



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

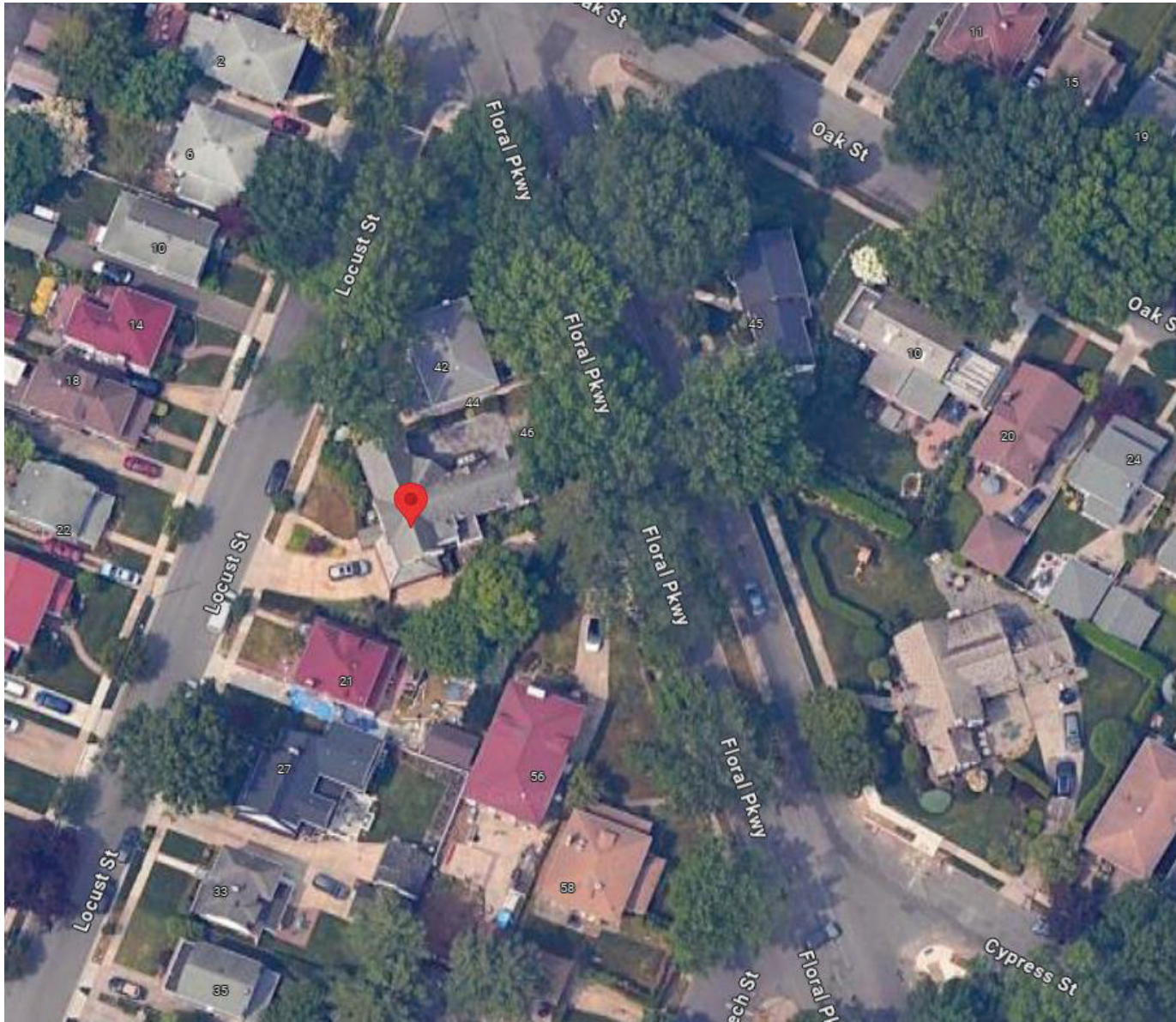
Supporting documents will be posted to the Board of Zoning Appeals web page at least 24 hours prior to the meeting.

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

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
----	-----

<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
----	-----

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

a. Will storm water discharges flow to adjacent properties?

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

NO	YES
----	-----

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

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

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

NO	YES
----	-----

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

If Yes, describe:

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

NO	YES
----	-----

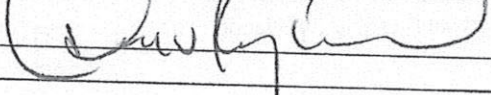
<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

If Yes, describe:

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

Applicant/sponsor/name: 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

32-226-18
Di Paoli, Raymond
14 Locust Street
Floral Park, NY 11001

32-226-16
Pegoli, Nathan & Grace Ann
18 Locust Street
Floral Park, NY 11001

32-226-14
Mollard, Robert & Theresa
22 Locust Street
Floral Park, NY 11001

32-226-11
La Brec, Lawrence E &
Joan M
26 Locust Street
Floral Park, NY 11001

32-226-7
Power, Joseph & Alice
30 Locust Street
Floral Park, NY 11001

32-227-19
Lummas, Paul & Helen M.
21 Locust Street
Floral Park, NY 11001

32-227-21
Redoniy, Alan & Assunta
27 Locust Street
Floral Park, NY 11001

32-227-24
D'Anca Irrev Trust
D'Anca, Joy-Anne Trustee
33 Locust Street
Floral Park, NY 11001

32-227-26
Dragalis Family Irrev Living
Trust
35 Locust Street
Floral Park, NY 11001

32-227-28
Brennan, John R. & Sheila
227 Carnation Avenue
Floral Park, NY 11001

32-227-1
Giuntini, Regina & Daniel
233 Carnation Avenue
Floral Park, NY 11001

32-226-40
Ferguson, Paul & Megan
41 Bellmore Street
Floral Park, NY 11001

32-226-42
Mc Innis, Stephen C &
Margaret
43 Bellmore Street
Floral Park, NY 11001

32-226-44
Senuweda, David
45 Bellmore Street
Floral Park, NY 11001

32-226-46
Munro, Ian & Joanna
47 Bellmore Street
Floral Park, NY 11001

32-226-48
Ernst, Robert & Rosemary
51 Bellmore Street
Floral Park, NY 11001

32-226-50
Danz, Waseque
55 Bellmore Street
Floral Park, NY 11001

32-226-52
Fatima, Sughra & Mazahir
59 Bellmore Street
Floral Park, NY 11001

32-226-136
Liotta Family Trust, Dominick
Liotta, Le, Gary Liotta Trustee
38 Floral Parkway
Floral Park, NY 11001

32-226-137
Vale, Jorge
2 Locust Street
Floral Park, NY 11001

32-226-138
Van Riper, Thomas & Barbara
6 Locust Street
Floral Park, NY 11001

32-226-20
Barreya, Raymond & Linda
10 Locust Street
Floral Park, NY 11001

32-227-2
Torre, Michael S. &
Rosemarie
237 Carnation Avenue
Floral Park, NY 11001

