

INC. VILLAGE OF FARMINGDALE

PUBLIC HEARING

PLEASE BE ADVISED that a public hearing will be held on Monday, April 6, 2020, at 8:00 p.m., by the Board of Trustees of the Inc. Village of Farmingdale, at Village Hall, 361 Main Street, Farmingdale, NY 11735, to consider the application of Laura Coletti, RA, to convert a retail space into a 66 seat restaurant and bar located at 515 Conklin Street, and also known as Section 49, Block 79, Lot 156 & 164, in a Business D zoning district. Pursuant to Article XIV, §600-100 B Restaurants and luncheonettes in which seats and tables are provided for all customers when approved by the Board of Trustees as a special use permit after a public hearing, and Article XIX, Off Street Parking and Loading Areas, §600-140 A, which sends you to §600-131 A-3 Restaurant Parking required at 1 space per 3 seats (66 seats), 22 spaces are required, and 1 space required per 3 l.f. bar (22 ft.), 7.3 spaces required, 0 spaces are provided. The Board of Trustees at their discretion may waive up to 90% of the required parking because the application is within 500' of a municipal parking lot (lot #3). $29.3 \text{ spaces} \times .90 = 26.37 \text{ spaces}$. This would leave a shortfall of 3 spaces which could be purchased through the Village Parking Lot Fund. §600-141-A At least one loading and unloading space is required and none is provided.

All parties in interest and citizens will be given an opportunity to be heard at such hearing.

BY ORDER OF THE

BOARD OF TRUSTEES

**BRIAN HARTY, ADMINISTRATOR
VILLAGE CLERK/TREASURER**

DATED: March 12, 2020

VILLAGE OF FARMINGDALE
361 Main Street - PO Box 220
Farmingdale, NY 11735

IN THE MATTER OF:

DATE OF SUBMISSION:

NAME OF APPLICANT:

Laura Coletti, RA c/o Impact Architecture

MAILING ADDRESS:

453 Main Street Suite 5

Farmingdale, NY 11735

BUSINESS ADDRESS:

HOME TELEPHONE:

BUSINESS TELEPHONE: 631-339-0590

ADDRESS OF PREMISES FOR WHICH APPLICATION IS BEING MADE:

515 Conklin Street Farmingdale NY 11735

SECTION: 49

BLOCK: 79

LOT: 156&164

(Refer to latest tax bill or contact Receiver of Taxes in Oyster Bay or Nassau County)

I hereby certify that all information submitted by me in this application is true to the best of my knowledge and ability.

STATE OF NEW YORK)

: ss.:

COUNTY OF NASSAU)

(Signature of Applicant)

On the 14 day of January, 2020, before me personally appeared Laura Coletti

, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.



Colleen Schweiger
Notary Public

VILLAGE OF FARMINGDALE
361 Main Street • PO Box 220
Farmingdale, NY 11735

ZONING BOARD OF APPEALS APPLICATION

1. Property is located in which District? (Please circle one)

| | |
|---------------|------------------------|
| Residence A | Office Residence |
| Residence AA | Business D |
| Residence AAA | Business DD |
| Residence B | Business H |
| Residence BB | Industrial I |
| Residence C | Senior Citizen Housing |
| Residence CC | |

2. Date title to this property was acquired: 2007
3. Has present owner ever owned any adjacent or abutting property?

YES _____ NO ✓

If Yes to question 3 above:

- A. Date acquired: _____
- B. If ownership of property has since been transferred, date of transfer

NOTE: A Chain of Title must be submitted in the form of either an attorney's affidavit or report of an accredited title company, showing single and separate ownership).

4. Have there been any previous applications by the present owner (applicant) made to this or any other village board concerning this property?
- YES _____ (provide date) NO ✓
5. Under what Chapter(s), Article(s) and Paragraph(s) of the Code of the Village of Farmingdale is this application being made:

Chapter 600 Article XIX Paragraph 140

Chapter 600 Article XVIII Paragraph 131

Chapter _____ Article _____ Paragraph _____

USE VARIANCE AND AREA VARIANCE GUIDELINES

Section 7-712-b Village Law

CHECK ONE:

USE VARIANCE:

The applicant must show that the Village's Zoning requirements have caused unnecessary hardship with respect to the applicant's property. In order to show unnecessary hardship, the **applicant** must establish each part of the following four-part test:

1. that no reasonable return can be realized, provided that lack of return is substantial as demonstrated by competent financial evidence;
2. that the particular hardship is unique in that it is not shared by a substantial portion of the district or neighborhood;
3. that if the use variance is granted, it will not alter the essential character of the Neighborhood; and
4. the alleged hardship has not been self-created.



AREA VARIANCE:

In considering an application for Area Variance, the Zoning Board of Appeals will consider the following five factors that when considered together must balance the benefit to the applicant as weighted against the detriment to the health, safety and welfare of the neighborhood by such grant:

1. change the character of the locality;
2. alternative methods to achieve what the applicant desires;
3. the degree of the variance sought;
4. effect on the physical and/or environmental conditions existing in the locality; and
5. self-created difficulty.

EXPLAIN IN DETAIL THE HARDSHIP THAT NECESSITATES THIS REQUEST FOR A VARIANCE:

Small business. Owner looking to open a small restaurant
in a existing building that exists without any parking.

