



**FORCHELLI
DEEGAN
TERRANA**

GIANNI V. SBARRO, ESQ.
GSBARRO@FORCHELLILAW.COM



January 31, 2023

VIA HAND DELIVERY

Incorporated Village of Lynbrook
Board of Zoning Appeals
1 Columbus Drive
Lynbrook, NY 11563

Attn: Kerrie Habert, Clerk

RE: Application of 161 Union LLC
161 Union Avenue, Lynbrook, NY 11563

Dear Ms. Habert,

In connection with the above premises, attached for filing with the Board of Zoning Appeals are eleven (11) sets of the following documents:

1. Original Variance Application and Addendum;
2. Complete Architectural Plans prepared by Pei-Dau Liu, Architect, dated 06/30/2020:
 - a. Site Plan & Cellar Floor Plan (A-1.00)
 - b. Building "A" 1st & 2nd Floor Plans (A-2.00)
 - c. Building "A" Roof Plan & Sections (A-3.00)
 - d. Building "A" Proposed Elevations (A-4.00)
 - e. Building "B" Floor Plans & Section (A-5.00)
 - f. Building "B" Proposed Elevations (A-6.00)
3. Nassau County Short Environmental Assessment Form;
4. Village of Lynbrook Building Department Denial Letter, dated 07/11/2022;
5. Survey of the property prepared by Leonard J. Strandberg and Associates, Consulting Engineers and Land Surveyors, P.C., dated 03/24/2020;
6. Unmounted photographs showing the four (4) corners of the building and property;
7. Radius Map and List of Names prepared by Long Island Expeditors, dated 07/26/2022, updated 01/09/2023; and

FORCHELLI DEEGAN TERRANA LLP

The Omni • 333 Earle Ovington Blvd., Suite 1010 • Uniondale NY 11553 • 516.248.1700 • forchellilaw.com

January 31, 2023

Page 2

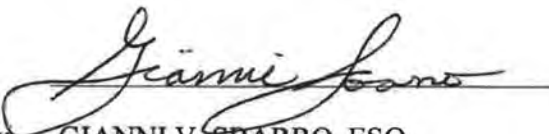
8. Disclosure Statement.

Also enclosed is a check made payable to the "Incorporated Village of Lynbrook" in the amount of \$750 for the filing fee.

Please place this matter on the Board's next available agenda, and should you require any further information or documentation, please do not hesitate to contact me.

Respectfully submitted,

FORCHELLI DEEGAN TERRANA LLP


By: GIANNI V. SBARRO, ESQ.

Enclosures

APPLICANT DISCLOSURE STATEMENT
Chapter 14 of the Village of Lynbrook Code

TO THE VILLAGE OF LYNBROOK:

Applicant's Name: 161 Union LLC

Applicant's Address: 363 Perkins Avenue, Oceanside, New York 11572

Nature of Application: The applicant is seeking to demolish the existing building and structures at 161 Union Avenue in Lynbrook, New York, and completely redevelop the premises with a new multi-family development. In doing so, the applicant is seeking variances from Sections 252-93 and 252-99 of the Village of Lynbrook Code

Please check whichever of the following applies to you:

1. ☐ Please check this box if you have a financial relationship with any Officer or Employee of the Village of Lynbrook.
2. ☐ A Village Officer or Employee is a family member of the applicant.
3. ☐ The applicant is a corporation and a Village Officer or Employee is an Officer or director of the corporation or owns more than 5% of the outstanding stock of the corporation.
4. ☐ A Village Officer or Employee either has or intends to enter into an employment, professional, business, or financial relationship with the Applicant or with any principal of the Applicant.
5. ☐ A Village Officer or Employee has received a financial or other benefit having a total value of more than two thousand (\$2,000) dollars from the Applicant within the past twenty four (24) months.
6. ☐ A Village Officer or Employee will receive, pursuant to an agreement with the Applicant or any person, a financial or other benefit if the Village's disposition of the Applicant is favorable to the Applicant.
7. ☐ The Applicant has made one or more campaign contributions totaling two hundred fifty (\$250.00) dollars or more within the past twenty four (24) months to an Officer or Employee of the Village of Lynbrook.
8. ☐ Other-Please explain (attach additional sheets if necessary): _____

If any boxes are checked above, please write the name of the Village Officer or Employee with whom the Applicant has a financial relationship.

Print Name: 161 Union LLC; William Geier, Managing Member

Date: 1/12/23

Signature of Applicant

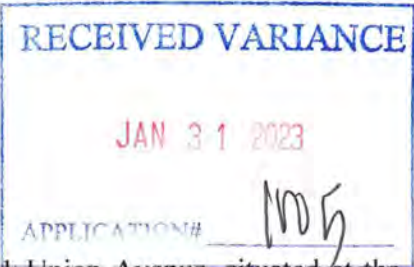


ADDENDUM

Application of 161 Union LLC

Section 42, Block 158, and Lot 433

Premises: 161 Union Avenue, Lynbrook, New York 11563



The requested application relates to a site known as 161 Union Avenue, situated at the northwest corner of Union Avenue and Scranton Avenue in Lynbrook, New York. The property is presently improved with a one- and two-story commercial building housing an Asian restaurant, which is just one of many restaurant uses that the site has seen over the years.

The applicant proposes extensive upgrades to the site, including the demolition of the existing building and redevelopment of the premises with two new residential buildings containing a total of 18 condominium units, 16 two-bedroom and two one-bedroom. Pursuant to the proposed plans, each building will contain basements in which dedicated storage space for each unit will be available. At two stories and approximately 29.9 feet tall, with attractive architectural features, the site will be residential in its appearance and use and will offer a much more aesthetically-pleasing streetscape. The development will provide 38 off-street parking spaces, and all access from the property will be from Union Avenue and Scranton Avenue. Furthermore, the applicant is proposing improvements to the parking lot, landscaping, site lighting, signage, utilities, stormwater conveyance, and more.

On November 16, 2020, the Village of Lynbrook Board of Trustees granted the applicant's petition to rezone the subject property from a dual-zone status of Commercial and Residence A District to Residence C District. In doing so, the property qualified for a special use permit for multi-family residential use. After approximately two years of litigation, the applicant secured ownership of the property, and now, in order to proceed with the contemplated redevelopment project, the applicant is seeking variances of Sections 252-99 and 252-93 of the Village of Lynbrook Code (hereinafter, "the Code"). Pursuant to Section 252-99, provisions shall be made on the same plot upon which a multiple dwelling is erected for off-street parking spaces for private passenger automobiles only, in a number equal to 250 percent of the number of apartment suites and for all other multiple dwellings providing accommodations for transients. As such, this project requires a total of 45 off-street parking spaces; the applicant proposes 38 off-street parking spaces. Traffic experts at R&M Engineering were retained to assess the potential parking and traffic impacts associated with this project and memorialize their findings in a Traffic and Parking Study. Similar to their presentation to the Board of Trustees in November of 2020, they will provide testimony to the Board of Zoning Appeals with their findings that support the arguments made herein. Under Section 252-93, a rear yard is required on every lot developed for multiple dwelling purposes, and the depth of the rear yard must be at least 20 feet. Here, the proposed rear yard setback is 12.5 feet.

The requested variances will neither create an undesirable change in the character of the neighborhood nor a detriment to nearby properties. Beginning with the required parking variance, this redevelopment project will generate significantly less traffic activity and parking demand than before. Specifically, by converting the property from a restaurant use to a residential use, the neighborhood will experience immediate relief in pedestrian and vehicle traffic activity. According to the Traffic and Parking Study prepared by R&M Engineering, this development will

generate a maximum of 30 parked vehicles during peak hours, leaving eight additional parking spaces vacant and the total occupancy at 79 percent. Thus, the collective available off-street parking is sufficient under the proposed plan, and no negative impact will be felt in the community, as the number of individuals visiting the site will also drop significantly. The deficient rear yard setback currently exists and will not be modified significantly. The commercial tenant that directly abuts the portion of the subject property that requires a variance will experience no negative impact or change. Notably, the site is surrounded by residential uses to the north, south, and west of the property and some commercial uses to its south and east. Therefore, a multi-family residential building will blend harmoniously and act as an appropriate buffer between the neighboring properties.

The benefits sought by the applicant cannot be achieved by any method, feasible for the applicant to pursue, other than variances. In relation to parking, the proposed site plan has been configured as efficiently as possible in order to maximize the number of off-street parking spaces. The additional parking spaces on the northern property line that will result from the 7.5-foot deficiency in rear yard setback on the southern property line will greatly relieve congestion on the premises and improve safety for visitors and owners alike. If the variance of Section 252-99 is granted, the applicant will be able to provide at least two off-street parking spaces per condominium unit – without it, off-street parking availability will decrease further.

The requested variances are not substantial. Specifically, when considered in conjunction with the proposed residential use, the applicant's plans provide adequate off-street parking to accommodate the anticipated demand. The seven-space deficiency is *de minimus*. Rather than providing the required 250 percent parking ratio, the applicant proposes 211 percent, a minor difference when considering the tremendous improvements being proposed here. Additionally, while the variance of Section 252-93 may be numerically substantial, substantiality must be viewed from the totality of the circumstances, which weigh in favor of granting the requested relief because it will improve parking on site and traffic conditions in the surrounding area, and there will be no negative impact to the only neighboring property that abuts the area.

Furthermore, given this site's longstanding commercial status, the proposed improvements would not cause any physical or environmental impacts on the surrounding community. Union Avenue and Scranton Avenue are recognized as two main thoroughfares in the Village of Lynbrook. As such, there are numerous sites of this type and scale throughout the community. Additionally, the proposed two-story project was designed to create a traditional residential feel with exterior finishes such as architectural shingles, clapboard siding, attractive columns, and extensive landscaping. Accordingly, the physical appearance will be much more pleasing in the community. Moreover, this is a "walkable" and "transit oriented" development, with easy access to neighborhood shopping, service providers, and public transportation (the project site is less than a half of a mile away from both the Lynbrook Long Island Railroad and multiple Nassau Inter-County Express bus stops). Such developments tend to attract patrons who value the site's proximity to public transit, and thus, are less likely to use their own vehicles. Therefore, as a result of less cars and automotive activity, the community will experience improvements in parking congestion, vehicular traffic, and the environment overall.

Lastly, while the Board may view the need for these area variances as technically self-created, in light of the other factors weighing in favor of granting the variances, this should not be dispositive.

Based on the foregoing, it is respectfully requested that the aforementioned variances be granted.

Board of Appeals, Village of Lynbrook

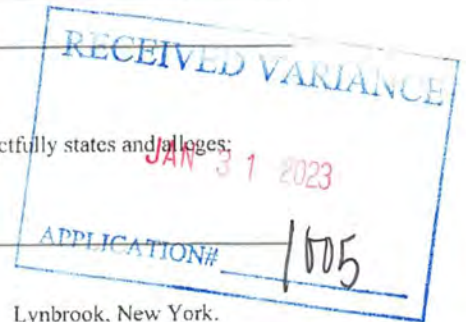
In the Matter of the Application of 161 Union LLC

Variance # 7738 1005 Zoned: Residence C District

To the Board of Appeals, of the Incorporated Village of Lynbrook, NY:

The application of William Geier, Managing Member of 161 Union LLC respectfully states and alleges:

1. That the applicant (~~residing at~~) (doing business at)
363 Perkins Avenue, Oceanside, New York 11572
2. That the premises affected by this application is located at:
161 Union Avenue (Section 42, Block 158, and Lot 433); 161 Union LLC is the owner of the premises
Lynbrook, New York.
3. That (the applicant) (~~the applicant's duly authorized~~) on or about
the 1st day of July, 2022 filed in the office of the Department of Buildings of the
Incorporated Village of Lynbrook, NY an application for a (building/sign/fence) permit.
4. That on or about the 11th day of July, 2022, the Department of Buildings denied said
application for the following sections of the Zoning Code of the Village of Lynbrook: 252-93 & 252-99.
5. Nature of proposed improvements: The applicant seeks to demolish the existing building and structures on the premises
and completely redevelop the premises with a new two-story multi-family development consisting of 18 dwelling units, nine on the
first floor and nine on the second floor in two individual buildings.
6. Nature and date of improvements erected prior to obtaining a variance: N/A
7. That said premises are now being used as follows: Restaurant.
8. That the applicant seeks authority to make use of said premises as follows: Residential.
9. That the following is a statement of other factual information deemed pertinent by the applicant: See annexed addendum which is made part hereof.
10. That the grounds for this application are as follows: See annexed addendum which is made part hereof.
11. That any deed covenants or restrictions running with the land prohibiting the desired use are as follows: N/A



(1) Strike out inapplicable phrase. (2) State whether applicant is owner/lessee or has option or contract. If other than owner state terms of agreement. (4) Obtain reason for denial. Refer where possible to paragraphs/sections by numbers. (5) Describe by construction and number of stories. If none, so state. (7) State nature of use of property. If business give brief description. (8) Describe fully & clearly the use desired. (9) If more space is needed annex statement on separate sheet & refer to it here with the following words: "See annexed statement which is made part hereof." Save opinions for Hearing. (11) If non-conforming use is claimed set forth uses made of premises & dates in chronological order.

Wherefore, the applicant respectfully prays that the authority sought herein is granted.

Dated: 1/12/23

State of New York }
County of Nassau }



(by) William Geier
(its) Managing Member

The applicant named in the foregoing application, being duly sworn, deposes and says that William Geier
read the foregoing application subscribed by 161 Union LLC
and know the contents thereof, and that the same is true to William Geier
own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to
those matters William Geier believe it to be true.

Sworn to me before this

12 Day of Jan 2023
Notary Public

Signature of Applicant
161 Union LLC; William Geier, Managing Member

Affidavit of Owner

To be completed only if the owner is not the applicant

State of New York }
County of Nassau }



Being duly sworn, deposes, and says:

That (he/she) is (_____ the owner of) (is the _____ of)
_____, which _____ the owner of) the property concerned is correct to
the best of the knowledge of deponent.

That the owner _____ consent _____
to the granting of the authority sought in the above application.

Sworn to me before this

12 Day of Jan 2023
Notary Public

Signature of Applicant

Notice of Conflict of Interest

I have read Section 809 of the General Municipal Law concerning disclosure of any conflict of interest and
herby certify that there are no conflicts in respect to this application.

