

**SURVEY GUARANTEED TO:**  
Old Republic National Title Insurance Company  
Title America Land Services, Inc.  
Title No. 7A-26116-N  
JMP Orchard Street LLC

DRAWING INFORMATION		REVISION		PROJECT	
DATE:	2/2/2021	#	DATE	SURVEY MAP	
DRAWN BY:	KR		COMMENT	Of Lots No. 513 to 515	
CHECKED BY:	TJB			On a Certain Map Entitled	
SCALE:	1"=20'			"Amended Map of Manhasset Park"	
AREA:	0.16 ACRES			SITUATED AT: MANHASSET	
	7031.60 SQ.FT.			SEC. 3 BLK. 71 LOTS 513, 514, 515	
DATUM:	N/A				

CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP STATE THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CODE OF PRACTICE FOR LAND SURVEYING ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

COMPANIES INDICATED HEREON SHALL BE RESPONSIBLE TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY, AND LENDING INSTITUTION LENDER, THE ASSUREES OF THE LENDING INSTITUTION. COMPANIES ARE NOT RESPONSIBLE TO ANY OTHER INSTITUTION OR SUBSEQUENT OWNERS.

NO GUARANTEE IS IMPLIED BY THIS MAP AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENCUMBRANCES OF RECORD THAT WOULD AFFECT SUBJECT PROPERTY, UNLESS SURVEYOR HAS BEEN FURNISHED WITH A COMPLETE COPY OF THE TITLE REPORT.

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCUMBRANCES ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCUMBRANCES ARE NOT COVERED BY THIS CERTIFICATE.

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 OBTAIN THE LOCATION OF FENCES, PERMANENT WALLS, POOLS, AND ANY OTHER ENCUMBRANCES.