SPECIFICATIONS FOR MAIN STRUCTURE

| | EXISTING | PROPOSED |
|--|-----------|-----------|
| Square Footage, Main Floor | 3260 SF | 3260 SF |
| Square Footage, Second Floor | 2399.9 SF | 2399.9 SF |
| Square Footage, Basement | 2399.9 SF | 2399.9 SF |
| Total Square Footage | 8059.8 SF | 8059.8 SF |
| Number of Stories | 2 | 2 |
| Maximum Height of Structure (from curb or existing grade) | 23.75' | 23.75' |
| Distance in feet from front of structure to front lot line (facing front of structure) | 40' | 40' |
| Distance from left side | 0.0' | 0.0' |
| Distance from right side | 0.0' | 0.0' |
| Distance from back | 12.66' | 12.66' |
| Total Lot Coverage % all structures | 70% | 70% |
| Floor-Area Ratio % all structures | 57.3% | 57.3% |

PRESENT USE OF MAIN STRUCTURE:

PROPOSED USE:

Restaurant

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

Laura Coletti, RA 90 Impact Architecture, PLLC

2. PROJECT NAME

3. PROJECT LOCATION:

515 Conklin St. Farmingdale NY 11735

Municipality Village of Farmingdale

County Nassau

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)

515 Conklin St. Farmingdale NY 11735

60.12' East of Franklin Place

North Side of Conklin St

5. PROPOSED ACTION IS:

☐ New☐ Expansion☒ Modification/alteration

6. DESCRIBE PROJECT BRIEFLY:

Interior Renovation of existing retail space to Restaurant

7. AMOUNT OF LAND AFFECTED:

Initially 0 acres

Ultimately 0 acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?

☐ Yes☒ No

If No, describe briefly

Parking & loading zone

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?

☐ Residential☐ Industrial☒ Commercial☐ Agriculture☐ Park/Forest/Open Space☐ Other

Describe:

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?

☐ Yes☒ No

If Yes, list agency(s) name and permit/approvals:

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?

☐ Yes☒ No

If Yes, list agency(s) name and permit/approvals:

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?

☐ Yes☒ No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name:

Laura Coletti, RA

Date: 3-2-2020

Signature:

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? ☐ Yes ☒ No

If yes, coordinate the review process and use the FULL EAF.

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

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:

No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

No

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:

No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

No

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:

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.

VILLAGE

Name of Lead Agency

STEPHEN FOLLMAN

Print or Type Name of Responsible Officer in Lead Agency

3/2/20

Date

SUPT OF BUILDINGS + GROUNDS

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Reset

Mayor
Ralph Ekstrand
Deputy Mayor
William A. Barrett
Trustees
Anthony J. Addeo
Cheryl L. Parisi
Walter Priestley

Village of Farmingdale

P.O. Box 220 • 361 Main Street • Farmingdale, New York 11735
Tel: 516-249-0093 • Fax: 516-249-0355
www.farmingdalevillage.com

Village Administrator –
Village Clerk/Treasurer
Brian Harty
Village Attorney
Claudio DeBellis
Superintendent of Public Works
Andrew F. Fisch

January 3, 2020

Laura Coletti Architect
c/o Impact Architecture
453 Main Street – Suite 5
Farmingdale, New York 11735

Re: 515 Conklin Street

Dear Applicant:

Please be advised that your application for a building permit for a 66 seat restaurant and bar to be located at 515 Conklin Street, in a Business D zoning district, is hereby denied for the following reasons under the Code of the Village of Farmingdale:

Article XIX

§600-140 A - sends you to §600-131 A-3 – Restaurant Parking required:

| | |
|-----------------------------|-------------|
| 1 space/3 seats (66 seats) | 22 spaces |
| 1 space/3 l.f. bar (22 ft.) | <u>7.3</u> |
| Total Required | 29.3 spaces |
| Parking Provided | 0 |

The Board of Trustees at their discretion may waive up to 90% of the required parking because the application is within 500' of a municipal parking lot (lot #3).

29.3 spaces x .90 = 26.37 spaces. This would leave 3 spaces short which could be purchased through the Village Parking Lot Fund.

§600-141-A At least one loading and unloading space is required and none is provided.

An application may be made to the Board of Trustees for their consideration of the above requirements.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'SF', written over a horizontal line.

Stephen Fellman
Building Superintendent

1X SECTION 49 TAX BLOCK 79 TAX LOTS 156 & 164
PROPERTY SITUATED AT 509-517 CONKLIN STREET, FARMINGDALE, TOWN OF OYSTER BAY,
COUNTY OF NASSAU AND STATE OF NEW YORK.
TITLE NO.: 8833-485577KCN

CONC.DRWY.

4' C.L.F. ON 4' CONC.
 RET. WALL, SOUTH FACE
 OF WALL VARIES 0.0'
 TO 0.2'S

N 86°47'40" E 20.00' N 86°47'40" E 20.00'

4' C.L.F. ON 4' CONC.
 RET. WALL, SOUTH FACE
 OF WALL VARIES 0.0'
 TO 0.2'S

INGRESS/EGRESS
 EASEMENT FOR
 AUTOMOBILES

ASPH.
 DRWY.

ASPH.
 DRWY.

proposed fence

1-STY
 CONC.
 BLOCK

1-STY
 CONC. BLOCK
 WALL 0.1'E

1-STY
 CONC.
 BLOCK

4' C.L.F.

FLUE - (1)

N 02°02'11" W
 114.86'

N 02°02'11" W
 115.17'

S 02°02'11" E
 115.49'

TWO-STORY
 BRICK
 BUILDING
 (GROUND-
 COMMERCIAL)

TWO-STORY
 BRICK
 BUILDING
 (GROUND-
 COMMERCIAL)

TWO-STORY
 BRICK
 BUILDING
 (GROUND-
 COMMERCIAL)

ASPH.
 DRWY.