Dated: 1/12/23

Signature
161 Union LLC; William Geier, Managing Member



BUILDING DEPARTMENT - INC. VILLAGE OF LYNBROOK
BUILDING PERMIT APPLICATION

Permit No. _____	CC/CO: # _____	Application # _____
Bldg. App. Fee: \$ _____		Permit Fee: \$ _____
IMPORTANT: MUST BE TYPEWRITTEN OR PRINTED LEGIBLY		
Number & Street	161 UNION AVENUE	Zone R-C Sec. 42 Block 158 Lot 433

I. TYPE AND COST OF BUILDING - ALL APPLICANTS COMPLETE PARTS A THROUGH C.

A. TYPE OF IMPROVEMENT

1. ☒ New Building/Structure
2. ☐ Addition (if residential enter # of new housing units
Added, if any, in Part B.)
3. ☐ Alteration (See 2 above)
4. ☐ Use
5. ☐ Other _____

B. PROPOSED USE

Residential

Exist. Proposed

- | | | |
|--------------------------|--|----------------------|
| <input type="checkbox"/> | <input type="checkbox"/> One Family | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Two or More Family | # of Units <u>18</u> |
| <input type="checkbox"/> | <input type="checkbox"/> Garage | |
| <input type="checkbox"/> | <input type="checkbox"/> Other (Specify) _____ | |

Non-Residential

Exist. Proposed

- | | |
|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> Amusement/Recreational |
| <input type="checkbox"/> | <input type="checkbox"/> Church/Other Religious |
| <input type="checkbox"/> | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> | <input type="checkbox"/> Hospital/Nursing Home |
| <input type="checkbox"/> | <input type="checkbox"/> Office/Bank/Prof. Bldg. |
| <input type="checkbox"/> | <input type="checkbox"/> Public Utility |
| <input type="checkbox"/> | <input type="checkbox"/> Stores/Mercantile |
| <input type="checkbox"/> | <input type="checkbox"/> Educational |
| <input type="checkbox"/> | <input type="checkbox"/> Tanks/Towers/Antennas |
| <input type="checkbox"/> | <input type="checkbox"/> Other _____ |

WORK PROPOSED - Describe in detail use of building & work proposed. If use of existing building is being changed, enter proposed use.

PROPOSED NEW MULTIPLE DWELLING
2-STORY FRAME RESIDENTIAL BUILDINGS

C. COST

Cost of Improvement \$ _____

The following to be installed
but not included in above cost:

Electrical	\$ _____
Plumbing	\$ _____
Heating/Air. Cond.	\$ _____
Sprinkler	\$ _____
Other (elevator, etc.)	\$ _____

TOTAL COST OF IMPROVEMENT \$ _____

ADJUSTED COST \$ _____

Plumber's Name _____

Phone # _____

Electrician's Name _____

Phone # _____

NOTE: The plumber/electrician must be licensed with the Village of Lynbrook. You must supply the name of the individual, NOT THE COMPANY NAME.

II. SELECTED CHARACTERISTICS OF BUILDING

D. PRINCIPAL TYPE OF CONSTRUCTION

Exist. Proposed

- | | |
|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Wood Frame |
| <input type="checkbox"/> | <input type="checkbox"/> Ordinary Construction |
| <input type="checkbox"/> | <input type="checkbox"/> Masonry Walls, Wood Floor & Roof |
| <input type="checkbox"/> | <input type="checkbox"/> Heavy Timber |
| <input type="checkbox"/> | <input type="checkbox"/> Noncombustible |
| <input type="checkbox"/> | <input type="checkbox"/> Fire Resistive |

E. PRINCIPAL TYPE OF HEATING FUEL

- | | |
|---|--------------------------------------|
| <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Electricity |
| <input type="checkbox"/> Oil | <input type="checkbox"/> Coal |
- Other (Specify) _____

F. FLOOR LOAD

Floor Load 40 PSF

Occupancy Load 18 DWELLING UNITS

G. DIMENSIONS OF LOT (106' x 212') + (70' x 110')

Number of Stories 2

Total sq. ft. of floor area, all
floors, based on exterior
dimensions (excluding basement
or cellar) 15,485 SF

Total Land Area 30,197.2 Sq. Ft.

H. NUMBER OF OFF STREET PARKING SPACE

Enclosed _____ Outdoors 38

I. RESIDENTIAL BUILDINGS ONLY

Number of Bedrooms	<u>34</u>
Percent of lot occupied	<u>25.8</u> %
Number of Bathrooms (Full)	<u>34</u>
Number of Bathrooms (partial)	<u>0</u>

III. IDENTIFICATION - TO BE COMPLETED BY ALL APPLICANTS

NAME	ADDRESS (No., Street, City & State)	ZIP CODE	TEL. NO.
ARCH/ENG. PE-DAU LIU	384 NASSAU PARKWAY, OCEANSIDE, NY	11572	(516) 580-1787
OWNER			
CONTRACTOR			

Contractor must submit liability insurance and worker's compensation insurance certificates with the Village of Lynbrook as the Certificate Holder. If the contractor does not employ anyone, then an affidavit (C-105.21) from the Worker's Compensation Board must be submitted. If the homeowner is doing the work then an affidavit is to be submitted.

THE OWNER OF THIS BUILDING AND THE UNDERSIGNED AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE INCORPORATED VILLAGE OF LYNBROOK.

Picky Gee, being duly sworn
deposes and says that he is authorized to make this application and
perform the work described, herein, and that all statements contained
herein are true to the best of his knowledge and belief.

Sworn to before me this 13 day of July, 2020

JEANNIE WINTER
Notary Public- State of New York
No. 01WI6214060

Notary Public

Qualified in Nassau County
My Commission Expires November 23, 2021

Owner's Signature _____

Telephone No. _____

Applicant's Signature _____

Address _____

Village/Town/City _____

Tel. No. _____



MAYOR
ALAN C. BEACH

DEPUTY MAYOR
MICHAEL N. HAWXHURST

TRUSTEES
ROBERT BOCCIO
ANN MARIE REARDON
LAURA RYDER

VILLAGE JUSTICE
WILLIAM J. McLAUGHLIN

ASSOCIATE JUSTICE
BRENDAN HUGHES

COURT CLERK
JACQUELINE DUBON

INCORPORATED VILLAGE OF LYNBROOK

WWW.LYNBROOKVILLAGE.NET

ADMINISTRATION	(516) 599-8300	F: (516) 887-8148
ASSESSING	(516) 593-6505	F: (516) 593-8309
BUILDING	(516) 599-8828	F: (516) 593-8309
JUSTICE COURT	(516) 599-0416	F: (516) 599-0448
LIBRARY	(516) 599-8630	F: (516) 596-1312
POLICE	(516) 599-3300	F: (516) 596-0199
PUBLIC WORKS	(516) 599-8838	F: (516) 596-1001
RECREATION	(516) 599-8000	F: (516) 593-8311

VILLAGE ADMINISTRATOR
JOHN GIORDANO

VILLAGE ASSESSOR
LISA KENNY

VILLAGE ATTORNEY
THOMAS D. ATKINSON, ESQ.

BUILDING SUPERINTENDENT
BRIAN STANTON

PARKS SUPERVISOR
KEITH BONOMO

PUBLIC WORKS SUPERINTENDENT
PHILIP HEALEY

RECREATION SUPERVISOR
ANDREA GENNA

RECEIVED VARIANCE

JAN 31 2023

APPLICATION#

1005

July 11, 2022

161 Union LLC
363 Perkins Avenue
Oceanside, New York 11572

To Whom It May Concern,

Upon review of your application #7738 to construct an 18-unit, two story condominium building at 161 Union Avenue, it has hereby been denied due to the following zoning codes of the Village of Lynbrook.

§ 252-99 Off-street parking requirements.

Provision shall be made on the same plot upon which a multiple dwelling is erected for off-street parking spaces for private passenger automobiles only, in a number equal to 250% of the number of apartment suites and for all other multiple dwellings providing accommodations for transients.

Required off-street parking 45 spaces

Proposed off-street parking 38 spaces

§ 252-93Rear yards.

A rear yard is required on every lot developed for multiple dwelling. The depth of such rear yard shall be at least 20 feet, and, in the event the plot adjoins a plot in Dwelling A District and Dwelling B District, in such case the rear yard adjoining the Dwelling A District and Dwelling B District shall not be less than 30 feet.

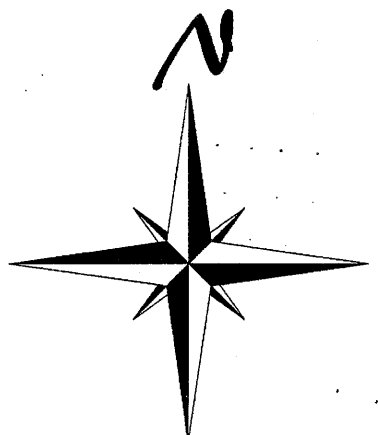
Required rear yard setback 20 feet

Proposed rear yard setback 12.5 feet

Therefore, if you wish to appeal this denial, applications to the Zoning Board of Appeals are available at this office between the hours of 8:00 A.M. till 4:00 P.M., Monday through Friday.

Sincerely,

Brian Stanton
Superintendent of Buildings



1"=80'

LEGEND

- PARCEL LINE
- LOT LINE
- ZONING DISTRICT LINE

(27) LOT NUMBER

100 PARCEL LINE LENGTH

No. 60 ADDRESS NUMBER.
NOTE: FACES STREET
THAT IT IS ON.

Radius Map

161 Union Avenue
Lynbrook, NY 11563

Section: 42
Block: 158
Lot: 433

Prepared By:

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

DATE: JULY 26, 2022

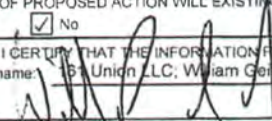
617.20
Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

APPLICANT

JAN 11 2023

1005

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

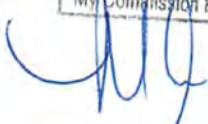
1. APPLICANT/SPONSOR 161 Union LLC	2. PROJECT NAME Parson's Corners at Lynbrook
3. PROJECT LOCATION: 161 Union Avenue (Section 42, Block 158, and Lot 433) Municipality Incorporated Village of Lynbrook County Nassau	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 161 Union Avenue, Lynbrook, New York 11563. The premises is an "L" shaped parcel of property located on the northwest corner of Union Avenue and Scranton Avenue. The premises maintains 212.53 feet of frontage on Scranton Avenue, 106.65 feet of frontage on Union Avenue, and 110.75 feet of frontage on Donna Court.	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: The applicant seeks to demolish the existing building and structures on the premises and completely redevelop the premises with a new multi-family development consisting of 18 dwelling units, nine on the first floor and nine on the second floor in two individual buildings.	
7. AMOUNT OF LAND AFFECTED: Initially .69 acres Ultimately .69 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: -Variances from the Board of Zoning Appeals of the Village of Lynbrook; -Site Plan Approval from the Architectural Review Board of the Village of Lynbrook; and -Building Permit from the Building Department of the Village of Lynbrook.	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: -Change of Zone granted by the Board of Trustees of the Village of Lynbrook; and -Special Use Permit granted by Board of Trustees of the Village of Lynbrook.	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: 161 Union LLC, William Geier, Managing Member Date: 1/12/23 Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER
1

Reset

MELISSA INDIVIGLIO
Notary Public, State of New Jersey
Commission # 50048224
My Commission Expires 10/24/2026



PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

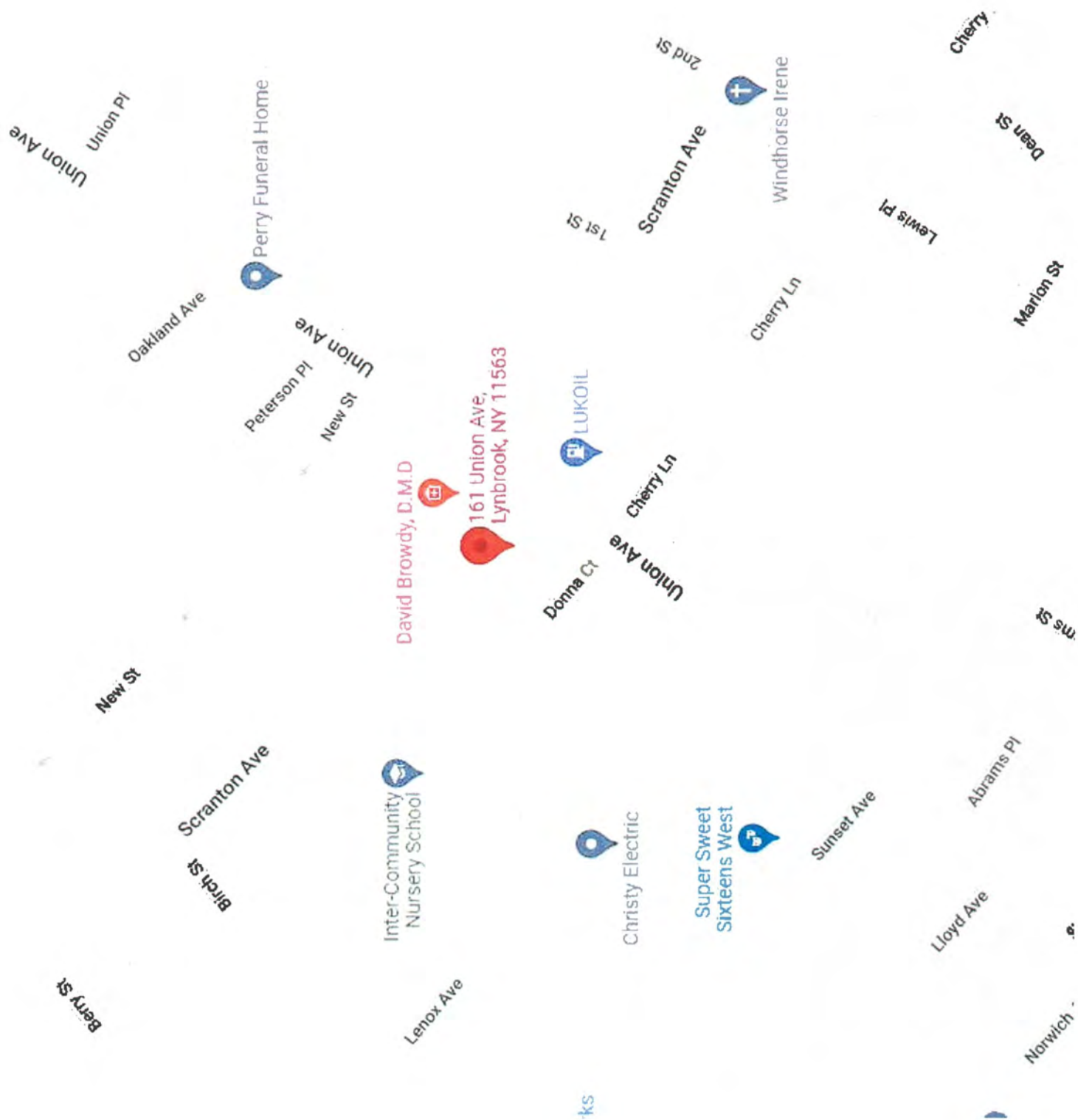
A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources, or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No If Yes, explain briefly:
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> 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 AND provide, on attachments as necessary, the reasons supporting this determination.	
_____ 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)

