

Bruce A. Blakeman
County Executive

Michael Kwaschyn, P.E.
Commissioner

William Nimmo
Deputy Commissioner



Nassau County Department of Public Works Planning Commission

1194 Prospect Avenue
Westbury, New York 11590-2923
(516) 571-9600
www.nassaucountyny.gov

Leonard H. Shapiro
Chair
Jeffrey H. Greenfield
Vice Chair
Neal Lewis
3rd Vice Chair
Dana Durso
Ronald J. Ellerbe
Murray Forman
Denise Gold
Reid Sakowich

April 24, 2026

Kerrie Habert
Department of Buildings
Incorporated Village of Lynbrook
1 Columbus Dr.
Lynbrook, N.Y. 11563

Re: 417 Ocean Ave., 3 Merton Ave., 9 Merton Ave.

Dear Ms. Habert:

Please be advised that the above-referenced case was before the Nassau County Planning Commission on April 23, 2026. The Commission issued a Local Determination, a copy of which is attached for your reference.

In its determination, the Planning Commission voted to include a letter outlining the proper procedure for a minor subdivision application, so the applicant is aware of what to expect upon returning to finalize the proposed minor subdivision. Because the application references a four (4) lot minor subdivision, the Planning Commission wanted to confirm that this will, in fact, be a three (3) lot minor subdivision with a Lot Line Adjustment. The applicant may apply for both in a single application. The Lot Line Adjustment for proposed Parcel 4 must be executed first, reducing the front width at the street line to 40 feet. The remaining area may then be subdivided into three (3) lots — proposed Parcels 1–3. The total fee is \$5,400, broken down as follows:

- Lot Line Adjustment: \$600
- Three (3) lot minor subdivision: \$3,600 (\$1,200 per lot x 3)
- Short Environmental Assessment Form filing fee: \$1,200

If you have any questions, please don't hesitate to reach out by phone or email using the contact information listed below.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory J. Hoest".

Gregory J. Hoest
Planner II
Nassau County DPW, Planning Division
(516) 571-1752 | GHoest@nassaucountyny.gov

cc: Brian Stanton, Superintendent, Department of Buildings, Incorporated Village of Lynbrook, 1 Columbus Dr., Lynbrook, NY 11563

RESOLUTION NO. 10649-26

WHEREAS, the NASSAU COUNTY PLANNING COMMISSION, at its regular meeting held on **April 23, 2026**, reviewed as provided by law, the following zoning matters:

MUNICIPALITY	LOCAL CASE #	APPLICANT	SECTION	BLOCK	LOT(S)
TOB Hicksville	ZBA26-103; ZBA26-104	2 Liberty Ave Inc.	46	27	148, 154
Lynbrook (w/ Letter)	130	Thomas Morash	38	F	24-31
TH Merrick		Whaleneck Marina, LLC	63	148	160-199
TNH Port Washington (w/ Letter)	CBP25-000265	Port Railroad Property, LLC	5	G	3, 8, 10, 11, 304, 307, 404, 536, 537
TOB Hicksville	SP25-021	2020 Partners LLC / MJM Plus Inc.	11	179	5-21, 29- 33, 102, 104, 125, 202-204, 223, 227, 323

THEREFORE, BE IT RESOLVED, that the **NASSAU COUNTY PLANNING COMMISSION** recommends that the referring agency take action as it deems appropriate, the Commission having no modifications.

Pursuant to Section 239-m of the General Municipal Law, the referring municipality shall file a report indicating its decision with the NASSAU COUNTY PLANNING COMMISSION within thirty (30) days of final action.

The resolution herein was, in accordance with all applicable laws, duly considered, moved and adopted by the following vote:

Leonard H. Shapiro, <i>Chair</i>	Aye
Jeffrey H. Greenfield, <i>Vice Chair</i>	Excused
Neal Lewis, <i>3rd Vice Chair</i>	Aye

Dana Durso	Aye
Ronald J. Ellerbe	Excused
Murray Forman	Aye
Denise Gold	Excused
Reid Sakowich	Aye

The Chair declared the resolution was duly adopted.

