

# Village of Great Neck Plaza, Inc.

2 GUSSACK PLAZA • P.O. BOX 440 • GREAT NECK, NY 11022 • (516) 482-4500 • FAX (516) 482-3503  
Website: [greatneckplaza.org](http://greatneckplaza.org)



MAYOR  
Ted M. Rosen

DEPUTY MAYORS/TRUSTEES  
Pamela Marksheid  
Lawrence R. Katz

TRUSTEES  
Michael DeLuccia  
Siu Long (Alex) Au

CLERK TREASURER  
Patricia O'Byrne

VILLAGE ATTORNEY  
Richard Gabriele

July 13, 2023

Mayor Steven Weinberg and Board of Trustees,  
Village of Thomaston  
100 East Shore Rd  
Great Neck, NY 11023

Re: 15 Barstow Road (a/k/a 16 Linden Place)  
Village of Great Neck Plaza

Dear Mayor Weinberg and Board of Trustees:

The Village of Great Neck Plaza ("Village") has received an application from Barstow Great Neck LLC ("the Applicant") on behalf of JS Barstow LLC, ES Barstow LLC, SB Barstow LLC, SM Barstow LLC and NN Barstow LLC ("the property owners") seeking approval of a site plan, a conditional use permit and a permit of compliance ("the Application") for a proposed development project to be located at 15 Barstow Road a/k/a 16 Linden Place (Sec 2, Block 83, Lots 17, 19, 20, 22) ("the Proposed Project").

The Proposed Project is a multi-story mixed-use building with on-site parking, retail space and 57 residential units. The Proposed Project is located in the Village's Business B District and is situated on a site consisting of .77 acre. There is currently a two-story structure on the site of the Proposed Project, which is substantially unoccupied, and which will be demolished as part of the Proposed Project.

Subject to the Village's Board of Zoning and Appeals granting variances required for the Project, the Village Board of Trustees ("Board") has responsibility and authority to approve or deny the Application and, as such, has deemed it appropriate to circulate this letter with the accompanying materials. At its meeting on May 17, 2023, the Board adopted a resolution stating that it considers the Proposed Project to be an unlisted action under the State Environmental Quality Review Act ("SEQRA"), that it wants to act as lead agency for implementing the SEQRA procedures pursuant to Article 8 of the NYS Environmental Conservation Law and 6 NYCRR Part 617, and that it plans to conduct a coordinated SEQRA review of the Proposed Project. Upon further analysis, the Board will also consider whether to revise its prior determination to treat this as a Type I action rather than an unlisted action.

Mayor Steven Weinberg and Board of Trustees,  
Village of Thomaston  
July 13, 2023  
Page 2

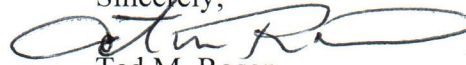
I am enclosing with this letter the following documents: the revised application letter dated May 4, 2023, seeking the above approvals; the plans for the Proposed Project; and Part I of the Environmental Assessment Form filed in connection with the Application. The Village is hereby notifying you and all other involved/interested agencies to state their interests and to provide any comments and concerns regarding potential impacts of the Proposed Project. Involved agencies (see 6 NYCRR Sec 617.2(s)) should also indicate whether they have any objection to the Board acting as the lead agency. If you do not respond within thirty (30) days of the date of this letter, the Village will understand that you have no objection to the designation of the Village as the lead agency and have no comments on the Proposed Project at this time.

Please send any comments or responses to Village Clerk Patricia O'Byrne at the above address or by email to [obyrne@greatneckplaza.net](mailto:obyrne@greatneckplaza.net).

The next meeting with regard to this matter, which is currently scheduled to take place at Village Hall, 2 Gussack Plaza, Great Neck, NY at 7 p.m. on July 19, 2023, will be continued to August 16, 2023, at 7 p.m. at the Village Hall in order to give all involved and interested agencies a full opportunity to respond. If your enclosures do not include a full-size copy of the plans for the Proposed Project, they will be provided to you upon request to the Village.

Please contact the undersigned if you have any questions.

Thank you.

Sincerely,  
  
Ted M. Rosen  
Village Mayor





ATTORNEYS AT LAW

445 BROAD HOLLOW ROAD

SUITE 127

MELVILLE, NEW YORK 11747-3601

TELEPHONE: 631-393-6220

FACSIMILE: 631-393-6229

[www.hba-law.com](http://www.hba-law.com)

245 PARK AVENUE

39TH FLOOR

NEW YORK, NEW YORK 10167

Not For Service of Legal Papers

SPECIAL COUNSEL

MELVIN L. ORTNER\*

KEITH H. ARCHER\*  
PAUL J. BLOOM  
JOHN A. HARRAS (RETIRED)  
LINDA S. AGNEW\*\*

ASSOCIATE  
ANDREW S. FILIPAZZI

\* Also Admitted in CT

\*\*Also Admitted in NJ

May 4, 2023 - revised

**Via First Class Mail and Email: [obyrnep@greatneckplaza.net](mailto:obyrnep@greatneckplaza.net)**

Mayor Ted Rosen  
Village of Great Neck Plaza  
2 Gussack Plaza  
Great Neck, NY 11022-0440

Re: Proposed Development of 15 Barstow Road (aka 26 Linden Place) Great Neck Plaza, NY 11021 (SBL: 2/83/17, 19, 20, 22) ("Property")

Dear Mayor Rosen and Trustees of the Village of Great Neck Plaza,

Our firm represents the Applicant Barstow Great Neck, LLC (the "Applicant") and Owners, JS Barstow LLC, ES Barstow LLC, SB Barstow LLC, SM Barstow LLC, and NN Barstow LLC (collectively, the "Owner"), in connection with the proposed development of 15 Barstow Road aka 26 Linden Place, Great Neck Plaza, NY 11021 (the "Property"). The Applicant seeks to construct four-story mixed-use building with 57 residential units and retail space (the "Proposed Development"). Enclosed are a copy of the plans prepared by C3D Architecture PLLC.

Applicant has met with Village Building Superintendent, Richard Belziti, and Village Attorney, Richard Gabriele, regarding the necessary approvals for the Proposed Development, as well as appearing before the Village Board of Trustees (the "Board"). Applicant has redesigned its plans, taking into consideration the Board's comments and concerns. The Proposed Development is appropriate for the Property and the existing, surrounding buildings.

There are unique circumstances associated with the Property, specifically with the grade and topography. This particular condition impacts how the mean grade and curb level is determined. The Proposed Development has been designed to minimize this grade differential and its impacts on the surrounding properties. Additional setbacks on the upper levels of the building have been created. Further, due to this elevation differential, the retail space, though on grade, is calculated to be below mean curb level of Barstow Road. is below the mean curb level.