THIS SURVEY IS CERTIFIED TO:
 1. INTRACOASTAL ABSTRACT CO.,
 INC.
 2. STEWART TITLE INSURANCE
 COMPANY.
 3. AI ZHU WU.

**THIS SURVEY IS FOR TITLE
 PURPOSE ONLY, NOT FOR
 ANY OTHER USAGE.**

60.12'

20.00' 20.00'

S 87°40'55" W S 87°40'55" W

CONKLIN STREET
 (BETHPAGE TURNPIKE)

SURVEY OF PART OF LOTS 51 AND 56, ON
 A CERTAIN MAP ENTITLED "MAP OF LAND
 BELONGING TO THE SECATOQUE CO., INC.,
 LOCATED AT FARMINGDALE, NASSAU COUNTY,
 N.Y." AND FILED IN THE OFFICE OF THE
 CLERK OF THE COUNTY OF NASSAU ON
 JANUARY 13, 1928 UNDER FILE NO.915.

SCALE 1"=20'

SURVEYED ON JANUARY 18, 2007

SURVEYED BY

HUBERT S. YUEN
LAND SURVEYOR
242-20 BARROWS COURT,
DOUGLASSTON, NY 11362
(718) 428-2063

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

UNAUTHORIZED ALTERATION OR ADDITION TO THIS
 SURVEY IS A VIOLATION OF SECTION 7209 OF
 THE N.Y.S. EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE
 LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL
 SHALL NOT BE CONSIDERED AS A VALID TRUE COPY.

THE OFFSETS (OR DIMENSIONS) SHOWN HEREON 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 AND ANY OTHER CONSTRUCTION.

HUBERT S. YUEN
N.Y. LICENSE NO. 049908

JOB NO. 0701057

| Section | Block | Lot | Owner | House # | Street | City | Zip | |
|---------|-------|-------------------|-----------------------|---------|----------------|-------------|-------|---|
| 49 | 78 | 15 | Current | 485 | Conklin Street | Farmingdale | 11735 | |
| 49 | 78 | 12 | Susan Hollander | 6 | Fraklin Place | Farmingdale | 11735 | |
| 49 | 78 | 10 | John Giordano | 4 | Fraklin Place | Farmingdale | 11735 | |
| 49 | 79 | 150 | Fairfield Farmingdale | 150 | Secatogue | Farmingdale | 11735 | Mail to: 3 Brand Court Huntington NY 11743 |
| 49 | 79 | 152 | Arnold Prisco | 501-503 | Conklin Street | Farmingdale | 11735 | Mail to :538 Broadhollow Road. Third floor East, Melville, NY 11747 |
| 49 | 79 | 165 | Anthony Rizzuto | 505-507 | Conklin Street | Farmingdale | 11735 | Mail to: 1 West Lido Promenade Lindenhurst NY 11757 |
| 49 | 79 | 164,156 | Atzhu Wu | 509-517 | Conklin Street | Farmingdale | 11735 | Mail to: 1741 Interlake Drive Wantagh, NY 11793 |
| 49 | 79 | 67,57,58,59,60,61 | HPE Enterprises LLC | 521 | Conklin Street | Farmingdale | 11735 | Mail To: 44 Boyd Drive Westbury, NY 11590 |
| 49 | 79 | 163 | Sai Baba Real Estate | 545 | Conklin Street | Farmingdale | 11735 | |

ALTERATIONS TO:
NEW RESTAURANT
515 CONKLIN STREET
FARMINGDALE NY 11735
VILLAGE OF FARMINGDALE

SITE DATA:

AREA OF SITE.....4,619.2 SF
TOTAL AREA OF BUILDING (FOOT PRINT).....3,260 SF
LOT COVERAGE = 3,260 / 4,619.2 =70%
INTENDED USE OF PROPERTY.....RESTAURANT/APARTMENTS
ZONING.....D

PARKING DATA:

RESTAURANT..... 66 SEATS/3 = 22 SPACES
BAR LINEAR FT..... 22 FT/3 = 7.3 SPACES
EMPLOYEES..... 8 /2 = 4 SPACES
TOTAL PARKING REQUIRED..... 33.3 SPACES
TOTAL PARKING PROVIDED..... 0 SPACES

SCHEDULE OF DRAWINGS

C-0 COVER SHEET, CERTIFICATIONS, SITE PLAN, SCHEDULE OF DRAWINGS

ARCHITECTURAL

A-1 FIRST FLOOR PLAN, SECTION, DOOR SCHEDULE, NOTES & PARTITION TYPES
A-2 BASEMENT FLOOR/EQUIPMENT/FINISH/RCP PLAN, 1st FLOOR EQUIPMENT/FURNITURE PLAN, EQUIPMENT SCHEDULE
A-3 1st FLOOR RCP PLAN, LEGEND & NOTES, DETAILS, FRONT ELEVATION
A-4 1st FLOOR FINISH PLAN & LEGEND
A-5 BATHROOM DETAILS, FIXTURE LAYOUT, NOTES, DETAILS & TOILET ELEVATIONS
A-6 GENERAL NOTES
A-7 GENERAL NOTES CONTINUED

MECHANICAL

M-1 GENERAL NOTES
M-2 NEW RESTAURANT HVAC PLANS, SEATING PLAN, KITCHEN & OFFICE AREA
M-3 CALCULATIONS COOLING/HEATING DUCT AIR PRESSURE DROP

ELECTRICAL

E-1 ELECTRICAL GENERAL NOTES
E-2 LIGHTING WIRING
E-3 EQUIPMENT WIRING & RECEPTACLES WIRING
E-4 ELECTRICAL ANALYSIS, ELECTRICAL SYMBOLS, RTU-1, EF1 & 2 WIRING

