E-mail: robert@bobbypkarchitect.com
www.bobbypkarchitect.com

DWG. TITLE RADIUS MAP			
JOB NO.	DATE	PROJ. DIR.	R.K.
2024-311	03/11/2024		
DRAWN BY	K.C.	CAD. BY	R.K.
		SCALE	SEE DRAWING
		A-1	

VERRELLI RESIDENCE
15 LOCUST STREET
FLORAL PARK, N.Y. 11001

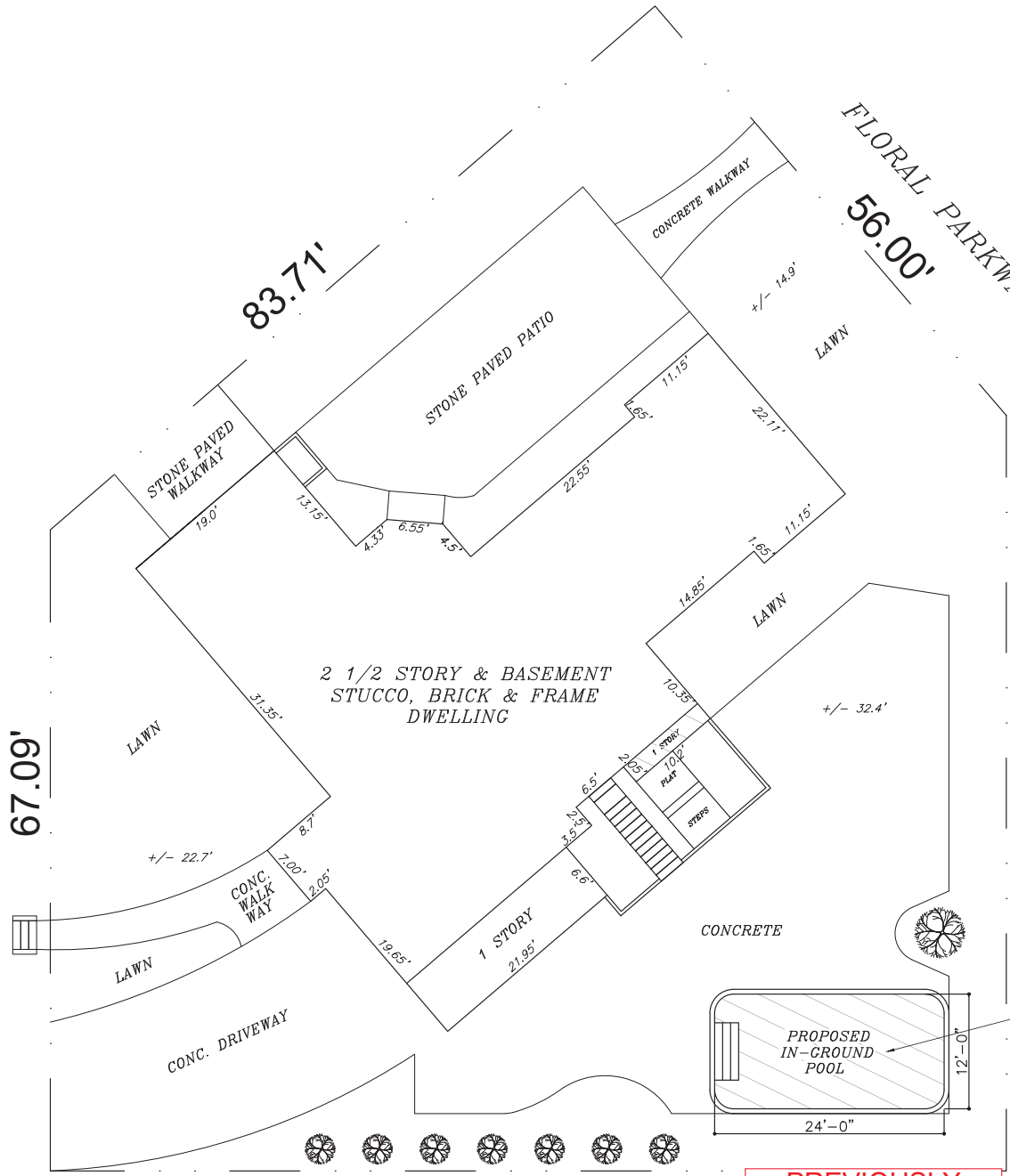
LOCUST STREET

67.09'

83.71'

FLORAL PARKWAY
56.00'

79.07'



100.00'

GRAPHIC SCALE



5' 10'

50'

100'

