

**LEGAL**  
**NOTICE**

NOTICE IS HEREBY GIVEN, that the Board of Trustees of the Incorporated Village of Lynbrook, serving as the Planning Board for subdivisions pursuant to Lynbrook Village Code Chapter 7, will hold a Public Hearing to consider the application of 161 Union LLC for a subleasehold condominium subdivision of the premises located at 161 Union Avenue, Lynbrook, New York. Specifically, 161 Union LLC seeks to subdivide the aforementioned property into sixteen (16) subleasehold condominium units. In addition, the Board of Trustees will, under SEQRA Regulations, determine whether the proposed would constitute a significant negative impact on the environment. Said Public Hearing will be held Monday, May 20, 2024 at 7:00 PM at the Village Hall, One Columbus Drive, Lynbrook, New York 11563.

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: APRIL 29, 2024

ZONING REFERRAL FORM  
NASSAU COUNTY PLANNING COMMISSION

DATE FORWARDED: April 30, 2024

DATE OF HEARING: May 20<sup>th</sup>, 2024

FORWARDED BY: Brian Stanton, Superintendent  
Inc. Village of Lynbrook  
One Columbus Drive  
Lynbrook ,NY 11563

NAME & ADDRESS OF APPLICANT: 161 Union LLC  
363 Perkins Avenue  
Oceanside, New York 11572

STREET ADDRESS OF PROPERTY: 161 Union Avenue, Lynbrook, New York 11563

WITHIN JURISDICTION:   X   NOT WITHIN JURISDICTION

500 FEET FROM:

COUNTY LAND & TAX MAP: SECTION   BLOCK   PLOT(S)  
                                  42       158     433

THIS IS A REQUEST TO:

- X         SUB-DIVISION (CONDOMINIUM UNITS)
- AMEND BUILDING/ZONING ORDINANCE
- GRANT A VARIANCE
- GRANT SPECIAL USE PERMIT
- SITE PLAN REVIEW

THE FOLLOW ITEMS ARE REQUIRED:

- SUBDIVISION APPLICATION
- APPLICANT DISCLOSURE STATEMENT & ADDENDUM
- SEQR NEGATIVE DECLARATION
- SHORT ENVIRONMENTAL
- SURVEY OF THE PROPERTY
- GRADING & DRAINAGE PLAN
- ALIGNMENT PLAN
- PROPOSED FOUNDATION, FIRST & SECOND FLOOR PLANS
- RADIUS MAP AND LIST OF NAMES
- COPY OF LEGAL NOTICE

NASSAU COUNTY PLANNING COMMISSION COMMENTS:

Please see NCPC Resolution 10398-20 dated 11/12/20 granting local determination for Special Use and Site Plan applications, and Resolution 10528-23 dated 4/27/23 granting local determination for the Variance application.



FORCHELLI  
DEEGAN  
TERRANA

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

March 25, 2024

**VIA HAND DELIVERY**

Incorporated Village of Lynbrook  
Board of Trustees  
1 Columbus Drive  
Lynbrook, NY 11563

Attn.: Kerrie Habert, Clerk

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

Dear Kerrie,

In connection with the above-referenced premises, attached for filing with the Board of Trustees are ten (10) collated sets of the following documents:

1. Original Subdivision Application;
2. Survey of the property prepared by Leonard J. Strandberg and Associates, Consulting Engineers and Land Surveyors, P.C. dated March 24, 2020, last revised March 12, 2024;
3. Alignment Plan (Sheet C-2) prepared by Northcoast Civil Land Surveying & Civil Engineering dated February 1, 2024;
4. Grading & Drainage Plan (Sheet C-4) prepared by Northcoast Civil Land Surveying & Civil Engineering dated February 1, 2024;
5. Radius Map and List of Names prepared by Long Island Expeditors dated July 26, 2022, updated March 12, 2024;
6. Short Environmental Assessment Form;
7. Applicant Disclosure Statement; and
8. Applicant Disclosure Statement Addendum.

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FORCHELLI DEEGAN TERRANA LLP

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

March 25, 2024

Page 2

Also, enclosed are two (2) checks made payable to the "Inc. Village of Lynbrook" in the amounts of \$625 and \$2,000 for the filing fee and deposit against expenses, respectively.

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

Respectfully submitted,

FORCHELLI DEEGAN TERRANA LLP

A handwritten signature in black ink, reading "Gianni Sbarro", written over a horizontal line.

By: GIANNI V. SBARRO, ESQ.

Enclosures

SUB-DIVISION SEC. 42 BLK. 158 LOT 433

MAYOR & BOARD OF TRUSTEES, VILLAGE OF LYNBROOK

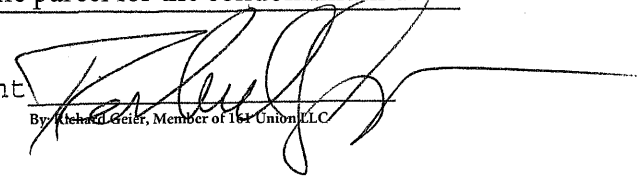
Review of Application for Sub-division

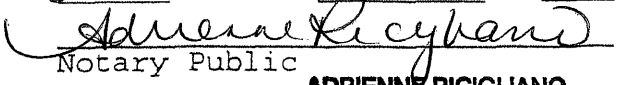
161 Union LLC Zoned: Residence C

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TO MAYOR & BOARD OF TRUSTEES, OF THE INC. VILLAGE OF LYNBROOK, N.Y.

The application of 161 Union LLC respectfully states and alleges:

1. That the applicant (address) maintains a business address of 363 Perkins Avenue, Oceanside, New York 11572
2. That the premises affected by this application is located at 161 Union Avenue Lynbrook, New York
3. That ~~(the applicant)~~ (the applicant's duly authorized agent on or about the 25th day of March, 2024 filed in the office of the Dept. of Buildings of the Inc. Village of Lynbrook, NY an application for a Sub-division of plot(s)
4. That said premises are now being used as follows: Restaurant
5. Use of proposed sub-divided Plots Condominium
6. That the following is a statement of other factual information deemed pertinent by the applicant: In November 2020 the Village Board of Trustees rezoned the property to Residence C. In October 2023, the Village Board of Zoning Appeals granted rear yard set back relief and approved the construction of a 16-unit condominium. The applicant now seeks to subdivide the parcel for the condominium units.

Signature of Applicant   
By Richard Geier, Member of 161 Union LLC

Sworn to before me this 21<sup>st</sup> day of March 2024  
  
Notary Public

**ADRIENNE RICIGLIANO**  
Notary Public, State of New York  
No. 01R16334790  
Qualified in Suffolk County  
Commission Expires December 21, 2027

**APPLICANT DISCLOSURE STATEMENT**  
**Chapter 14 of the Village of Lynbrook Code**

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TO THE VILLAGE OF LYNBROOK:

Applicant's Name: 161 Union LLC

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

Nature of Application: Applicant is seeking to demolish existing building/structure at 161 Union Avenue and  
redevelop the property with a 16-unit multi-family condominium.


**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: Richard Geier, Member of 161 Union LLC

Date: 03/21/24

  
\_\_\_\_\_  
Signature of Applicant

**Addendum to Applicant Disclosure Statement**

1. Name and address of the applicant:

161 Union LLC  
363 Perkins Avenue  
Oceanside, New York 11572

2. Where the applicant is a corporation, set forth the names and addresses of all officers, directors, and principal shareholders:

William Geier  
18 Ueland Road  
Red Bank, New Jersey 07701

Richard Geier  
76 Franklin Avenue  
Lynbrook, New York 11563

Jason Genna  
363 Perkins Avenue  
Oceanside, New York 11572

3. Where the applicant is a partnership or proprietorship doing business under an assumed name, set forth the name of each owner thereof:

Not applicable, see #2 above

4. Names and addresses of each licensed professional engaged to work on the Project connected with the subdivision application:

Forchelli Deegan Terrana LLP  
333 Earle Ovington Boulevard  
Uniondale, New York 11553

Northcoast Civil Land Surveying & Civil Engineering  
39 West Main Street  
Oyster Bay, New York 11771

Todd O'Connell, AIA  
1200 Veterans Memorial Highway  
Hauppauge, New York 11788

State Environmental Quality Review  
**NEGATIVE DECLARATION**  
Notice of Determination of Non-Significance

Project Number 129

Date: April 17, 2024

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Incorporated Village of Lynbrook as lead agency, has determined that the proposed action described below will not have a significant adverse environmental impact and a Draft Impact Statement will not be prepared.

**Name of Action:**

Proposed condominium sub-division

**SEQR Status:** Type 1   
Unlisted

**Conditioned Negative Declaration:**  Yes  
 No

**Description of Action:**

The property owner proposes to demolish an existing restaurant and construct a 16 unit two story condominium building.

**Location:** (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

161 Union Avenue, Lynbrook, NY 11563



**Reasons Supporting This Determination:**

(See 617.7(a)-(c) for requirements of this determination ; see 617.7(d) for Conditioned Negative Declaration)

The proposed project will decrease traffic compared to the existing restaurant use and the construction will be compliant will all applicable codes including site work.

**If Conditioned Negative Declaration**, provide on attachment the specific mitigation measures imposed, and identify comment period (not less than 30 days from date of publication In the ENB)

**For Further Information:**

Contact Person: Brian Stanton

Address: 1 Columbus Drive

Telephone Number: 516-599-8828

**For Type 1 Actions and Conditioned Negative Declarations, a Copy of this Notice is sent to:**

Chief Executive Officer , Town / City / Village of Lynbrook

Other involved agencies (If any)

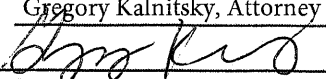
Nassau Planning Commission

Applicant (If any)

Environmental Notice Bulletin, 625 Broadway, Albany NY, 12233-1750 (Type One Actions only)

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

**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: Municipality <u>Incorporated Village of Lynbrook</u> County <u>Nassau</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 161 Union Avenue, Lynbrook, New York 11563 (Section 42, Block 158, Lot 433); The premises is an "L" shaped 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 develop a new residential 16-unit condominium.	
7. AMOUNT OF LAND AFFECTED: Initially <u>.69</u> acres    Ultimately <u>.69</u> 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 <u>Village Board of Trustees approved Change of Zone to Residence C in November 2020, Village Board of Zoning Appeals approved rear yard setback variance in October 2023.</u>	
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: -Site Plan Approval and Architectural Review Board Approval from Village of Lynbrook -Major Subdivision Approval from Nassau County Planning Commission -Building Permit from 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: -Village Board of Trustees granted Change of Zone and Special Use Permit -Village Board of Zoning Appeals granted rear yard set back variance	
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>Gregory Kalnitsky, Attorney for Applicant</u>	Date: <u>3/25/24</u>
Signature: <u></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)**

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.  
 Yes  No

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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.  
 Yes  No

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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:

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D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?  
 Yes  No If Yes, explain briefly:

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E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
 Yes  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.