Reset



RECEIVED VARIANCE

JAN 31 2023

APPLICATION# 1005



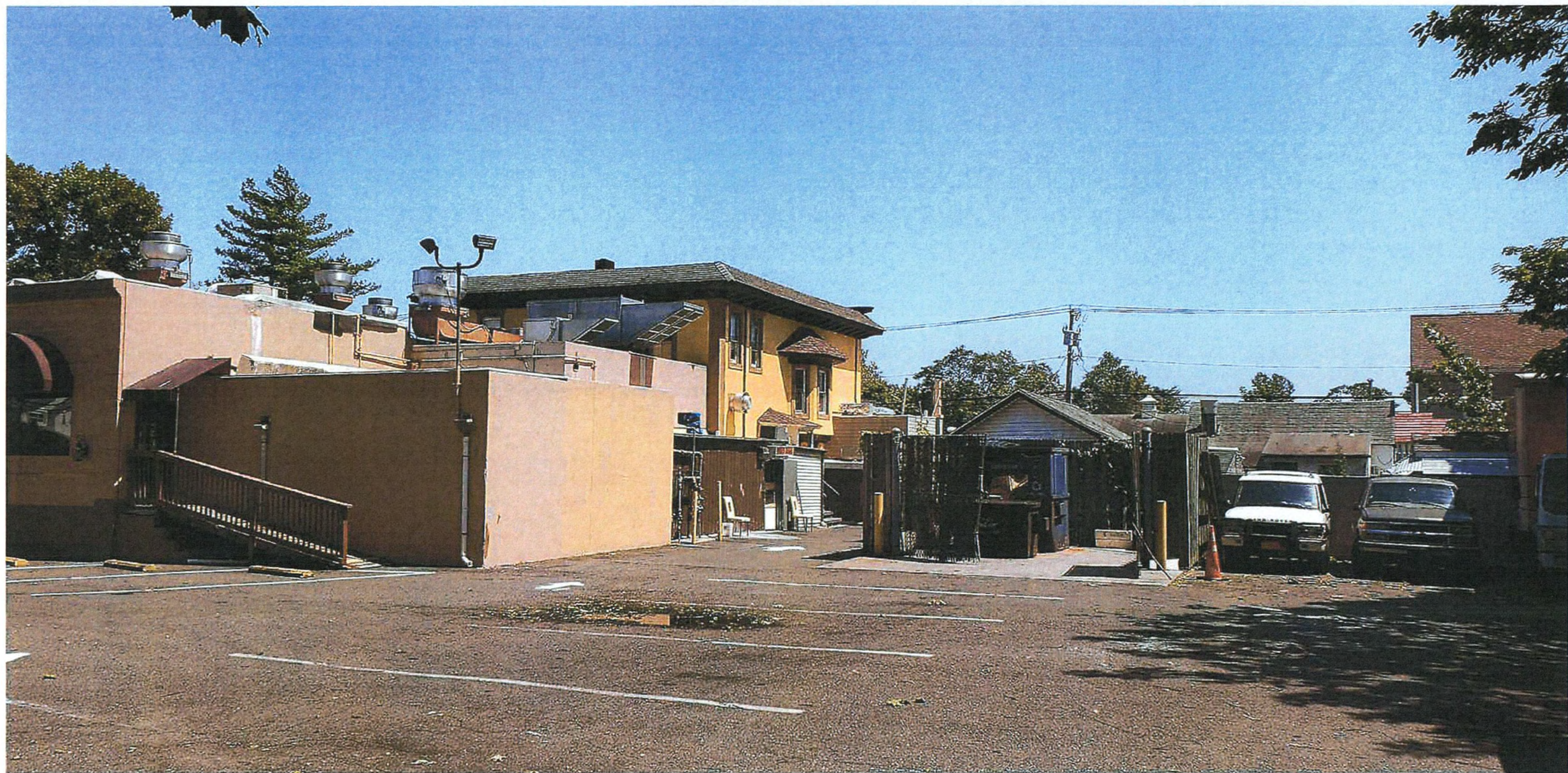
161 Union Avenue, Lynbrook
View from southern corner of property



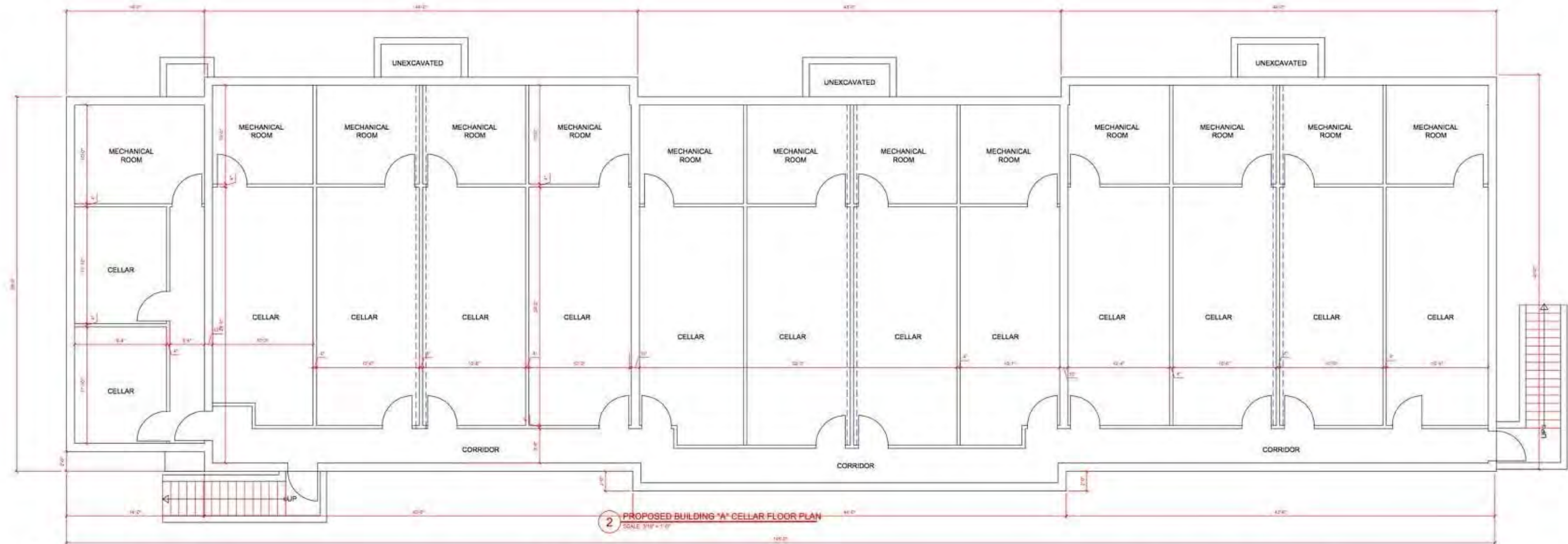
161 Union Avenue, Lynbrook
View from eastern corner of property



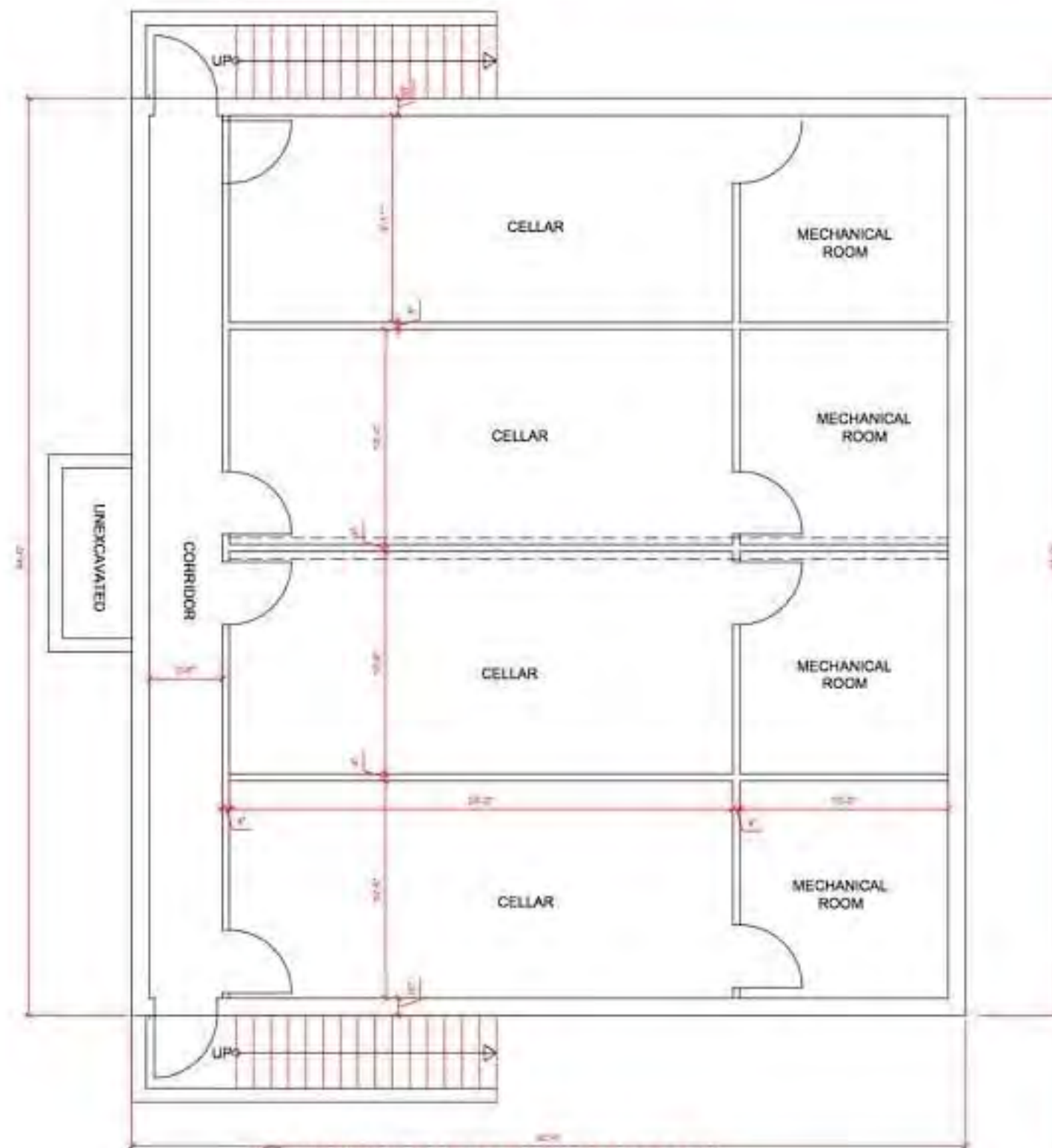
161 Union Avenue, Lynbrook
View from northern corner of property



161 Union Avenue, Lynbrook
View from western corner of property



2 PROPOSED BUILDING "A" CELLAR FLOOR PLAN
SCALE: 3/16" = 1'-0"



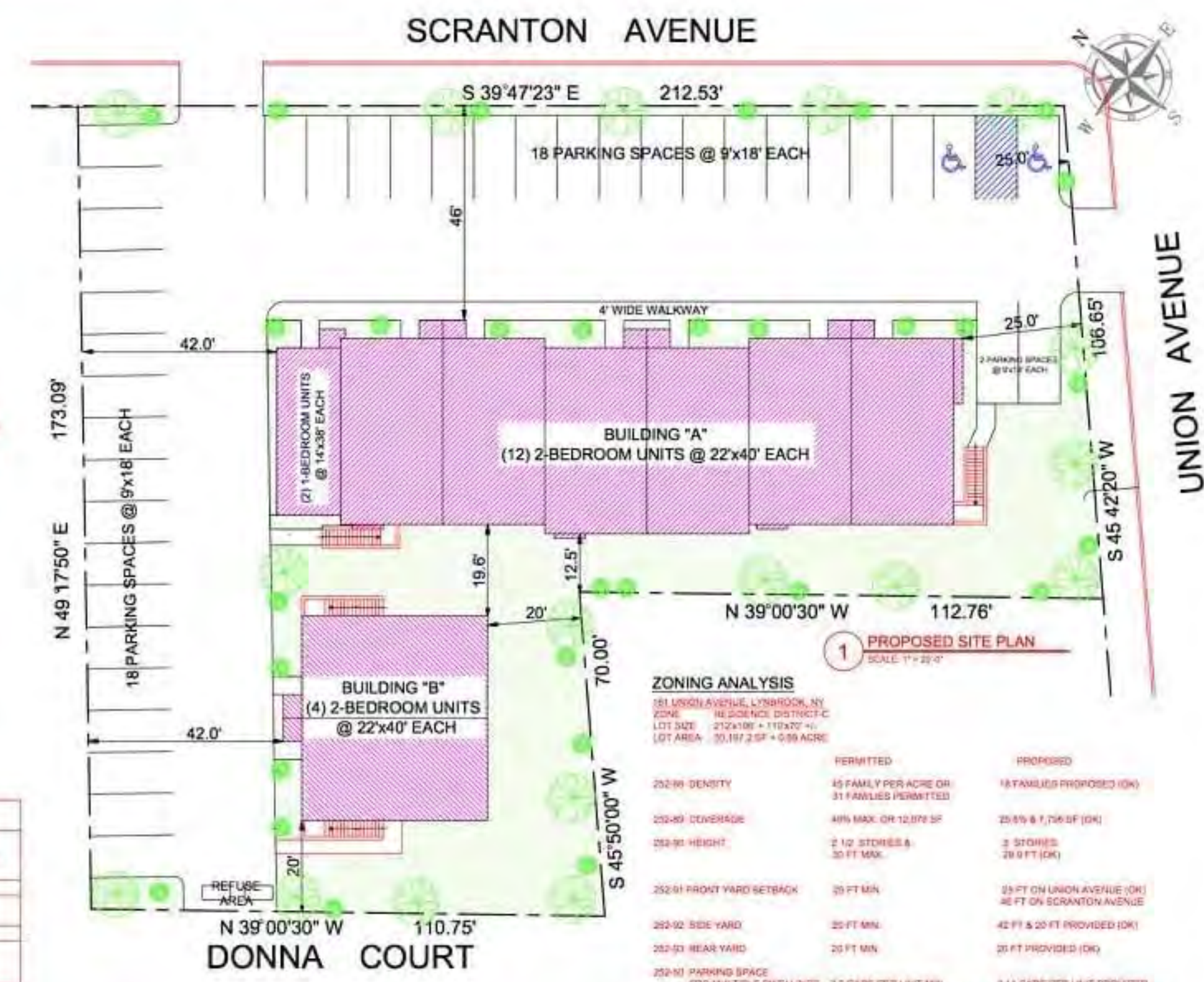
3 PROPOSED BUILDING "B" CELLAR FLOOR PLAN
SCALE: 3/16" = 1'-0"