Notwithstanding the grade differential issues with the Property, the Proposed Development will substantially comply with the Business B conditional use zoning regulations for residential apartments, which govern the Property. Applicant will require variances for maximum height of approximately five feet, due to the severe difference in elevation between the two entrances of the building, and maximum gross floor area, due to the gross floor area of the existing structure. It should be noted, the Proposed Development complies 100% with the Village parking requirements.

Applicant requests a formal hearing and presentation to Board of Trustees at its meeting on May 17 to seek site plan approval, a conditional use permit, and SEQRA determination for development of the Property.

Sincerely,

  
Paul J. Bloom

CC vi Email:

Richard Belziti, belziti@greatneckplaza.net

Richard Gabriele, richardgabriele@gmail.com



**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: 15 Barstow Road Mixed-Use Development Project		
Project Location (describe, and attach a general location map): 15 Barstow Road, Village of Great Neck Plaza, Nassau County, NY		
Brief Description of Proposed Action (include purpose or need):  Barstow Great Neck, LLC is proposing a 57-unit mixed-use building, with 3,813 s.f. of ground floor retail space at the southeast corner of Barstow Road and Linden Place in the incorporated Village of Great Neck Plaza in Nassau County. The residential portion of the site will consist of 34 2-bedroom units and 23 1-bedroom units. 110 below-grade parking spaces are provided.  The Proposed Action includes:  (i) Site Plan approval - Village Planning Board (ii) Zoning Variances (Height and Setback) - Village Zoning Board of Appeals and Board of Trustees.		
Name of Applicant/Sponsor: Barstow Great Neck, LLC	Telephone: (516) 829-5883 E-Mail: jake@lionsgrp.com	
Address: 21 Windsor Drive		
City/PO: Old Westbury	State: NY	Zip Code: 11568
Project Contact (if not same as sponsor; give name and title/role): Mr. Jake Shiran, Project Development Manager	Telephone: (516) 829-5883 E-Mail: jake@lionsgrp.com	
Address: 11 Grace Ave, Suite 401		
City/PO: Great Neck	State: NY	Zip Code: 11021
Property Owner (if not same as sponsor): ES Barstow LLC, JS Barstow LLC, NN Barstow LLC, SB Barstow LLC, SM Barstow LLC	Telephone: (516) 829-5883 E-Mail: jake@lionsgrp.com	
Address: 11 Grace Ave, Suite 401		
City/PO: Great Neck	State: NY	Zip Code: 11021

## B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Village Board of Trustees - Site Plan	Summer 2023
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Planning Board - Site Plan Review	Summer 2023
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Village Board of Zoning and Appeals - Zoning Variances	Summer 2023
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NC DPW - Sewer; NC DOH - Water	Summer 2023
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): NYS Heritage Areas: LI North Shore Heritage Area _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s): _____ _____ _____	



<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? Business B District	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
c. Is a zoning change requested as part of the proposed action? If Yes,	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. What is the proposed new zoning for the site?	
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located? Great Neck School District	
b. What police or other public protection forces serve the project site? Nassau County Police Department 6th Precint	
c. Which fire protection and emergency medical services serve the project site? Great Neck Vigilants	
d. What parks serve the project site? Village Green and Rose Garden Park, Parkwood Sports Complex, Firefighters Park, CutterMill Park, Allenwood Park.	

#### D. Project Details

<b>D.1. Proposed and Potential Development</b>	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed-Use Building (57 dwelling units and 3,813 square feet of retail space)	
b. a. Total acreage of the site of the proposed action? 0.77 acres b. Total acreage to be physically disturbed? 0.77 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.77 acres	
c. Is the proposed action an expansion of an existing project or use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____ ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No iii. Number of lots proposed? _____ iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If No, anticipated period of construction: ~30 months ii. If Yes:	
<ul style="list-style-type: none"> <li>• Total number of phases anticipated _____</li> <li>• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year</li> <li>• Anticipated completion date of final phase _____ month _____ year</li> <li>• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____</li> </ul>	



f. Does the project include new residential uses? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	0	0	0	57

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
i. Total number of structures <u>1</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>49'-6"</u> height; <u>~83'</u> width; and <u>229'</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>72,179</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? <u>Underground parking (+ footing excavations, drainage structures and utility structures)</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): <u>27,000 cy</u></li> <li>• Over what duration of time? <u>~6 months</u></li> </ul>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u>Topsoil, sand, gravel and concrete are to be excavated. Material to be separated and then removed from the site, to be relocated to a facility certified to receive.</u>	
iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, describe. _____	
v. What is the total area to be dredged or excavated? <u>~.7</u> acres	
vi. What is the maximum area to be worked at any one time? <u>~.35</u> acres	
vii. What would be the maximum depth of excavation or dredging? <u>21</u> feet	
viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
ix. Summarize site reclamation goals and plan: _____	
<u>All export material will be removed and disposed of off-site.</u>	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	



ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No  
If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No  
If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

\_\_\_\_\_

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No  
If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 14,915 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No  
If Yes:

- Name of district or service area: Water Authority of Great Neck North
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No  
If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No  
If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 14,915 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

Sanitary Waste Water

\_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No  
If Yes:

- Name of wastewater treatment plant to be used: Great Neck Water Pollution Control District
- Name of district: Great Neck Water Pollution Control District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No



<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Will a line extension within an existing district be necessary to serve the project? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p>_____</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p>_____</p> <p>_____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> <li>_____</li> <li>• Will stormwater runoff flow to adjacent properties? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	



h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

---

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend  
☐ Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

---

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

---

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

---

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

---

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No

---

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 8AM - 6PM</li> <li>• Saturday: _____ 9AM - 5PM</li> <li>• Sunday: _____ No Construction</li> <li>• Holidays: _____ No Construction</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 24 hr (residential)</li> <li>• Saturday: _____ 24 hr (residential)</li> <li>• Sunday: _____ 24 hr (residential)</li> <li>• Holidays: _____ 24 hr (residential)</li> </ul>
--	---

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>Construction of the proposed project has the potential to result in temporary/limited increases in ambient noise levels due to on-site equipment operation, typical of most construction projects.</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>Lighting will be located at building walls, building entrances and access to parking (details TBD pending photometric plan)</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	



s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

#### E. Site and Setting of Proposed Action

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe:

Business B District

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.75	0.59	-0.16
• Forested	0.00	0.00	0.00
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.00	0.00	0.00
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.00	0.00	0.00
• Wetlands (freshwater or tidal)	0.00	0.00	0.00
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Grass and Landscaping</u>	.02	0.18	+0.16



c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☒ Yes ☐ No  
If Yes,  
i. Identify Facilities:  
North Shore Hospital (Child Dev Dept.), The Grand Rehabilitation and Nursing Home

e. Does the project site contain an existing dam? ☐ Yes ☒ No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No  
If Yes:  
i. Has the facility been formally closed? ☐ Yes ☐ No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☒ Yes ☐ No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☒ Yes ☐ No  
☒ Yes – Spills Incidents database Provide DEC ID number(s): 9311644 (1993 spill)  
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
☐ Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
5 gallon gasoline spill in 1993 - DEC Spill Closed 9/29/1995.