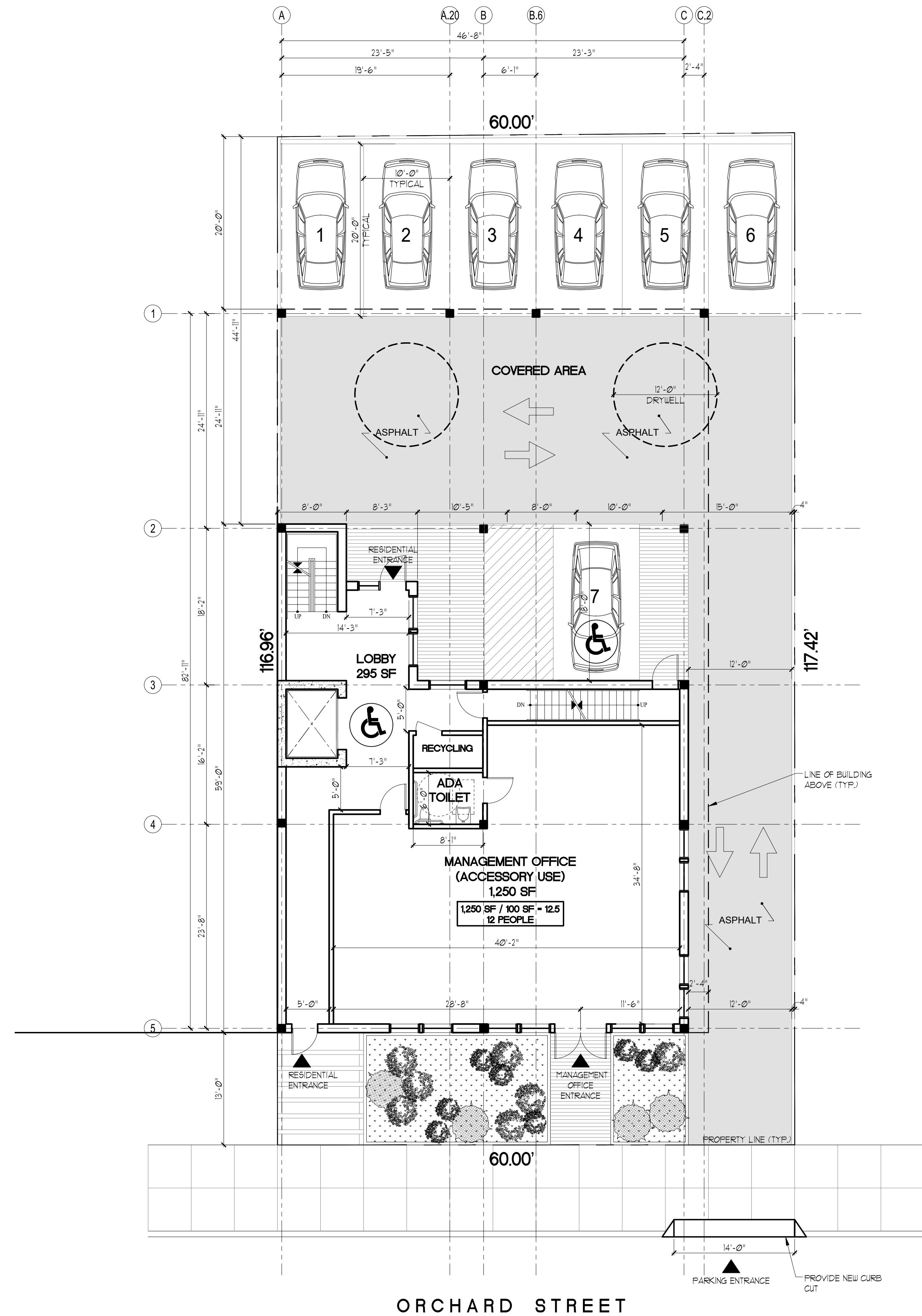
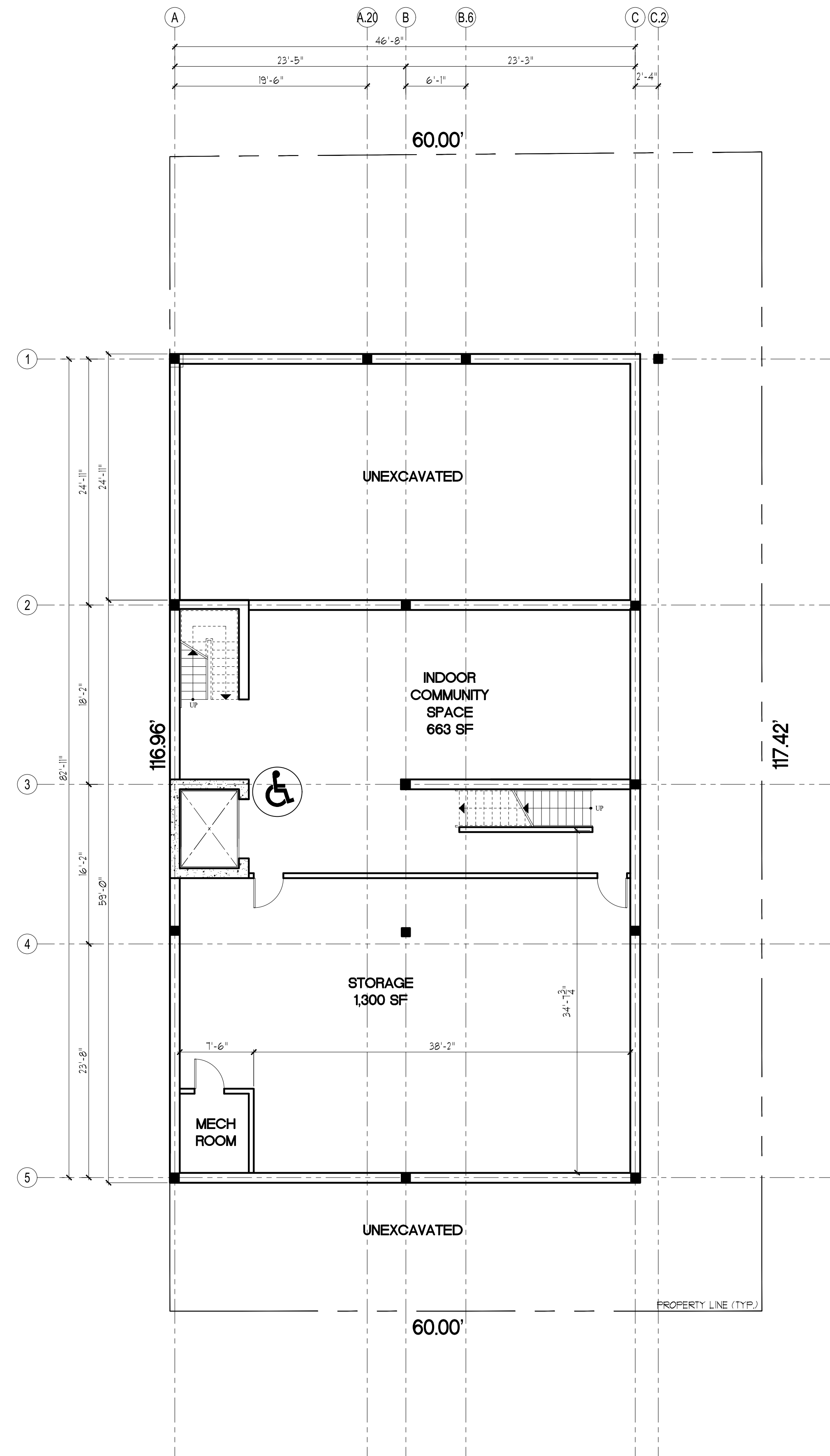
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW.