- GENERAL NOTES**
- ALL WORK SHALL CONFORM TO THE RULES AND REGULATIONS OF THE VILLAGE OF LYNBROOK, THE NEW YORK STATE CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE.
 - DIMENSION FIGURES TO BE TAKEN IN PREFERENCE TO SCALING DRAWINGS. DISCREPANCIES IF ANY, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
 - CONTRACTOR TO BE RESPONSIBLE FOR VERIFICATION OF ALL FIELD CONDITIONS AND MEASUREMENTS.
 - LIVE LOADS: FIRST FLOOR = 40 PSF
SECOND FLOOR = 40 PSF LIVING AREAS, 30 PSF SLEEPING AREAS
ROOF = 45 PSF
 - ALL FRAMING LUMBER TO BE GRADE MARKED, TO BE SURFACE DRY AND SHALL BE HEM-FIR #1 OR BETTER WITH: MODULUS OF ELASTICITY (E) = 1,550,000 PSI
F_b = 1,200 PSI SINGLE USE, AND F_v = 1,400 PSI REPETITIVE USE.
POSTS TO BE DOUGLAS FIR #2 OR BETTER.
 - ALL STUDS 16" OC UNLESS OTHERWISE NOTED.
 - GENERAL CONTRACTOR TO VERIFY ALL WORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS TO COORDINATE LOCATION OF SLEEVES, PIPING, STACKS, DUCTS, CONDUIT, AND ELECTRICAL DEVICES AND SHALL BLOCK OUT FOR AND PLACE SAME. EACH TRADE WILL BE HELD RESPONSIBLE FOR THE LAYOUT OF THEIR OWN WORK.
 - ALL PLUMBING TO COMPLY WITH CODE.
 - ALL ELECTRICAL WORK TO BE UNDERWRITERS APPROVED AND COMPLY WITH CODE.
 - FLASH ALL WALL AND ROOF OPENINGS.
 - MINIMUM INSULATION
WALL R 19, FLOOR R 19, CEILING / ROOF R30 - FIBERGLASS WITH ALUMINUM FOIL VAPOR BARRIER
PERIMETER FOUNDATION FOUNDATION INSULATION TO BE CONTINUOUS 2" POLYSTYRENE FOAM BOARD SET AGAINST NEVERTHRASTAL MEMBRANE SET IN MASTIC.
 - REMOVE ALL DEBRIS FROM PROJECT SITE. PREMISES TO BE KEPT BROOM CLEAN AT END OF EACH WORK DAY.
 - CONTRACTOR TO VERIFY DOOR AND WINDOW ROUGH OPENINGS WITH MANUFACTURERS BEFORE COMMENCEMENT OF WORK.
 - ARCHITECT / ENGINEER DOES NOT HAVE FIELD SUPERVISION.
 - PROVIDE SAFETY GLAZING IN AND ADJACENT TO ALL DOORS. (U GLAZING = A9 OR BETTER)
 - PROVIDE SMOKE DETECTORS ADJACENT TO ALL SLEEPING AREAS AND AT HEAD OF ALL STAIRS. INTERCONNECT PER CODE.
 - HEATING SYSTEM SHALL MAINTAIN AN INTERIOR TEMPERATURE OF 70 DEGREES F WHEN EXTERIOR TEMPERATURE IS MINUS (-) TO DEGREES F AND WIND VELOCITY IS 15 MILES PER HOUR.
 - CONTRACTOR TO COORDINATE WORK SCHEDULING WITH OWNER.
 - CONTRACTOR TO COORDINATE AND SUBMIT SAMPLES OF ALL FINISHES TO OWNER.
 - CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL LIGHT SWITCHES, CEILING FIXTURES AND OUTLETS WITH OWNERS.

BUILDING CODE NOTES:
THE FOLLOWING ARE EXCERPTS OF THE RESIDENTIAL CODE OF THE STATE OF NEW YORK

SUBJECT TO DAMAGE FROM		WEATHERING		FROST / WIND		TURBULENCE		ICE/SNOW		UNEMPLOYMENT		FLOOD HAZARDS	
WIND	ICE/SNOW	WIND	ICE/SNOW	WIND	ICE/SNOW	WIND	ICE/SNOW	WIND	ICE/SNOW	WIND	ICE/SNOW	WIND	ICE/SNOW
AS	15% EXPOSURE B	C	SEVERE	3/10	MODERATE TO HEAVY	13	YES	AS PER F.E.M.S.					

NOTE: 2.1.1 DESIGN CRITERIA: AREA LOCATED WHERE WIND SPEEDS EQUAL OR EXCEEDS 110 MILES PER HOUR
DESIGN CRITERIA BASED ON AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFDM)



1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

ZONING ANALYSIS
161 UNION AVENUE, LYNBROOK, NY
ZONING: RESIDENCE DISTRICT C
LOT SIZE: 27,254.18 SQ. FT. (0.62 AC.)
LOT AREA: 30,197.2 SQ. FT. (0.69 AC.)

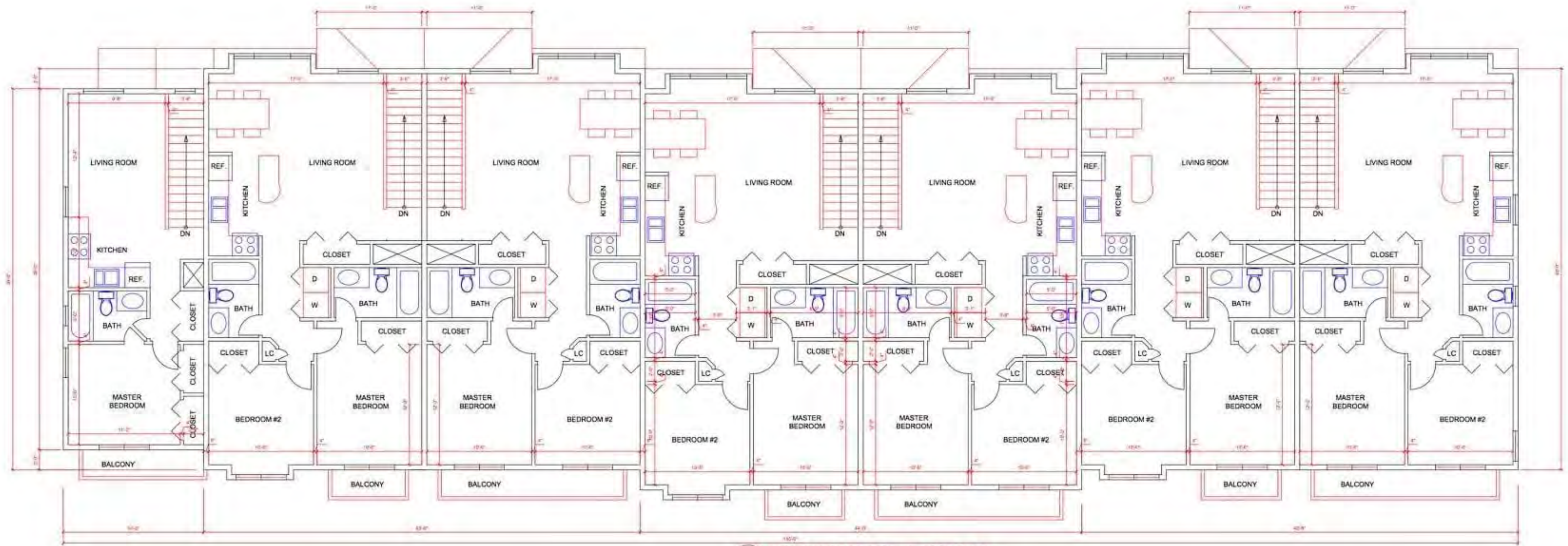
	PERMITTED	PROPOSED
252-89 DENSITY	45 FAMILY PER ACRE OR 31 FAMILIES PERMITTED	18 FAMILIES PROPOSED (OK)
252-89 COVERAGE	40% MAX. OR 12,079 SF	25.5% @ 7,746 SF (OK)
252-91 HEIGHT	2 1/2 STORIES & 30 FT. MAX.	3 STORIES, 28.9 FT (OK)
252-91 FRONT YARD SETBACK	20 FT. MIN.	21 FT. ON UNION AVENUE (OK) 46 FT. ON SCRANTON AVENUE
252-92 SIDE YARD	25 FT. MIN.	42 FT. & 20 FT. PROVIDED (OK)
252-93 REAR YARD	25 FT. MIN.	20 FT. PROVIDED (OK)
252-93 PARKING SPACE FOR MULTIPLE DWELLINGS	2.5 CARS PER UNIT MIN. OR 45 PARKING SPACES REQ'D	2.11 CARS PER UNIT PROVIDED OR 38 PARKING SPACES PROVIDED

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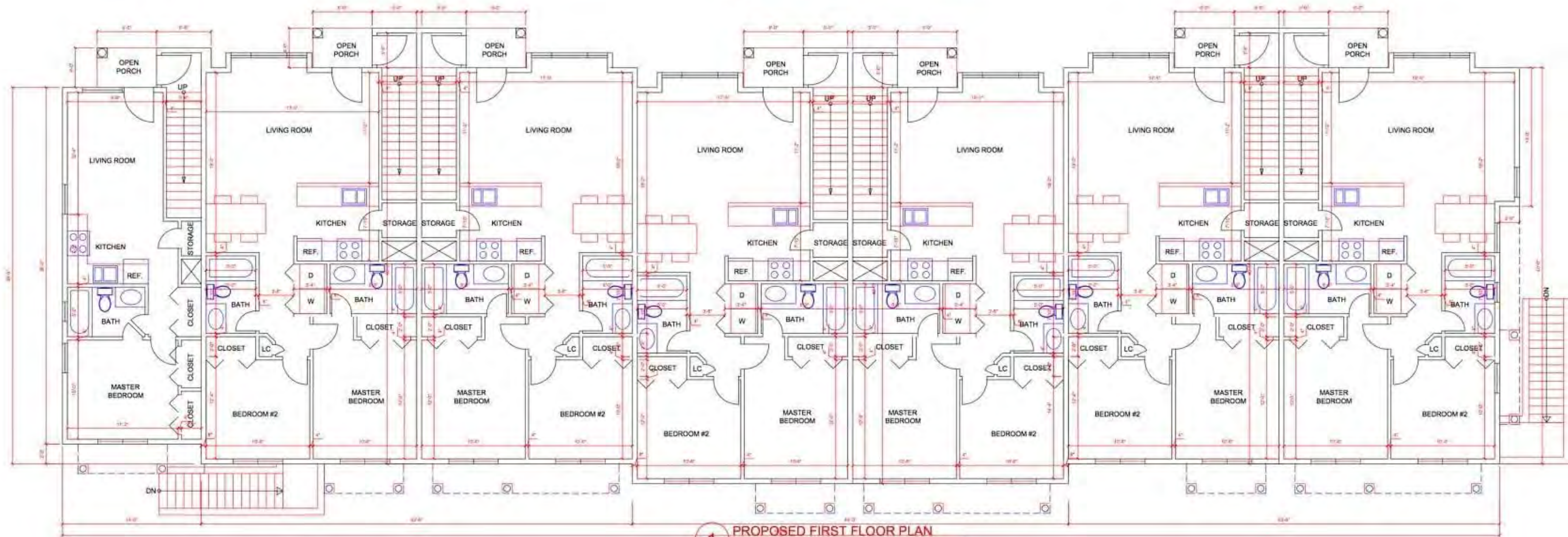
NO.	DATE	COMMENT

PROJECT	PARSON'S CORNERS AT LYNBROOK PROPOSED MULTI-FAMILY RESIDENTIAL BUILDINGS 161 UNION AVENUE, LYNBROOK, NY
JOB NUMBER	20018
PATH	PATHNAME
FILENAME	FILENAME
DRAWN BY	PDL
DATE	06-30-2020