32-227-4
Castro, Frank D. & Wendy P.
241 Carnation Avenue
Floral Park, NY 11001

32-227-12
Flynn, Kevin
56 Floral Parkway
Floral Park, NY 11001

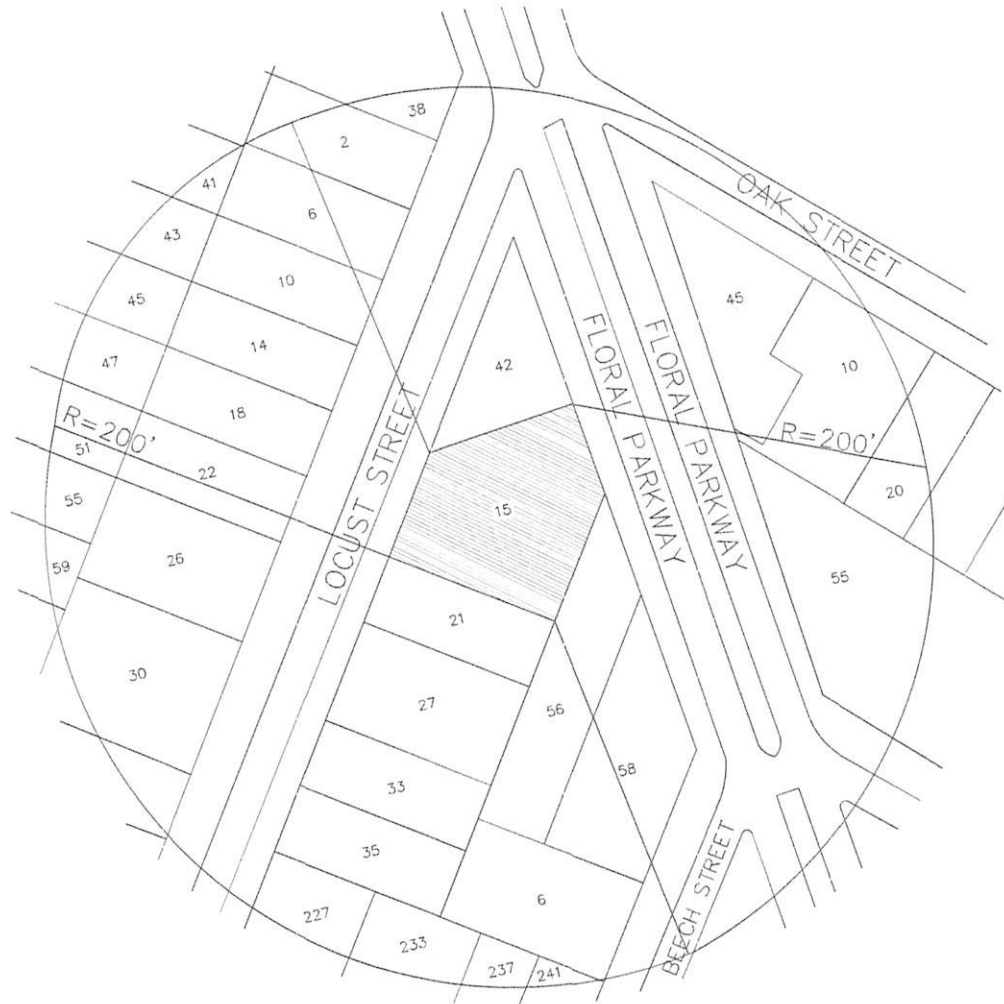
32-227-3
Choi, Goshen
58 Floral Parkway
Floral Park, NY 11001

32-227-6
Melchiorre, John L. &
Barbara
6 Beech Street
Floral Park, NY 11001

32-228-116
Krause, Glenn & Donna
45 Floral Parkway
Floral Park, NY 11001

32-228-21
Sweeney, Patrick M. &
Gerardine
55 Floral Parkway
Floral Park, NY 11001

32-228-120
Muccini, Ernest & Claudine
10 Oak Street
Floral Park, NY 11001



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

01	3/11/2024	ISSUED FOR DDB
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@bobbykarchitect.com
www.bobbykarchitect.com

DRAW TITLE	
RADIUS MAP	

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



A-1

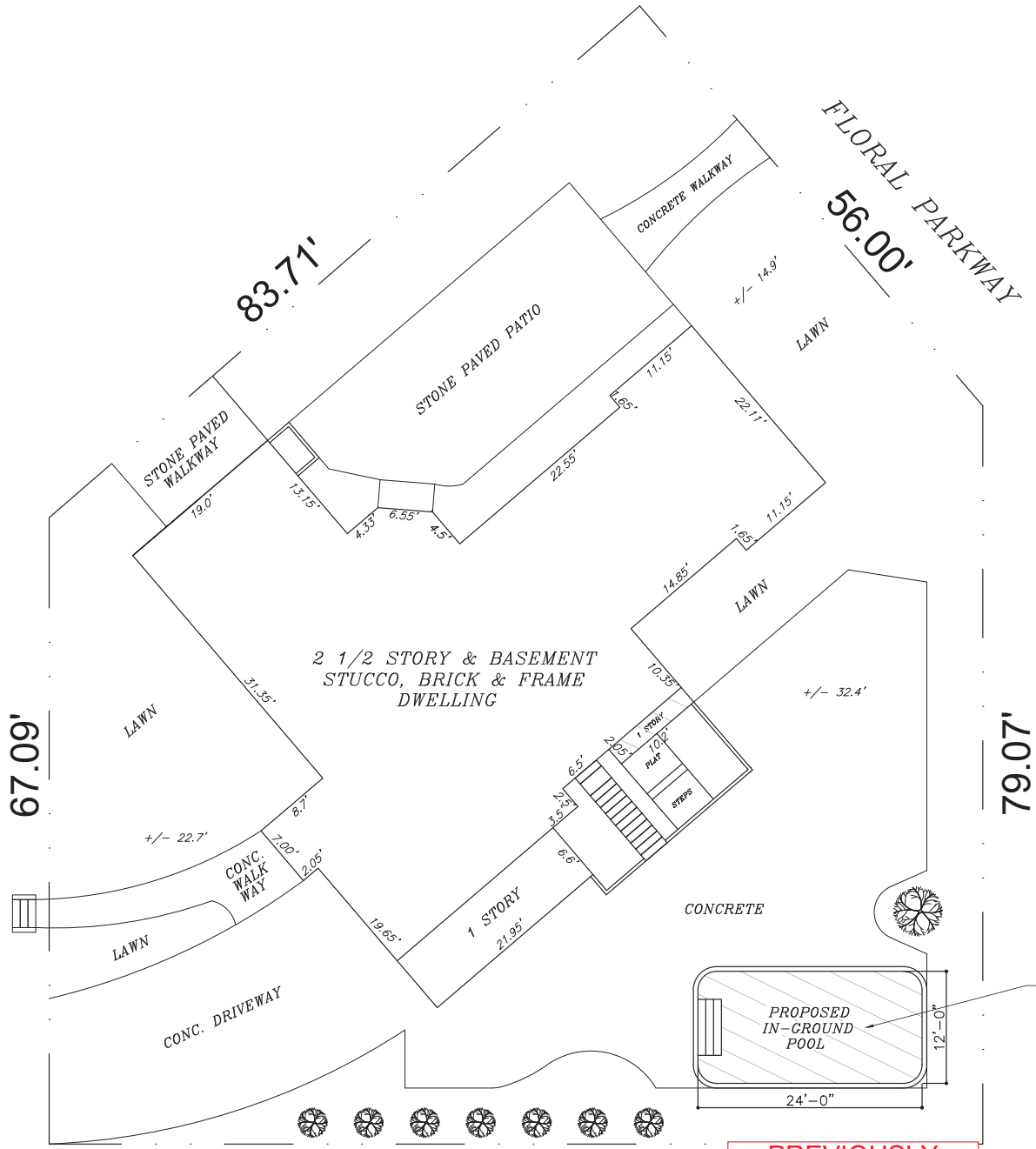
LOCUST STREET

67.09'