PLUMBING

P-1 PLUMBING GENERAL NOTES
P-2 SANITARY WASTE RISER DIAGRAM & FUEL GAS
P-3 RISER
P-4 SANITARY WASTE PIPING PLAN
HOT & COLD WATER RISER DIAGRAM

FIRE PREVENTION

SP-1 GENERAL NOTES & DETAILS
SP-2 BASEMENT FIRE SPRINKLER PLAN
SP-3 FIRST FLOOR FIRE SPRINKLER PLAN
SP-4 FIRE SPRINKLER RISER HYDRAULIC ANALYSIS
SUMMARIES

GENERAL NOTES

1. EXTERIOR SIGNAGE TO BE DESIGNED AND LOCATED BY OTHERS
2. ALL ROOMS AND EXTERIOR DOORS TO MEET ADA REQUIREMENTS
3. FLASHING WHERE NECESSARY (EXT. WALLS, ROOF, ETC.)
4. PROVIDE FLOOR DRAIN AND COMMERCIAL GRADE FAUCET PER EACH BATHROOM

EXISTING CONDITIONS NOTES:

1. VERIFY IN FIELD EXISTING CONDITIONS AND LOCATION OF COLUMNS FOR ROOF WINDOW DIMENSIONS, LOCATIONS, AND QUANTITY.
2. WINDOW DIMENSIONS, LOCATIONS AND QUANTITY TO BE REVIEWED WITH ARCHITECT PRIOR TO ORDERING OF ANY MATERIALS OR START OF ANY WORK
3. VERIFY IN FIELD ALL EXISTING CONDITIONS AND REVIEW WITH ARCHITECT PRIOR TO THE START OF ANY WORK

SIGN TO CONSIST OF A 6" DIAMETER CIRCLE WITH A STROKE WIDTH OF 1/2". BACKGROUND COLOR TO BE REFLECTIVE WHITE. THE CIRCLE AND CONTENTS TO BE REFLECTIVE RED COLOR IN ACCORDANCE WITH APPENDIX H, PART 1284 OF THE 2010 FIRE CODE OF NEW YORK

TRUSS IDENTIFICATION SIGN:
SIGN TO BE PLACED AT ALL EXTERIOR ENTRANCE AND DISCHARGE DOORS AND AT ROOF ACCESS AND DOORS TO STAIRWAY. ATTACH TO DOOR OR TO THE BUILDING NOT MORE THAN 12" HORIZONTALLY FROM THE LATCH SIDE OF THE DOOR AND NOT LESS THAN 42" ABOVE THE WALKING SURFACE OR MORE THAN 60" ABOVE THE WALKING SURFACE.

BUILDING CODE ANALYSIS

PROJECT NAME & ADDRESS

515 RESTAURANT
515 CONKLIN STREET
FARMINGDALE, NY 11735
ZONE: D

DESCRIPTION

EXISTING RETAIL BUILDING
TWO STORY MASONRY/CONCRETE
PROPOSED USE: RESTAURANT
TWO STORY MASONRY/CONCRETE/STEEL
PARKING: SEE PARKING CALCULATIONS

APPLICABLE CODES

NYS BSC 2017 UNIFORM CODE SUPPLEMENT
NYS BSC 2017 SUPPLEMENT TO THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE
ICC A117.1-2009 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES WITH THE NYS NEWLY ADOPTED ACCESSIBILITY SIGN

2016 NYSBC (2015 IBC 3RD PRINTING)
2016 NYSRC (2015 IRC 2ND PRINTING)
2016 NYSPC (2015 IPC 3RD PRINTING)
2016 NYSEBC (2015 IEBC 5TH PRINTING)
2016 NYSEC (2015 IECC 2ND PRINTING)
2016 NYSFGC (2015 IFGC 3RD PRINTING)
2016 NYSMC (2015 IMC 3RD PRINTING)
2016 NYSFC (2015 IFC 3RD PRINTING)
2016 NYSPMC (2015 IPMC 4TH PRINTING)
ASHRAE 90.1 2013 (JULY 2014 PRINTING)

USE & OCCUPANCY CLASSIFICATION (CHAPTER 3)

ASSEMBLY GROUP A-2

PROPOSED SPACE: APPROX 2,650 SF

TABLE 508.4 1 HR SEPARATION REQUIRED A/R2

TYPE OF CONSTRUCTION (CHAPTER 6)

TYPE III B- (602.3)

TABLE 601

| BUILDING ELEMENT | REQ | PROVIDED (EXISTING) |
|--------------------|-----|---------------------|
| STRUCTURAL FRAME | 0 | 0 |
| EXT BEARING WALLS | 2 | 2 |
| INT BEARING WALLS | 0 | 0 |
| FLOOR CONSTRUCTION | 0 | 0 |
| ROOF CONSTRUCTION | 0 | 0 |

| TABLE 602 (A/IIIB) | REQ | PROVIDED |
|--------------------|-----|----------|
| < 5' | 1 | 1 |
| >=5'; <10' | 1 | 1 |
| >=10'; <30' | 1 | 1 |
| >=30' | 0 | 0 |

FIRE RATE CONSTRUCTION (CHAPTER 7)

INTERIOR FINISHES (CHAPTER 8)

TABLE 803.4 CLASS C OR GREATER REQUIRED

CLASS C OR GREATER PROVIDED

FIRE PROTECTION (CHAPTER 9)

SPRINKLERS PROVIDED (903.2)

GROUP A-2 OCCUPANCY

FIRE ALARMS (907.2.1)