Resolution of the NASSAU COUNTY PLANNING COMMISSION **adopted: April 23, 2026**

The Lynbrook/East Rockaway Herald

Pub 2x: 4/30/26 & 5/07/26

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that the Board of Trustees of the Incorporated Village of Lynbrook will hold a Public Hearing to consider the application of Thomas Morash for a subdivision of the properties known as 417 Ocean Avenue, 3 Merton Avenue and 9 Merton Avenue. These properties are also known on the Village Land and Tax Map as Section 38, Block F, Lots 27 & 28; Section 38, Block F, Lots 29, 30 and 31; and Section 38, Block F, Lots 24, 25 and 26. The proposed subdivision would be for the construction of three one-family homes and the reduction of the frontage of 9 Merton Avenue. This hearing will also determine whether under SEQRA regulations the proposed subdivision would cause a significant impact on the environment. Said Public Hearing will be held at 7PM on May 18, 2026 at the Village Hall, One Columbus Drive, Lynbrook, New York.

All interested persons will be heard during the Public Hearing at the time and place aforementioned.

BY ORDER OF THE BOARD OF TRUSTEES

JOHN GIORDANO, VILLAGE ADMINISTRATOR
LYNBROOK, NEW YORK

DATED:

STATE OF NEW YORK)
)
COUNTY OF NASSAU)

JERRY MASSAU BEING DULY SWORN, DEPOSES AND
SAYS THAT I RESIDE AT 210 ATLANTIC AVE, NEW YORK
AND AM OVER EIGHTEEN (18) YEARS OF AGE. THAT ON THE 30th DAY OF
April, 2026, I PERSONALLY DULY POSTED AND ANNEXED THE PUBLIC
NOTICE OF P.H. Subdivision - 417 Ocean Ave/3 & 9 Merton Ave- 5/18/26 @7 PM OF THE
BOARD OF TRUSTEES OF THE INCORPORATED VILLAGE OF LYNBROOK IN THE
FOLLOWING PLACES IN THE INCORPORATED VILLAGE OF LYNBROOK, NASSAU
COUNTY, NEW YORK, TO WIT:

MUR-LEE'S MEN'S & BOY'S SHOP 24 ATLANTIC AVENUE

VILLAGE HALL 1 COLUMBUS DRIVE

VILLAGE BULLETIN BOARDS;

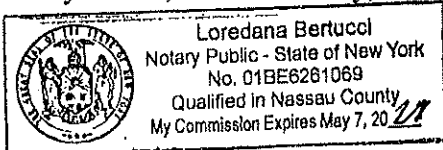
LIBRARY
GREIS PARK
DEPT. OF PUBLIC WORKS
WESTWOOD STATION

ELDERT ST
WILBUR STREET
548 MERRICK ROAD
WHITEHALL STREET

Sworn to before me this

30th day of April 2026

Loredana Bertucci
Notary Public, Nassau County, N.Y.



[Handwritten signature]

INCORPORATED VILLAGE OF LYNBROOK

INTER-DEPARTMENTAL COMMUNICATION

DATE: March 16, 2026
FROM: Brian Stanton, Superintendent of Buildings
TO: Mayor Beach & Board of Trustees
SUBJECT: Request to Set Public Hearing Date
Sub Division application Ocean Avenue & Merton Avenue

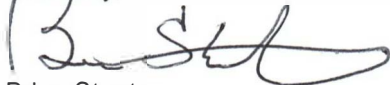
Dear Mayor & Board,

At this time the applicant (tom Morash) has filed a complete subdivision application to convert two properties known as 417 Ocean Avenue and 3 Merton Avenue as well as reducing the frontage and lot area of 9 Merton Avenue from 60' frontage to 40' frontage.

This development would include the construction of three (3) new homes on the existing vacant land.

I am requesting the Mayor and Board to set the public hearing date for May 18th, 2026 to allow the applicant and the Village ample time to meet the notification requirements outlined in Village Code.

Sincerely,



Brian Stanton
Superintendent of Buildings

RECEIVED AND FILED
WITH THE BOARD OF TRUSTEES
OF THE INC. VILLAGE OF LYNBROOK

APPLICANT DISCLOSURE STATEMENT
Chapter 14 of the Village of Lynbrook Code

8/16/20

#130

TO THE VILLAGE OF LYNBROOK:

Applicant's Name: Thomas Morash

Applicant's Address: 1 Sunrise Highway, Lynbrook, New York

Nature of Application: Subdivision

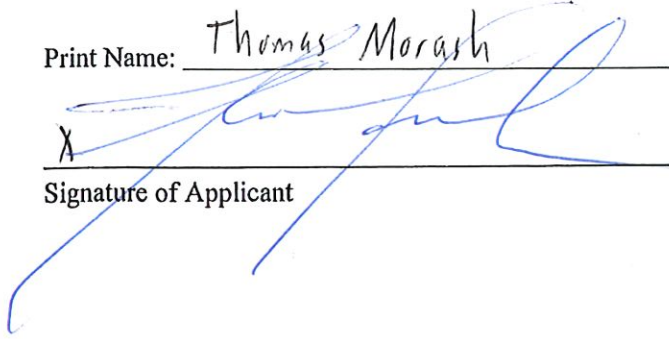
Please check whichever of the following applies to you:

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: Thomas Morash

Date: 8/13/2025


Signature of Applicant

SUB-DIVISION

SEC. 17 BLK. 2 LOT 1-3

MAYOR & BOARD OF TRUSTEES, VILLAGE OF LYNBROOK

Review of Application for Sub-division

Thomas Morash

Zoned: Residence A

TO MAYOR AND BOARD OF TRUSTEES, OF THE INCORPORATED VILLAGE OF LYNBROOK, INC.

The application of Thomas Morash respectfully states and alleges:

1. That the applicant (address) 1 Sunrise Highway, Lynbrook, New York
2. That the premises affected by this application is located at 417 Ocean Avenue,
3 Merton Avenue and 9 Merton Avenue, Lynbrook, New York.
3. That the applicant (or the applicant's duly authorized) _____ on or about the 2nd day of June, 2025 filed in the office of the Dept. of Buildings of the Inc. Village of Lynbrook, NY an application for Lynbrook, NY an application for a Subdivision of the plot (s)
4. That said premises are now being used as follows: 417 Ocean Avenue & 3 Merton Avenue -
Vacant Land
9 Merton Avenue - single family dwelling
5. Use of proposed sub-divided Plots Construct three (3) new single family dwellings
and maintain existing dwelling on a lesser lot
6. That the following is a statement of other factual information deemed pertinent by the applicant: _____
Applicant proposes to renovate the existing dwelling at 9 Merton Avenue
and 11 Merton Avenue (not part of subdivision) as part of this project.

Signature of Applicant

Sworn to before me this

13th day of August 2025

Notary Public

Dominick Minerva
Notary Public, State of New York
No. 02M16089222
Qualified in Nassau County
Commission Expires March 24, 2027

RECEIVED AND FILED
WITH THE BOARD OF TRUSTEES
OF THE INC. VILLAGE OF LYNBROOK
ON 8/16/26

130

PLANNING BOARD,
INCORPORATED VILLAGE OF LYNBROOK
COUNTY OF NASSAU: STATE OF NEW YORK

-----X
In the Matter of the Application of

Thomas Morash

Petitioner

ATTORNEYS
DISCLOSURE
AFFIDAVIT

For a subdivision in accordance with to the Code of the
Incorporated Village of Lynbrook for property situated in
Lynbrook, Nassau County, New York

RECEIVED AND FILED
WITH THE BOARD OF TRUSTEES
OF THE INC. VILLAGE OF LYNBROOK
ON 3/16/20
APPLICATION NO. #130

-----X
STATE OF NEW YORK)
)ss.:
COUNTY OF NASSAU)

Albert A. D'Agostino being duly sworn, deposes and says:

1. I am over 21 years of age.
2. I am an officer, namely President, of Minerva & D'Agostino,
P.C., attorneys for the Petitioner with an office for the conduct of
business located at 107 South Central Avenue, Valley Stream, New York.
3. The following are the names and addresses of the Officers
and Directors of Minerva & D'Agostino, P.C.:

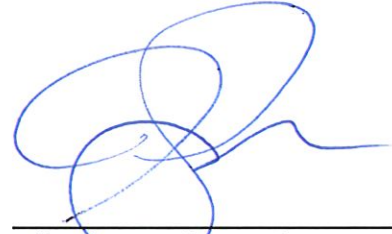
Dominick Minerva (Director & Secretary) 107 South Central Avenue
Valley Stream, NY 11580

Albert A. D'Agostino (Director & President) 107 South Central Avenue
Valley Stream, NY 11580


4. No State Officer or any officer or employee of the
Incorporated Village of Lynbrook or a Municipality of which such
municipality is a part, or any local officer or employee of Nassau County
or Municipality herein is interested in the favorable exercise of discretion

of the Board in the above entitled proceedings except as stated in the applicants disclosure statement and as follows:

<u>Name</u>	<u>Position</u>	<u>Address</u>
Albert A. D'Agostino	Counsel	Lawrence Public Schools,
Dominick Minerva	Counsel	Water Authority of Western Nassau County
	Labor Counsel	Town of Hempstead Sanitary District # 1