83.71'

FLORAL PARKWAY
56.00'

79.07'



100.00'

GRAPHIC SCALE



5' 10'

50'

100'

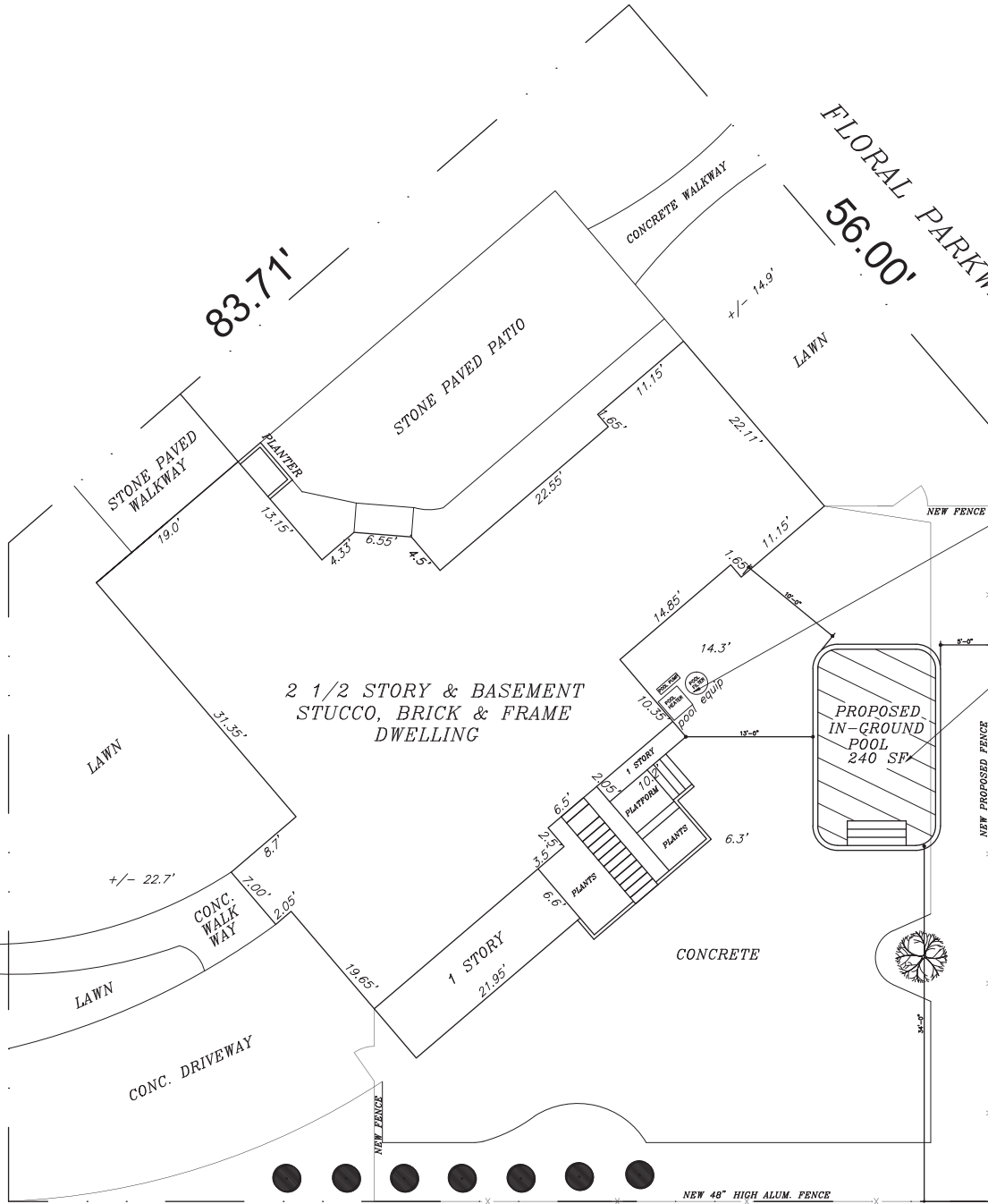
A SITE PLAN
SCALE: 1/8" = 1'-0"

LOCUST STREET

67.09'

83.71'

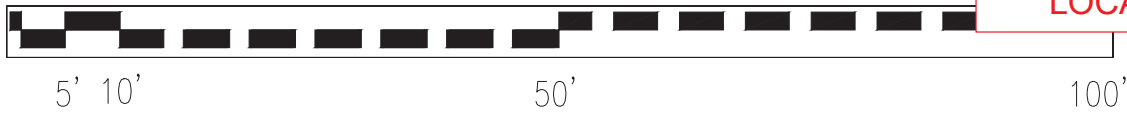
FLORAL PARKWAY
56.00'



79.07'

100.00'