- 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.
- 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

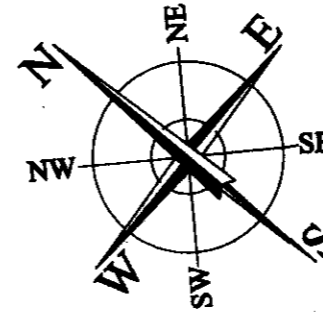
\_\_\_\_\_  
 Title of Responsible Officer

\_\_\_\_\_  
 Signature of Responsible Officer in Lead Agency

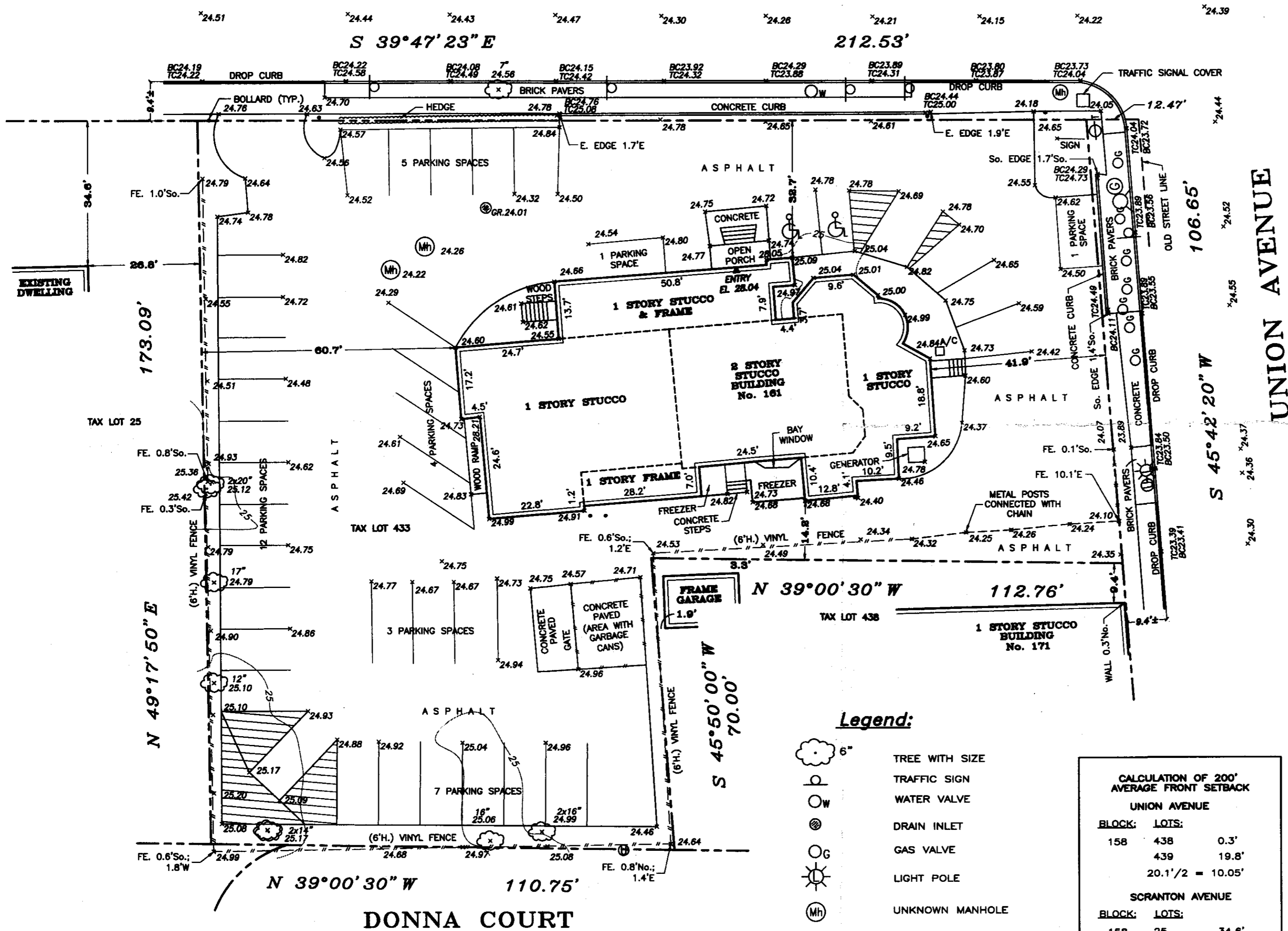
\_\_\_\_\_  
 Signature of Preparer (If different from responsible officer)

**Reset**

AREA OF THE PARCEL= 30,197.21 SQ.FT.= 0.69 ACRE



SCRANTON AVENUE



TOPOGRAPHICAL SURVEY

SURVEY OF: DESCRIBED PROPERTY  
FILED MAP: N/A

LOCATED AT:  
INCORPORATED VILLAGE OF LYNBROOK,  
TOWN OF HEMPSTEAD, COUNTY OF  
NASSAU AND STATE OF NEW YORK

TAX DESIGNATION:  
SECTION: 42, BLOCK: 158, LOT: 433

SURVEYED ON: MARCH 24, 2020  
AMENDED ON: MAY 19, 2022 (CERTIFICATIONS ONLY)  
OCTOBER 13, 2022  
MARCH 12, 2024 (UPDATE)

DRAWN BY: MW/AH

CHECKED BY: AT



ALEXANDER TSUKERMAN N.Y.S. L.S. No. 050189



Scale 1" = 20'

Abbreviations:

- BC/TC BOTTOM/TOP OF CURB
- GEN. GENERAL
- (4'H.) HEIGHT OF STRUCTURE

NOTE:

ELEVATION SHOWN HEREON REFER TO THE NAVD OF 1988 DATUM.

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

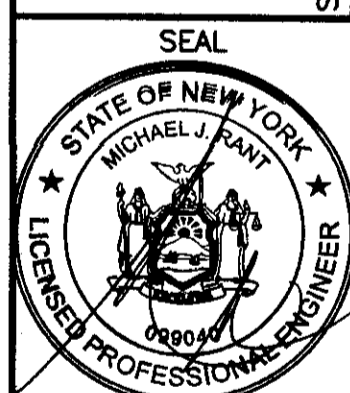
Legend:

- 6" TREE WITH SIZE
- TRAFFIC SIGN
- WATER VALVE
- DRAIN INLET
- GAS VALVE
- LIGHT POLE
- UNKNOWN MANHOLE
- UTILITY POLE
- FIRE HYDRANT
- TRAFFIC SIGNAL

CALCULATION OF 200' AVERAGE FRONT SETBACK UNION AVENUE

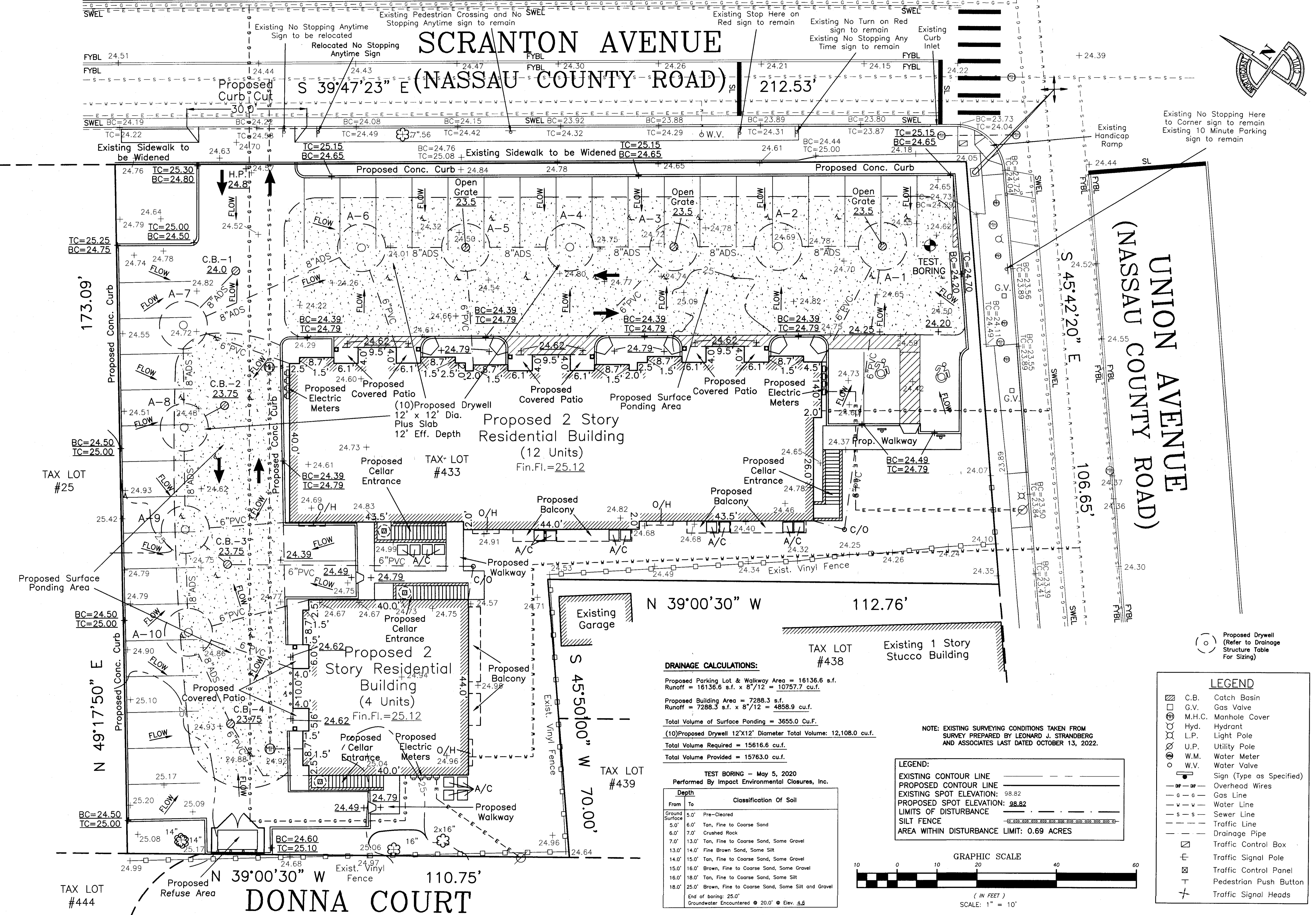
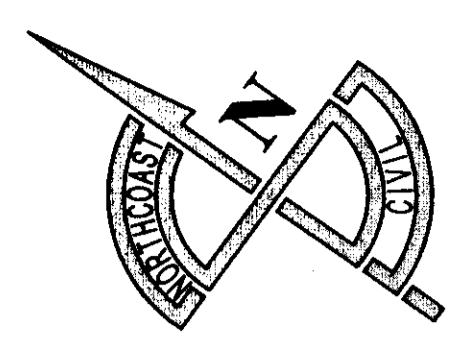
BLOCK:	LOTS:	SETBACK:
158	438	0.3'
	439	19.8'
	20.1' / 2	= 10.05'
SCRANTON AVENUE		
BLOCK:	LOTS:	SETBACK:
158	25	34.6'
	31	30.6'
	24	41.5'
	106.7' / 3	= 35.6'