Albert A. D'Agostino

Sworn to before me this
14th day of August 2025


Notary Public

Dominick Minerva
Notary Public, State of New York
No. 02MI6089222
Qualified in Nassau County 2027
Commission Expires March 24, 2027

RECEIVED AND FILED
 WITH THE BOARD OF TRUSTEES
 OF THE INC. VILLAGE OF LYNBROOK
 ON 3/16/26

617.20

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

#130

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

1. APPLICANT/SPONSOR Thomas Morash	2. PROJECT NAME
3. PROJECT LOCATION: Municipality Inc. Village of Lynbrook County Nassau	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 417 Ocean Avenue, 3 Merton Avenue and 9 Merton Avenue, Lynbrook, New York	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Subdivide parcel into four (4) parcels for purposes of maintaining existing dwelling on a lesser lot and constructing three (3) new single family dwellings.	
7. AMOUNT OF LAND AFFECTED: Initially <u>.41</u> acres Ultimately <u>.41</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly Area variances required as to parcel size	
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: Area variances - Village of Lynbrook Board of Zoning Appeals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
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: <u>Thomas Morash</u> Date: <u>8/17/25</u> Signature: <u>[Signature]</u>	

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

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

<p>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.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>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.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>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:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>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:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p>
<p>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:</p>
<p>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:</p>

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.

<p><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.</p>	
<p><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.</p>	
<p>_____</p> <p style="text-align: center;">Name of Lead Agency</p>	<p>_____</p> <p style="text-align: center;">Date</p>
<p>_____</p> <p style="text-align: center;">Print or Type Name of Responsible Officer in Lead Agency</p>	<p>_____</p> <p style="text-align: center;">Title of Responsible Officer</p>
<p>_____</p> <p style="text-align: center;">Signature of Responsible Officer in Lead Agency</p>	<p>_____</p> <p style="text-align: center;">Signature of Preparer (if different from responsible officer)</p>

AFFIDAVIT OF OWNER

(To be completed only if the owner is not the applicant)

STATE OF NEW YORK


SS:

COUNTY OF NASSAU

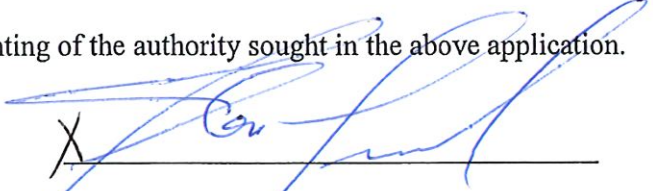
Thomas Morash _____ being duly sworn, depose(s) and say(s):

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

That the owner(s) consent(s) to the granting of the authority sought in the above application.

Sworn to before me this
13th day of August 2025


Notary Public
Notary Public, State of New York
No. 02MI6089222
Qualified in Nassau County



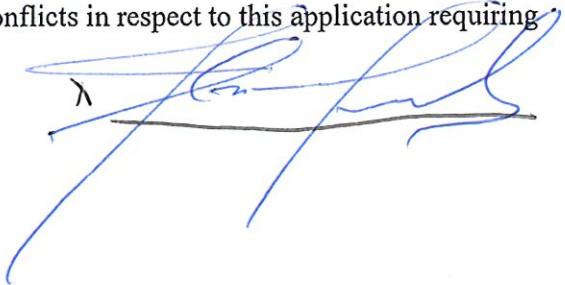
Dominick Minerva
Notary Public, State of New York
No. 02MI6089222
Qualified in Nassau County
Commission Expires March 24, 2027

NOTICE

CONFLICT OF INTEREST

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

Dated August 13 2025



RECEIVED AND FILED
WITH THE BOARD OF TRUSTEES
OF THE INC. VILLAGE OF LYNBROOK
ON 3/16/26
ADD: #130

LIST OF NAMES AND ADDRESSES

LIST # 2

417 OCEAN AVE & 3 & 9 MERTON AVE # 2025-0176

2 OF 2

List names, addresses and Lynbrook tax map numbers of each property owner within 200' of the subject property, served by the Section/Block/Lot numbers must be from the Village of Lynbrook Tax Map.