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

**Northcoast Civil** LAND SURVEYING & CIVIL ENGINEERING  
23 SPRING STREET  
OYSTER BAY, NY 11771  
P:(516)922-3031 | F:(516)922-7475



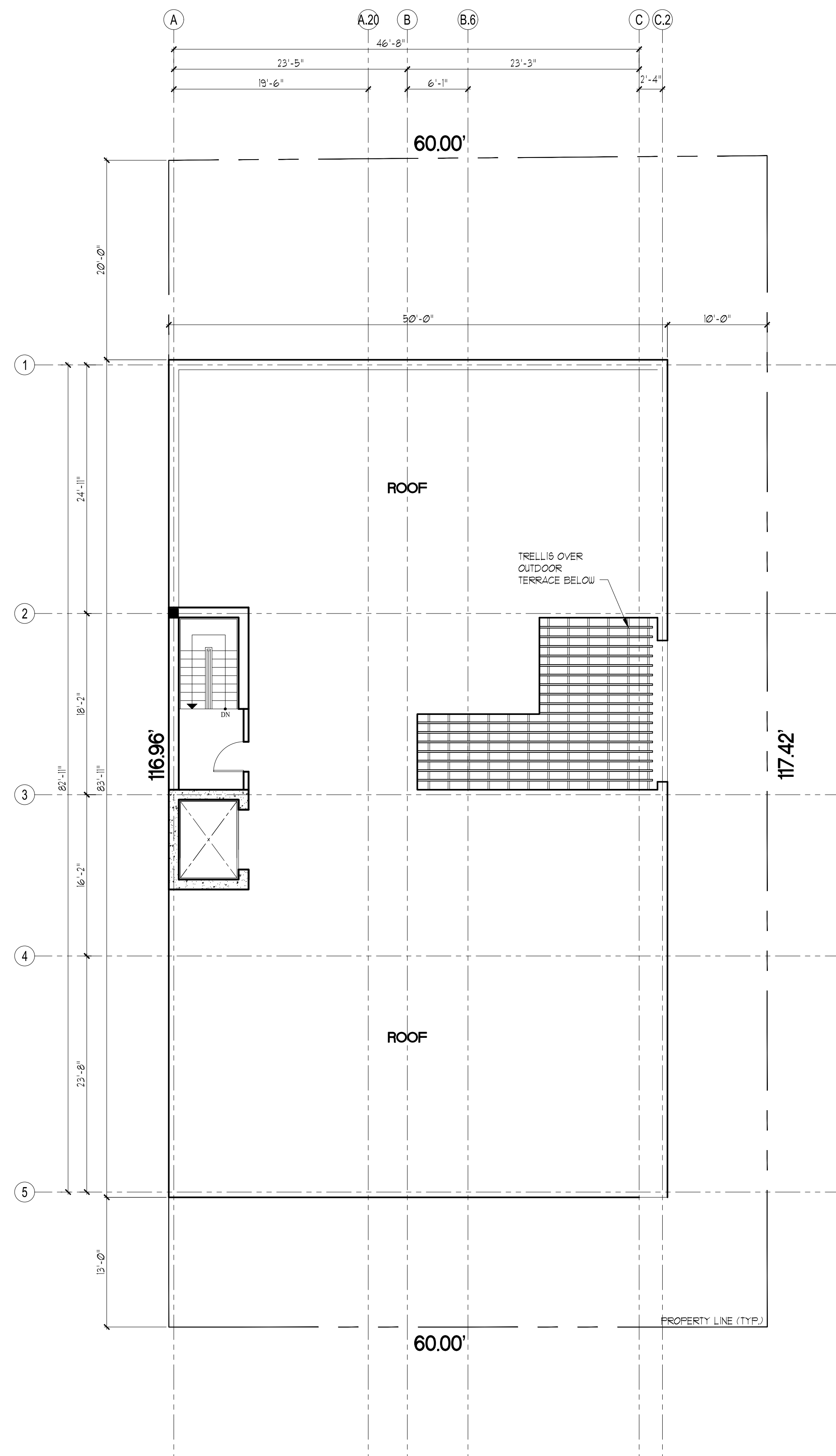




THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.