**LEONARD J. STRANDBERG AND ASSOCIATES,**  
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.  
32 SMITH STREET, FREEPORT, NY 11520  
516-378-2064 • 212-213-4090 • FAX 516-378-6649



**DRAWING INFORMATION**

DATE	2/1/2024
DRAWN BY:	TM
CHECKED BY:	MJR
SCALE:	1"=10'
AREA:	0.69 ACRES
DATUM:	30,196.66 SQ.FT.
REVISION:	NAVD'88
#	DATE/COMMENT



# SCRANTON AVENUE (NASSAU COUNTY ROAD)

# UNION AVENUE (NASSAU COUNTY ROAD)

# DONNA COURT

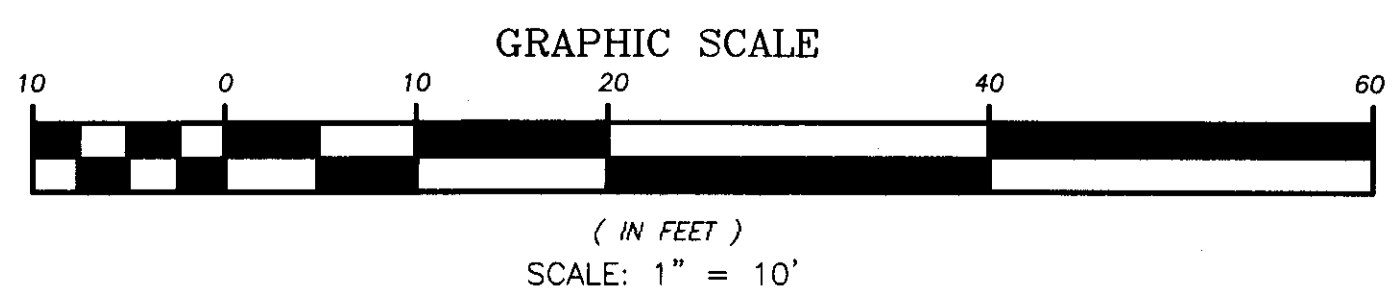
**DRAINAGE CALCULATIONS:**  
Proposed Parking Lot & Walkway Area = 16136.6 s.f.  
Runoff = 16136.6 s.f. x 8"/12" = 10757.7 cu.f.  
Proposed Building Area = 7288.3 s.f.  
Runoff = 7288.3 s.f. x 8"/12" = 4858.9 cu.f.  
Total Volume of Surface Ponding = 3655.0 Cu.F.  
(10) Proposed Drywell 12'x12' Diameter Total Volume: 12,108.0 cu.f.  
Total Volume Required = 15616.6 cu.f.  
Total Volume Provided = 15763.0 cu.f.

NOTE: EXISTING SURVEYING CONDITIONS TAKEN FROM SURVEY PREPARED BY LEONARD J. STRANDBERG AND ASSOCIATES LAST DATED OCTOBER 13, 2022.

**TEST BORING - May 5, 2020**  
Performed By Impact Environmental Closures, Inc.

Depth	Classification Of Soil	
From	To	
Ground Surface	5.0'	Pre-Cleared
5.0'	6.0'	Tan, Fine to Coarse Sand
6.0'	7.0'	Crushed Rock
7.0'	13.0'	Tan, Fine to Coarse Sand, Some Gravel
13.0'	14.0'	Fine Brown Sand, Some Silt
14.0'	15.0'	Tan, Fine to Coarse Sand, Some Gravel
15.0'	16.0'	Brown, Fine to Coarse Sand, Some Gravel
16.0'	18.0'	Tan, Fine to Coarse Sand, Some Silt
18.0'	25.0'	Brown, Fine to Coarse Sand, Some Silt and Gravel
End of boring: 25.0'		
Groundwater Encountered @ 20.0' Elev. 4.6		

**LEGEND:**  
EXISTING CONTOUR LINE  
PROPOSED CONTOUR LINE  
EXISTING SPOT ELEVATION: 98.82  
PROPOSED SPOT ELEVATION: 98.82  
LIMITS OF DISTURBANCE  
SILT FENCE  
AREA WITHIN DISTURBANCE LIMIT: 0.69 ACRES



**LEGEND**

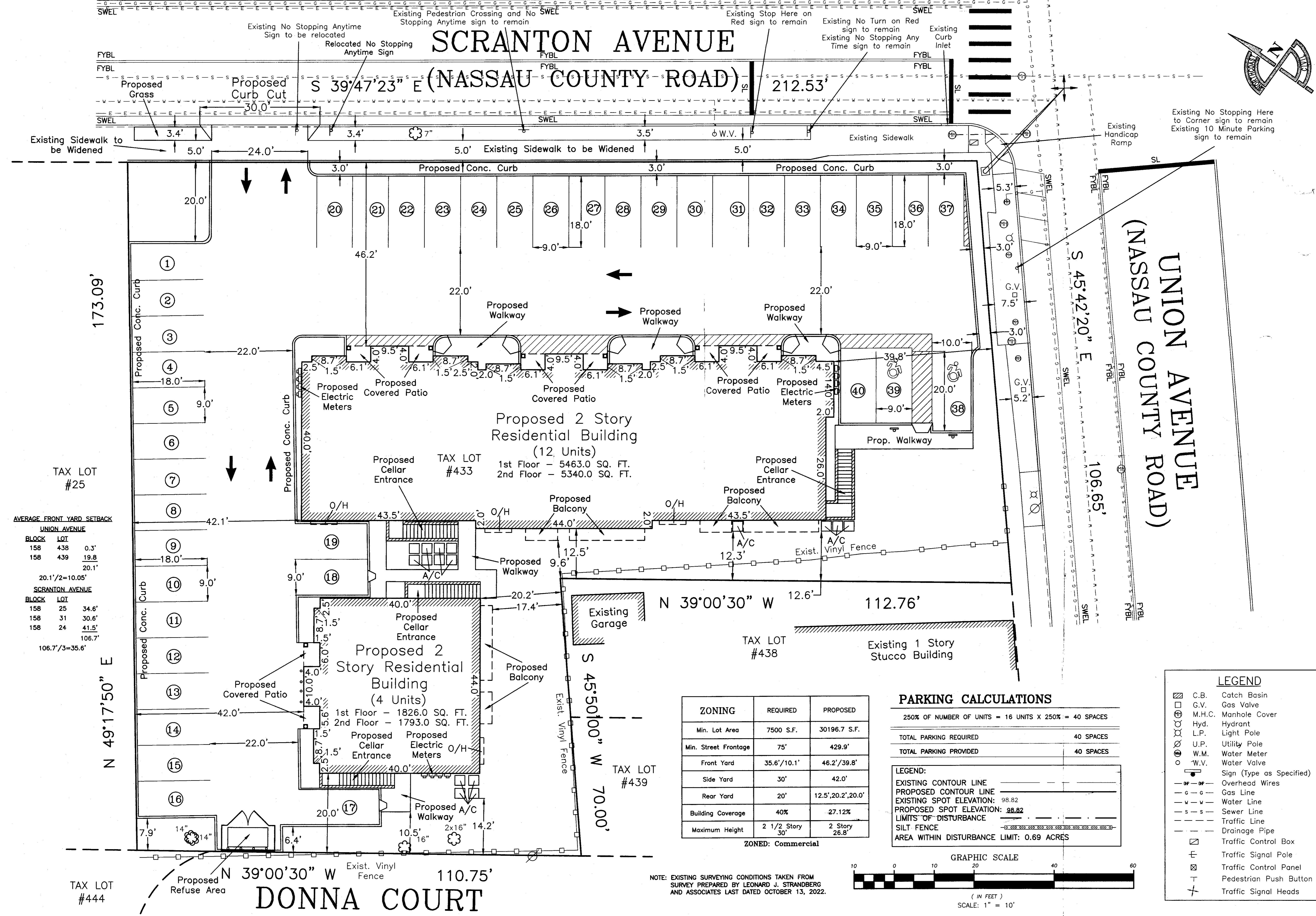
	C.B. Catch Basin
	G.V. Gas Valve
	M.H.C. Manhole Cover
	Hyd. Hydrant
	L.P. Light Pole
	U.P. Utility Pole
	W.M. Water Meter
	W.V. Water Valve
	Sign (Type as Specified)
	Overhead Wires
	Gas Line
	Water Line
	Sewer Line
	Traffic Line
	Drainage Pipe
	Traffic Control Box
	Traffic Signal Pole
	Traffic Control Panel
	Pedestrian Push Button
	Traffic Signal Heads