v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Explain: _____</li> </ul>													
<b>E.2. Natural Resources On or Near Project Site</b>													
a. What is the average depth to bedrock on the project site? _____ <span style="float: right;">&gt;100 feet</span>													
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Ug Urban Land</td> <td style="width: 40%; text-align: right;">94 %</td> </tr> <tr> <td>UnB Urban Land Montauk Complex</td> <td style="text-align: right;">6 %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> </table>		Ug Urban Land	94 %	UnB Urban Land Montauk Complex	6 %	_____	_____ %						
Ug Urban Land	94 %												
UnB Urban Land Montauk Complex	6 %												
_____	_____ %												
d. What is the average depth to the water table on the project site? Average: _____ <span style="float: right;">100 feet</span>													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> Well Drained:</td> <td style="width: 60%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> Well Drained:	100 % of site	<input type="checkbox"/> Moderately Well Drained:	_____ % of site	<input type="checkbox"/> Poorly Drained	_____ % of site						
<input checked="" type="checkbox"/> Well Drained:	100 % of site												
<input type="checkbox"/> Moderately Well Drained:	_____ % of site												
<input type="checkbox"/> Poorly Drained	_____ % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 60%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	100 % of site	<input type="checkbox"/> 10-15%:	_____ % of site	<input type="checkbox"/> 15% or greater:	_____ % of site						
<input checked="" type="checkbox"/> 0-10%:	100 % of site												
<input type="checkbox"/> 10-15%:	_____ % of site												
<input type="checkbox"/> 15% or greater:	_____ % of site												
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name _____	Classification _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name _____	Approximate Size _____											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes:													
i. Name of aquifer: Sole Source Aquifer Names: Nassau-Suffolk SSA _____													



m. Identify the predominant wildlife species that occupy or use the project site: <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;">           Site is fully developed with a commercial building and associated uses. Typical urban-adapted wildlife that utilizes         </div> <div style="width: 30%;">           such environments would continue to be found on-site following construction. Increased landscaped space would         </div> <div style="width: 30%;">           facilitate additional urban-adapted species to utilize the site.         </div> </div>		
n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: <div style="margin-left: 20px;">           i. Describe the habitat/community (composition, function, and basis for designation): _____             ii. Source(s) of description or evaluation: _____            iii. Extent of community/habitat:           <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul> </div>		



e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District</li> <li>ii. Name: Eligible properties: Wychwood Apts, Dunstone Gardens, US Post Office, Canterbury House, Windsor Building</li> <li>iii. Brief description of attributes on which listing is based:            Various historic eligible properties, predominately due to arch. features.</li> </ul>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Describe possible resource(s): _____</li> <li>ii. Basis for identification: _____</li> </ul>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify resource: Udalls Cove, Manhasset Bay, Various local parks</li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): local parkland, scenic waterways and coastal areas</li> <li>iii. Distance between project and resource: _____ 1.5 to 4 miles.</li> </ul>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify the name of the river and its designation: _____</li> <li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	

#### F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

#### G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name David Tepper, AICP on behalf of Applicant Date 7/10/2023

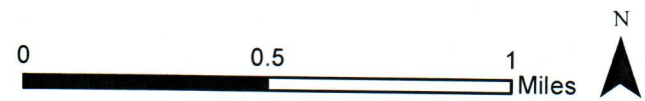
Signature  Title Senior Planner, Cameron Engineering (IMEG)

**PRINT FORM**





Project Location Map





26 LINDEN PLACE, GREAT NECK  
NEW BUILDING ANALYSIS  
C3D ARCHITECTURE PLLC, 5/14/2019  
9/12/2022

RECEIVED BY

JUL 17 2023

Village of Thomaston

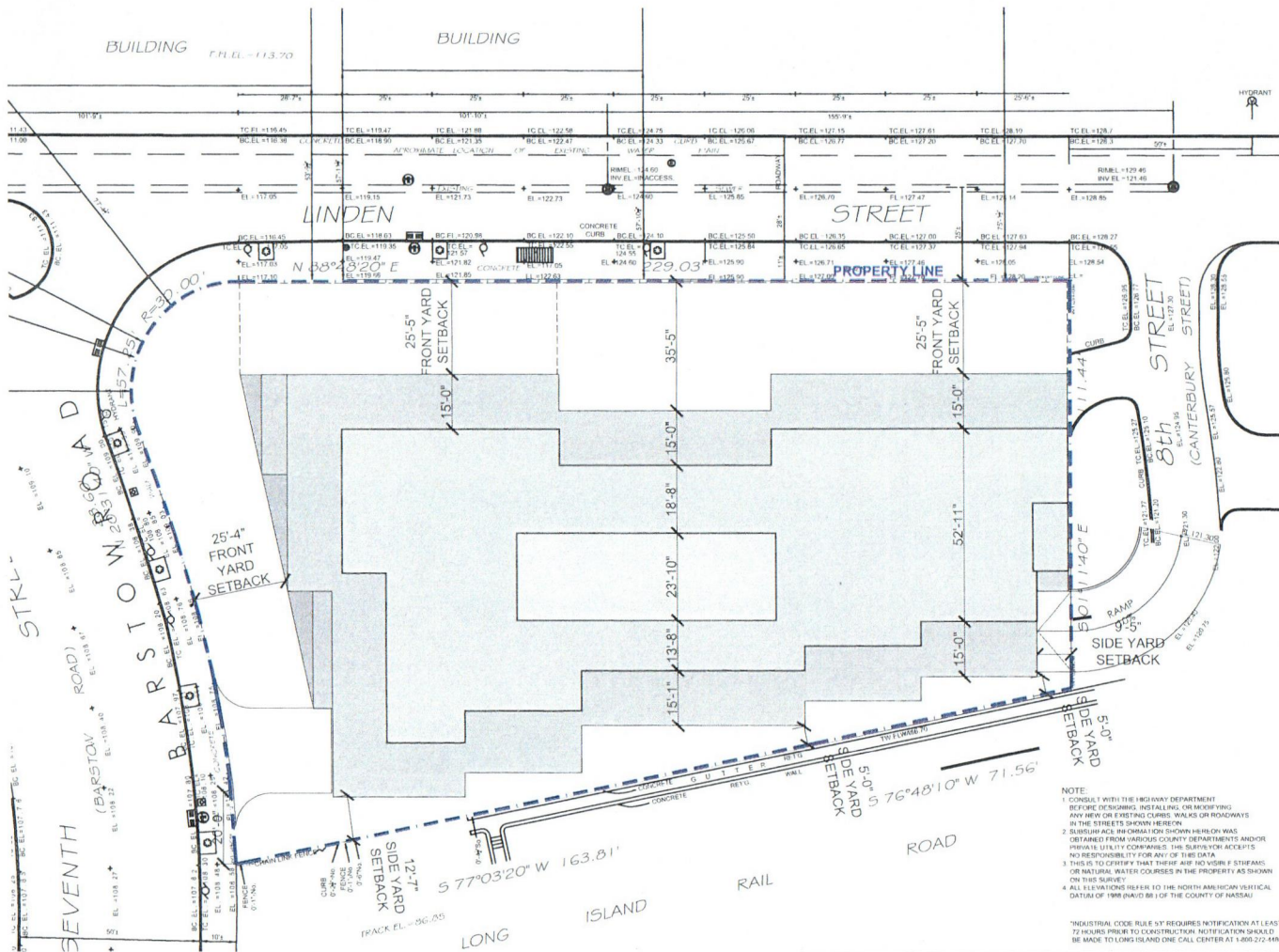
LOCATION		15 BARSTOW ROAD, GREAT NECK PLAZA	
BLOCK NUMBER		83	
LOT NUMBER		17, 19, 20 & 22	
TAX SECTION		2	
TAX BLOCK		83	
DISTRICT CLASS		BUSINESS B DISTRICT	
OCCUPANCY GROUP		MIXED - USE RESIDENTIAL	
LOT AREA		229.03 X 94.76 = 33,392.08 S.F.	
SECTION		PERMITTED CONDITIONAL USE	
225-63 - CONDITIONAL USE		FOOD AND DRINKS BUSINESSES	
A.(13)		BANK OR FINANCIAL INSTITUTION	
A.(14)		SHOP / STORE	
A.(16)		RESIDENTIAL APARTMENTS	
Kajon tent	A.(16)(A)  A BUILDING MAY BE ERECTED, ALTERED OR USED AND A LOT OR PREMISES MAY BE USED FOR ANY OF THE PURPOSES SET FORTH IN THIS SECTION WHEN AND IF AUTHORIZED BY THE BOARD OF TRUSTEES PURSUANT TO THE PROVISIONS OF ARTICLE XVIII, 225-134		NO RESIDENTIAL APARTMENT SHALL BE LOCATED ON OR BELOW THE STREET LEVEL FLOOR OF ANY BUILDING
	A.(16)(B)(C)		No residential apartment shall be permitted in a building where there is a commercial or business use on any floor above the residential apartment. No commercial or business use shall be permitted in a building on a floor higher than that which contains a residential apartment
	A.(16)(D)		The minimum floor area for any such residential apartment shall be 500 square feet for a studio apartment; 750 square feet for a one-bedroom apartment; 1,000 square feet for a two-bedroom apartment; and 1,250 square feet for a three-bedroom apartment

