

## INCORPORATED VILLAGE OF LYNBROOK

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### INTER-DEPARTMENTAL COMMUNICATION

DATE: October 11, 2019

FROM: Brian Stanton, Superintendent-Building Dept.

TO: Mayor and Board of Trustees

SUBJECT: Application for Special Use Permit  
Terwilliger & Bartone Properties  
5 Freer Street, Lynbrook  
Section: 28, Block: 04, Plot: 01

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This report is submitted by the Department of Buildings pursuant to Village Code 252-116. The purpose of this report is to provide an evaluation of the project, generally, and to further provide specific comments concerning (a) compatibility with the surrounding neighborhood, (b) aesthetic impact of the project, (c) environmental considerations, (d) code compliance, (e) traffic impact, and (f) recommendations.

#### The Proposed Project

The applicant submitted a request for a Special Use Permit for a proposed eighty (80) unit multi family dwelling to be constructed on the property known as 5 Freer Street. The architectural drawing depicts a four story building with parking on grade and three stories of residential above.

- a) Compatibility with surrounding neighborhood  
Currently the property is being used as a transitory use motel and if approved, a multi family residence will blend better with the properties to the east and south, which currently consists of one and two family residences. To the north and west of the project are commercial use properties consisting of an Assisted Living facility to the west and a Coffee House restaurant to the north.
- b) Aesthetic Impact of the Project  
The subject property is located in the southwest portion of the Village which has multiple styles of construction, of which a large portion are constructed of Tudor style finishes. The applicant plans on constructing the property in Tudor style finishes, including all new landscaping. This type of building will be aesthetically comparable to the existing development in the area.
- c) Environmental Considerations  
If any environmental concerns are found such as asbestos and lead, they will be addressed prior to demolition. The reconstruction of the site will require approval from Nassau County Department of Public Works along with our Site Plan Board. At that time all issues including but not limited to storm water retention, snow removal, garbage removal, lighting and public utilities will be addressed.

- d) Code Compliance  
If approved, this application must comply with all building and fire codes prior to the issuance of a building permit. As for Village zoning compliance, the applicant will require approval from the Board of Zoning Appeals for on-site parking, height, density, lot coverage and setbacks.
- e) Traffic Impact  
After reviewing the report submitted and prepared by R & M Engineering for traffic and parking impacts, it appears to have a similar traffic activity to the existing sixty (60) unit motel.  
The parking on site depicts ninety-two (92) spaces for the eighty unit complex. Their calculations in the report states during peak hour's only ninety-two (92) spaces will be required.
- f) Recommendation Conclusion  
At this time, the existing property is long overdue for redevelopment and the design of the new building will be significantly more desirable to the surrounding neighborhood, including the residential use.

Respectfully,

A handwritten signature in blue ink, appearing to read "Brian Stanton", with a long, sweeping horizontal stroke extending to the right.

Brian Stanton  
Superintendent  
Department of Buildings

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