

Board of Appeals, Village of Lynbrook

In the Matter of the Application of Terwilliger & Bartone Properties, LLC

Variance # \_\_\_\_\_ Zoned: Commercial

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

The application of Terwilliger & Bartone Properties respectfully states and alleges:

1. That the applicant (~~residing at~~) (doing business at) 141 Merritts Road, 2nd Floor, Farmingdale, NY 11735
2. That the premises affected by this application is located at: 5 Freer Street Lynbrook, New York.
3. That (~~the applicant~~) (the applicant's duly authorized Agent) on or about the 18 day of September, 20 19 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 19 day of September, 20 19, the Department of Buildings denied said application for the following sections of the Zoning Code of the Village of Lynbrook: permitted uses (252-29), height restrictions 252-90), off-street parking requirements (252-99), density & lot area requirements (252-88), maximum coverage (252-89), required setbacks (252-91), location requirement on corner lots (252-98)
5. Nature of proposed improvements: Removal of existing motel. New construction of a 4-story Multi-Family Residential Apartment Building.
6. Nature and date of improvements erected prior to obtaining a variance: NA
7. That said premises are now being used as follows: 60 room motel
8. That the applicant seeks authority to make use of said premises as follows: New Multi- Family Residential Apartment Building
9. That the following is a statement of other factual information deemed pertinent by the applicant: NA
10. That the grounds for this application are as follows: Repurposing of vacant hotel site to prevent potential urban blight and provide much needed housing for the community.
11. That any deed covenants or restrictions running with the land prohibiting the desired use are as follows: NA

(1) Strike out inapplicable phase. (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.

DANIELLE ROMANO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01RO6380453  
Qualified In Nassau County  
My Commission Expires 09-04-2022

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

Dated: 9/23/19

[Signature]  
(by) ANTHONY BARTONE  
(its) MARAGIO C. PANTERA

State of New York }  
County of Nassau }

The applicant named in the foregoing application, being duly sworn, depose and says that Anthony Bartone read the foregoing application subscribed by \_\_\_\_\_ and know the contents thereof, and that the same is true to Anthony Bartone's own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters Anthony Bartone believe it to be true.

DANIELLE ROMANO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01RO6380453  
Qualified In Nassau County  
My Commission Expires 09-04-2022

Sworn to me before this  
23<sup>rd</sup> Day of Sept 2019  
Danielle Romano  
Notary Public

[Signature]  
Signature of Applicant

**Affidavit of Owner**

To be completed only if the owner is not the applicant

State of New York }  
County of Nassau }

SEE NEXT  
PAGE FOR  
AFFIDAVIT  
OF  
OWNER

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.

DANIELLE ROMANO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01RO6380453  
Qualified In Nassau County  
My Commission Expires 09-04-2022

Sworn to me before this  
23<sup>rd</sup> Day of Sept. 2019  
Danielle Romano  
Notary Public

Signature of Applicant OWNER

**Notice of 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.

Dated: 9/23/19

[Signature]  
Signature

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

Dated: \_\_\_\_\_  
Terwilliger & Bartone Properties, LLC  
(by) \_\_\_\_\_  
(its) Anthony Bartone, Member

State of New York }  
County of Nassau }

The applicant named in the foregoing application, being duly sworn, depose and says that Anthony Bartone  
\_\_\_\_\_ read the foregoing application subscribed by \_\_\_\_\_  
and know the contents thereof, and that the same is true to Anthony Bartone's  
own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to  
those matters Anthony Bartone \_\_\_\_\_ believe it to be true.

Sworn to me before this  
\_\_\_\_\_ Day of \_\_\_\_\_

Signature of Applicant

Notary Public

**Affidavit of Owner**

To be completed only if the owner is not the applicant

State of New York }  
County of Nassau }

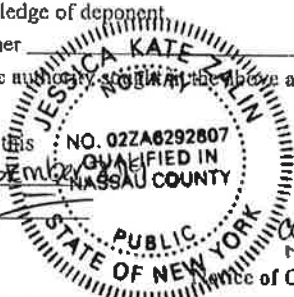
Eric Delluta

Being duly sworn, deposes, and says:

That (he/she) is ( \_\_\_\_\_ the owner of) (is the authorized signatory of the owner  
\_\_\_\_\_, 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  
\_\_\_\_\_ Day of \_\_\_\_\_



Notary Public

E. Delluta  
Signature of Applicant **OWNER**

Notice of Conflict of Interest

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

Dated: 9-25-19

E. Delluta  
Signature

APPLICANT DISCLOSURE STATEMENT  
Chapter 14 of the Village of Lynbrook Code

TO THE VILLAGE OF LYNBROOK:

Applicant's Name: TERWILLIGER + BARTOJA PROPERTIES

Applicant's Address: 141 MERITT'S RD, FARMINGDALE

Nature of Application: ERECTION OF NEW MULTI-FAMILY RESIDENTIAL APARTMENT BUILDING

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: ARTHUR BARTOJA

Date: 9/23/19

Signature of Applicant

  
DANIELLE ROMANO 9/23/19

DANIELLE ROMANO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01RO6380453  
Qualified In Nassau County  
My Commission Expires 09-04-2022