SHEET TITLE	SITE PLAN & CELLAR FLOOR PLAN
SHEET NUMBER	A-1.00
1 OF 6	



2 PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

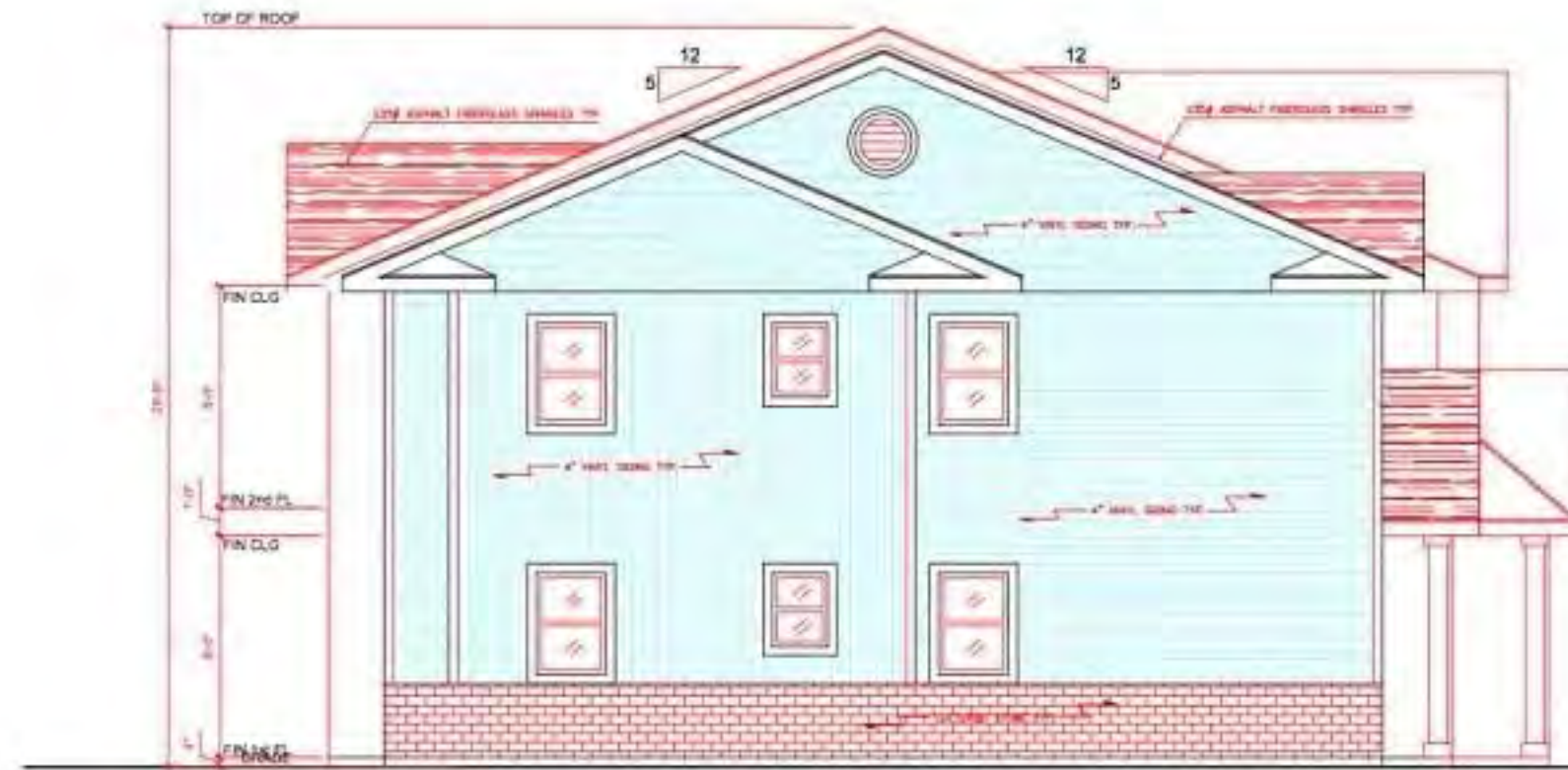
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NO.	DATE	COMMENT

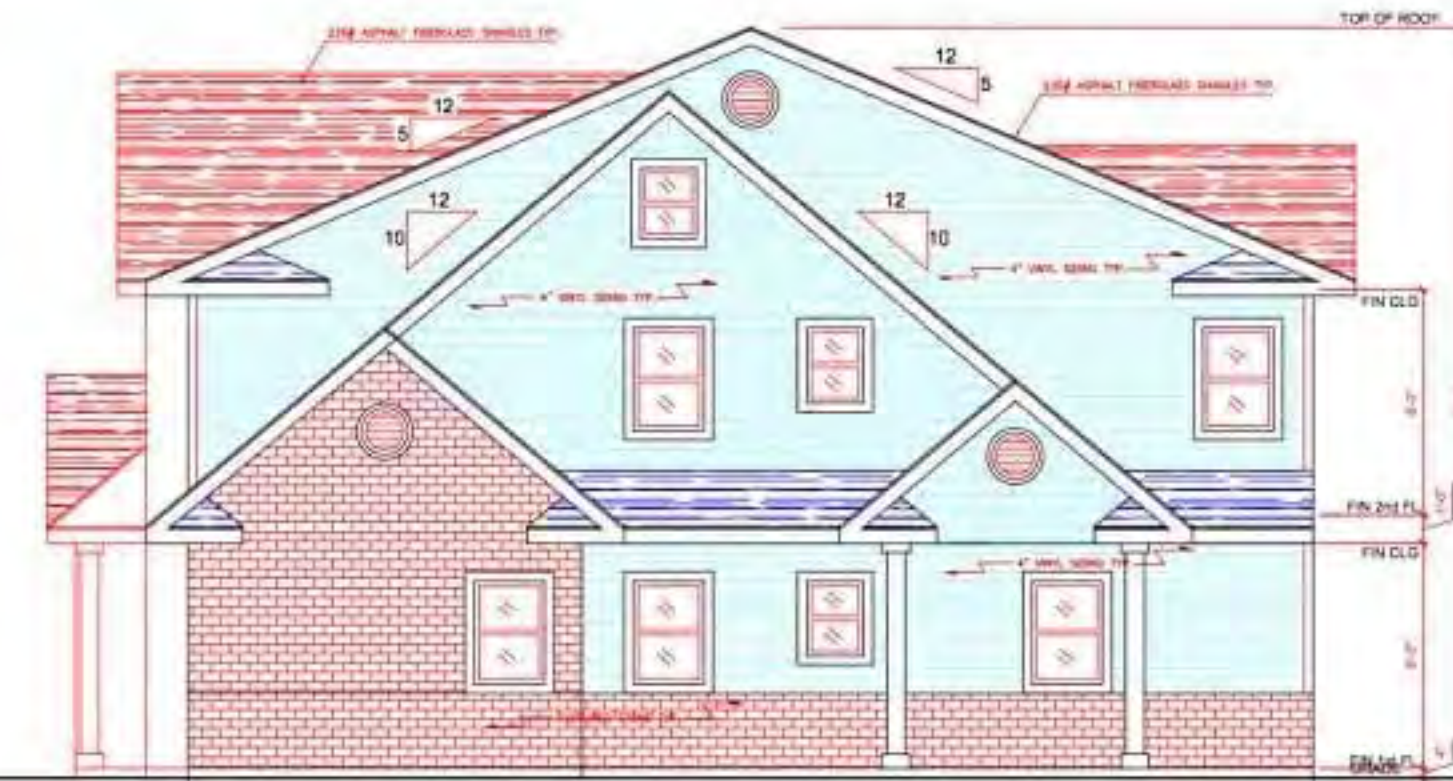
PROJECT: **PARSON'S CORNERS AT LYNBROOK**
PROPOSED MULTI-FAMILY RESIDENTIAL BUILDINGS
161 UNION AVENUE, LYNBROOK, NY
SHEET TITLE: **BUILDING "A" 1st & 2nd FLOOR PLANS**

JOB NUMBER	20018
PATH	PATHNAME
FILENAME	FILENAME
DRAWN BY	DATE
PDL	06-30-2020

SHEET NUMBER
A-2.00
2 OF 6



4 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"

