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September 20, 2019

BY HAND

Department of Buildings
Inc. Village of Lynbrook
1 Columbus Drive
Lynbrook, New York 11563

Att: Brian Stanton, Superintendent

Re: **Application of Terwilliger & Bartone Properties, LLC to the Board of Trustees of the Village of Lynbrook for a Special Use Permit to allow the redevelopment of premises known as 5 Freer Street within the Village with a new multi-family residential apartment building within the Commercial Zoning District**

Dear Mr. Stanton:

My firm and I represent Terwilliger & Bartone Properties, LLC in connection with the above-referenced premises and application. In accordance with the requirements of §252-116 of the Lynbrook Zoning Ordinance setting forth the application requirements for a special use permit from the Board of Trustees, enclosed please find the following application documents:

1. Original and nine (9) copies of a completed Special Use Permit Application, executed by Anthony Bartone, Member of Terwilliger & Bartone Properties, LLC. Included with the application form is the notarized verification executed by Anthony Bartone, the Applicant Disclosure Statement executed by Anthony Bartone and an Affidavit of Owner executed by counsel for the property owners (the names of which are listed in Exhibit "A" of the Affidavit) pursuant to a power of attorney and written consent issued by the property owners. (A copy of the power of attorney and written consent is also included in this package.);
2. Ten (10) sets of photographs of the premises that is the subject of my client's application;

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3. Ten (10) completed Short Environmental Assessment Forms for the project executed by Matthew K. Aylward, P.E. of R&M Engineering, the applicant's site engineering firm;
4. Ten (10) copies of a survey of the subject premises prepared by JM Land Surveying and dated July 11, 2019;
5. Ten (10) signed and sealed 200'/500' radius maps for the subject property prepared by R&M Engineering, dated July 10, 2019, last revised August 26, 2019;
6. Ten (10) lists of names and addresses and tax map numbers of the property owners situated within 200' of the subject property; and
7. Ten (10) signed and sealed sets of plans prepared by H2M Architects and Engineers of the site alignment, floor and elevation plans for the proposed development project.

Also enclosed herewith please find a check, payable to the *Village of Lynbrook*, in the amount of \$625.00 to cover the application filing fee to the Village.

My client's redevelopment project and the application documents submitted herewith arise out of the Request for Proposals ("RFP") issued by the Inc. Village of Lynbrook for the redevelopment of 47,000 sq. ft. of land at 5 Freer Street/Roxy Place, dated June 6, 2016. In that RFP, the Village indicated the intent behind the RFP to be "for the purpose of redeveloping this parcel of land to enhance its taxable status, eliminate blight, and facilitate economic and community development". The RFP goes on to list its goals and objectives which include "to develop a first-class project that will enhance and support the "Lynbrook USA Downtown Revitalization" Report prepared by the Regional Plan Association and add needed taxable improvements to the Village's ratable base without adding significantly to the cost of Village services; to create a balanced residential community that allows for privacy and social interaction, and has a positive business district/neighborhood identity and residential character; to provide an aesthetically pleasing visible image for the area; to enhance economic development opportunities that can support businesses with new customers residing close to shopping and entertaining uses; and to provide the Village with substantial financial benefits and contribution to the Village's economy."

My client firmly believes that its proposed redevelopment of the premises in question will accommodate all of the goals and objectives set forth in the RFP. My client has engaged in significant community outreach in connection with its proposed apartment development. An open house to provide information and address questions has been held and my client has also taken interested residents to the site of another project it has developed in order to display the type and quality of the projects it has already accomplished. The feedback resulting from this community outreach has been extremely positive.

It should be noted that the plans provided herewith include in the project site a portion of Roxy Place. This is pursuant to my client's intended acquisition of said portion of Roxy Place. Said course of action is contemplated within the RFP. Specifically, it indicates that "the Village,

by issuance of this RFP, intends to negotiate with the designated redeveloper to allow use of approximately 5,900 sq. ft. of the roadbed of Roxy Place in order to accommodate the economics of the proposed project.”

The applicant intends to utilize the portion of Roxy Place to be acquired for an additional parking area for the residents of the apartment development. In acquiring said portion of Roxy Place, the remaining portion of the roadway would dead-end at the northeast corner of the subject premises. My client has had discussions with the residents on Roxy Place closest to the subject premises. The residents have very clearly stated their support of the closing of Roxy Place at the point proposed.

With this submission, it is respectfully requested that this application be referred to the Board of Trustees for it to schedule a public hearing to consider the application before it. It is further requested that a referral package pertaining to this application be forwarded to the attention of the Nassau County Planning Commission for its review and recommendation pursuant to the requirements of section 239-m of the General Municipal Law.

Please advise if any additional materials or information is desired by your office in furtherance of setting the hearing date. With regard to traffic and parking, my client’s consultant is in the process of finalizing its review and will be issuing a report for the Village’s consideration shortly. Similarly, if the Village wishes a Full Environmental Assessment Form be submitted, that, too, can be accommodated.

Thank you for your prompt attention to this application submission and the request to schedule a hearing. Please do not hesitate to contact me should you wish to discuss any aspect of our request.

Very truly yours,

FORCHELLI DEEGAN TERRANA LLP

By: _____
WILLIAM F. BONESSO

WFB/ka
Enclosures

BARTONE DEVELOPMENT PARTNERS LLC

154 S FRONT ST
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Village of Lynbrook

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AUTHORIZED SIGNATURE

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