FIRE ALARM SYSTEMS AND SMOKE ALARMS ARE NOT REQUIRED

MEANS OF EGRESS (CHAPTER 10)(TABLE 1004.1.2)

PROPOSED OCCUPANCY CALCULATIONS

| SPACE | AREA (SF) | OCCUPANCY | LOAD | OCCUPANCY |
|-----------------------|-----------|--------------|------|-----------|
| COMMERCIAL KITCHEN | 433.3 sf | 200SF/PERSON | 3 | |
| BACKBAR | | | 1 | |
| 1ST FLOOR BAR SEATING | 221f | 1.51f/PERSON | 14.6 | |
| 1ST FLOOR SEATING | | | 66 | |
| OFFICE | 83 SF | 100SF/PERSON | 1 | |
| STORAGE/UTILITY | 2093 SF | 300SF/PERSON | 7 | |
| TOTAL | | | | 92.6 |

TABLE 1006.3.1

TWO MEANS OF EGRESS REQUIRED; TWO EXITS PROVIDED

PLUMBING FIXTURES: P2902.1

A-2 OCC 78 OCC/2=39 OCC

(1) WC PER 75 EA MALE/FEMALE

(1) LAV PER 200 EA MALE/FEMALE

(1) SERVICE SINK

BUILDING PLAN REVIEW NOTE:

TOWN PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE TOWN AS SPECIFIED IN THE BUILDING AND/OR RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENT IS:
ACCURATE, CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION, CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH PROPERTY AND PUBLIC WELFARE IS THE RESPONSIBILITY OF THE LICENSEE

CERTIFICATIONS

1. THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED, AND TO THE BEST OF MY BELIEF, KNOWLEDGE, AND INFORMATION, MEET THE REQUIREMENTS OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AND THE RESIDENTIAL CODE OF NEW YORK STATE.
2. THE FRAMING DESIGN STANDARD USED IS THE AMERICAN FOREST AND PAPER ASSOCIATION "WOOD FRAME CONSTRUCTION MANUAL 2001 EDITION".
3. ALL WORK SHALL CONFORM TO THE NY STATE UNIFORM BUILDING CODE - DECEMBER 31, 2002

KEY MAP



IMPACT Architecture

485 MAIN ST SUITE 6, FARMINGDALE NY 11735
(516) 326-2266

| NO. | REASON FOR ISSUE | DATE |
|-----|------------------|----------|
| | TO VILLAGE | 12-20-19 |
| | TO VILLAGE | 12-26-19 |
| | | |
| | | |
| | | |
| | | |

INTERIOR RENOVATION

NEW RESTAURANT

515 CONKLIN STREET

FARMINGDALE, NY 11735

VILLAGE OF FARMINGDALE

- ☐ COVER SHEET
☐ BUILDING PLAN REVIEW & CERTIF.
☐ SCHEDULE OF DRAWINGS
☐ PLOT / SITE PLAN
☐ KEY MAP

| | |
|------------------|----------------------------------|
| DRAWN BY: CPS | PRELIMINARY CON DOCS FINAL |
| CHECKED: MEK | PROJECT No. 1953 |

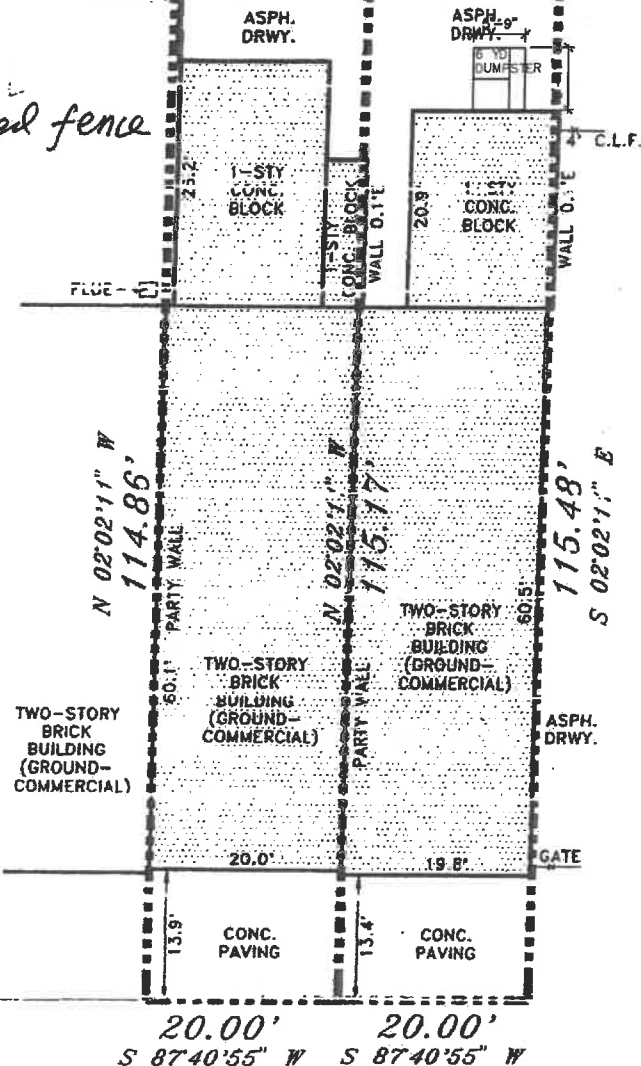
A-0

FRANKLIN PLACE

4' C.L.F. ON 4' CONC. RET. WALL, SOUTH FACE OF WALL VARIES 0.0' TO 0.2'S
N 86°47'40" E 20.00'
N 86°47'40" E 20.00'
4' C.L.F. ON 4' CONC. RET. WALL, SOUTH FACE OF WALL VARIES 0.0' TO 0.2'S