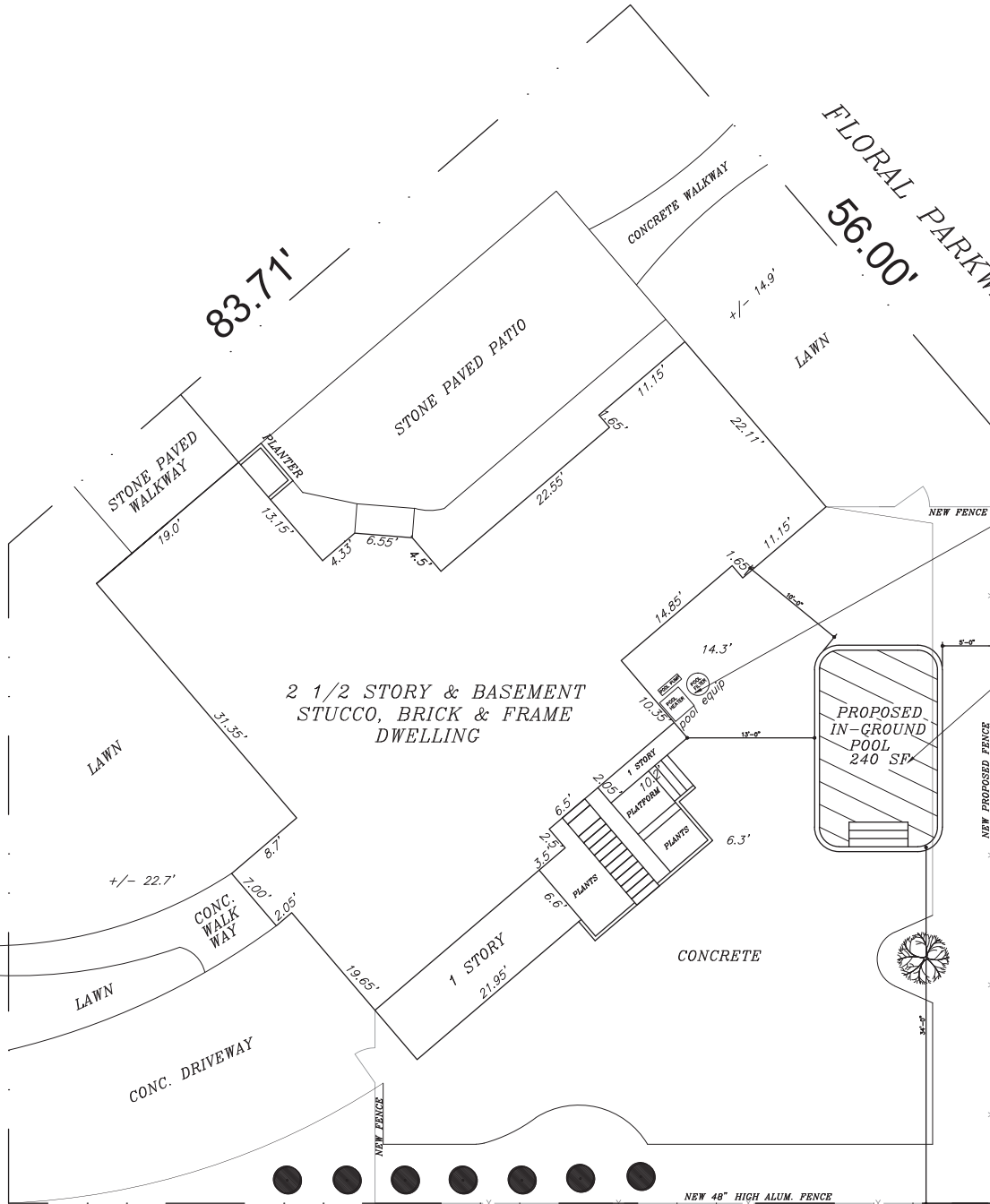
A SITE PLAN
SCALE: 1/8" = 1'-0"

LOCUST STREET

67.09'

83.71'

FLORAL PARKWAY
56.00'



PROP. LOCATION OF PUMP AND FILTER

3'-4" SHALLOW END DEPTH,
6'-0" DEEP END DEPTH

79.07'

100.00'