	A A Paisley A
	B B Paisley B
	C C Paisley C
	D D Paisley D
	E E Paisley E
	F F Paisley F
	G G Paisley G
	H Paisley H
	I Paisley I

26 LINDEN PLACE  
GREAT NECK PLAZA  
N Y 1 1 0 2 1

5.15.2019  
3.3.2023





## ZONING ANALYSIS

LOCATION	15 BARSTOW ROAD, GREAT NECK PLAZA
BLOCK NUMBER	83
LOT NUMBER	17, 19, 20 & 22
TAX SECTION	2
TAX BLOCK	83
DISTRICT CLASS	BUSINESS B DISTRICT
OCCUPANCY GROUP	MIXED - USE RESIDENTIAL
LOT AREA	229.03 X 94.76 = 33,392.08 S.F.

SECTION	PERMITTED CONDITIONAL USE
225-63 - CONDITIONAL USE	FOOD AND DRINKS BUSINESSES
A(13)	BANK OR FINANCIAL INSTITUTION
A(14)	SHOP / STORE
A(16)	RESIDENTIAL APARTMENTS
A(16)(A)	NO RESIDENTIAL APARTMENT SHALL BE LOCATED ON OR BELOW THE STREET-LEVEL FLOOR OF ANY BUILDING.
A(16)(B)(C)	No residential apartment shall be permitted in a building where there is a commercial or business use on any floor above the residential apartment. No commercial or business use shall be permitted in a building on a floor higher than that which contains a residential apartment.
A(16)(D)	The minimum floor area for any such residential apartment shall be 500 square feet for a studio apartment; 750 square feet for a one-bedroom apartment; 1,000 square feet for a two-bedroom apartment; and 1,250 square feet for a three-bedroom apartment.

SECTION	PERMITTED	PROPOSED
225-66 (A)(3)(A)	HEIGHT	35'
A(3)	STORIES	3
225-67	LOT COVERAGE	60% MAX
225-68	FRONT	25'
225-69	REAR	10'
225-70	SIDE	NR. 5 MIN

INCLUDED IN ZONING FLOOR AREA		DWELLING UNITS			
LEVEL	USE	AREA	1BR	2BR	TOTAL
ENTRY FLOOR - 1ST FLOOR	RESIDENTIAL AMENITY SPACE	20216	5	8	13
2ND FLOOR	RESIDENTIAL	19857	7	9	16
3RD FLOOR	RESIDENTIAL	19857	7	9	16
4TH FLOOR	RESIDENTIAL	12249	4	8	12
ROOF	UTILITIES, STAIR AND ELEVATOR BULKHEAD	1699			
<b>TOTAL ABOVE GRADE</b>		<b>73878</b>	<b>23</b>	<b>34</b>	<b>57</b>

EXCLUDED FROM ZONING FLOOR AREA		AREA
LEVEL	USE	AREA
CELLAR FLOOR	RETAIL	3813
BASEMENT FLOOR	PARKING	23922
<b>TOTAL BELOW GRADE</b>		<b>53088</b>