GRAPHIC SCALE



NEWLY
PROPOSED
LOCATION

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

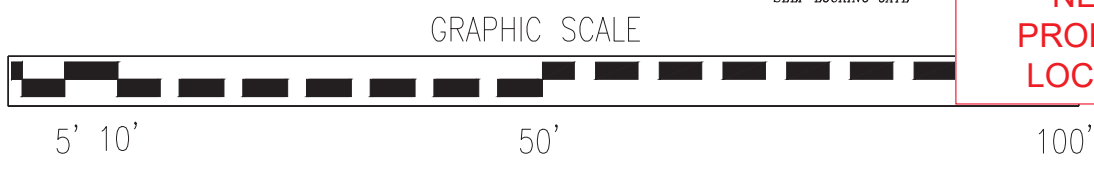
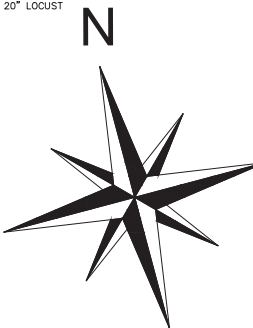
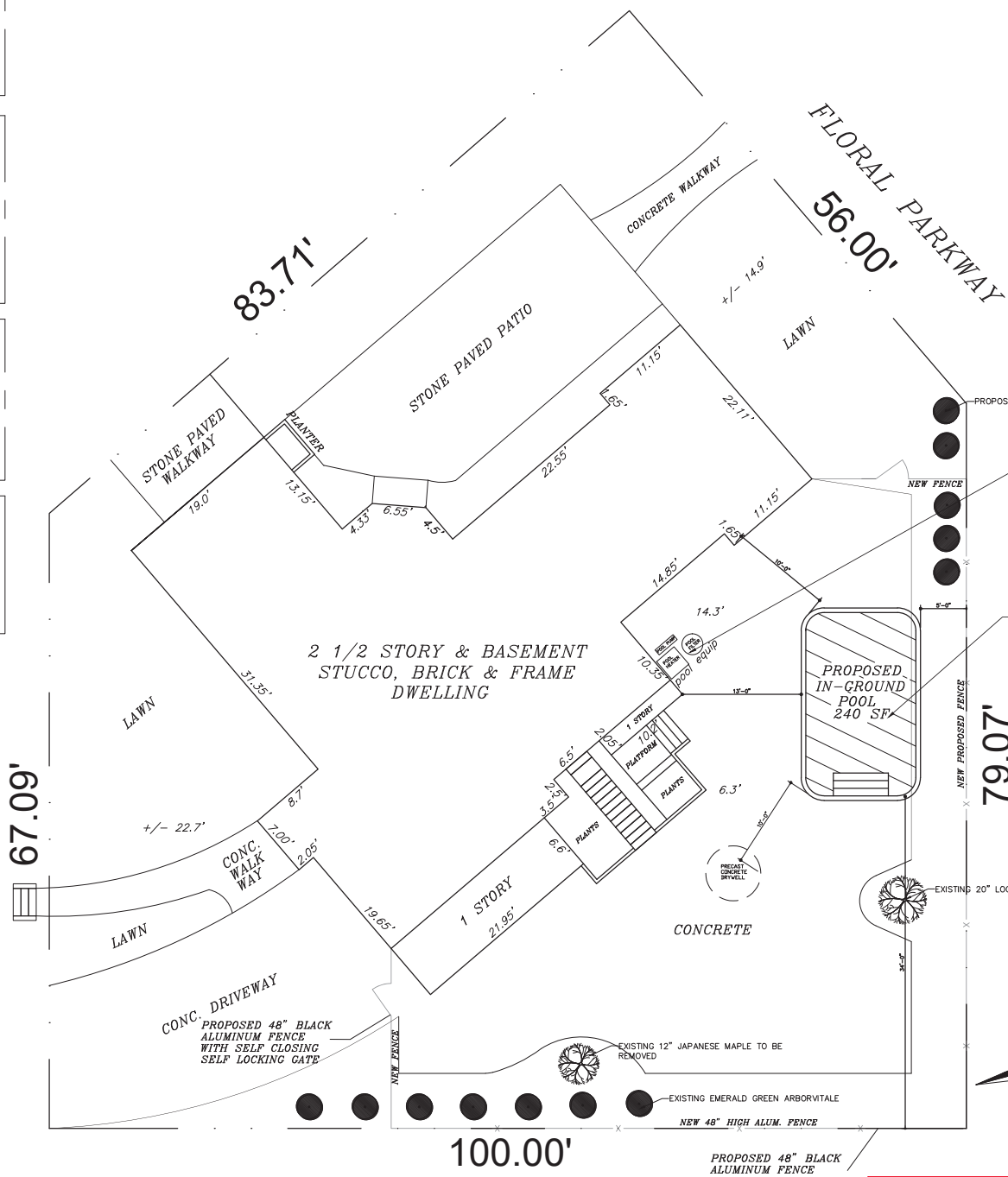
SHALL HAVE SWIMMING WHICH COMPLY WITH THE SET FORTH IN THE WORK STATE UNIFORM BUILDING CODE, AND FORM CODE SUPPLEMENT, E EXCEPTIONS SET

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



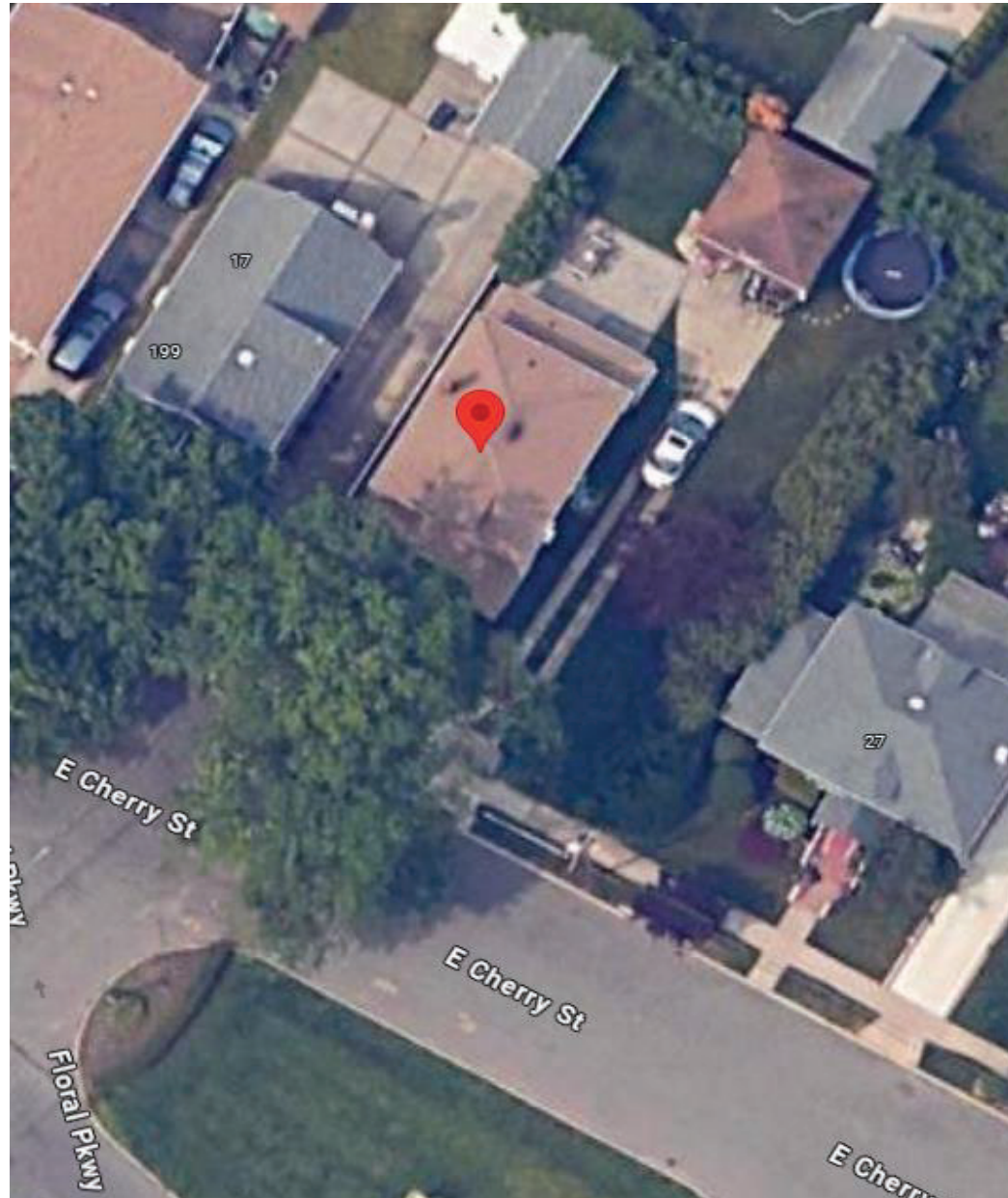
NEWLY PROPOSED LOCATION

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



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

NOTICE OF DISAPPROVAL

12/20/2024

OWNER:
LEVA, PAUL & ANNE MARIE
19 East Cherry Street
Floral Park, NY 11001

APPLICANT:
Emilio Susa
25 South Service Road
Jericho, NY 11753

Please take notice that your application to: Garage Addition

at: 19 East Cherry Street Floral Park NY 11001

Zone: R-1 Residence **Parcel:** 32-510-240-241

Is hereby disapproved contrary to:

§ 99-22 (A.) In the R-1 and R-2 Districts, a private detached garage accessory to a dwelling on the same lot or parcel shall be erected in a rear yard.

The proposed project includes an attached garage in lieu of a detached garage.

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

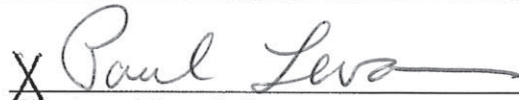
If you choose to file for a variance to appeal this decision, an application and instructions can be obtained from the Building Department or the Village website at <https://fpvillage.org/departments/building-department/>.