INGRESS/EGRESS EASEMENT FOR AUTOMOBILES

proposed fence

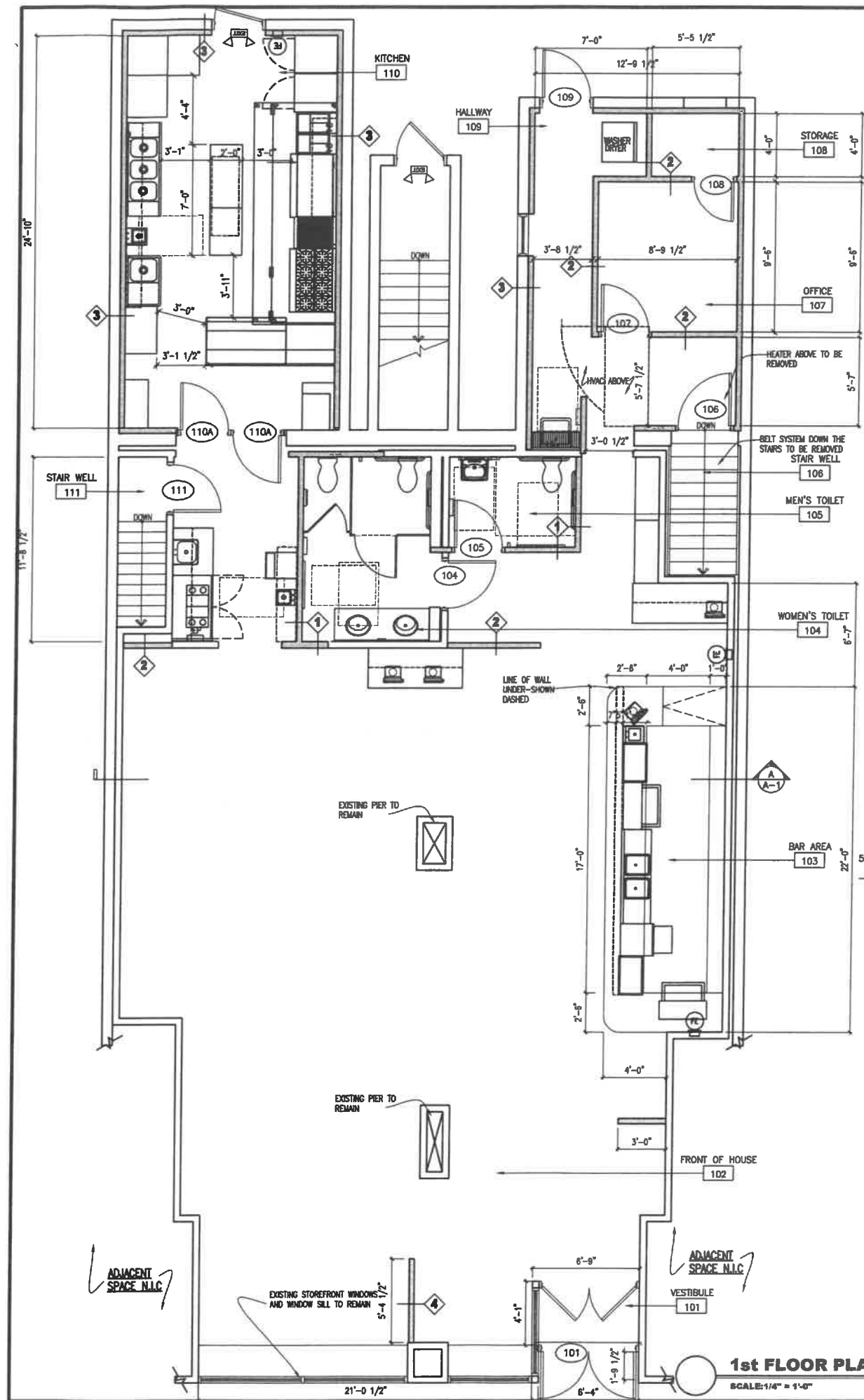


CONKLIN STREET
(BETHPAGE TURNPIKE)

SITE PLAN

NOTE: THIS SITE PLAN IS INCLUDED ON THESE DRAWINGS SOLELY FOR INFORMATIONAL PURPOSES AND IS BASED ON THE DATA INDICATED ON THE SURVEY DATED 1-18-2007 AS PREPARED BY HUBERT S. YUEN REFERENCE THE ORIGINAL SURVEY FOR ALL PERTINENT INFORMATION.

SCALE 1"=10'