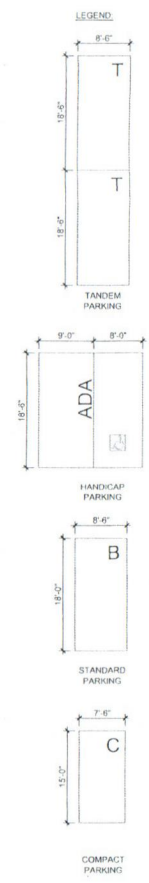
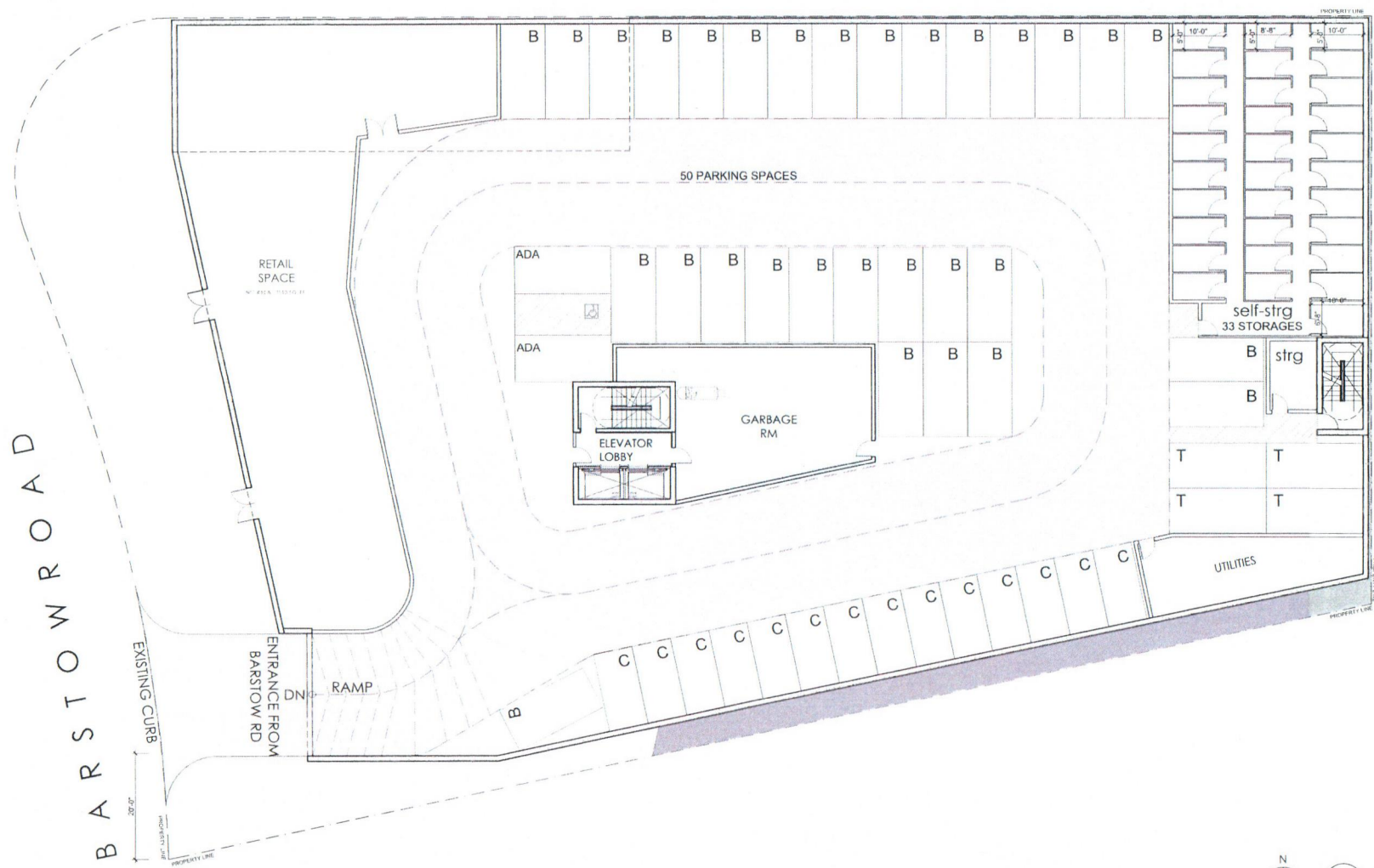
PARKING REQUIRED PER ZONING SEC. 225-86		
	REQUIRED	PROVIDED
RESIDENTIAL	1.5 PER ONE BEDROOM 1.75 PER 2 BEDROOM	23 (18R) X 1.5 = 34.5 34 (28R) X 1.75 = 59.5 TOTAL = 94
RETAIL	4.0 PER 1000 SF	4.0 PER 1000 SF (15)
TOTAL		109
PARKING TYPES	QUANTITY	PERCENTAGE
ADA	4	
COMPACT	26	LESS THAN ALLOWED 20%
TANDUM	16	LESS THAN ALLOWED 37% (# OF 2 BR UNITS)
STANDARD	64	

26 LINDEN PLACE  
GREAT NECK PLAZA  
N Y 1 1 0 2 1

C3D ARCHITECTURE PLLC  
307 7TH AVE  
T 212.233.3100  
NY, NY 10001  
F 212.233.3101

ZONING ANALYSIS II  
3.3.2023

BARSTOW ROAD



N  
1 CELLAR FLOOR  
SCALE: NTS

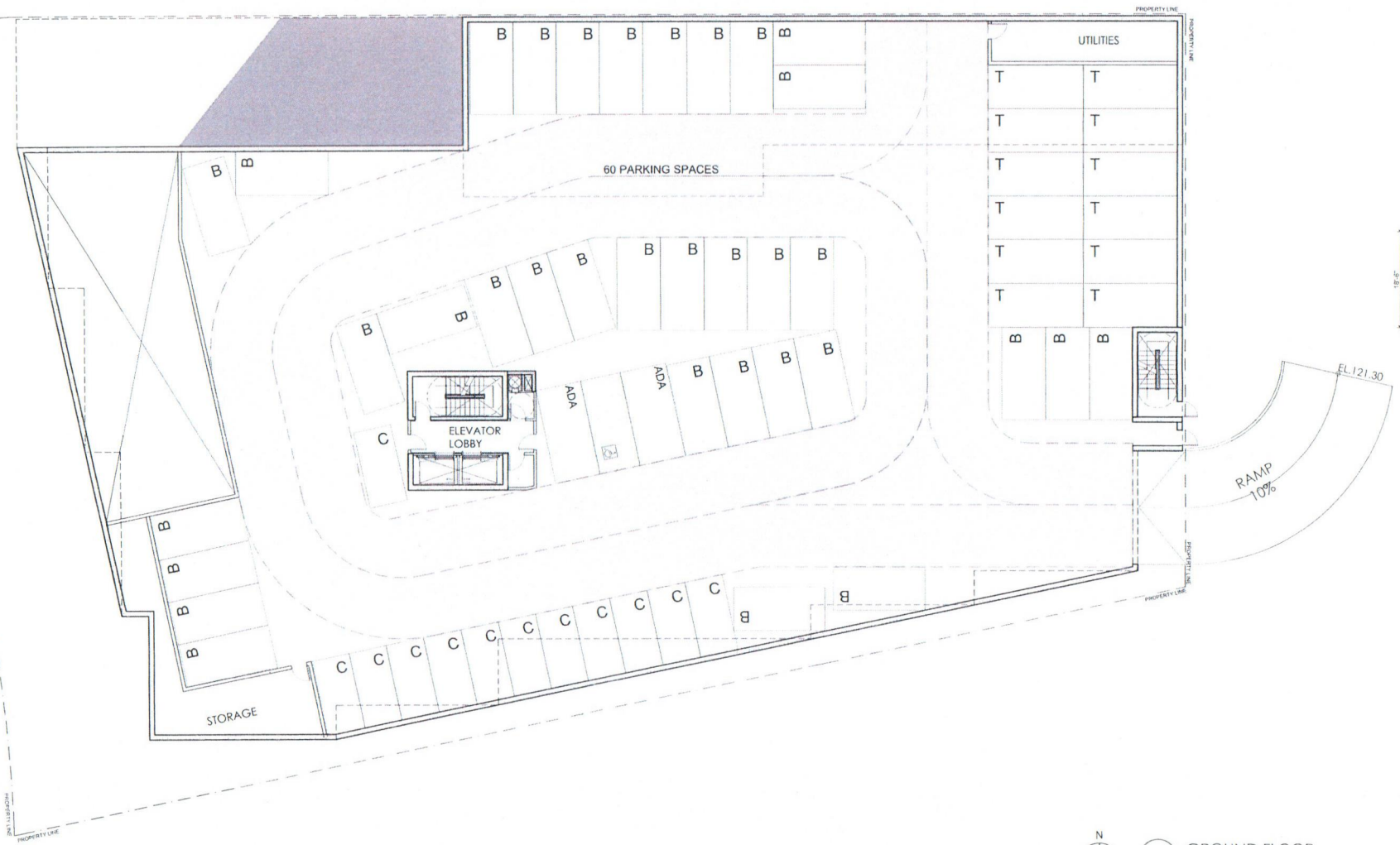
**C3D**  
C3D ARCHITECTURE PLLC  
307, 7TH AVE  
T 212. 233. 3100  
NY, NY 10001  
F 212. 233. 3101