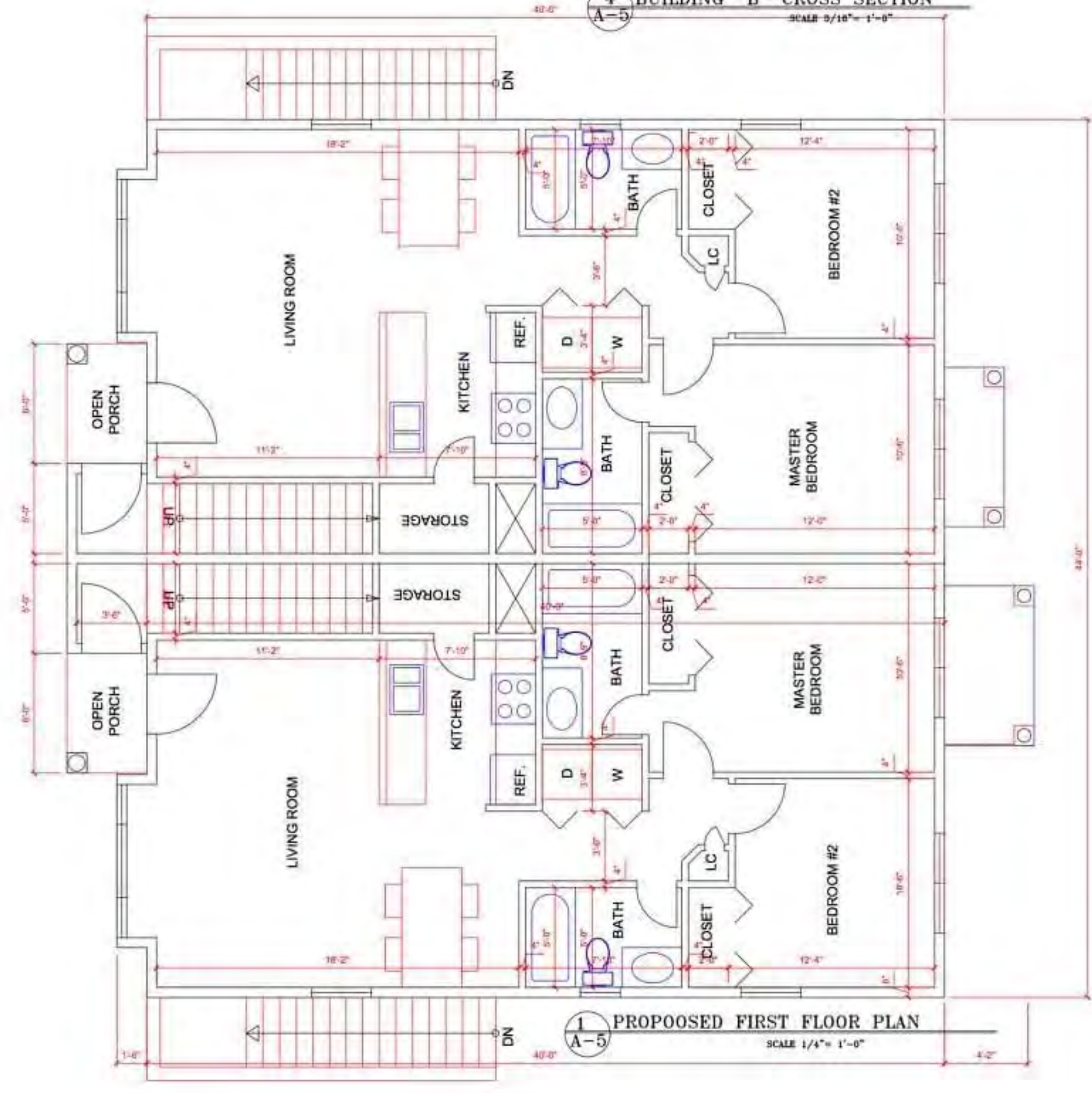
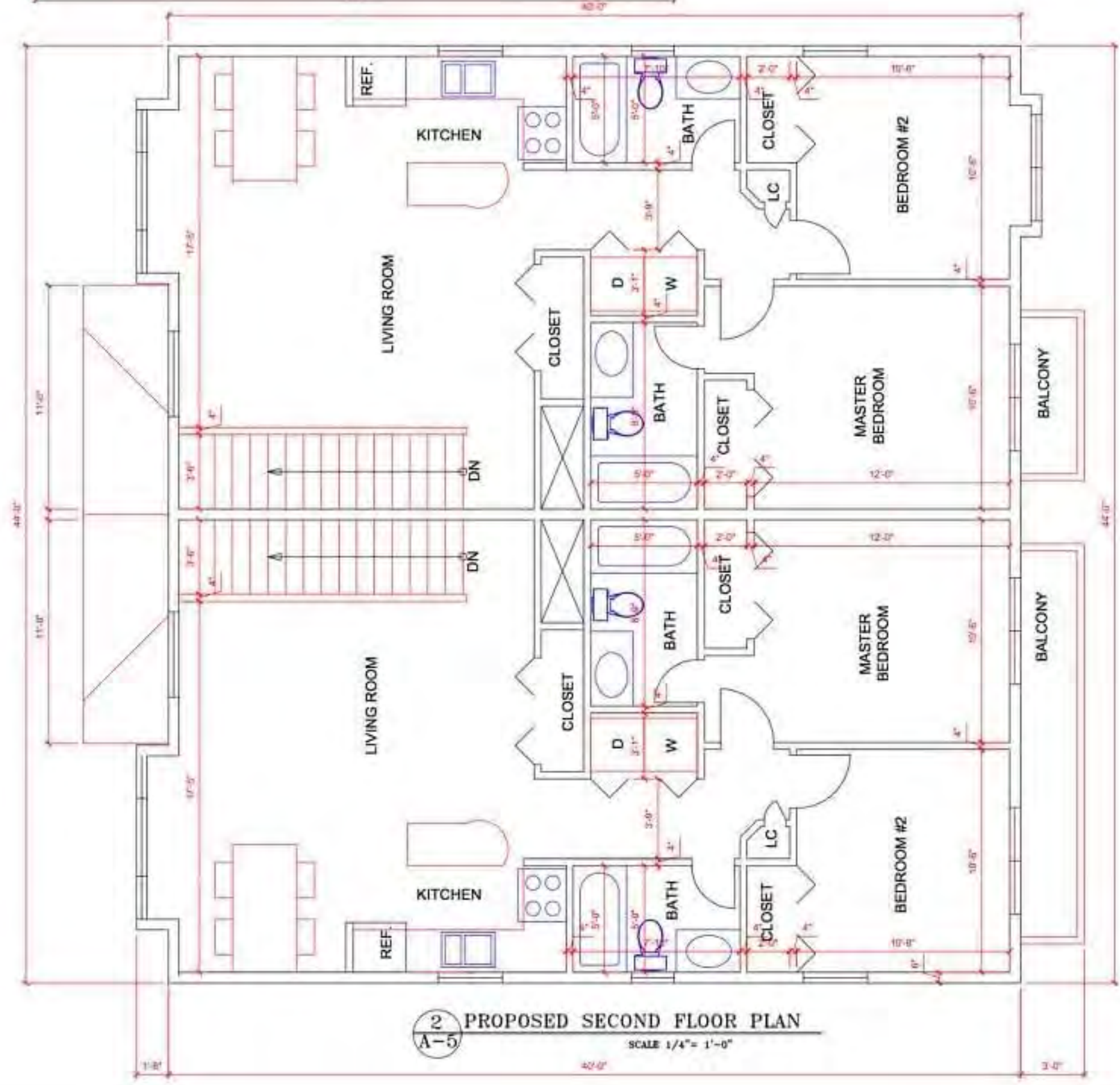
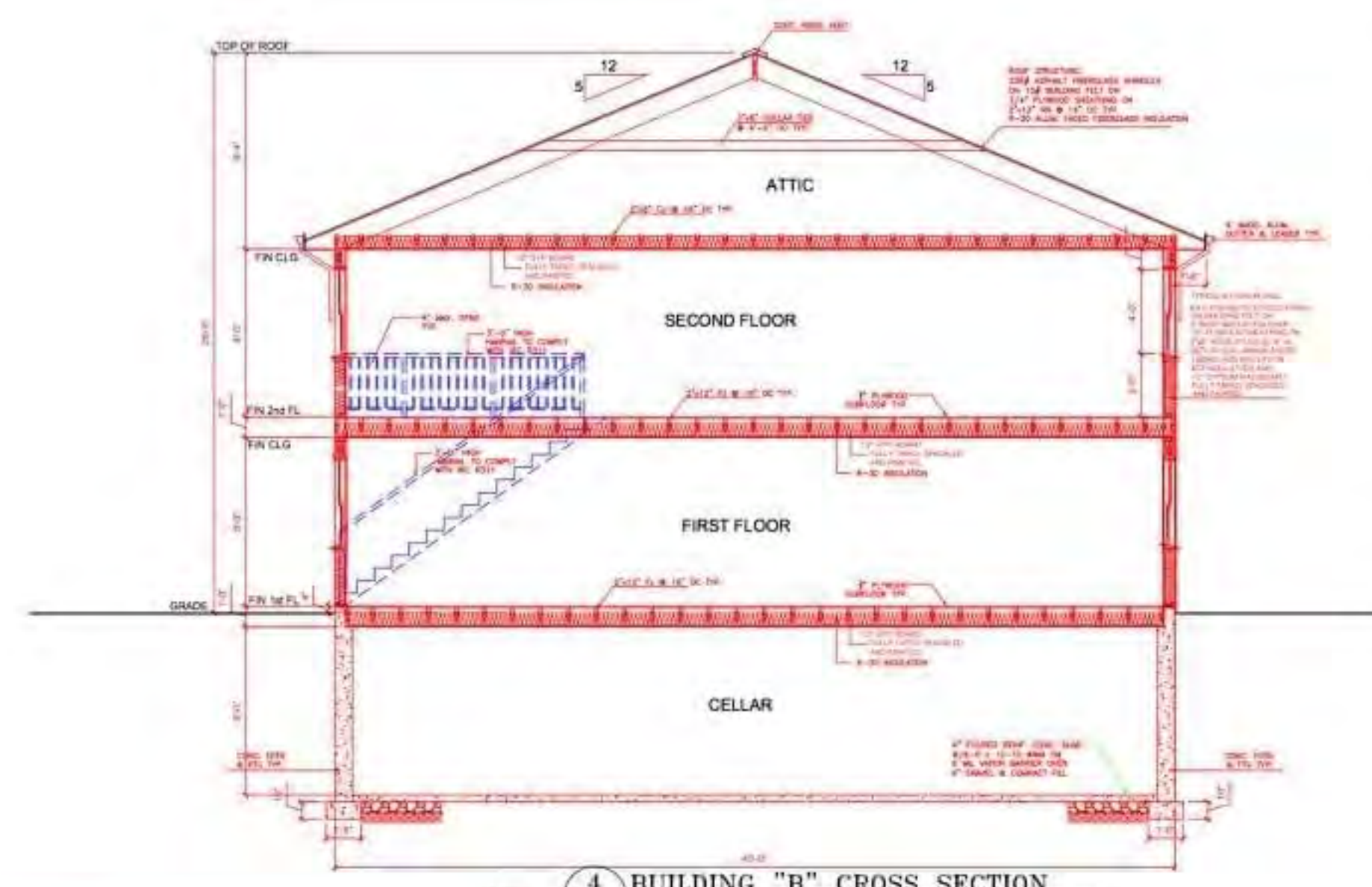
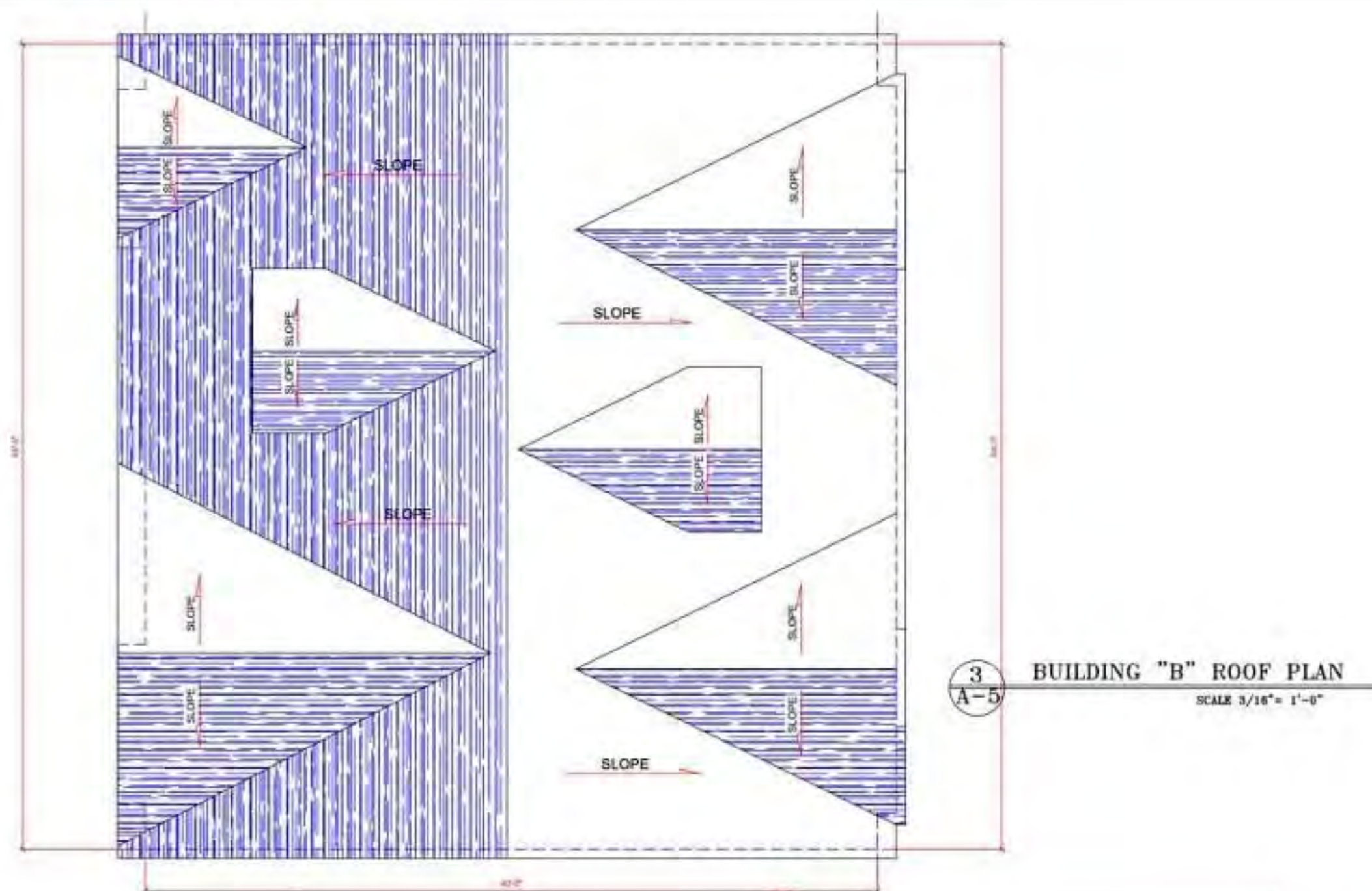
PEI-DAU LIU, ARCHITECT
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NO	DATE	COMMENT
		ISSUANCE OF PERMIT

PROJECT
PARSON'S CORNERS AT LYNBROOK
PROPOSED MULTI-FAMILY RESIDENTIAL BUILDINGS
161 UNION AVENUE, LYNBROOK, NY
SHEET TITLE
BUILDING "A" PROPOSED ELEVATIONS

JOB NUMBER	20018
PATH	PATHNAME
FILENAME	FILENAME
DRAWN BY	DATE
PDL	06-30-2020

SHEET NUMBER
A-4.00
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NO	DATE	COMMENT

PROJECT
PARSON'S CORNERS AT LYNBROOK
PROPOSED MULTI-FAMILY RESIDENTIAL BUILDINGS
161 UNION AVENUE, LYNBROOK, NY

SHEET TITLE
BUILDING "B" FLOOR PLANS & SECTION

JOB NUMBER	20018
PATH	PATHNAME
FILENAME	FILENAME
DRAWN BY	DATE
PDL	06-30-2020

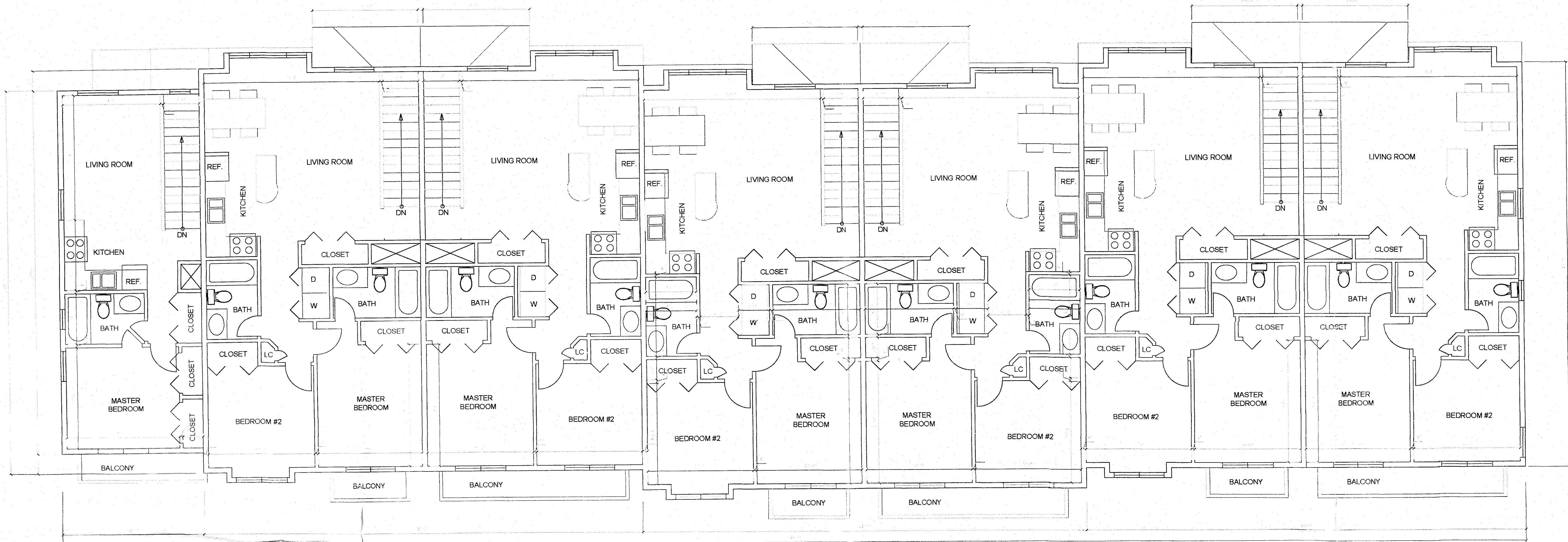
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A-5.00
5 OF 6



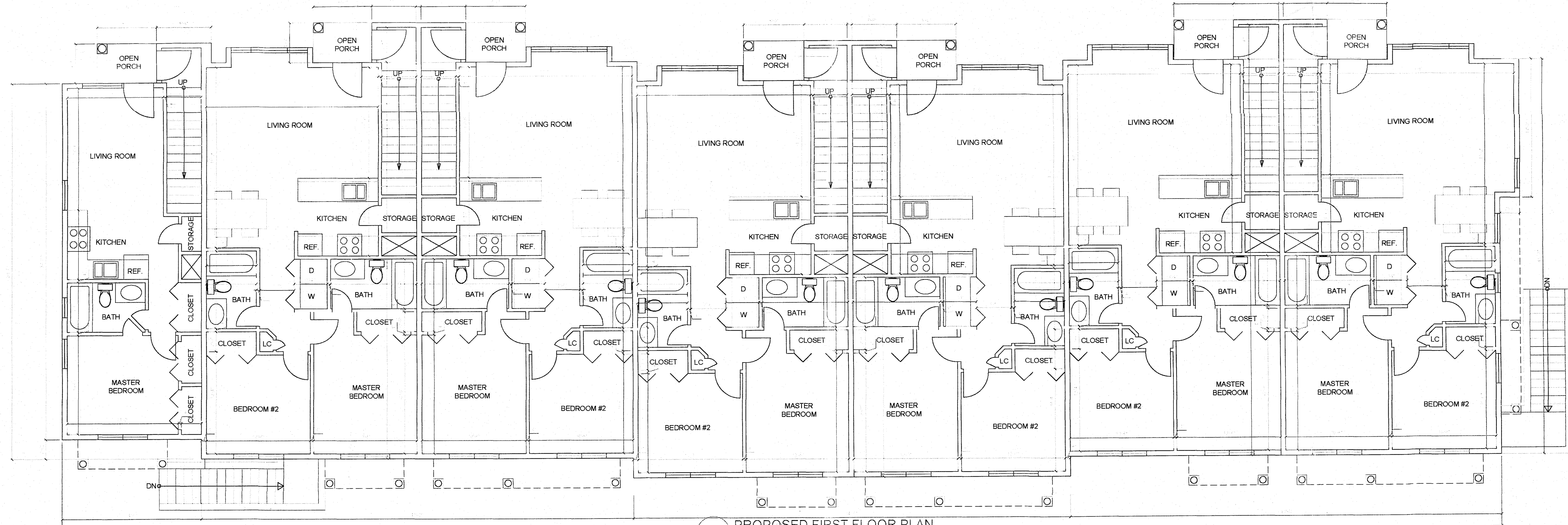
PARSON'S CORNERS AT LYNBROOK

161 UNION AVENUE, LYNBROOK, NEW YORK

PREPARED BY;
PEI-DAU LIU, ARCHITECT
Tel: (516)580-1787 Email: liuarchitect@aol.com