**DRAWING INFORMATION**

DATE: 2/1/2024  
 DRAWN BY: TM  
 CHECKED BY: MJR  
 SCALE: 1" = 10'  
 AREA: 0.69 ACRES  
 30,196.66 SQ. FT.  
 DATUM: NAVD'88  
 REVISION:

#	DATE/COMMENT



**ZONING**

ZONING	REQUIRED	PROPOSED
Min. Lot Area	7500 S.F.	30196.7 S.F.
Min. Street Frontage	75'	429.9'
Front Yard	35.6'/10.1'	46.2'/39.8'
Side Yard	30'	42.0'
Rear Yard	20'	12.5', 20.2', 20.0'
Building Coverage	40%	27.12%
Maximum Height	2 1/2 Story 30'	2 Story 26.8'

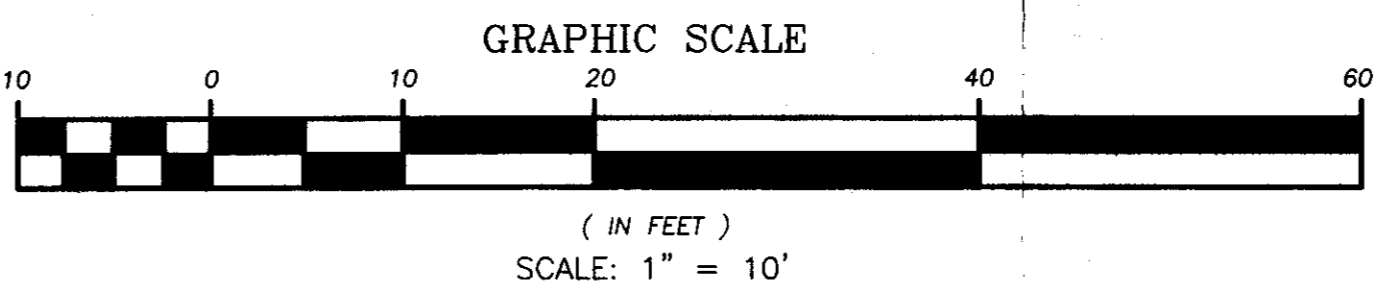
ZONED: Commercial

**PARKING CALCULATIONS**

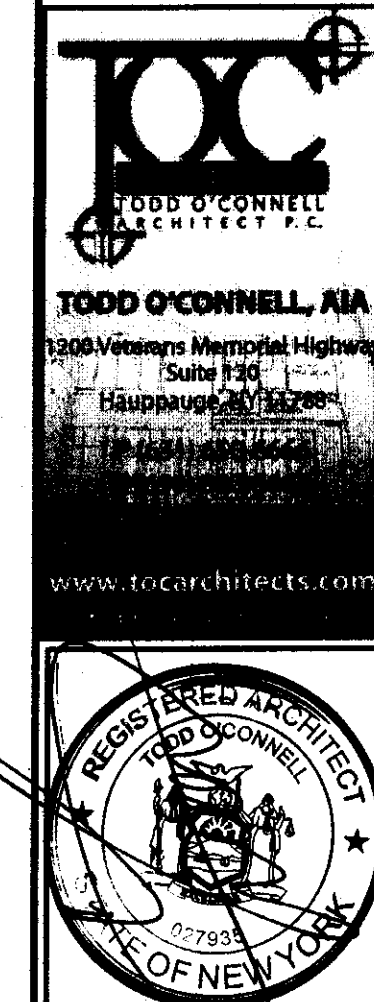
250% OF NUMBER OF UNITS = 16 UNITS X 250% = 40 SPACES

TOTAL PARKING REQUIRED	40 SPACES
TOTAL PARKING PROVIDED	40 SPACES

**LEGEND:**  
 EXISTING CONTOUR LINE  
 PROPOSED CONTOUR LINE  
 EXISTING SPOT ELEVATION: 98.82  
 PROPOSED SPOT ELEVATION: 98.82  
 LIMITS OF DISTURBANCE  
 SILT FENCE  
 AREA WITHIN DISTURBANCE LIMIT: 0.69 ACRES



NOTE: EXISTING SURVEYING CONDITIONS TAKEN FROM SURVEY PREPARED BY LEONARD J. STRANDBERG AND ASSOCIATES LAST DATED OCTOBER 13, 2022.



NYC LIC# 21755

GENERAL CONTRACTOR  
TODD O'CONNELL, P.E.  
100 WEST 100TH STREET  
ROSELAND, NY 11423-5001  
PHONE: 718-335-5001  
FAX: 718-335-5001

THESE PLANS HAVE BEEN PREPARED BY THE ENGINEER OR ARCHITECT NAMED HEREON AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. THE ENGINEER OR ARCHITECT DOES NOT WARRANT THAT THE PLANS WILL BE CONSIDERED AS A GUARANTEE OF FITNESS FOR ANY PARTICULAR PURPOSE. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS.

DRAWN BY: JAVIER

CHECKED BY:

DATE:

SCALE:

PROJECT:

REVISION:

DATE:

SCALE:

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REVISION:

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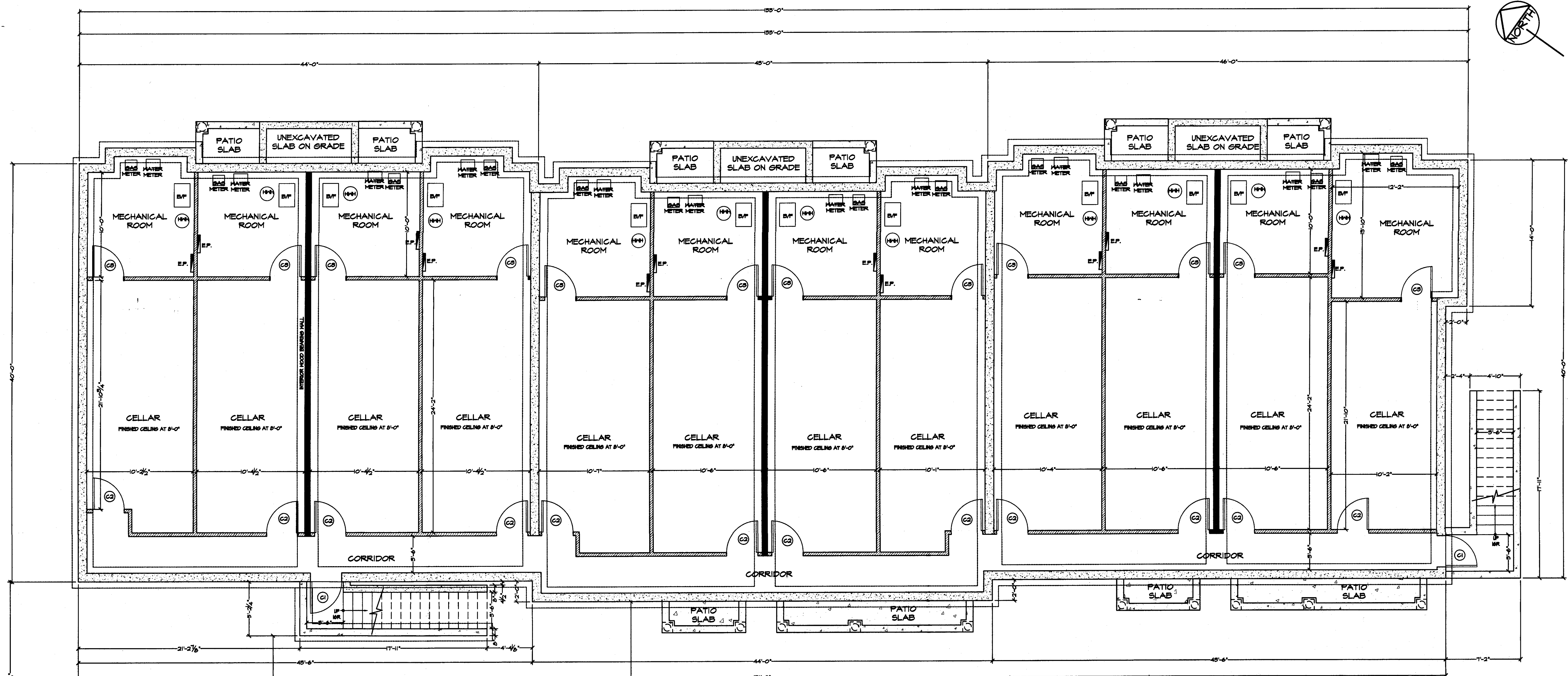
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SCALE:

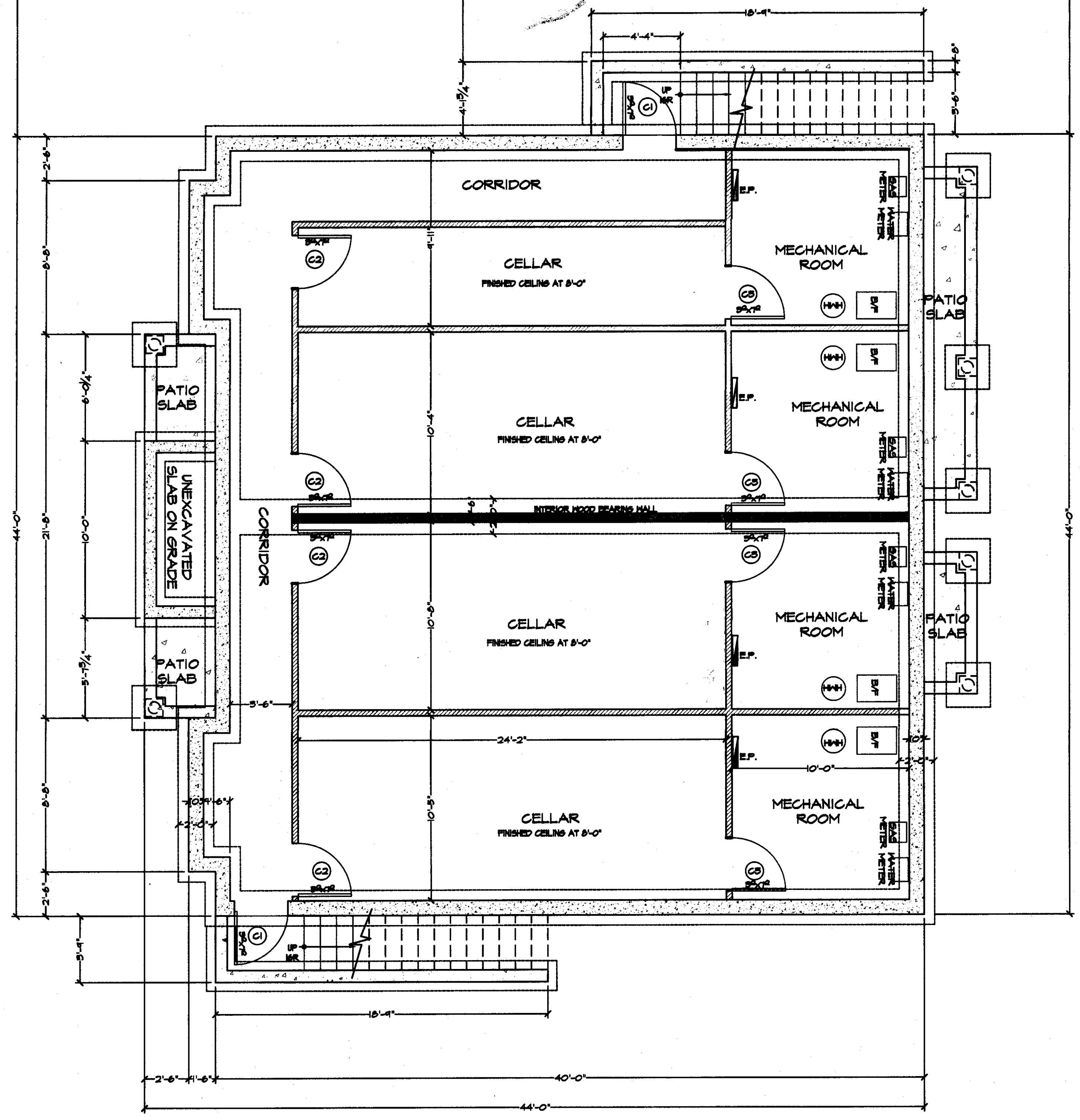
PROJECT:

REVISION:

DATE:



1 BUILDING 'A' - BASEMENT/FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



2 BUILDING 'B' - BASEMENT/FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

- WALL KEY**
- NEW WALL CONSTRUCTION
  - NEW POURED CONCRETE FOUNDATION WALL
  - ⊕ NEW DOOR - SEE SCHEDULE
  - ⊕ NEW WINDOW - SEE SCHEDULE

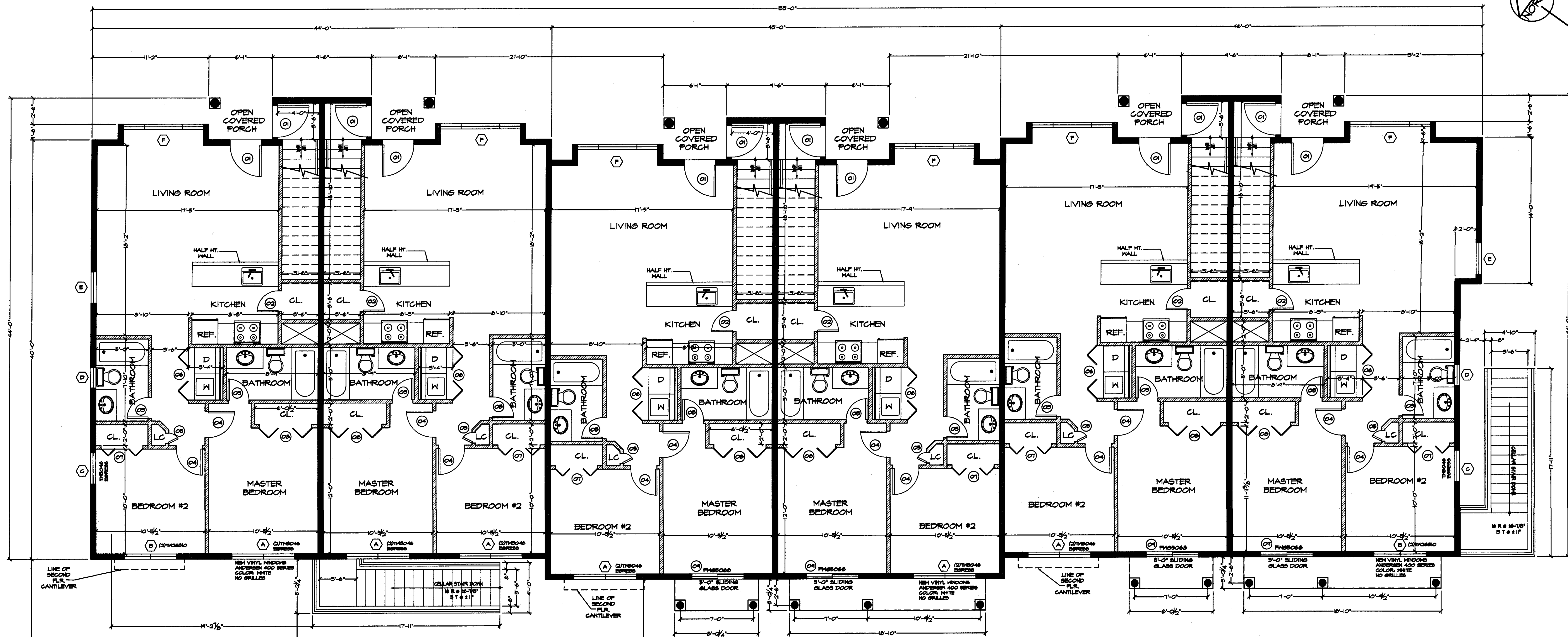
FIRE SPRINKLER PLANS  
FIRE DETECTION PLANS  
ELECTRICAL PLANS  
MECHANICAL PLANS  
PLUMBING PLANS  
DESIGNED BY OTHERS  
CONSULT WITH MEP  
ENGINEERS AND LOCAL  
FIRE MARSHAL  
FILE UNDER SEPARATE  
APPLICATION BY OTHERS

NOTE: FINAL ELECTRIC TO BE DETERMINED IN FIELD. EXISTING ELECTRIC TO BE REROUTED AS REQUIRED TO ALLOW FOR NEW. ALL ELECTRIC TO BE INSPECTED BY LICENSED ELECTRICIAN AND SIGNOFFS CERTIFICATES TO BE SUPPLIED TO THE VILLAGE OF LYNBROOK

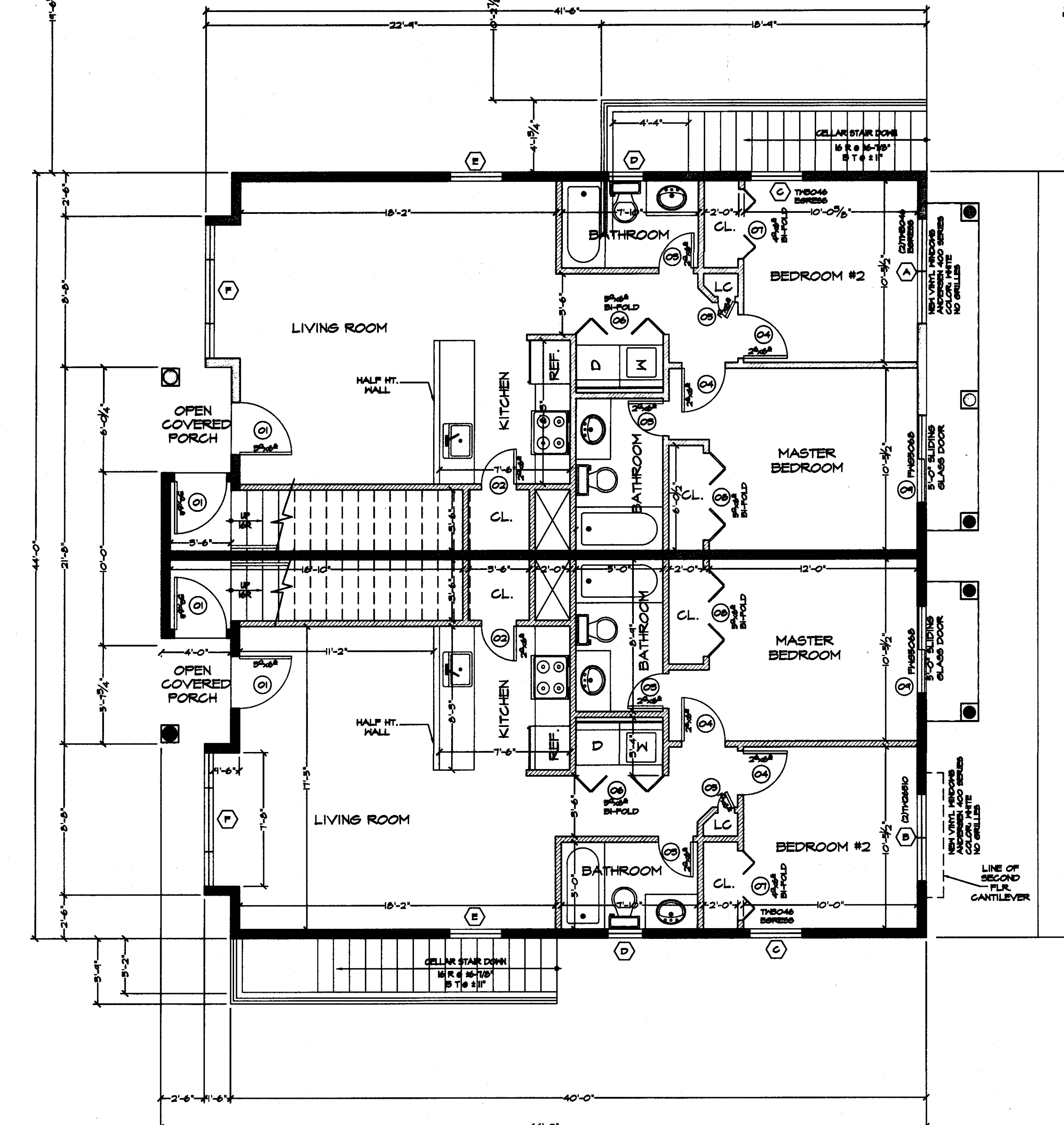
BUILDING APP# -T138 VARIANCE CASE #1005 PLANNING BOARD CASE#