26 LINDEN PLACE  
GREAT NECK PLAZA  
N Y 1 1 0 2 1

FLOOR PLANS  
3.3.2023



B A R S T O W R O A D



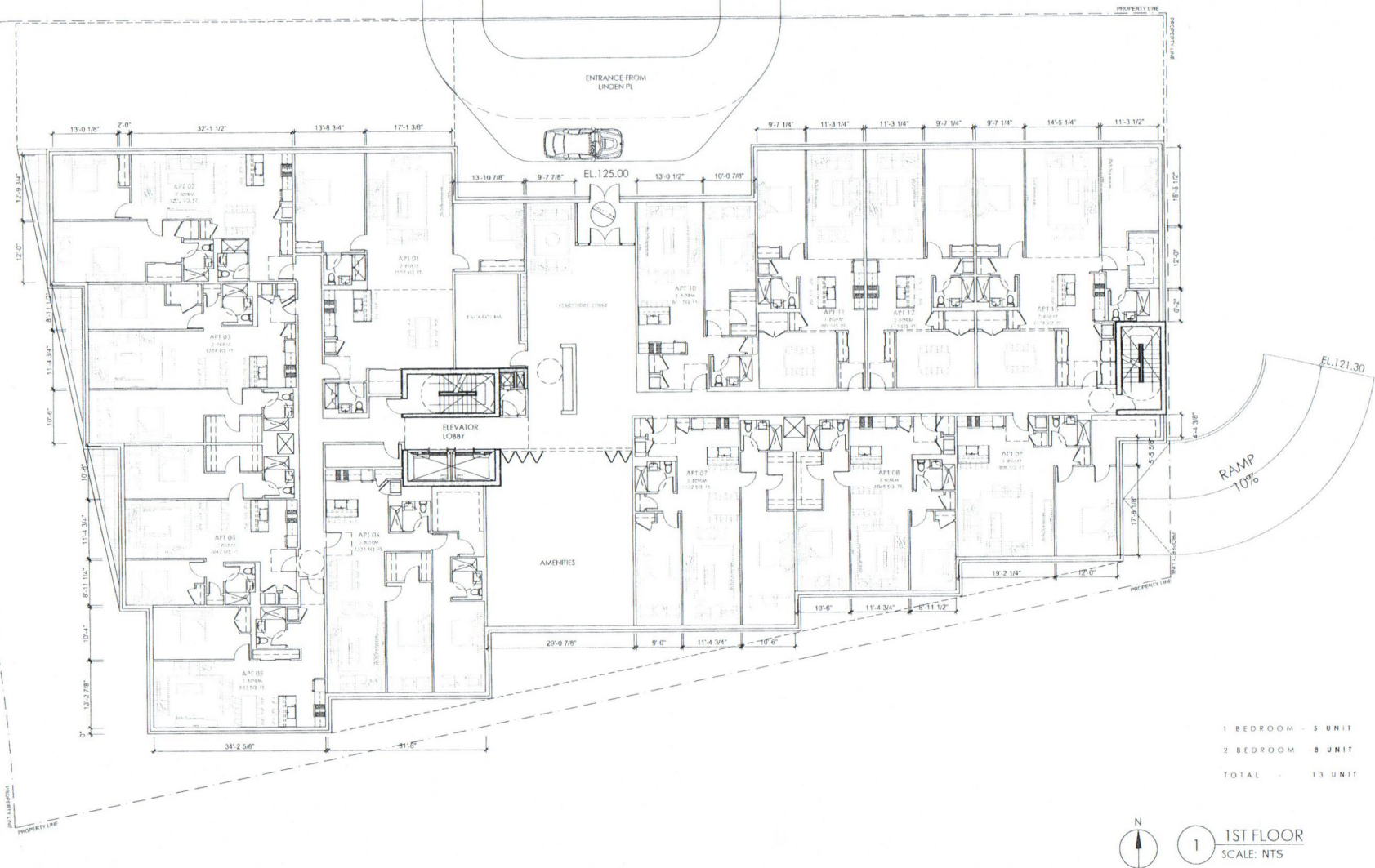
1 GROUND FLOOR  
SCALE: NTS

**C3D**  
C3D ARCHITECTURE PLLC  
307 7TH AVE  
T 212. 233. 3100  
NY NY 10001  
F 212. 233. 3101

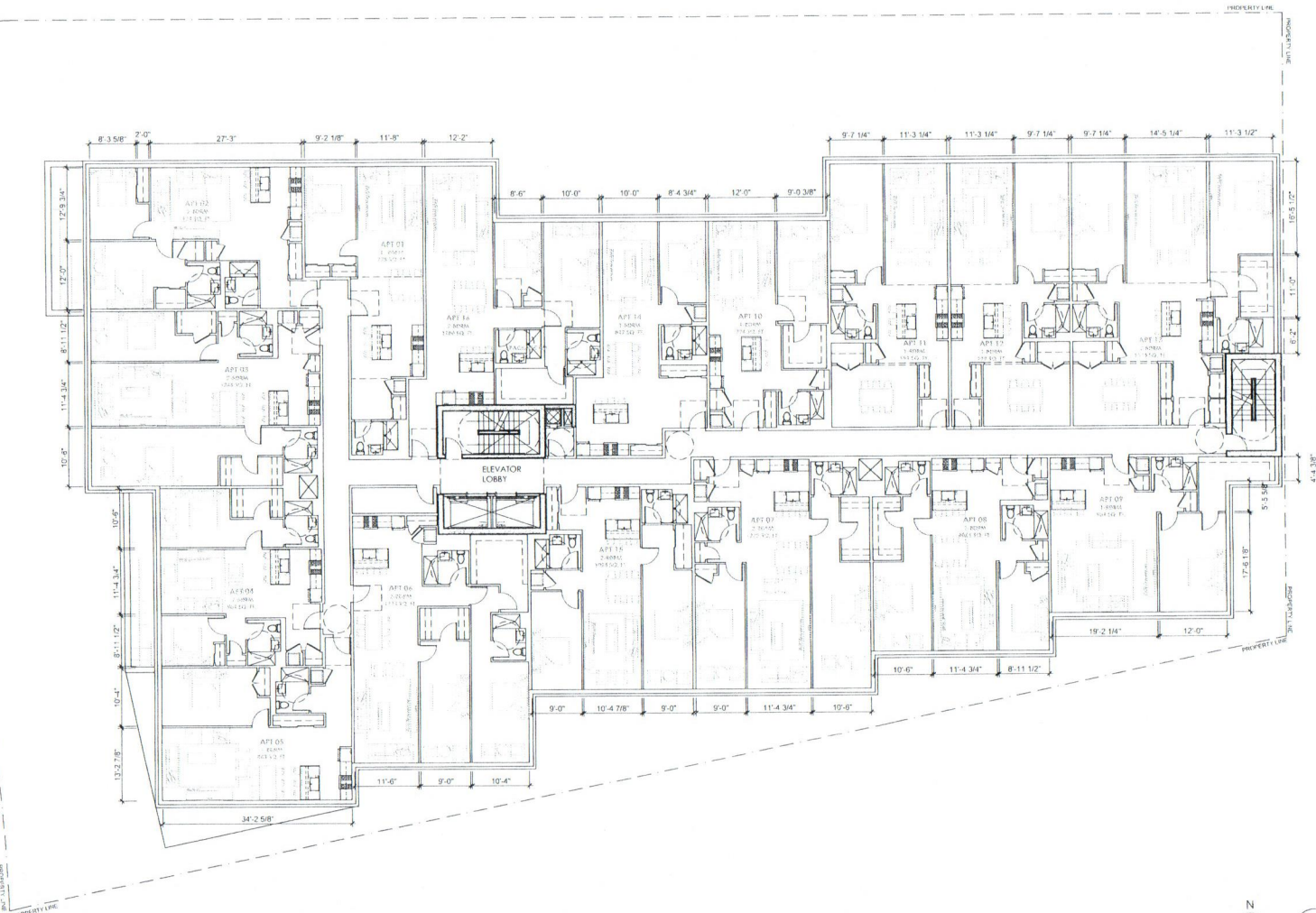
26 LINDEN PLACE  
GREAT NECK PLAZA  
N Y 1 1 0 2 1

