

## Planning Board

April 6, 2017

### Agenda

1. Application of Long Island Home applicant seeks approval to subdivide an existing non-conforming parcel into two non-conforming parcels one parcel approximately 4.18 acres the other approximately 22.04 acres pursuant to separating the Broadlawn Manor Nursing Care Center from the balance of the site buildings pursuant to Section 183-136 B and Section 24-6 A (1) (a) of the Village Code. Premises located on the Southeast corner of Sunrise Highway [RT 27] and County Line Road [CR 1] in an "IN PART BUSINESS 2" district and in part "Residential B" district k/a 400 Sunrise Highway a/k/a SCTM# 101-2-2-1
2. Application of Michael Sudano Architect as agent for Anna Szczesny applicant seeks architectural review and approval pursuant to the proposed elevation of the existing 1 ½ story one family dwelling to B.F.E (Base Flood Elevation) +3 in accordance with F.E.M.A and NYS Building code requirements with new front wood deck and steps to grade and rear wood deck and steps to grade. Attached garage will be converted to storage and mechanical room elevated to F.E.M.A and NYS Building Code. A/C Units to be elevated to B.F.E +2 feet minimum pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the North Side of Bayside Place, 385 Feet East of Bayview Avenue in a Residential "B" district known as 29 Bayside Place a/k/a SCTM# 101-12-6-24
3. Application of Art of Form Architects as agent for Glen Bernhardt applicant seeks a modification to previously approved application. New overall height elevation to be lowered to elevation 29.89 feet as opposed to original approved elevation of 33.25 feet, approximately 3.45 feet lower. Applicant will have a crawl space below dwelling rather than a garage as previously approved. The front stairs and landing does not encroach into the front yard setback pursuant to section 24-6 A (1) (h) of the Village Code. Premises located on the South Side of New Point Place, approximately 212.50 feet East of Bayview in a "Residential B" district known as 20 New Point Place a/k/a SCTM# 101-12-6-72
4. Application of Christopher McCarthy as agent for Dolores Conroy applicant seeks a modification to previously approved application. Aesthetic and material changes on North, South, East, and West elevations of building pursuant to section 24-6 A (1) (h) of the Village Code. Premises located on the South side of Norman Ave approximately 1140 Feet West of Richmond Avenue in a "Residential B" district know as 100 Norman Avenue a/k/a SCTM# 101-13-11-1