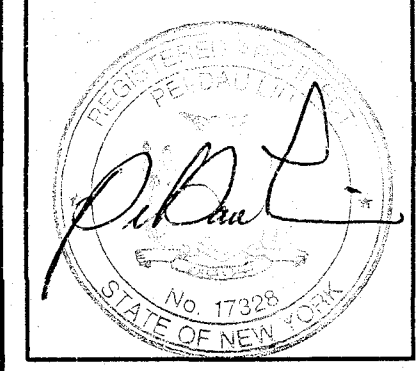
2 PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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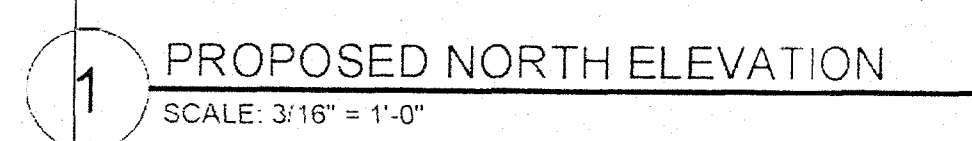
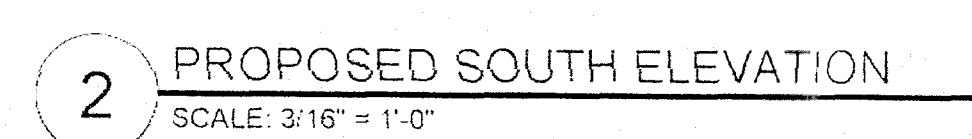
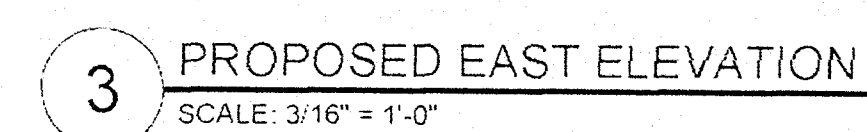
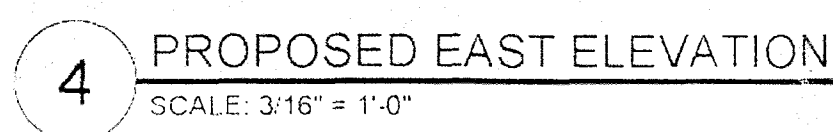
NO	DATE	COMMENT



PROJECT: **PARSON'S CORNERS AT LYNBROOK**
PROPOSED MULTIPLE DWELLING RESIDENTIAL BUILDINGS
161 UNION AVENUE, LYNBROOK, NY
SHEET TITLE: **BUILDING "A" 1st & 2nd FLOOR PLANS**

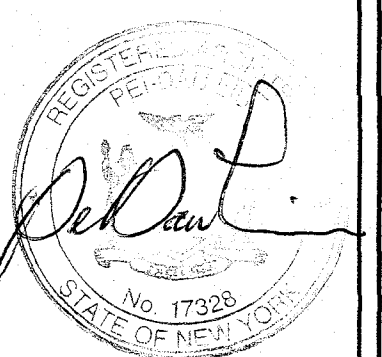
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PDL	06-30-2020

SHEET NUMBER
A-2.00
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NO DATE	COMMITTEE	ISSUED 12/10/08 PERMIT
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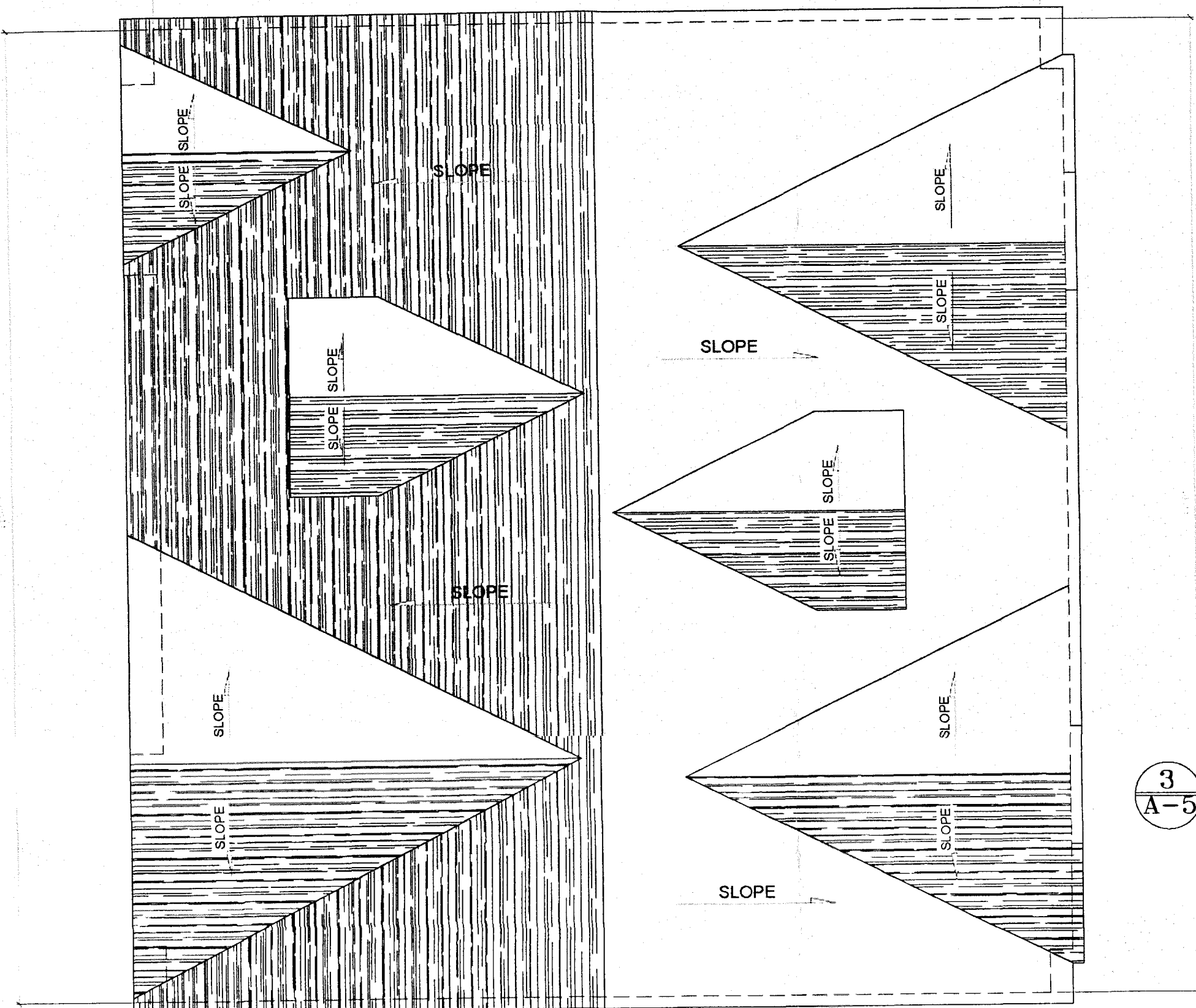


PARSON'S CORNERS AT LYNBROOK
PROPOSED MULTIPLE DWELLING RESIDENTIAL BUILDINGS
161 UNION AVENUE, LYNBROOK, NY

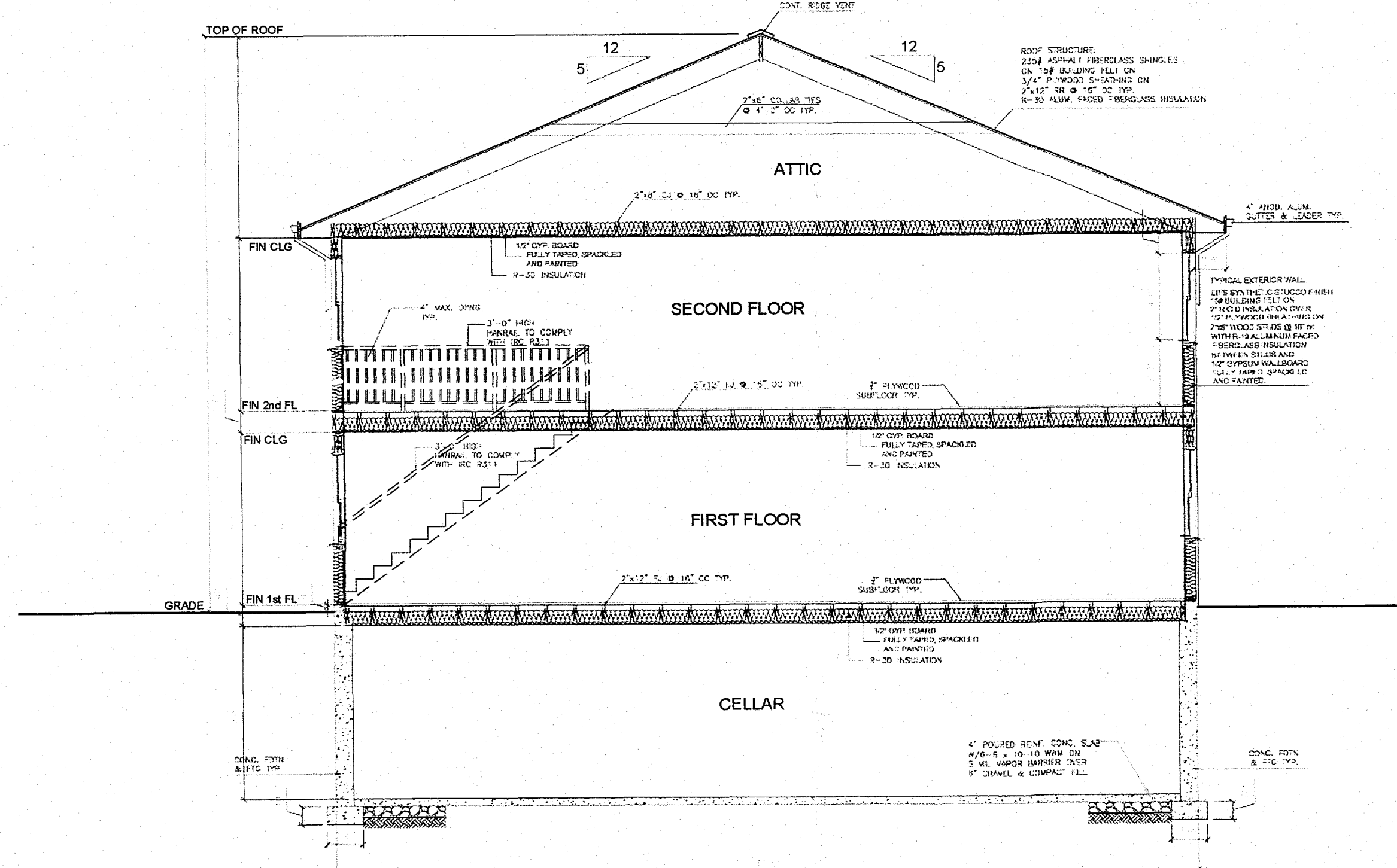
SHEET TITLE:
BUILDING "A" PROPOSED ELEVATIONS