Nassau	Lynbrook			NAME	MAILING ADDRESS
	S/B/L	SEC.	BLK.		
38/F/16 & 17	17	2	7	ROBERT & MAUREEN POWERS	21 MERTON AVE, LYNBROOK, NY 11563
38/F/18 & 19	17	2	6	WILLIAM & JENNIFER HERRERA	19 MERTON AVE, LYNBROOK, NY 11563
38/F/20 & 21	17	2	5	LINDA & RICARDO ESPINO	17 MERTON AVE, LYNBROOK, NY 11563
38/F/39-42, 50C & 50F	N/A	N/A	N/A	INC. VILLAGE OF ROCKVILLE CENTRE	1 COLLEGE PL, ROCKVILLE CENTRE, NY 11570
38/F/57	N/A	N/A	N/A	BLUE HILLS FUELS LLC	200 CLARENDON ST, 55TH FL, BOSTON, MA 02116
38/444/94-96	17	3	8	ENZA GAMBINO	437 BURKHARD AVE, WILLISTON PARK, NY 11596
38/444/97 & 98	17	3	6	ANNE CETHOUTE	22 MERTON AVE, LYNBROOK, NY 11563
38/444/99-101	17	3	5	JENNIFER HERRERA	19 MERTON AVE, LYNBROOK, NY 11563
38/444/102 & 103	17	3	4	MATTHEW LAMMERTSE & NICOLE OLIVER	14 MERTON AVE, LYNBROOK, NY 11563
38/444/104 & 105	17	3	3	CHRISTOPHER & GLENDA CARR	12 MERTON AVE, LYNBROOK, NY 11563
38/444/106 & 107	17	3	2	JEFFREY & KATHERINE HALSTEAD	8 MERTON AVE, LYNBROOK, NY 11563
38/444/108-110	17	3	1	JENNIFER PERSAUD & KALLICHARAN ARJUN	431 OCEAN AVE, LYNBROOK, NY 11563
38/444/111-113	17	3	20	RAMKARRAN, PRAMDAL, & NADIA SEEPERSAUD	435 OCEAN AVE, LYNBROOK, NY 11563
38/444/114 & 115	17	3	19	LUIS DIAZ	439 OCEAN AVE, LYNBROOK, NY 11563
38/444/116-118	17	3	18	MUHAMMAD SHAFQAT	443 OCEAN AVE, LYNBROOK, NY 11563
38/444/119 & 120	17	3	17	JANUSZ & LILIENUE RODZIEWICZ	260 VILLAGE AVE, LYNBROOK, NY 11563
38/444/121 & 122	17	3	16	MARY & VITO NORWICK	256 VILLAGE AVE, LYNBROOK, NY 11563
38/444/123 & 124	17	3	15	JORGE & ERIKA ARIAS	254 VILLAGE AVE, LYNBROOK, NY 11563
38/444/125-127	17	3	14	STEPHEN & SUSAN RICHARDSON	246 VILLAGE AVE, LYNBROOK, NY 11563
38/525/35, 39, 454 458, 470 & 471	17	1	1, 4, 41	SUNRISE ONE LLC & MICHAEL MORASH	1 SUNRISE HWY, LYNBROOK, NY 11563
38/525/37, 38, & 101-107	17	1	5, 10	BLS ASSET MANAGEMENT CORP	410 OCEAN AVE, LYNBROOK, NY 11563
38/525/464 & 521	17	1	14	MARY VULPETTI, TR	434 OCEAN AVE, LYNBROOK, NY 11563
38/525/520	17	1	15	JOHN DENINNO	430 OCEAN AVE, LYNBROOK, NY 11563
38/525/525	17	1	13	CLIFFORD HANSEN, TR	1 ARBOR LN, ROCKVILLE CENTRE, NY 11570
38/525/529	17	1	18	PATRICK MCMANUS	303 E. PARK AVE, LONG BEACH, NY 11561
-	-	-	-	STATE OF NEW YORK	CORNING TOWER, 41ST FLOOR, EMPIRE STATE PLAZA, ALBANY, NY 12242
-	-	-	-	INC. VILLAGE OF ROCKVILLE CENTRE	P.O. BOX 950, ROCKVILLE CENTRE, NY 11571-0950

RMB

308 EAST MEADOW AVENUE
EAST MEADOW, NY 11554
(516) 336-0600 PHONE
(516) 336-0591 FAX

ISSUED: _____

REVISIONS: _____

PROJECT NO: 2015-0716
DATE: 06/04/2015
SCALE: 1" = 60'-0"
DRAWN BY: NDV
REVIEWED BY: NDV

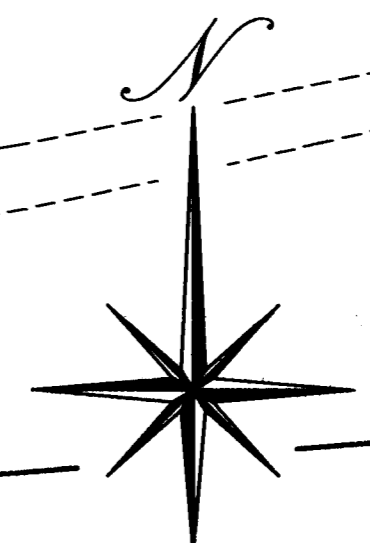
PROJECT:

417 OCEAN AVE
&
3 & 9 MERTON AVE

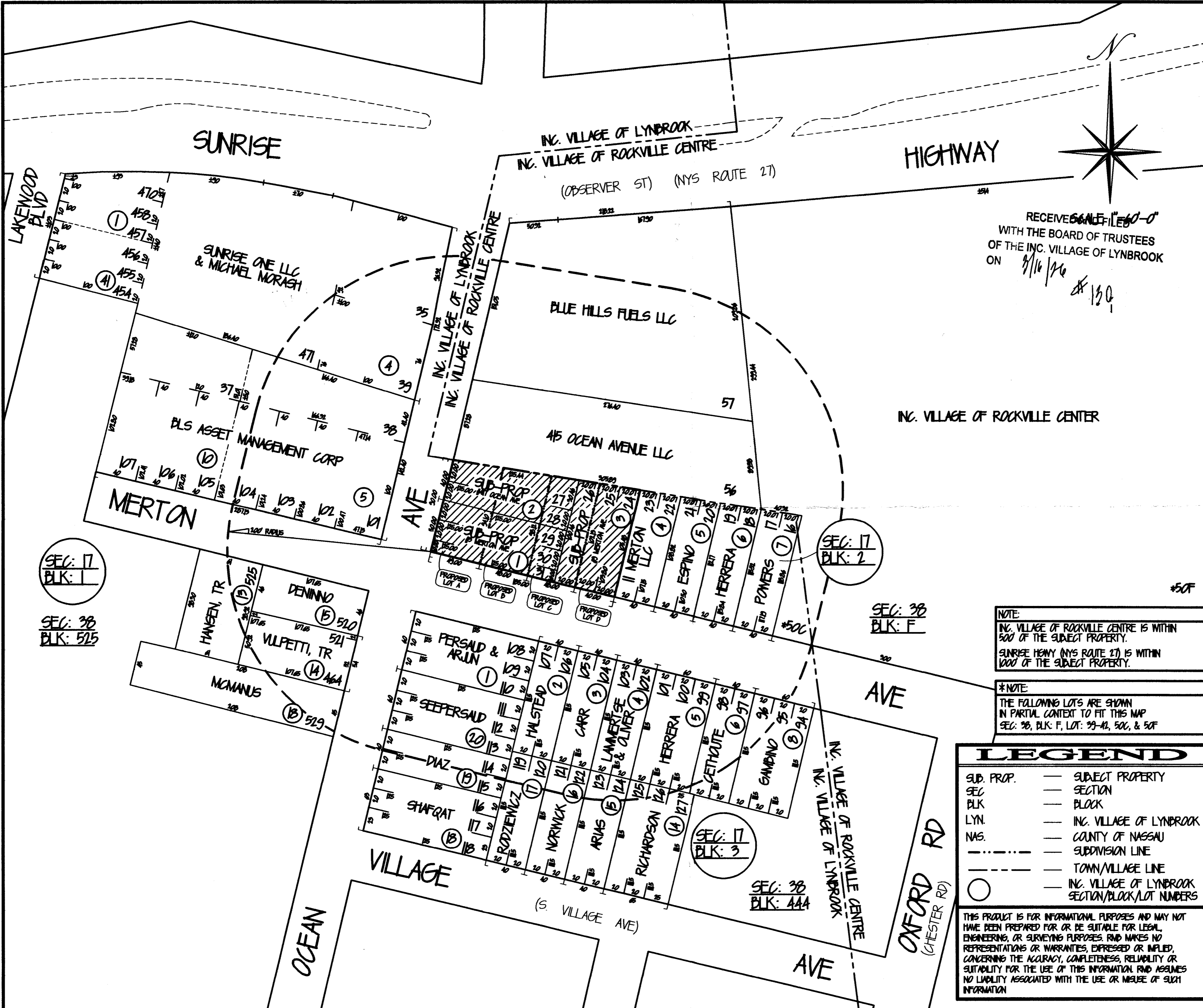
SITE ADDRESS:
417 OCEAN AVE,
LYNDBROOK, NY 11563
&
3 & 9 MERTON AVE,
LYNDBROOK, NY 11563