FLOOR PLANS  
3.3.2023

26 LINDEN PLACE  
GREAT NECK PLAZA  
N Y 1 1 0 2 1

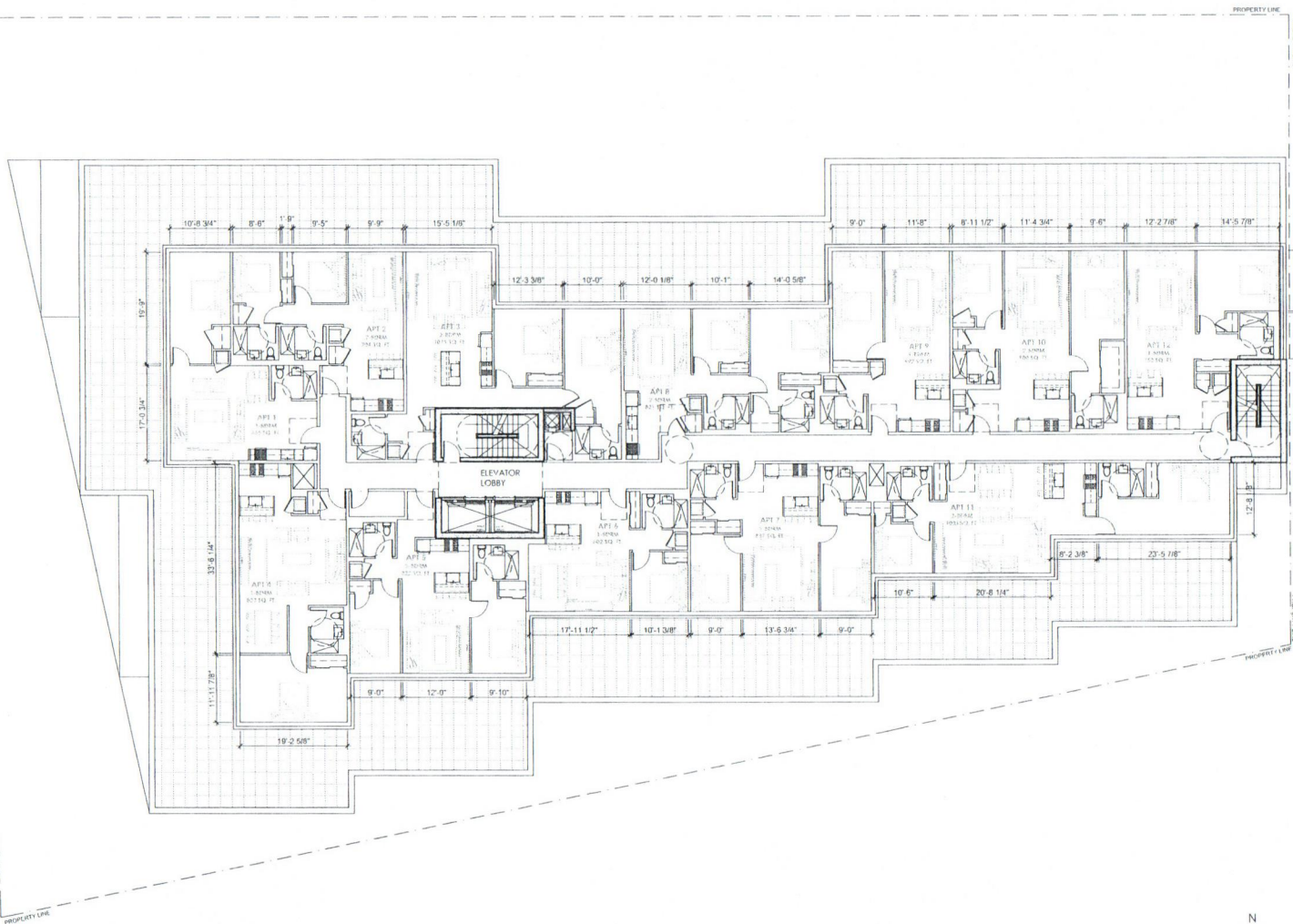






**C3D**  
C3D ARCHITECTURE PLLC  
307 7TH AVE  
T 212.233.3100  
NY NY 10001  
F 212.233.3101

FLOOR PLANS  
3.3.2023



1 BEDROOM - 4 UNIT  
 2 BEDROOM - 8 UNIT  
 TOTAL - 12 UNIT