JOB NUMBER	
20018	
PATH	
PATHNAME	
FILENAME	
FILENAME	
DRAWN BY	DATE
PDL	06-30-2020

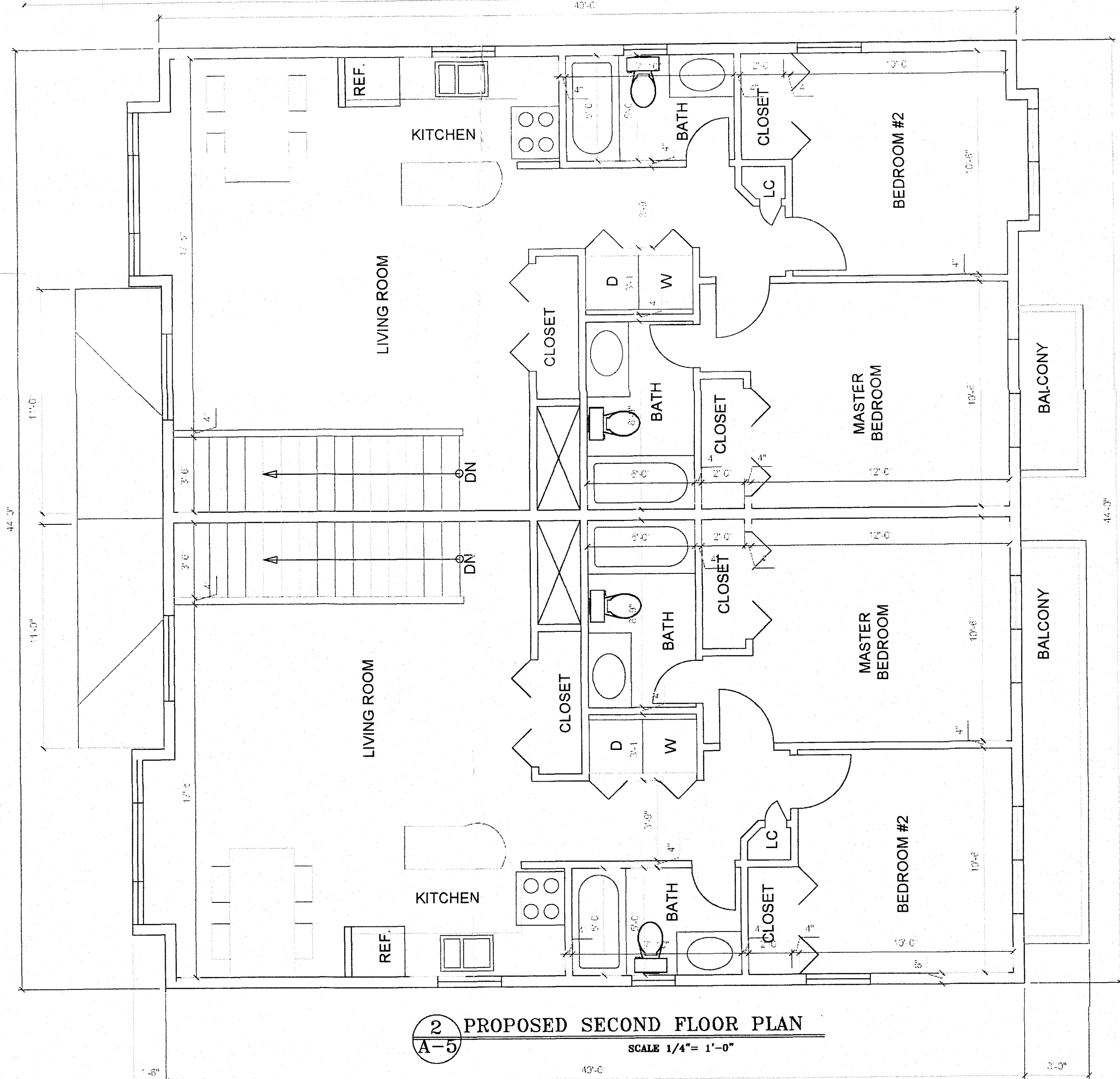
SHEET NUMBER
A-4.00
4 OF 6



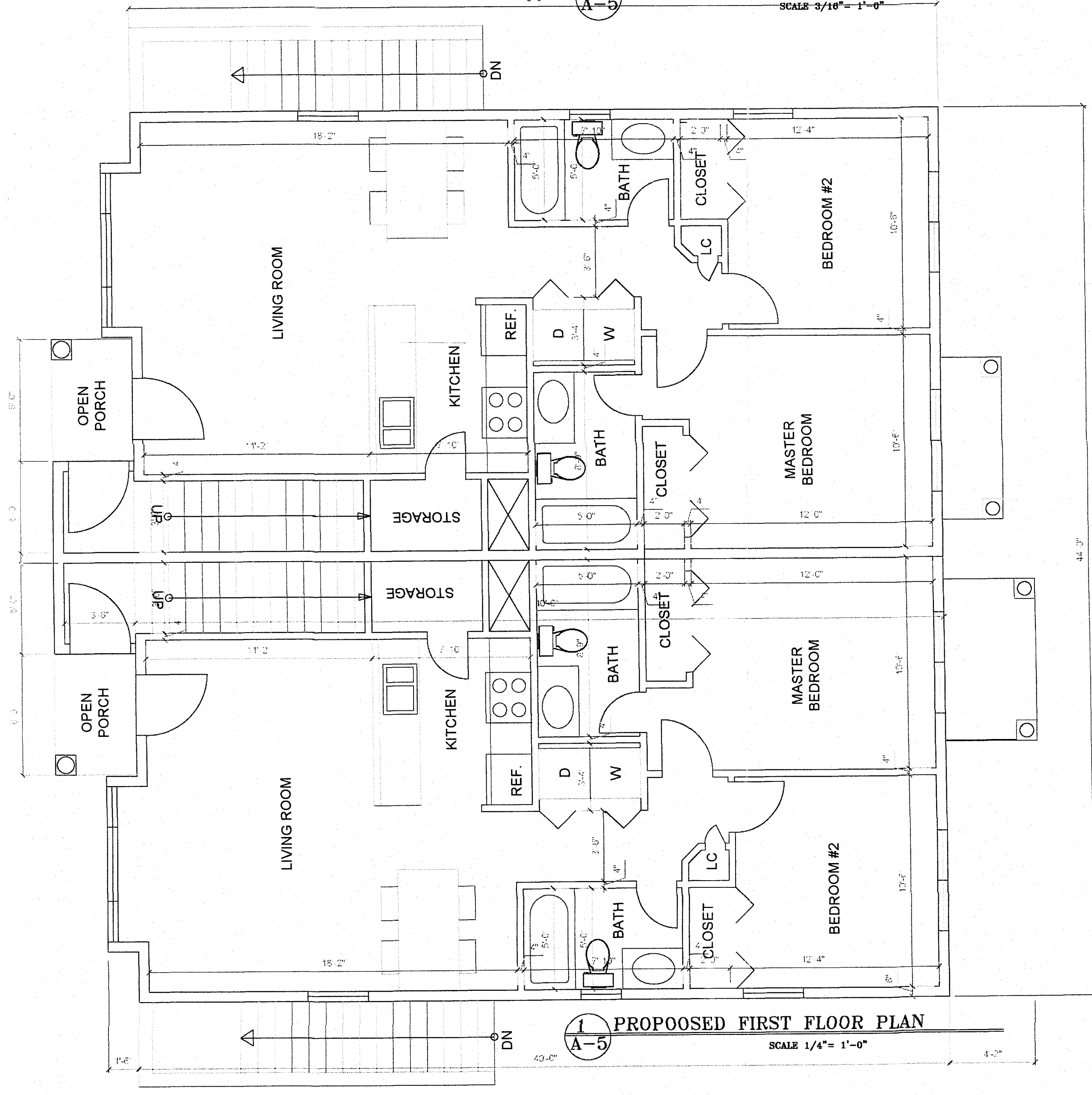
3 BUILDING "B" ROOF PLAN
SCALE 3/16" = 1'-0"



4 BUILDING "B" CROSS SECTION
SCALE 3/16" = 1'-0"



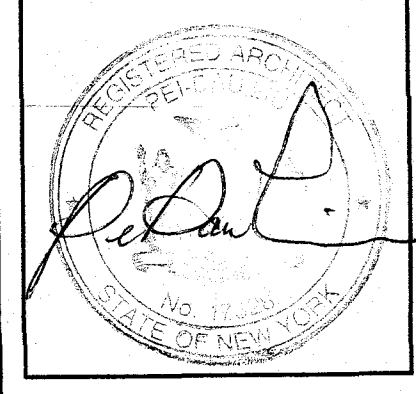
2 PROPOSED SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

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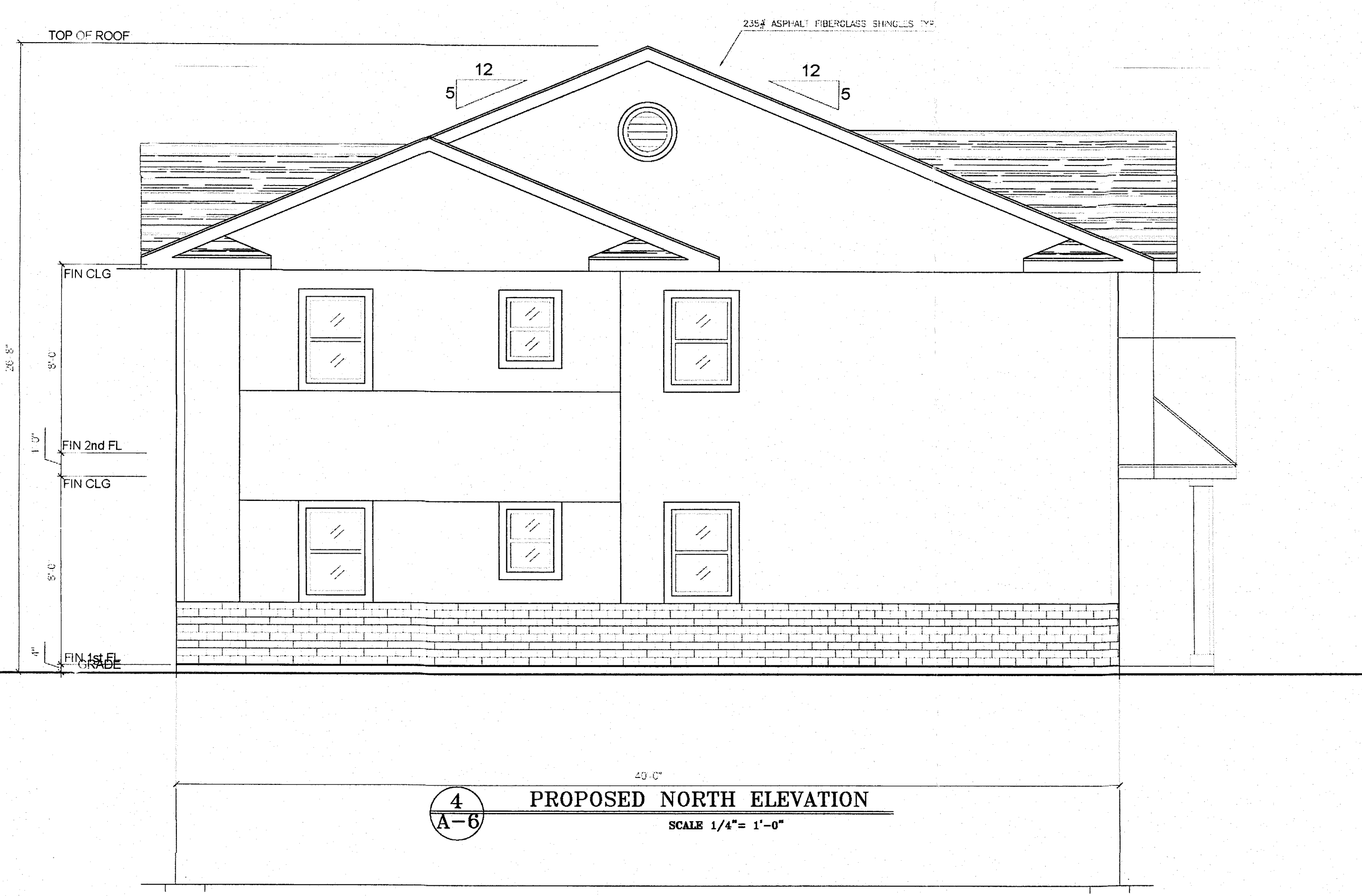
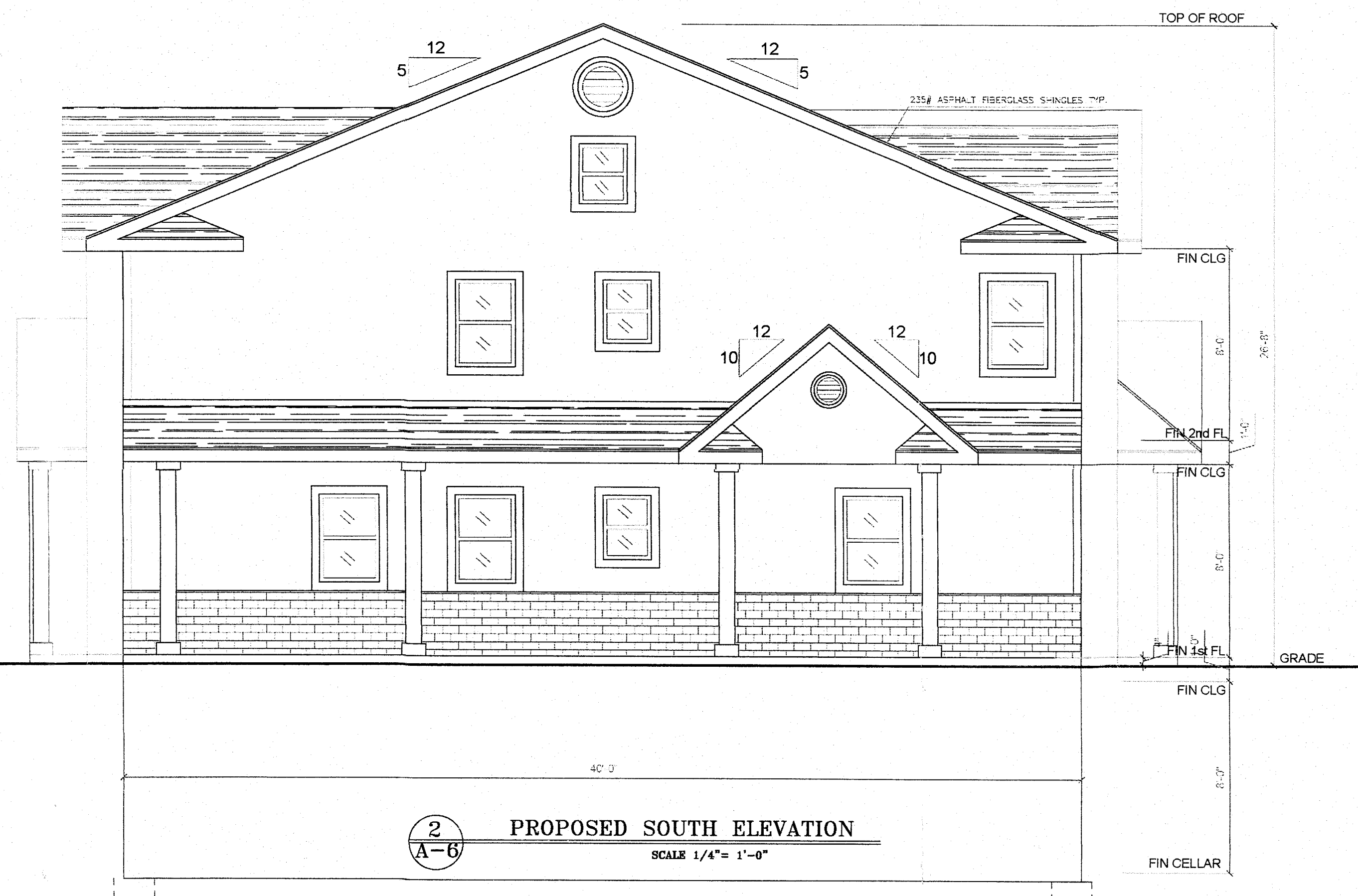
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PROJECT: PARSON'S CORNERS AT LYNBROOK
PROPOSED MULTIPLE DWELLING RESIDENTIAL BUILDINGS
161 UNION AVENUE, LYNBROOK, NY
SHEET TITLE: BUILDING "B" FLOOR PLANS & SECTION

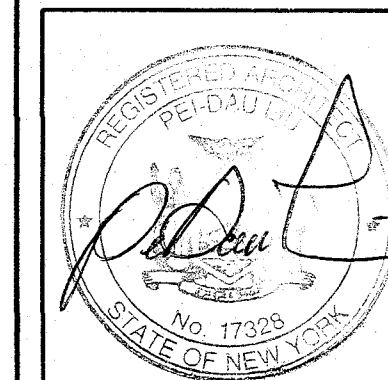
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SHEET NUMBER
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PROJECT:
PARSON'S CORNERS AT LYNBROOK
 PROPOSED MULTIPLE DWELLING RESIDENTIAL BUILDINGS
 161 UNION AVENUE, LYNBROOK, NY

SHEET TITLE:
BUILDING "B" PROPOSED ELEVATIONS

JOB NUMBER	20018
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FILENAME	FILENAME
DRAWN BY	DATE
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SHEET NUMBER
A-6.00
 6 OF 6