PARTITION NOTES

- GENERAL NOTES:**
- 1) ALL WORK TO BE DONE IN ACCORDANCE WITH NYS BUILDING CODE-TABLE 2204.2 AND 2204.1.
 - 2) SEE FINISH SCHEDULE FOR ALL WALL FINISHES.
 - 3) PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS.
 - 4) PROVIDE 3/4" PLYWOOD BACKBOARD AT ALL TELEPHONE SERVICE AND ELECTRICAL ROOMS.
 - 5) CONTRACTOR TO COMPLY WITH ALL U.L. WALL ASSEMBLIES AS PER U.L. DIRECTORY LISTINGS. SEE MECHANICAL, ELECTRICAL, AND PLUMBING SPECIFICATIONS FOR ADDITIONAL U.L. DESIGNS.
 - 6) WALLS TO BE FINISHED SHALL BE TAPE, PROPERLY FLUSHED AND Sanded smooth. JOINTS IN FINISHED GYPSUM WALLS TO RECEIVE TAPE AND THREE COATS OF SPACKLE.
 - 7) 3 5/8" STEEL STUD, 20 AND 25 GAUGE (MIN.) GALVANIZED AT 16" O.C., UP TO 14' MAX. HEIGHT - SEE PARTITION TYPES.
 - 8) 6" INTERIOR STEEL STUD, 25 GAUGE (MIN.) GALVANIZED AT 16" O.C. WITH HORIZONTAL BRIDGING AT 5' O.C., UP TO 28' MAX. HEIGHT.
 - 9) PROVIDE RECESSED FIRE EXTINGUISHER CABINET. CABINETS TO BE RATED AT ALL FIRE RATED WALLS.
 - 10) SOUND REDUCING INSULATION SHALL BE 2 1/2" FIBERGLASS BATT INSULATION WITH AN OVERALL STC RATING OF 57, AND TO BE INSTALLED AS TO PREVENT SAGGING. SOUND REDUCING INSULATION SHALL BE INSTALLED IN ALL PARTITIONS. PROVIDE INSULATION TO DECK WHERE PARTITION GOES TO DECK.

WALL TYPES

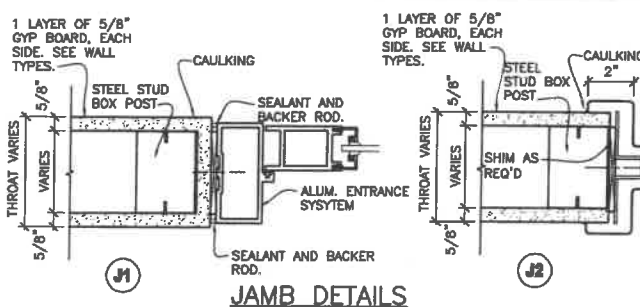
- 1 METAL STUD AND GYPSUM BOARD PARTITION w/ CERAMIC TILE
2 7/8" METAL STUD AND GYPSUM BOARD PARTITION
3 METAL STUD AND GYPSUM BOARD PARTITION
4 3/8" METAL STUD AND GYPSUM BOARD PARTITION

SYMBOLS LEGEND

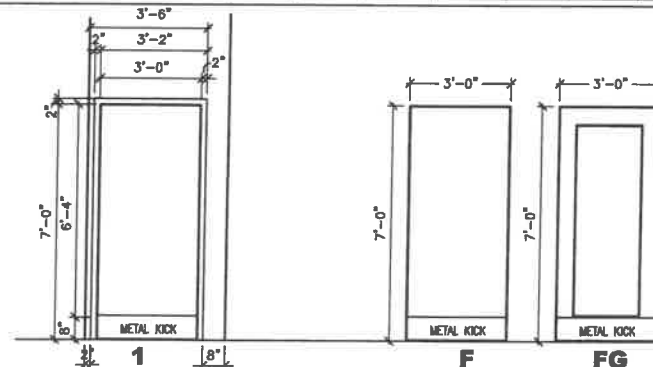
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW WALL
- WINDOW TAG
- ROOM TAG
- ROOM NAME
- CLING HT.
- SURFACE MOUNTED FIRE EXTINGUISHER
- WALL TAG
- ELEVATION SYMBOL
- DOOR TAG
- NEW DOOR-SEE PLANS
- DOOR TO REMAIN

DOOR SCHEDULE

| OPENING | DOOR NO. | ROOM | KEYSIDE ROOM NO. | FIRE RATING LABEL | QTY. | SIZE | ELEV. | HAND | MATERIAL | FINISH | UNDERCUT | ELEV. | MATERIAL | FINISH | THROAT | DETAILS | | | | HARDWARE SET NO. |
|---------|----------------|---------|------------------|-------------------|------|------------------------|-------|---------|----------|-----------|----------|-------|----------|-----------|--------|---------|---------|---------|-----------|------------------|
| | | | | | | | | | | | | | | | | R. JAMB | L. JAMB | HEAD | THRESHOLD | |
| 001 | DRY STORAGE | --- | --- | N/A | 1 | 3'-0" x 7'-0" x 1 3/4" | F | RH | SC WOOD | PER OWNER | N/A | 1 | HM | PER OWNER | --- | J2 | J2 | SEE DET | --- | 2 |
| 101 | VESTIBULE | OUTSIDE | --- | N/A | 2 | 3'-0" x 7'-0" x 1 3/4" | FG | RHR/LHR | ALUM. | PER OWNER | N/A | 1 | ALUM. | PER OWNER | --- | J1 | J1 | SEE DET | --- | 3 |
| 104 | WOMEN'S TOILET | --- | --- | N/A | 1 | 3'-0" x 7'-0" x 1 3/4" | F | LH | SC WOOD | PER OWNER | 3/4" | 1 | HM | PER OWNER | --- | J2 | J2 | SEE DET | --- | 1 |
| 105 | MEN'S TOILET | --- | --- | N/A | 1 | 3'-0" x 7'-0" x 1 3/4" | F | RHR | SC WOOD | PER OWNER | 3/4" | 1 | HM | PER OWNER | --- | J2 | J2 | SEE DET | --- | 1 |
| 106 | STAIRWELL | --- | --- | 1/2 HR | 1 | 3'-0" x 7'-0" x 1 3/4" | F | RH | SC WOOD | PER OWNER | 3/4" | 1 | HM | PER OWNER | --- | J2 | J2 | SEE DET | --- | 1 |
| 107 | OFFICE | --- | --- | N/A | 1 | 3'-0" x 7'-0" x 1 3/4" | F | RHR | SC WOOD | PER OWNER | N/A | 1 | HM | PER OWNER | --- | J2 | J2 | SEE DET | --- | 2 |
| 108 | CLOSET | --- | --- | N/A | 1 | 3'-0" x 7'-0" x 1 3/4" | F | LH | SC WOOD | PER OWNER | N/A | 1 | HM | PER OWNER | --- | J2 | J2 | SEE DET | --- | 2 |
| 109 | HALLWAY | OUTSIDE | --- | N/A | 2 | 3'-0" x 7'-0" x 1 3/4" | FG | LH | ALUM. | PER OWNER | N/A | 1 | ALUM. | PER OWNER | --- | J1 | J1 | SEE DET | --- | 3 |
| 110A | KITCHEN | --- | --- | N/A | 1 | 3'-0" x 7'-0" x 1 3/4" | F | RHR | SC WOOD | PER OWNER | N/A | 1 | HM | PER OWNER | --- | J2 | J2 | SEE DET | --- | 2 |
| 110B | KITCHEN | --- | --- | N/A | 1 | 3'-0" x 7'-0" x 1 3/4" | F | LH | SC WOOD | PER OWNER | N/A | 1 | HM | PER OWNER | --- | J2 | J2 | SEE DET | --- | 2 |
| 111 | STAIRWELL | --- | --- | 1/2 HR | 1 | 3'-0" x 7'-0" x 1 3/4" | F | RH | SC WOOD | PER OWNER | 3/4" | 1 | HM | PER OWNER | --- | J2 | J2 | SEE DET | --- | 1 |