GRAPHIC SCALE



NEWLY PROPOSED LOCATION

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

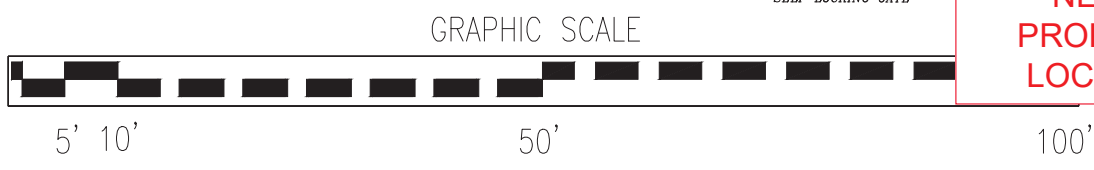
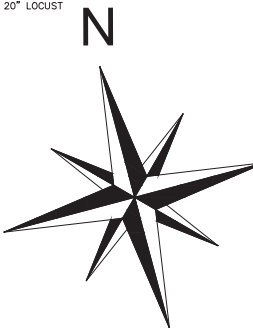
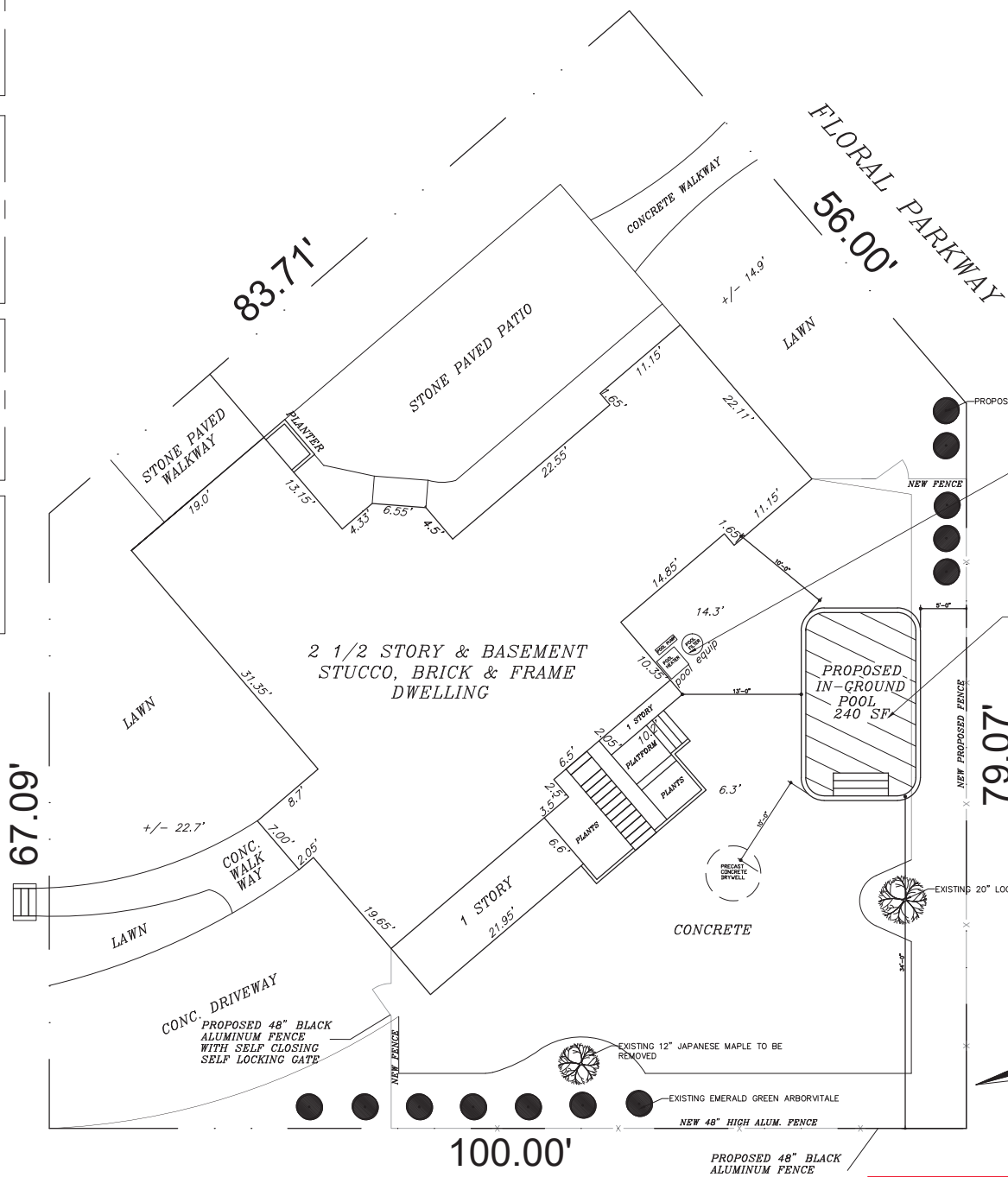
SHALL HAVE SWIMMING WHICH COMPLY WITH THE SET FORTH IN THE WORK STATE UNIFORM BUILDING CODE, AND FORM CODE SUPPLEMENT, E EXCEPTIONS SET

L BE EQUIPPED WITH A ED BY THE BUILDING THE TOWN AND SHALL NT STRENGTH TO ST ACCIDENTAL ENTRY THE POOL SHALL BE L TIMES WHEN TER AND NOT IN USE.

WORK SHALL COMPLY 80 (NATIONAL ELECTRIC APPROVED ELECTRICAL TIFICATE MUST BE R TO ISSUANCE OF COMPLETION.