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: 19 East Cherry Street, Floral Park, NY, 11001	
Business Name (If Commercial):	
Section: 32	Block: 510 Lot: 240,241,242 Zone:
Existing: <input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> 2-Family <input type="checkbox"/> Commercial/Business <input type="checkbox"/> Other:
Are there any Violations or Notices of Violations Outstanding on this Property? (If yes, attach copies.)	
Applicant information: Incomplete applications will not be accepted	
Applicant Name: Emilio Susa	Relationship of Applicant to Owner: Architect
Mailing Address: 25 S. Service Road, Suite: 200	City: Jericho State: NY Zip: 11753
Phone Number: 516-354-5609	Email: esusa@esarchitectpc.com
Owner Information:	
Owner Name: Paul Leva	
Mailing Address: 19 East Cherry Street	City: Floral Park State: NY Zip: 11001
Phone Number: 347-628-1340	Email: annamariedeblasio@aol.com
Previous Appeals: (check one)	
<input type="checkbox"/> A previous appeal has been made on this property (attach all relevant decisions)	
<input checked="" type="checkbox"/> A previous appeal has not been made on this property	
Type of Variance Applied For:	
Article <u>99</u> Section <u>22(A)</u> of Code	
Variance or Relief Desired: <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Maintain (year built _____)	
A private detached garage accessory to a dwelling on the same lot or parcel shall be erected in a rear yard.	
The proposed project includes an attached garage in lieu of a detached garage.	
Reason(s) Supporting Appeal: (if necessary, submit separate attachment)	
The current garage is located in middle of the current useable rear yard. The existing house has a unusually large side yard 33'-11". The owner would like to demolish the existing garage and rebuild a new one further towards, the street, to allow for useable open rear yard. while attaching the garage to the main dwelling while also creating a mud room/bathroom are with direct access to the garage.	
Owner Signature:	
 Signature of Property Owner	



BOARD OF ZONING APPEALS
APPLICATION FOR VARIANCE

Affidavit of Individual Owner:

STATE OF NEW YORK)

ss.:

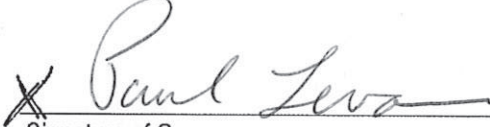
COUNTY OF NASSAU)

Paul Leva

being duly sworn, deposes and says that (s)he is the owner of the property

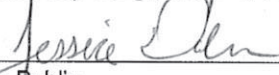
described in this application and that the statements contained therein are true; that he/she is the appellant herein and he/she

authorizes Emilio Susa to act as his/her agent and to make this application


Signature of Owner

Sworn before me this

11th day of January, 2025


Notary Public

Jessica Dolan

Notary Public, State of New York

Reg. No. 01DO0025631

Qualified in Nassau County

Commission Expires June 7, 2028

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: Leva Residence			
Project Location (describe, and attach a location map): 19 East Cherry Street, Floral Park, NY, 11001			
Brief Description of Proposed Action: Proposed 15x20 Detached One Car Garage			
Name of Applicant or Sponsor: Emilio Susa		Telephone: 516-354-5609	
		E-Mail: esusa@esarchitectpc.com	
Address: 25 South Service Road, Suite: 200			
City/PO: Jericho		State: NY	Zip Code: 11753
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		17 acres	
b. Total acreage to be physically disturbed?		17 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		17 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

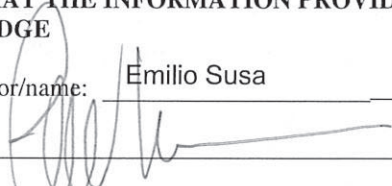
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<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"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input 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?	NO	YES	
	<input checked="" 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"/>	
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 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <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)? If Yes, briefly describe:	<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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

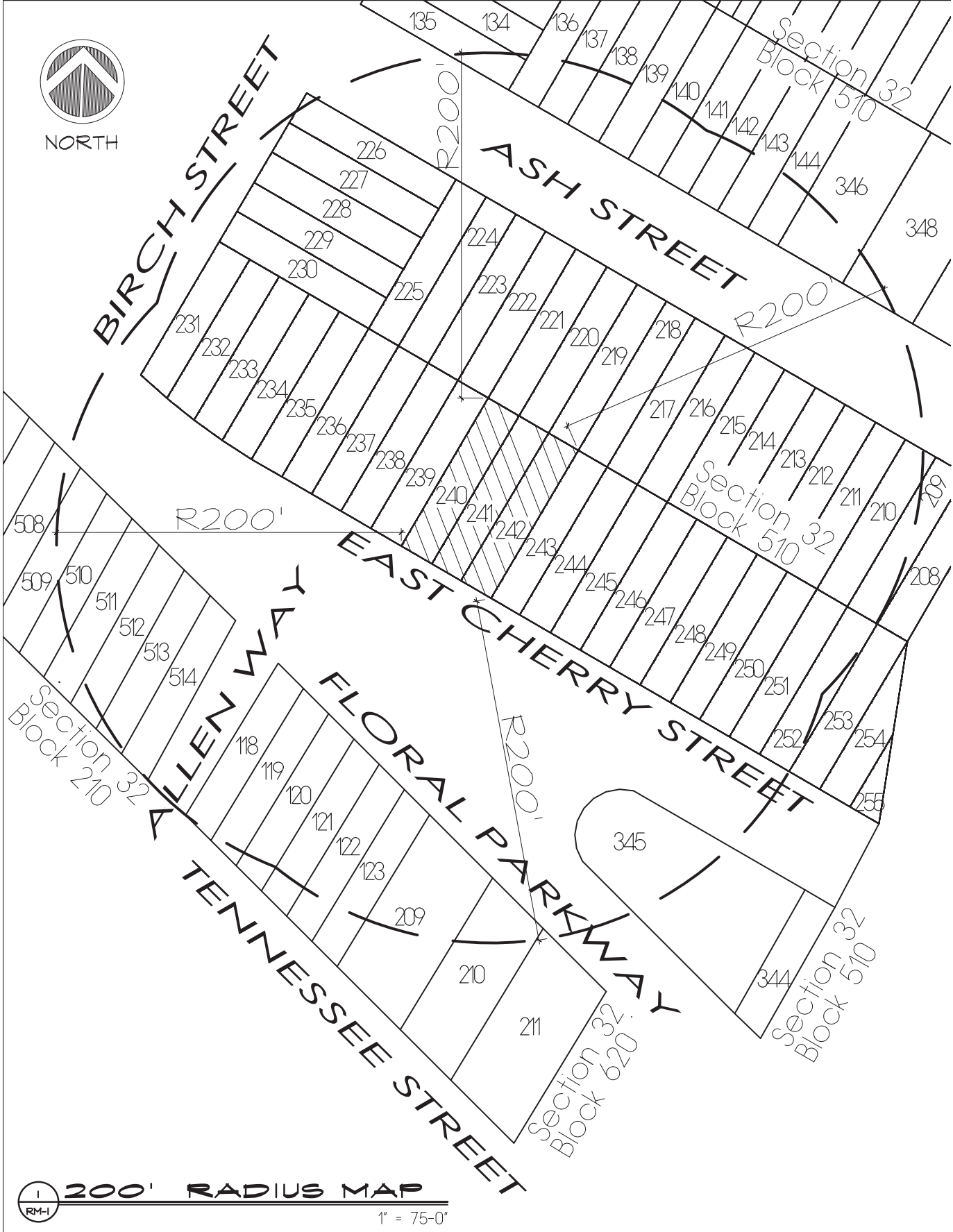
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: Emilio Susa	Date: 1/16/25	
Signature: 	Title: Agent/Architect	