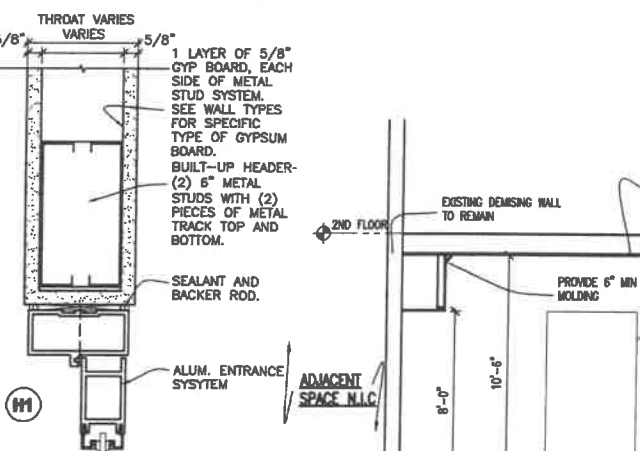


JAMB DETAILS

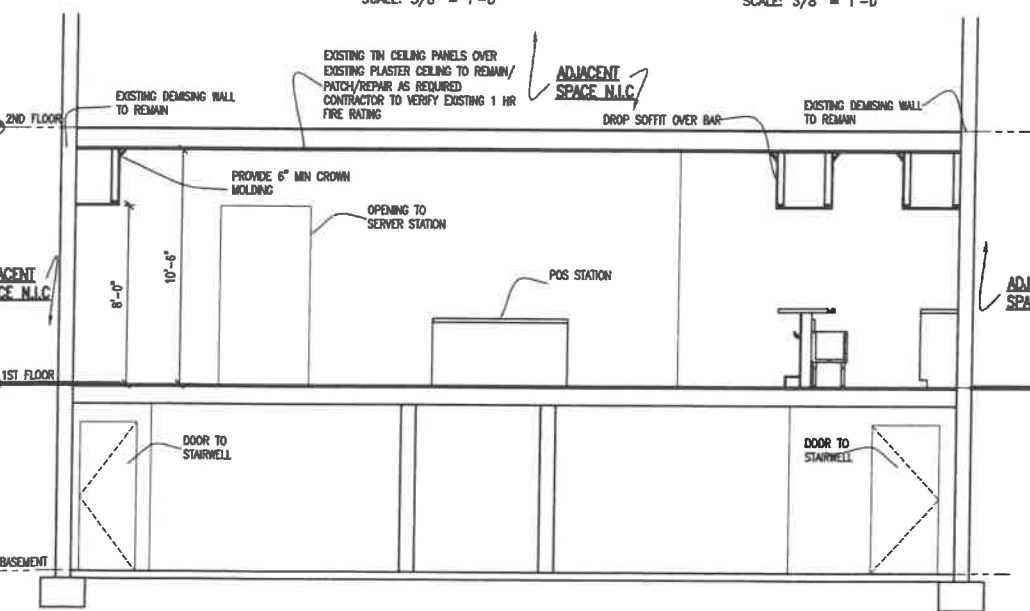


DOOR FRAME ELEVATIONS

DOOR ELEVATIONS



HEAD DETAILS



SECTION 'A'

SCALE: 1/8" = 1'-0"

IMPACT Architecture

485 MAIN ST SUITE 5, FARMINGDALE NY 11735
631-388-0000

| NO. | REASON FOR ISSUE | DATE |
|-----|------------------|----------|
| 1 | TO VILLAGE | 12-20-19 |
| 2 | TO VILLAGE | 12-28-19 |

INTERIOR RENOVATION NEW RESTAURANT 515 CONKLIN STREET FARMINGDALE, NY 11735 VILLAGE OF FARMINGDALE

- 1st FLOOR PLAN
- PARTITION TYPES
- DOOR SCHEDULE
- NOTES
- SECTION

DRAWN BY:
CPS
CHECKED:
MEK

PRELIMINARY
CON DOCS
FINAL
PROJECT No.
1953

A-1

SCALE=1/4" = 1'-0"