1 4TH FLOOR  
 SCALE: NTS



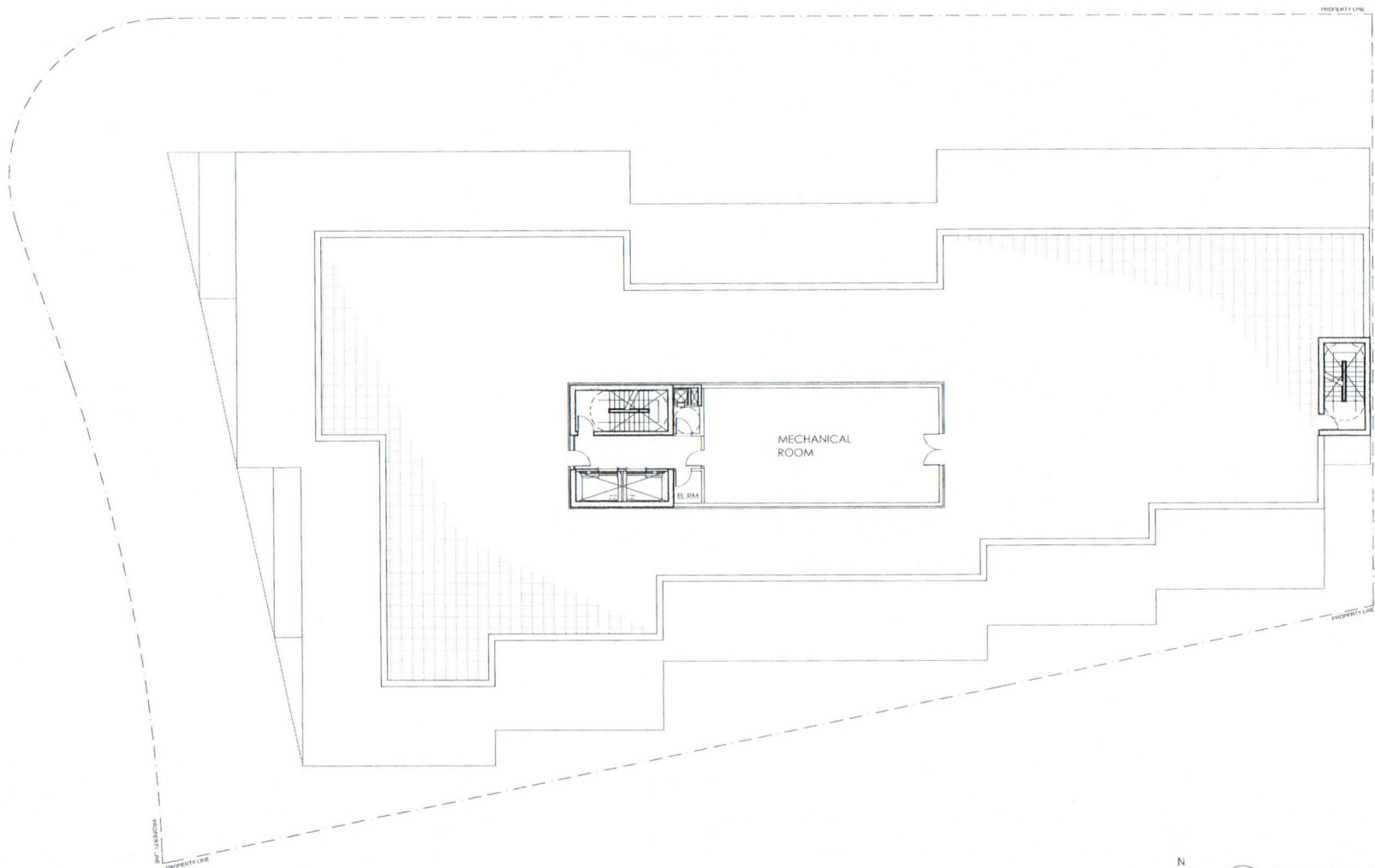
C3D ARCHITECTURE PLLC  
 307 7TH AVE NY NY 10001  
 T 212. 233. 3100 F 212. 233. 3101

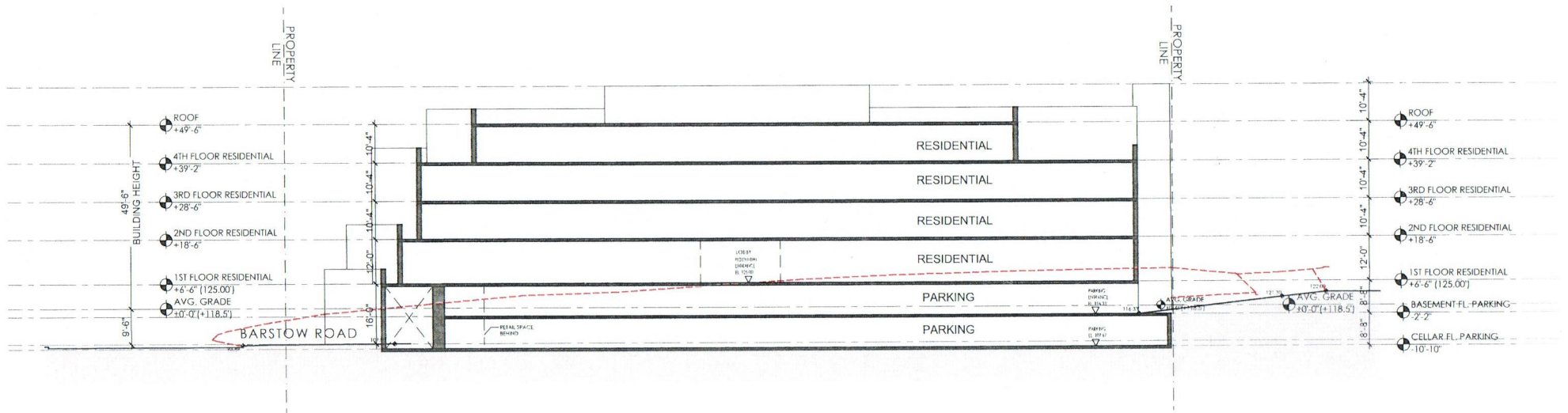
26 LINDEN PLACE  
 GREAT NECK PLAZA  
 N Y 1 1 0 2 1

FLOOR PLANS

3.3.2023







1 SCHEMATIC SECTION  
SCALE: NTS