NORTH



200' RADIUS MAP

1" = 75'-0"

PROJECT

LEVA RESIDENCE
 19 EAST CHERRY STREET
 FLORAL PARK, NY, 11001

- **Emilio**
- **Susa**
- **Architect**

25 S. Service Rd. Suite: 200
 Jericho, NY 11753

Phone: 516_354_5609
 Fax: 516_776_9591
 e-mail: esusa@esarchitectpc.com



Section 32
Block 210

LOTS 220 & 221
CONNOLLY, JAMES & JOAN
36 ASH STREET
FLORAL PARK NY 11001

LOT 346
SHEEHAN, PETER AND MAN, ANNA
43 ASH STREET
FLORAL PARK NY 11001

LOTS 508 & 509
DONIGIAN, ROBERT G. & PATRICIA
148 FLORAL PARKWAY
FLORAL PARK NY 11001

LOTS 222 & 223
KUNTZ, JOHN L & KELLIE
32 ASH STREET
FLORAL PARK NY 11001

LOT 348
PUGLIESE, VITO, & MARY ANN
47 ASH STREET
FLORAL PARK NY 11001

LOTS 510 & 511
NG, RICHARD AND ELIZA
152 FLORAL PARKWAY
FLORAL PARK NY 11001

LOTS 224 & 225
BUSARDO, MARIE
28 ASH STREET
FLORAL PARK NY 11001

Section 32
Block 620

LOTS 512, 513 & 514
JASKARAN, JACK & CAMILLA
156 FLORAL PARKWAY
FLORAL PARK NY 11001

LOTS 226 & 227
TRZPIS, STANISLA W & AGNIESZKO
26 ASH STREET
FLORAL PARK NY 11001

LOTS 118 & 119
WANG, GRACE AND WONG, DORON
168 FLORAL PARKWAY
FLORAL PARK NY 11001

Section 32
Block 510

LOTS 228, 229, & 230
GUNYAN, DONALD J. & MARIANNE
119 BIRCH STREET
FLORAL PARK NY 11001

LOTS 120 & 121
CURRY, THOMAS & DOROTHY
172 FLORAL PARKWAY
FLORAL PARK NY 11001

LOTS 134 & 135
MASTRELLA, PAUL & MARY JANE
23 ASH STREET
FLORAL PARK NY 11001

LOTS 231 & 232
RUBIN, LESLIE & FELICE
1 EAST CHERRY STREET
FLORAL PARK NY 11001

LOTS 122 & 123
DICRISTOFOLLO, B & D.
176 FLORAL PARKWAY
FLORAL PARK NY 11001

LOTS 136 & 137
ESTEVEZ, MANUEL J. & EULALIA
27 ASH STREET
FLORAL PARK NY 11001

LOTS 233, 234, & 235
EBERLE, JILL
7 EAST CHERRY STREET
FLORAL PARK NY 11001

LOT 209
DOMBROWSKI, DANIEL & JENNIFER
180 FLORAL PARKWAY
FLORAL PARK NY 11001

LOTS 138 & 139
KOUBOULAS, PANAGIOTIS
31 ASH STREET
FLORAL PARK NY 11001

LOTS 236 & 237
SHEN, ANNA & SAMANTHA GIAN
11 EAST CHERRY STREET
FLORAL PARK NY 11001

LOT 210
SABEL, GERSON & PAMELA
186 FLORAL PARKWAY
FLORAL PARK NY 11001

LOTS 140 & 141
SCHULSTER, PAUL & RITA
35 ASH STREET
FLORAL PARK NY 11001

LOTS 238 & 239
SIRICA, VERONICA ANNA
17 EAST CHERRY STREET
FLORAL PARK NY 11001

LOT 211
MURPHY, PAUL J. & LORI ANN
190 FLORAL PARKWAY
FLORAL PARK NY 11001

LOTS 142, 143 & 144
CAROTENUTO, JOHN & ROQUE, DOLORES, M.
39 ASH STREET
FLORAL PARK NY 11001

LOTS 240, 241, & 242
SUBJECT PROPERTY
17 EAST CHERRY STREET