PROPOSED NEW APARTMENT BUILDING  
PARSONS CORNERS  
161 UNION AVENUE  
LYNBROOK, NY 11563  
DRAWING: PROPOSED FOUNDATION PLANS

DATE: 08-14-20  
SCALE: AS NOTED  
DRAWING NUMBER  
A.3

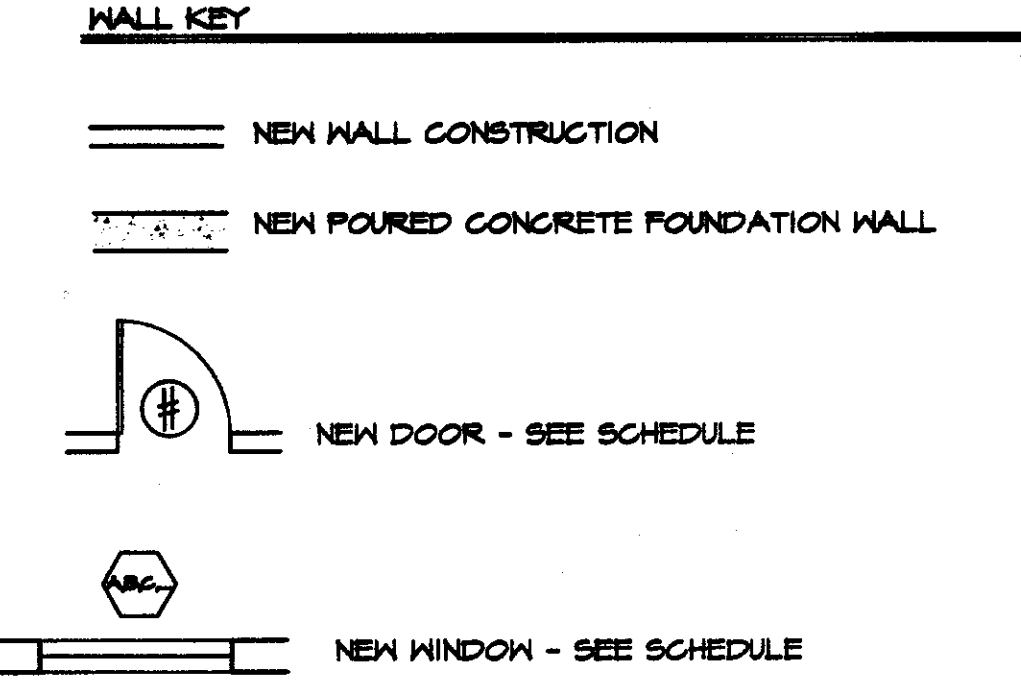


1 BUILDING 'A' - FIRST FLOOR PLAN- GROUND LEVEL  
SCALE: 1/4" = 1'-0"




2 BUILDING 'B' - FIRST FLOOR PLAN- GROUND LEVEL  
SCALE: 1/4" = 1'-0"


FIRE SPRINKLER PLANS  
FIRE DETECTION PLANS  
ELECTRICAL PLANS  
MECHANICAL PLANS  
PLUMBING PLANS  
DESIGNED BY OTHERS  
CONSULT WITH MEP  
ENGINEERS AND LOCAL  
FIRE MARSHAL  
FILE UNDER SEPARATE  
APPLICATION BY OTHERS



NOTE: FINAL ELECTRIC TO BE DETERMINED IN FIELD EXISTING ELECTRIC TO BE REROUTED AS REQUIRED TO ALLOW FOR NEW ALL ELECTRIC TO BE INSPECTED BY LICENSED ELECTRICIAN AND SIGNOFFS CERTIFICATES TO BE SUPPLIED TO THE VILLAGE OF LYNBROOK



**TODD O'CONNELL, AIA**  
1000 Veterans Memorial Highway  
Suite 202  
Hempstead, NY 11549  
Tel: 516-466-6666  
www.tocarchitects.com



NYS LIC# 027455

---

**CONSULTANTS:**  
 ARCHITECT: TODD O'CONNELL, AIA  
 CIVIL: TODD O'CONNELL, AIA  
 ELECTRICAL: TODD O'CONNELL, AIA  
 MECHANICAL: TODD O'CONNELL, AIA  
 PLUMBING: TODD O'CONNELL, AIA  
 FIRE: TODD O'CONNELL, AIA  
 STRUCTURAL: TODD O'CONNELL, AIA  
 LANDSCAPE: TODD O'CONNELL, AIA  
 INTERIOR: TODD O'CONNELL, AIA  
 EXTERIOR: TODD O'CONNELL, AIA  
 SIGNOFFS: TODD O'CONNELL, AIA  
 CHECKED BY: [Signature]  
 DRAWN BY: [Signature]

---

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	06-25-25	ISSUED FOR PERMITS
2	06-25-25	ISSUED FOR PERMITS
3	06-25-25	ISSUED FOR PERMITS
4	06-25-25	ISSUED FOR PERMITS
5	06-25-25	ISSUED FOR PERMITS
6	06-25-25	ISSUED FOR PERMITS
7	06-25-25	ISSUED FOR PERMITS
8	06-25-25	ISSUED FOR PERMITS
9	06-25-25	ISSUED FOR PERMITS
10	06-25-25	ISSUED FOR PERMITS

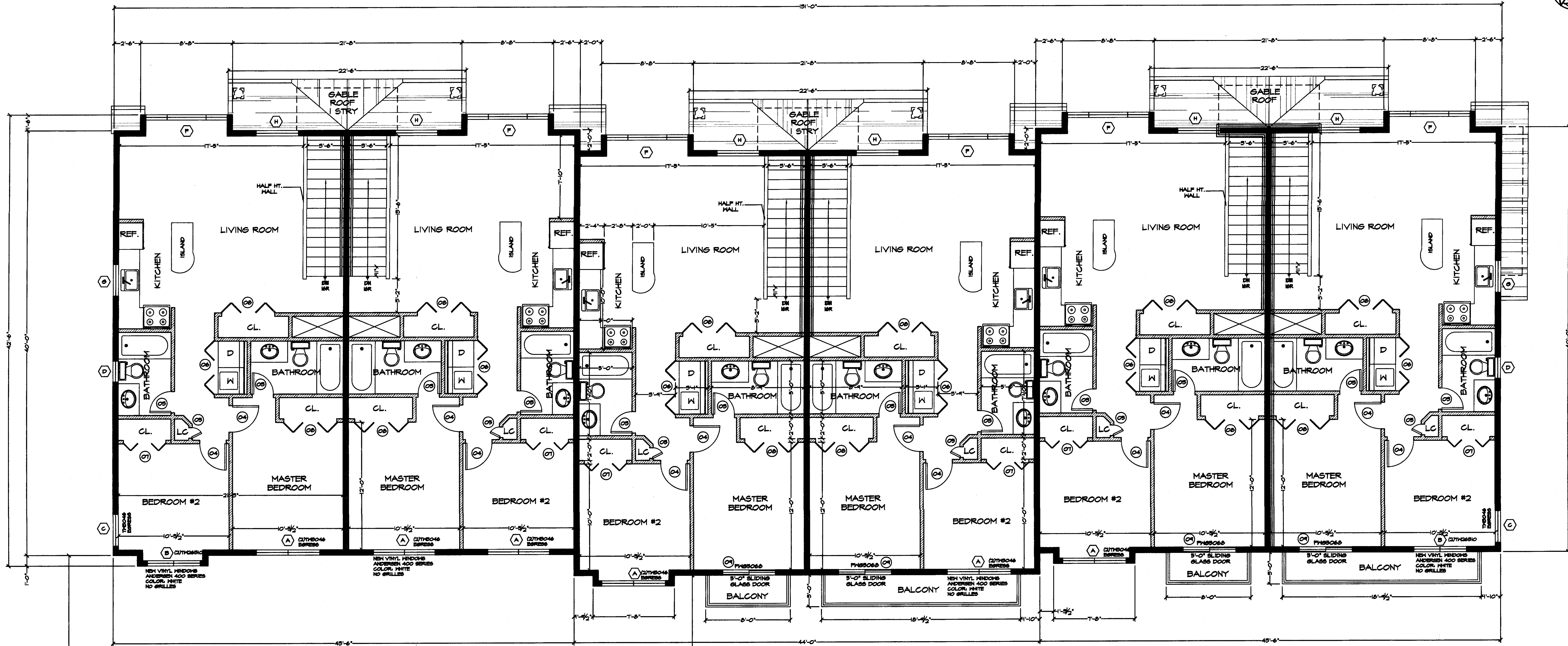
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**PROPOSED NEW APARTMENT BUILDING**  
**PARSONS CORNERS**  
 161 UNION AVENUE  
 LYNBROOK, NY 11563