DRAWINGS OF:
RADIUS MAP
200 RADIUS
INC. VILLAGE OF
LYNDBROOK

SHEET:
MAP 1.0



RECEIVED AND FILED
WITH THE BOARD OF TRUSTEES
OF THE INC. VILLAGE OF LYNDBROOK
ON 9/16/26
#130



NOTE:
INC. VILLAGE OF ROCKVILLE CENTRE IS WITHIN
500' OF THE SUBJECT PROPERTY.
SUNRISE HEAVY (NYS ROUTE 27) IS WITHIN
1000' OF THE SUBJECT PROPERTY.

*NOTE:
THE FOLLOWING LOTS ARE SHOWN
IN PARTIAL CONTEXT TO FIT THIS MAP
SEC: 38, BLK: F, LOT: 39-42, 50C, & 50F

LEGEND

SUB. PROP.	—	SUBJECT PROPERTY
SEC.	—	SECTION
BLK.	—	BLOCK
LYN.	—	INC. VILLAGE OF LYNDBROOK
NAS.	—	COUNTY OF NASSAU
---	---	SUBDIVISION LINE
---	---	TOWN/VILLAGE LINE
○	---	INC. VILLAGE OF LYNDBROOK SECTION/BLOCK/LOT NUMBERS

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SEC: 17
BLK: 1

SEC: 38
BLK: 525

SEC: 17
BLK: 2

SEC: 38
BLK: F

SEC: 17
BLK: 3

SEC: 38
BLK: 444



OCEAN AVENUE

MERTON AVE

PLOT PLAN

SCALE: 1" = 10'

	ALLOWED	PROPOSED (LOT - A)	PROPOSED (LOT - B)	PROPOSED (LOT - C)	PROPOSED (LOT - D)	COMMENTS
RESIDENCE "A"						
LOT AREA	5,500 SF	*4699 sf	*4523 sf	*4708 sf	*4153 sf	* VARIANCE REQ'D.
LOT WIDTH	55 FT	*51 FT	*47 FT	*47 FT	*40 FT	* VARIANCE REQ'D.
BLDG. COV.	35%	1248 SF = 26.5%	1360 SF = 30%	1466 SF = 31.1%	794 SF = 19.1%	
FRONT YARD	30 FT	*25 FT	*25 FT	*25 FT	25 FT (EXIST)	* VARIANCE REQ'D.
CORNER	15 FT	15 FT	NA	NA	NA	
SIDE YARD	5 FT	15 FT & 12 FT	9 FT & 12 FT	9 FT & 12 FT	12.5 FT & 7.25 FT	
SIDE YARD AGG.	15 FT	27 FT	21 FT	21 FT	19.75 FT	
REAR YARD	20 FT	21.19 FT	23.94 FT	24.87 FT	46.21 FT	

John F. Capobianco
 Architect · Interior Design · Planning · A.I.A.
 159 Daughtry Boulevard, Inwood NY 11096
 (516) 238-8775 Fax: (516) 238-0449