L BE FILLED MANUALLY TYPE HOSE FED FROM H A VACUUM BREAKER. NO DIRECT WATER THE POOL

LOCUST STREET



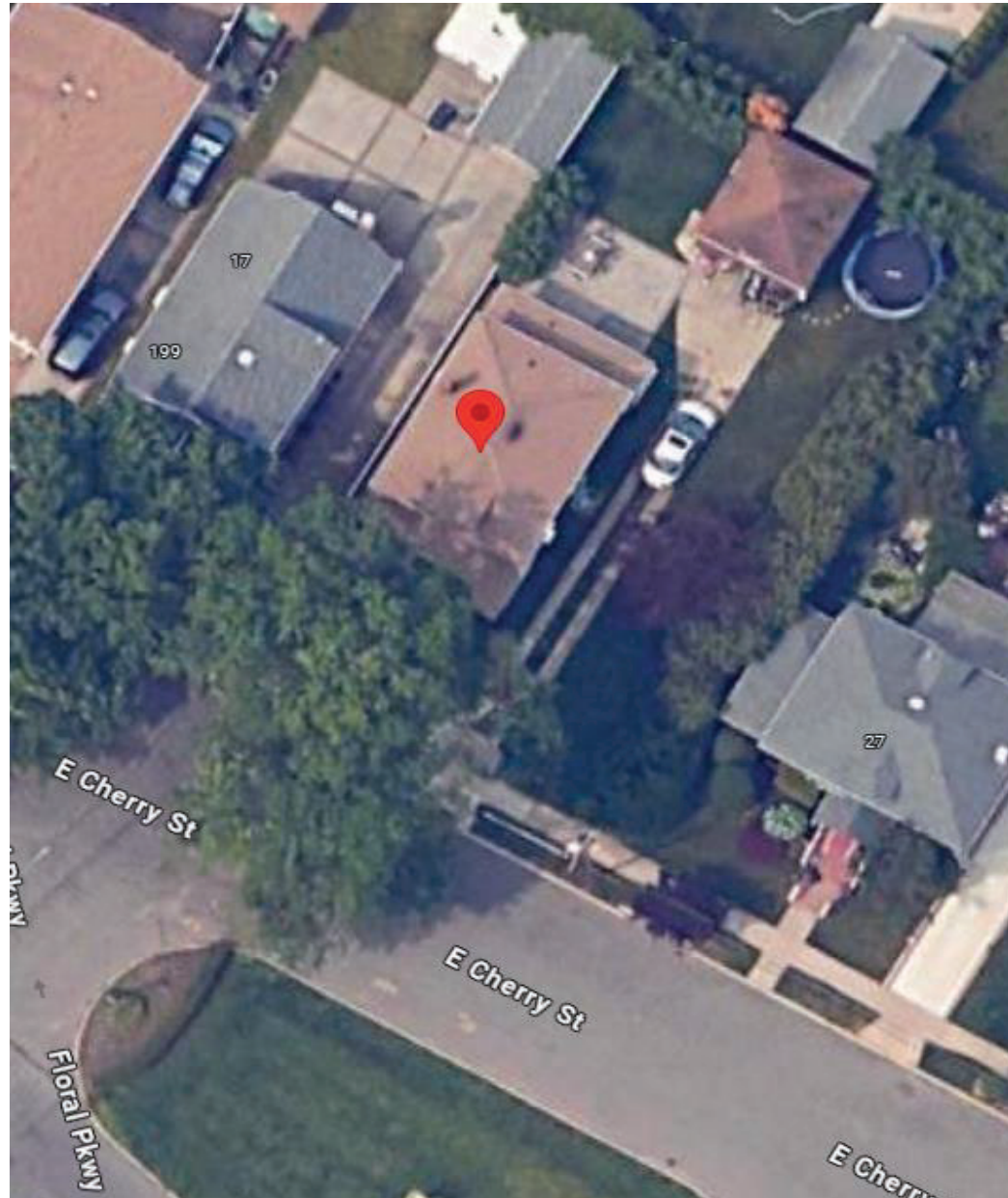
NEWLY PROPOSED LOCATION

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

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
2	19	East Cherry Street	32 / 510 / 240-241	Paul & Ann Marie Leva	Garage Addition



19 East Cherry 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, February 12, 2025 at 8:00 p.m. relative to the following application:

Application of Emilio Susa, representing Paul Leva, owner of 19 East Cherry Street, Floral Park, NY 11001 for a variance § 99-22 (A.) A private detached garage accessory to a dwelling on the same lot or parcel shall be erected in a rear yard. Applicant proposes an attached garage in lieu of a detached garage.

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 180.48 feet East of Birch Street on the North side of Cherry Street and known as 19 East Cherry Street, Section 32, Block 510, Lot(s)240, 241 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: January 2025