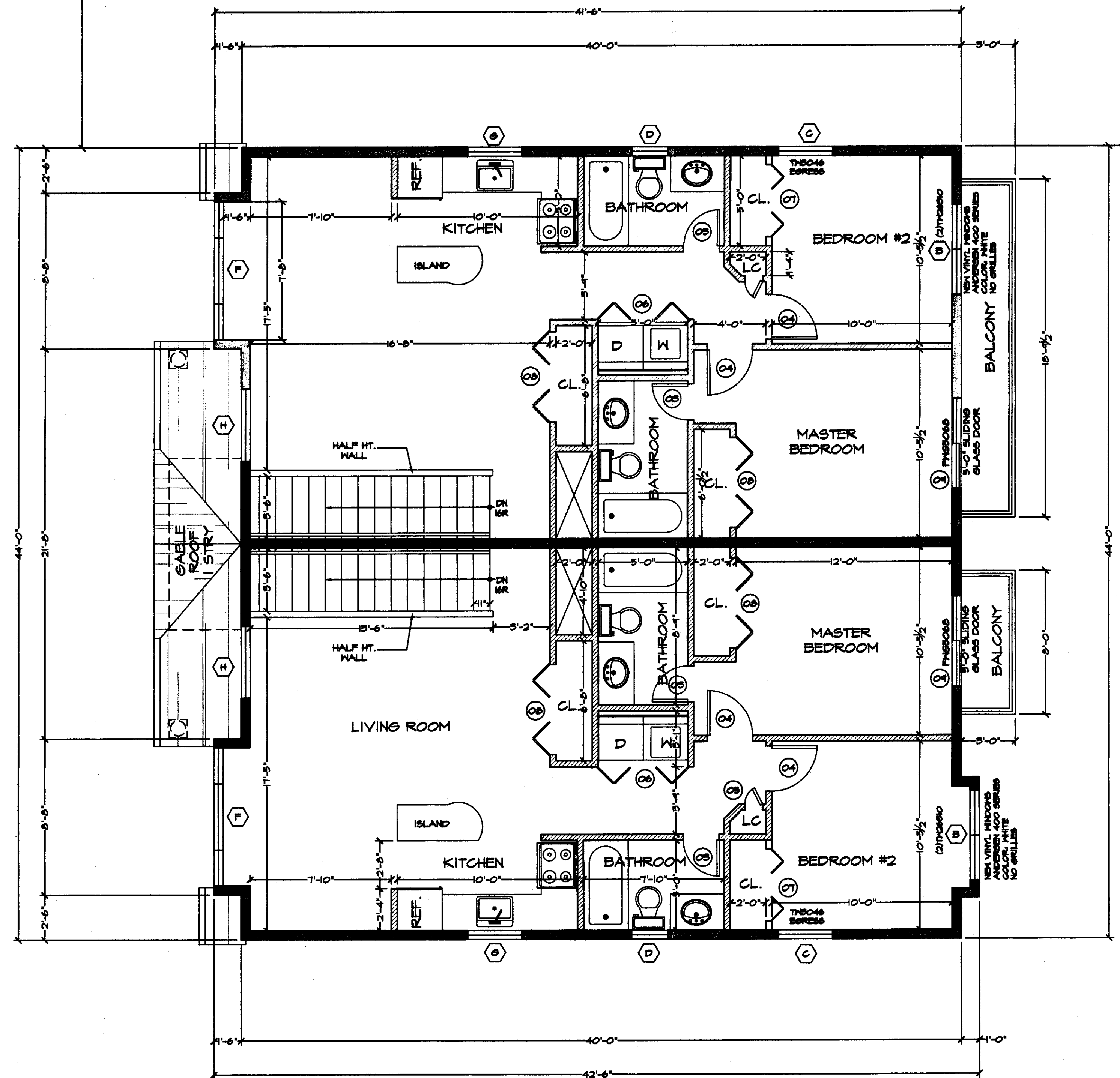
DATE: 06-25-25  
 SCALE: AS NOTED  
 DRAWING NUMBER: A.4  
 DRAWING: PROPOSED FIRST FLOOR PLANS

BUILDING APP# -7138 VARIANCE CASE #-1005 PLANNING BOARD CASE#





1 BUILDING 'A' - SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 BUILDING 'B' - SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

FIRE SPRINKLER PLANS  
FIRE DETECTION PLANS  
ELECTRICAL PLANS  
MECHANICAL PLANS  
PLUMBING PLANS  
DESIGNED BY OTHERS  
CONSULT WITH MEP  
ENGINEERS AND LOCAL  
FIRE MARSHAL  
FILE UNDER SEPARATE  
APPLICATION BY OTHERS

- HALL KEY
- NEW HALL CONSTRUCTION
  - NEW POURED CONCRETE FOUNDATION HALL
  - ⊕ NEW DOOR - SEE SCHEDULE
  - ⊕ NEW WINDOW - SEE SCHEDULE

NOTE: FINAL ELECTRIC TO BE DETERMINED IN FIELD. EXISTING ELECTRIC TO BE RELOCATED AS REQUIRED TO ALLOW FOR NEW. ALL ELECTRIC TO BE INSPECTED BY LICENSED ELECTRICIAN AND SIGNOFFS CERTIFICATES TO BE SUPPLIED TO THE VILLAGE OF LYBROOK.

BUILDING APP# -T138 VARIANCE CASE #-1005 PLANNING BOARD CASE#

PROPOSED NEW APARTMENT BUILDING  
PARSONS CORNERS  
16 UNION AVENUE  
LYBROOK, NY 11563

DATE: 08-16-25  
SCALE: AS NOTED  
DRAWING: PROPOSED SECOND FLOOR PLANS  
A.5

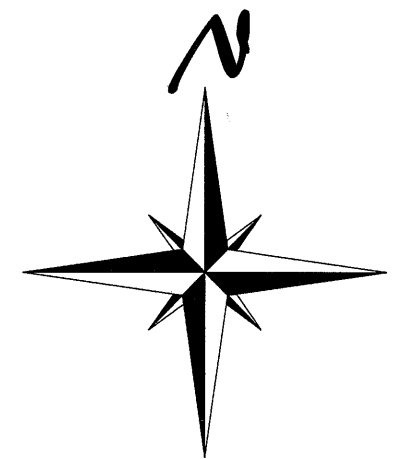
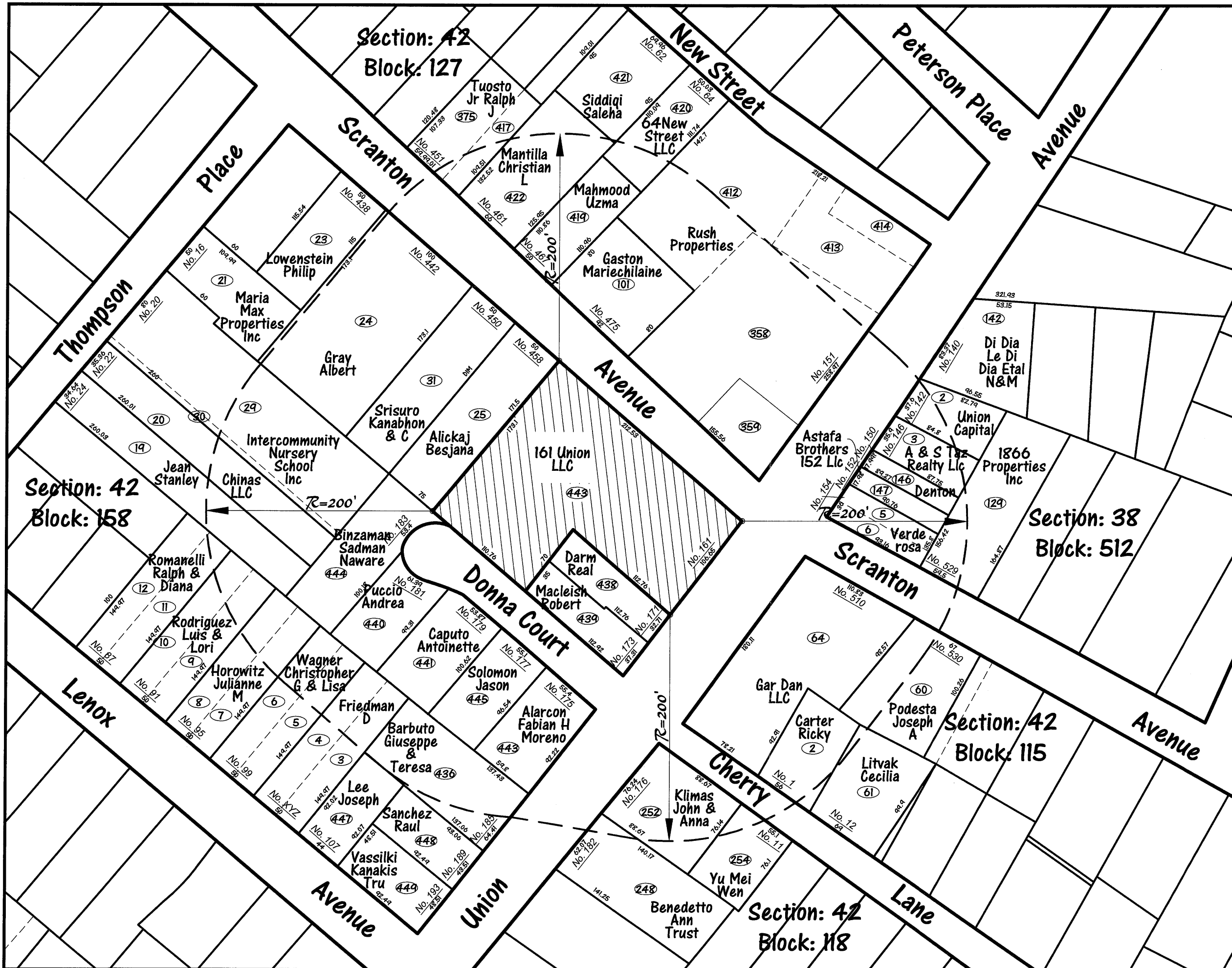
REV. #	DATE	NOTE
1		DESIGN 1 - REDesign 2000 - site plan/plan board set - variance mg approved for village planning board - MATCH ENGINEERS UNDERGROUND - submitted TO VILLAGE
2		DESIGN 2 - REDesign 2000 - site plan/plan board set - variance mg approved for village planning board - MATCH ENGINEERS UNDERGROUND - submitted TO VILLAGE
3		DESIGN 3 - REDesign 2000 - site plan/plan board set - variance mg approved for village planning board - MATCH ENGINEERS UNDERGROUND - submitted TO VILLAGE
4		DESIGN 4 - site plan/plan board set - variance mg approved -
5		DESIGN 5 - BOARD SET - 10 SETS - MATCH VARIANCE DECISION - ASLE NORTH - VILLAGE CLARIFY - 3 REAR YARDS - HOLD 13'-0" STRABALARY ENCROACH - RESIDENTIAL
6		DESIGN 6 - SITE ONLY - MATCH VARIANCE DECISION - ASLE NORTH - VILLAGE CLARIFY - 3 REAR YARDS - HOLD 13'-0" STRABALARY ENCROACH - RESIDENTIAL
7		DESIGN 7 - SITE ONLY - MATCH VARIANCE DECISION - ASLE NORTH - VILLAGE CLARIFY - 3 REAR YARDS - HOLD 13'-0" STRABALARY ENCROACH - RESIDENTIAL

CONSULTANTS:  
MORTIMARTY CIVIL  
34 WEST 124th STREET,  
JAMAICA, NY 11435  
PH: 718-551-5000  
WWW.MORTIMARTY.COM

NY'S LIC#021955

ARCHITECT:  
TODD O'CONNELL, AIA  
100 Westchester Memorial Highway  
Suite 702  
Hawthorne, NY 10801  
PH: 914-412-1000  
WWW.TOCARCHITECTS.COM

DESIGNED BY: CAMERON  
CHECKED BY: T.O.C.