FLORAL PARK NY 11001

LOTS 243, 244, & 245
SMITH, THOMAS WAYNE & LYNN CARROLL
27 EAST CHERRY STREET
FLORAL PARK NY 11001

LOTS 208, 209, 210, & 211
TESTANI, ANITA
60 ASH STREET
FLORAL PARK NY 11001

LOTS 246 & 247
MOYNAGH, JOHN & ANN
33 EAST CHERRY STREET
FLORAL PARK NY 11001

LOTS 212 & 213
GINA, GREGORY M. & BERNADETTE
52 ASH STREET
FLORAL PARK NY 11001

LOTS 248 & 249
GARAFOLLO, KAREN & ANTHONY
37 EAST CHERRY STREET
FLORAL PARK NY 11001

LOTS 214 & 215
DE MASI, ROSE & LORRAINE
48 ASH STREET
FLORAL PARK NY 11001

LOTS 250 & 251
OSWALD, JOSEPH & KIM
41 EAST CHERRY STREET
FLORAL PARK NY 11001

LOTS 216 & 217
O'CONNOR, MARY
44 ASH STREET
FLORAL PARK NY 11001

LOTS 252, 253, 254, & 255
GRIBBON, STEPHEN C. & PATRICIA M.
45 EAST CHERRY STREET
FLORAL PARK NY 11001

LOTS 218 & 219
MC CLEAN, PAUL & MICHELLE
40 ASH STREET
FLORAL PARK NY 11001

LOTS 344 & 345
MASTRELLA, PETER AND LAUREN
46 EAST CHERRY STREET
FLORAL PARK NY 11001

PROJECT

LEVA RESIDENCE
19 EAST CHERRY STREET
FLORAL PARK, NY, 11001

■ **Emilio**
■ **Susa**
■ **Architect**

25 S. Service Rd. Suite: 200
Jericho, NY 11753
Phone: 516_354_5609
Fax: 516_776_9591
e-mail: esusa@esarchitectpc.com











THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

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

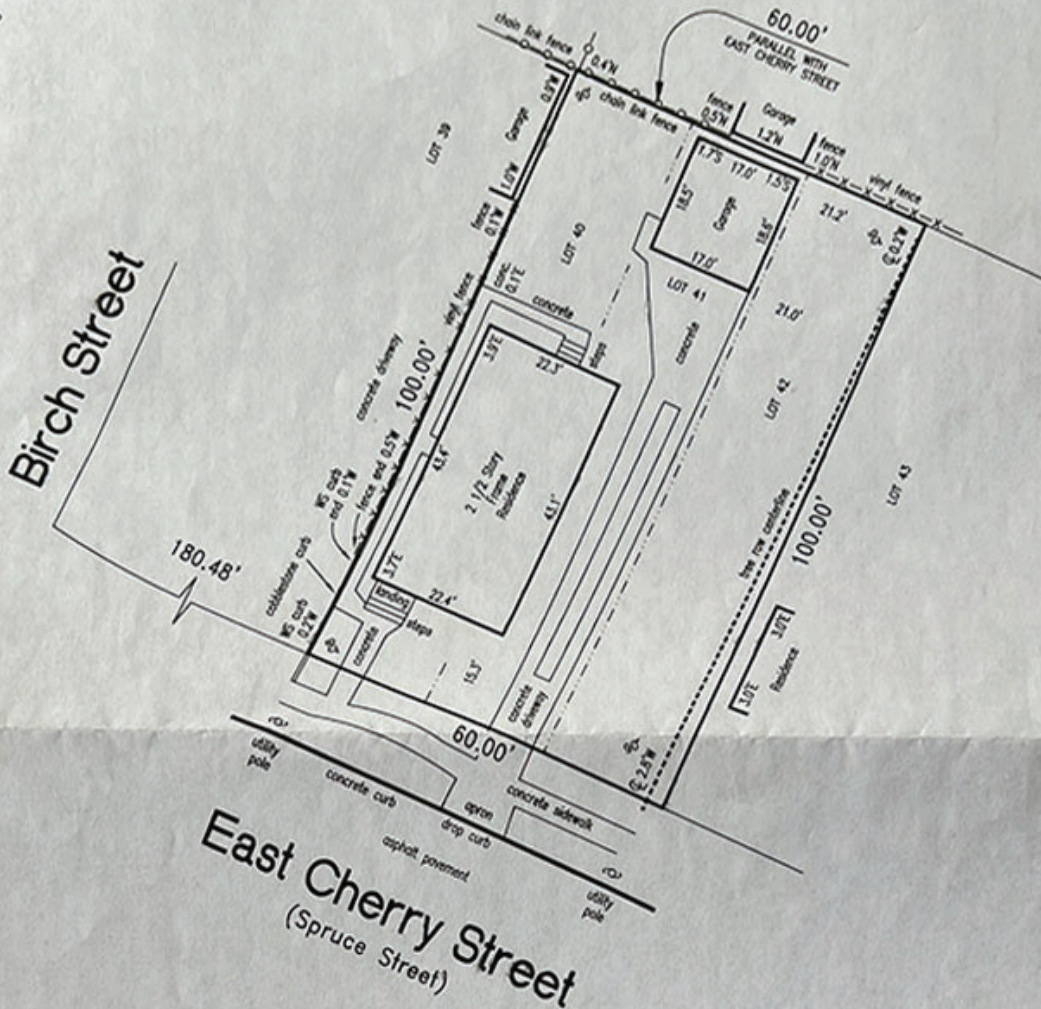
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

GUARANTEES 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 ARE NOT TRANSFERABLE.

Area= 6,000 s.f.

Premises known as:

19 East Cherry Street, Floral Park



Certified to:

ANNE MARIE DEBLASIO-LEVA
PAUL LEVA
FREEDOM LAND TITLE AGENCY, LLC (FLT-38199)
COMMONWEALTH LAND TITLE INSURANCE COMPANY

Survey of Lots 40, 41 and 42, Block 31

MAP OF PROPERTY AT FLORAL PARK
FILED MAY 8, 1907 AS MAP NO. 20, CASE NO. 151

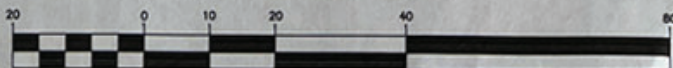
situate in the Incorporated
Village of Floral Park
Town of Hempstead

Nassau County, New York

Section 32 Block 510 Lots 240, 241 & 242

Scale 1" = 20' Surveyed September 12, 2017

GRAPHIC SCALE



(IN FEET)

Michael W. Minto, L.S.P.C.

LICENSED PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENSE NUMBER 050871

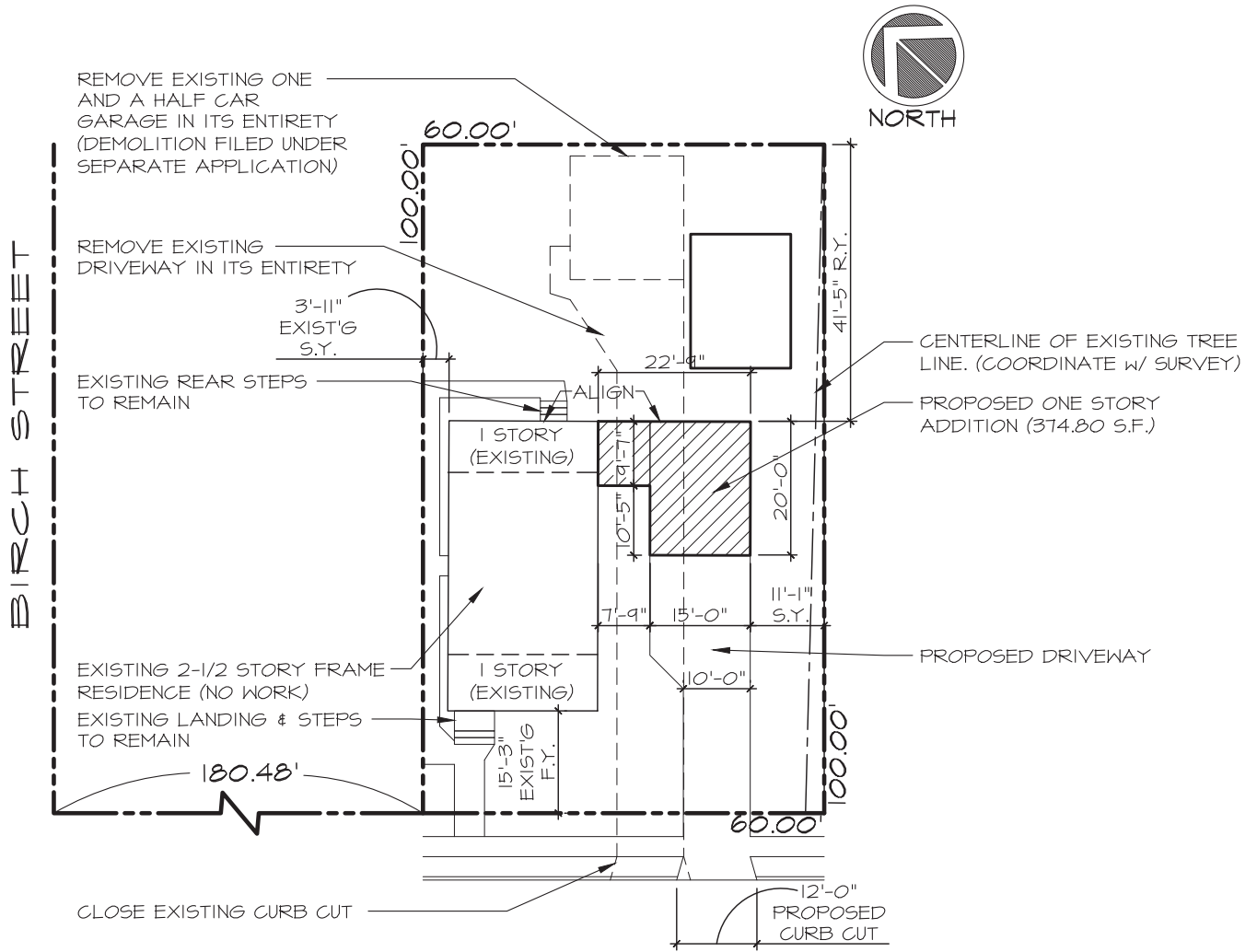
87 Woodview Lane
Centereach, N.Y. 11720

PHONE/FAX: (631) 580-1202

CELLULAR: (631) 766-9714

EMAIL: mikemintolspc@gmail.com





EAST CHERRY STREET (SPRUCE STREET)