BY	REVISIONS	DATE

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MERTON AVENUE HOMES
 MERTON AVENUE
 LYNBROOK, NEW YORK 11563

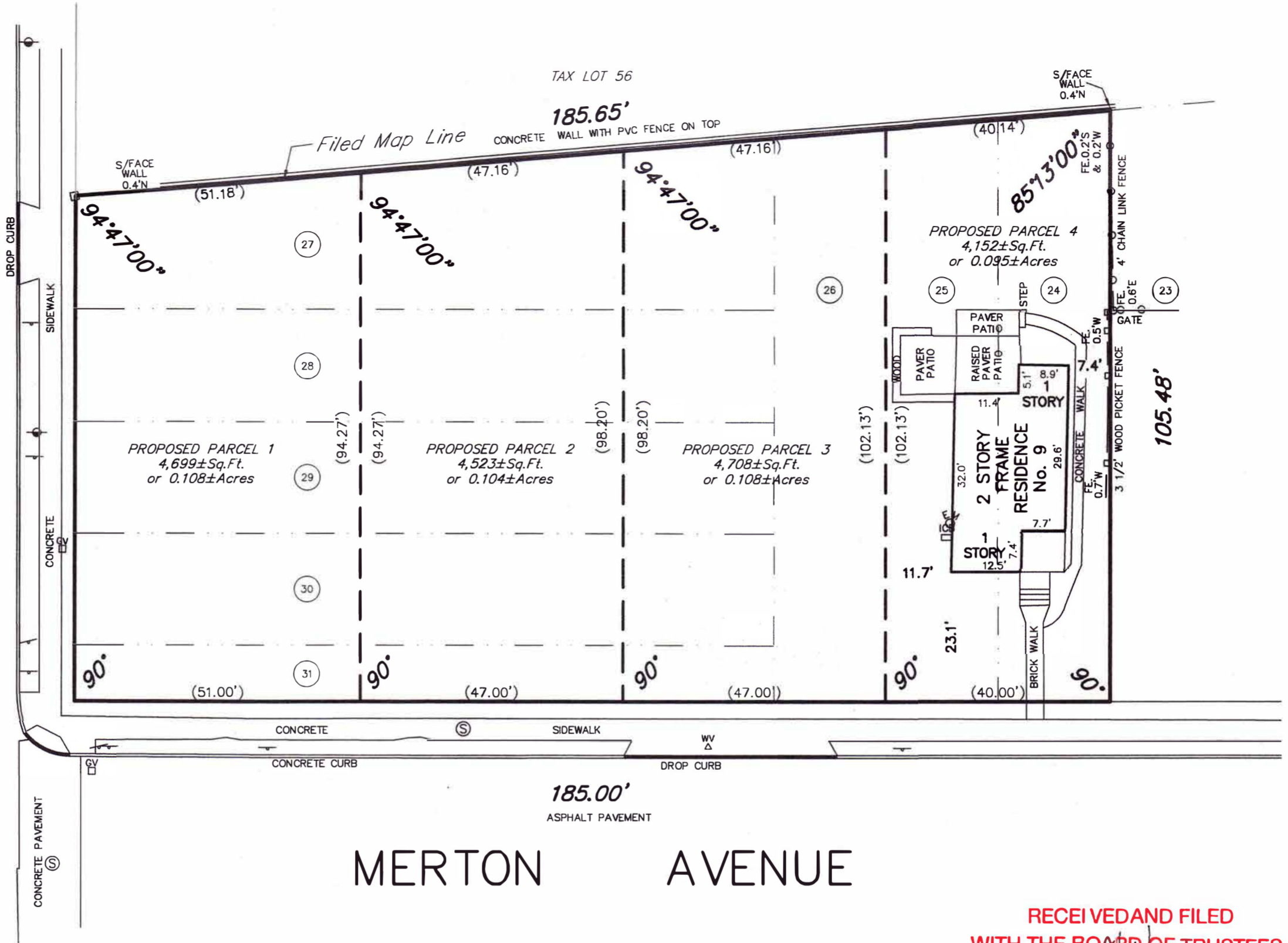
SEAL

TITLE
 SITE PLAN
 DATE 05-12-25 SCALE AS NOTED
 DRAWN BY CHECKED BY
 JOB # DRAWING #
 PD-1 of



OCEAN AVENUE

90.00'



MERTON AVENUE

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 WITH THE BOARD OF TRUSTEES
 ON 5/14/26
 APPLICATION FOR SUBDIVISION
 NO 130

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LEGEND

- UTILITY POLE
- SANITARY SEWER MANHOLE
- GAS VALVE
- WATER VALVE
- ELECTRIC METER
- IRRIGATION CONTROL BOX
- SIGN
- MONUMENT FOUND

MERTON AVENUE HOMES
 MINOR SUB-DIVISION MAP
 OVERALL AREA = 18,082±Sq.Ft. or 0.415±Acres

PREPARED FOR: THOMAS CECIL MORASH
 MAP OF: Property Belonging to BONNER DEVELOPMENT CORP.
 BLOCK 1, LOTS 24-31 Inclusive
 LOCATED AT: Incorporated Village of LYNBROOK
 COUNTY OF: Nassau, New York
 CERTIFIED TO:

Filed: 10/29/1913
 Case No. 245

TITLE No.: NA
 SCALE: 1" = 20'
 SURVEYED ON: June 11, 2025

AK ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 100 NORTH PARK AVENUE
 ROCKVILLE CENTRE, NEW YORK 11570
 Tel:(516) 678-9610 - Fax:(516) 678-0348

RALPH ANDERSON
 N.Y. LIC. No. 49462

DIST: NA

SEC: 38

BLOCK: F

LOT(S): 24-31 Incl.

DRAWN BY: CR

CHECKED BY: RA

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7/16/26
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