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



### List of Names & Addresses

List names, addresses, and Lynbrook tax map numbers of each property owner within a two hundred (200) foot radius of subject property, five hundred (500) feet from any Town, City, or Village boundary, and one thousand (1,000) feet from any New York State Property, served by ordinary mail. Section/Block/Lot numbers must be from the Village of Lynbrook Tax Map.

Section	Block	Lot	Name	Mailing Address	
42	4	7E	Puccio Cynthia T & Puccio Andrea	181 Donna Ct	Lynbrook, NY 11563
42	4	7D	Caputo Michael V & Antoinette	179 Donna Ct	Lynbrook, NY 11563
42	4	7C	Solomon Stacy & Solomon Jason	177 Donna Ct	Lynbrook, NY 11563
42	4	7	Bejarano, Alleth Lorena/Alarcon Fabian Hernando Moren	175 Donna Ct	Lynbrook, NY 11563
42	4	7B	Barbuto Giuseppe & Teresa	185 Union St.	Lynbrook, NY 11563
42	4	8A	Sanchez Raul & Sanchez Aida	189 Union Ave	Lynbrook, NY 11563
42	4	8	Kanakis Zoi	193 Union Ave	Lynbrook, NY 11563
42	4	8B	Lee Joseph & Shirley	107 Lenox Ave	Lynbrook, NY 11563
42	4	9	Friedman D Hughes & Andrew	103 Lenox Ave	Lynbrook, NY 11563
42	4	10	Wagner Christopher G & Lisa	99 Lenox Ave	Lynbrook, NY 11563
42	4	11	Horowitz Julianne M	95 Lenox Ave	Lynbrook, NY 11563
42	4	12	Rodriguez Luis & Lori	91 Lenox Ave	Lynbrook, NY 11563
42	4	13	Romanelli Ralph & Diana	87 Lenox Ave	Lynbrook, NY 11563
42	4	18	Jean Stanley & Jean-Jacques Kethsy K	24 Thompson Pl	Lynbrook, NY 11563
42	4	19	Chinas Llc	8 CLEMSON LN	WOODBURY NY 11797
42	4	20	Intercommunity Nursery School Inc	20 Thompson Pl	Lynbrook, NY 11563
42	4	21	Maria Max Properties Inc	75 MERRICK RD	VALLEY STREAM NY 11580
42	4	2	Lowenstein Philip	438 Scranton Ave	Lynbrook, NY 11563
42	4	3	Gray Albert & Marietta	442 Scranton Ave	Lynbrook, NY 11563
42	4	4	Srisuro Kanabhon & C	450 Scranton Ave	Lynbrook, NY 11563
34	3	27	Tuosto Jr Ralph J	451 Scranton Ave	Lynbrook, NY 11563
34	3	281	Mantilla, Christian	461 Scranton Ave	Lynbrook, NY 11563
34	3	29	Mahmood Uzma & Shabih Raheel	467 Scranton Ave	Lynbrook, NY 11563
34	3	34	Gaston Mariechilaine	475 Scranton Ave	Lynbrook, NY 11563
34	3	30-33	Rush Properties c/o Richard Rush	1 BARSTOW ROAD STE P-3	GREAT NECK NY 11021
34	3	29A	Osoria Ramon & Juana	64 New St	Lynbrook, NY 11563
34	3	280	Siddiqi, Seleha	62 New St	Lynbrook, NY 11563
44	2	35	Benedetto Ann Trust	182 Union Ave	Lynbrook, NY 11563
44	2	1	Klimas John & Anna	176 Union Ave	Lynbrook, NY 11563
44	2	1A	Yu Mei Wen & Lin Lan Jing	11 Cherry Ln	Lynbrook, NY 11563
44	1	1A	Carter Ricky	1 Cherry Ln	Lynbrook, NY 11563
44	1	1C	Litvak Cecilia	12 Cherry Ln	Lynbrook, NY 11563
44	1	1B	Joseph Podesta	530 Scranton Ave	Lynbrook, NY 11563
44	1	1	Gar Dan LLC Attn: Bayard Charpentier	274 Pinnacle Road	West Monroe, NY 13167
44	1	19	Rubenstein, Jason & Barbara	62 Cherry Lane	Lynbrook, NY 11563
43	1	191	Astafa Brothers 152 LLC	152 Union Ave	Lynbrook, NY 11563
43	1	190	Denton Oral	150 Union Ave	Lynbrook, NY 11563
43	1	19	Butt, Amjad	412 Hillside Avenue	New Hyde Park, NY 11040
43	1	20	Union Capital Holding LLC	142-144 Union Ave	Lynbrook, NY 11563
43	1	21	Di Dia Le Di Dia Etal N&M	140 Union Ave	Lynbrook, NY 11563
43	1	16	Emily or Marisa Danielle	25 Brooklyn Ave	Massapequa, NY 11758

Bruce Blakeman  
County Executive

Kenneth Arnold, PE  
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 Shapiro  
*Chair*

Jeffrey Greenfield  
*1<sup>st</sup> Vice-Chair*  
Neal Lewis  
*3<sup>rd</sup> Vice Chair*  
Dana Durso  
Ronald J. Ellerbe  
Murray Forman  
Denise Gold  
Khandan Kalaty  
Reid Sakowich

April 28, 2023

Brian Stanton, Superintendent  
Building Department  
Village of Lynbrook  
1 Columbus Dr. – PO Box 7021  
Lynbrook, NY 11563



**Re: 161 Union Ave. (161 Union, LLC)**

Dear Mr. Stanton:

Please be advised that the above-referenced case was brought to the Nassau County Planning Commission on April 27, 2023. The Planning Commission issued a Local Determination (see attached Resolution). However, it should be noted that the Planning Commission strongly encourage developers of multi-family residential projects to include a workforce housing set-aside as part of the unit mix. The applicant and the Village should work together to encourage the applicant to include workforce housing as part of the unit mix irrespective as to the applicability of the Long Island Workforce Housing Act for that particular project. Municipalities in the County that include multi-family residential zoning designation(s) in its code but that do not include a workforce housing provision may consider adopting such a provision.

Sincerely,

A handwritten signature in cursive script that reads "Martin Katz".

Martin Katz  
Nassau County DPW, Division of Planning

**RESOLUTION NO. 10528-23**

**WHEREAS**, the NASSAU COUNTY PLANNING COMMISSION, at its regular meeting held on **April 27, 2023**, reviewed as provided by law, the following zoning matters:

<u>MUNICIPALITY</u>	<u>LOCAL CASE NO.</u>	<u>APPLICANT</u>	<u>SEC.</u>	<u>BLK.</u>	<u>LOT(S)</u>
Lynbrook (with letter)	7738	161 Union, LLC	42	158	433
Mineola (with letter)		Pasquale Investors	9	405	158
Hempstead Village	2095	Stel, Inc.	34	358	9
East Hills		Tesla	7	P	34
TH Baldwin	286 – 293	Westside Donut Baldwin Ventures, LCC	36	395	519
TH Baldwin		CLD Baldwin, LLC	54	103	154
TNH Manhasset		1285 Northern Blvd., LLC	3	53	38, 53, 54, 942
TNH New Hyde Park		Muzaffar Jamal	8	21114	607
TNH New Hyde Park		Muzaffar Jamal	8	3	6

**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 Shapiro, <i>Chair</i>	Aye
Jeffrey Greenfield, <i>1<sup>st</sup> Vice Chair</i>	Aye
Neal Lewis, <i>3<sup>rd</sup> Vice Chair</i>	Aye
Dana Durso	Aye
Ronald Ellerbe	Aye
Murray Forman	Aye
Denise Gold	Aye
Khandan Kalaty	Aye
Reid Sakowich	Aye

The Chair declared the resolution duly adopted.

Resolution of the NASSAU COUNTY PLANNING COMMISSION **adopted: 4/27/23**

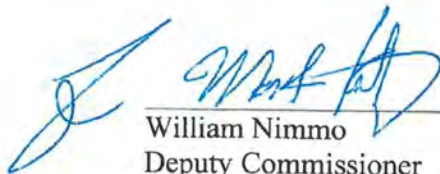
STATE OF NEW YORK    )  
                                  ) SS:  
COUNTY OF NASSAU    )

I, William Nimmo, Deputy Commissioner of the NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS, Division of Planning, do hereby certify that I have compared the proceeding with the original resolution passed by the PLANNING COMMISSION of Nassau County, New York on 4/27/13

on file in my office and recorded in the record of proceeding of the PLANNING COMMISSION of the County of Nassau and do certify the same to be a correct transcript therefrom and the whole said original.

I further certify that the Resolution herein above-mentioned was passed by the concurring affirmative vote of the PLANNING COMMISSION of the County of Nassau.

IN WITNESS WHEREOF, I have hereunto set my hand,  
This 27<sup>th</sup> day of April  
In the year two thousand and twenty-three



William Nimmo  
Deputy Commissioner  
Division of Planning, Department of Public Works

**RESOLUTION NO. 10398-20**

**WHEREAS**, the NASSAU COUNTY PLANNING COMMISSION, at its regular meeting held on **November 12, 2020**, reviewed as provided by law, the following zoning matters:

<u>MUNICIPALITY</u>	<u>LOCAL CASE NO.</u>	<u>APPLICANT</u>	<u>SEC.</u>	<u>BLK.</u>	<u>LOT(S)</u>
Lynbrook (with letter)		L.I. Building Corp.	42	158	433
Lynbrook		Lynbrook Equities, LLC	38	96	7, 102

**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:

Marty Glennon, Chair-	aye
Jeffrey Greenfield, 1 <sup>st</sup> Vice Chair	not participating/not voting
Leonard Shapiro, 2 <sup>nd</sup> Vice Chair-	aye
Neal Lewis, 3 <sup>rd</sup> Vice Chair -	aye
Jerome Blue -	aye
Ronald Ellerbe -	aye
Rick Shaper -	aye
Lisa Warren -	aye

The Chair declared the resolution duly adopted.

Resolution of the NASSAU COUNTY PLANNING COMMISSION **adopted: 11/12/20**