SITE DATA: SECTION: 32, BLOCK: 510, LOT(S): 240, 241, & 242

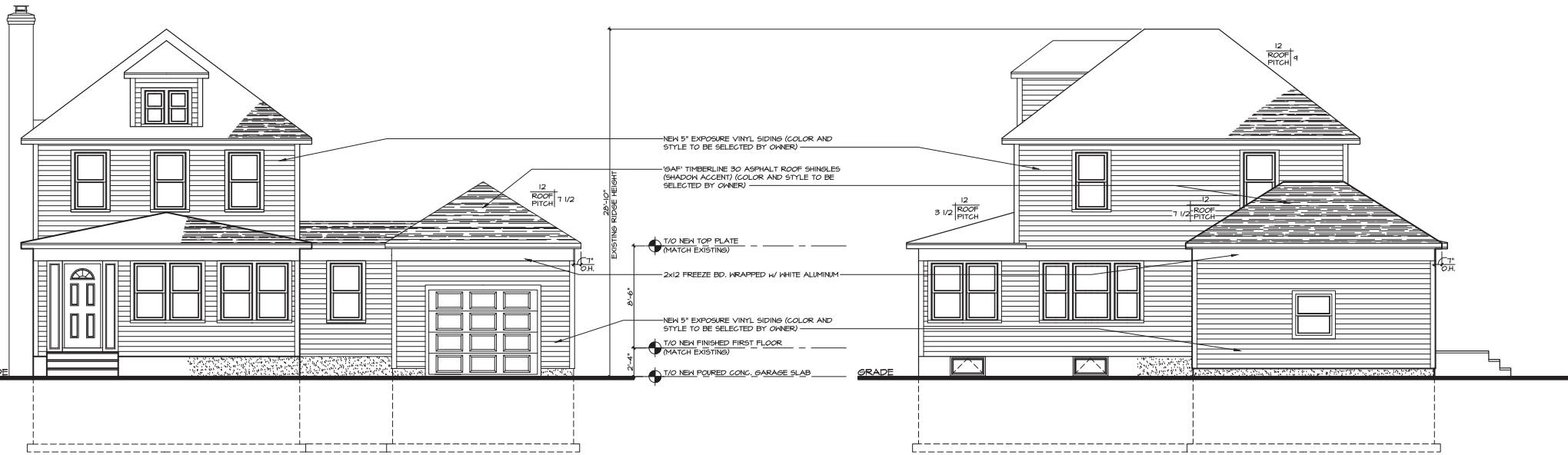
ZONE: RESIDENCE R-1

	<u>ACTUAL</u>	<u>REQUIRED</u>
LOT AREA	6,000.0 S.F.	4,000 S.F. MIN.
LOT COVERAGE	22.39% (1,343.641 S.F.)	30% MAX. (1,800.0 S.F.)
FRONT YARD	15'-3" (EXISTING)	N/A
REAR YARD	41'-5"	1'-0" MIN.
SIDE YARD	3'-11" (EXIST'G) / 15'-0" AGG.	5'-0" MIN. / 15'-0" MIN. AGG.
BUILDING HEIGHT	28'-10" (EXIST'G)	35'-0" MAX. RIDGE



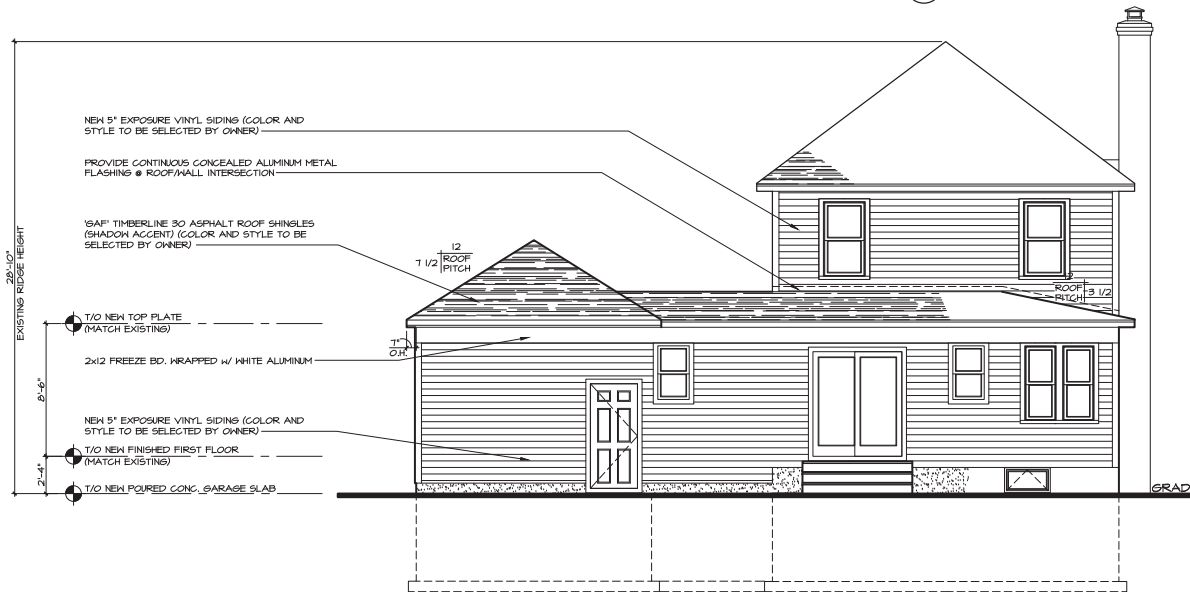
ARCHITECTURAL PLOT PLAN

SCALE: 1" = 20'-0"



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

2 SIDE ELEVATION SCALE: 1/4" = 1'-0"



3 REAR ELEVATION SCALE: 1/4" = 1'-0"

NEW 5" EXPOSURE VINYL SIDING (COLOR AND STYLE TO BE SELECTED BY OWNER)

'GAF' TIMBERLINE 30 ASPHALT ROOF SHINGLES (SHADOW ACCENT) (COLOR AND STYLE TO BE SELECTED BY OWNER)

1/0 NEW TOP PLATE (MATCH EXISTING)

2x12 FREEZE BD. WRAPPED W/ WHITE ALUMINUM

NEW 5" EXPOSURE VINYL SIDING (COLOR AND STYLE TO BE SELECTED BY OWNER)

1/0 NEW FINISHED FIRST FLOOR (MATCH EXISTING)

1/0 NEW POURED CONC. GARAGE SLAB

NEW 5" EXPOSURE VINYL SIDING (COLOR AND STYLE TO BE SELECTED BY OWNER)

PROVIDE CONTINUOUS CONCEALED ALUMINUM METAL FLASHING @ ROOF/WALL INTERSECTION

'GAF' TIMBERLINE 30 ASPHALT ROOF SHINGLES (SHADOW ACCENT) (COLOR AND STYLE TO BE SELECTED BY OWNER)

1/0 NEW TOP PLATE (MATCH EXISTING)

2x12 FREEZE BD. WRAPPED W/ WHITE ALUMINUM

NEW 5" EXPOSURE VINYL SIDING (COLOR AND STYLE TO BE SELECTED BY OWNER)

1/0 NEW FINISHED FIRST FLOOR (MATCH EXISTING)

1/0 NEW POURED CONC. GARAGE SLAB