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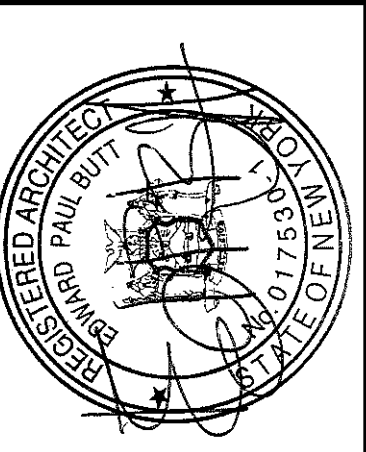
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LOADING TITLE: **ROOF TERRACE PLAN**  
**WALL SECTION**

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PROJECT NAME: **25 ORCHARD**  
**25 ORCHARD ST.**  
**MANHASSET, NY 11030**

DATE:	05.06.2021
SCALE:	AS NOTED
DRAWN BY:	AH / LL
JOB NO.:	221108



**EDWARD PAUL BUTT**  
Architect, AIA

P.O. Box 2069  
(516) 625-6625

New Hyde Park, New York 11040  
FAX (516) 625-6629

DRAWING NO.:

A-3



[illegible]

**25 ORCHARD**  
**25 ORCHARD ST.**  
**MANHASSET, NY 11030**

AS NOTED

AH / LL

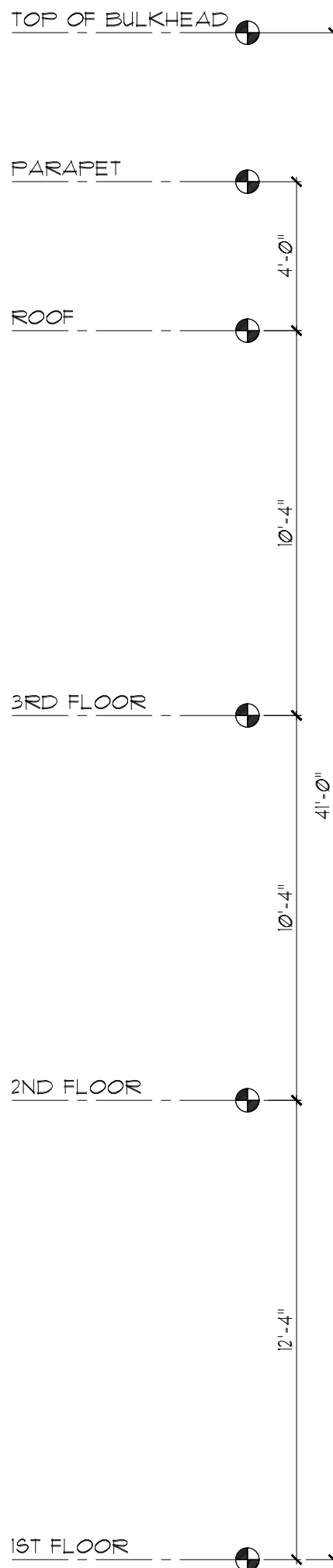
221108

221108

New Hyde Park, New York 11040  
FAX (516) 625-6629

P.O. Box 2069  
(516) 625-6625

A-4



### FRONT ELEVATION

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

GC note Jan 2022: At Greater Council request, applicant architect has facade redesign in process

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

[illegible]

**DRAWING TITLE:**  
**EAST ELEVATION**

**25 ORCHARD**  
25 ORCHARD ST.  
MANHASSET, NY 11030

05.06.2021

AS NOTED

AH / LL

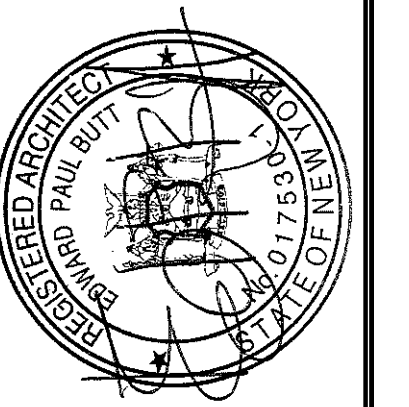
221108

DATE:

SCALE:

DRAWN BY:

JOB NO.:



EDWARD PAUL BUTT  
Architect, AIA

FAX (516) 625-6629

516)625-6625

DRAWING NO.:

A-5



1  
A-5

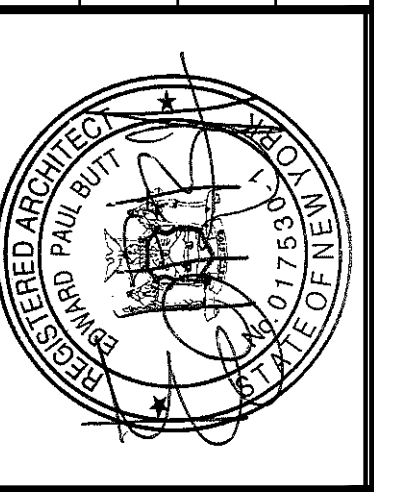
### EAST ELEVATION

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

GC note Jan 2022: At Greater Council request, applicant architect has facade redesign in process

[illegible]

DATE:	05.06.2021
SCALE:	AS NOTED
DRAWN BY:	AH / LL
JOB NO.:	221108



DRAWING NO.:

A-6



**REAR ELEVATION**

1  
A-6

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

GC note Jan 2022: At Greater Council request, applicant architect has facade redesign in process

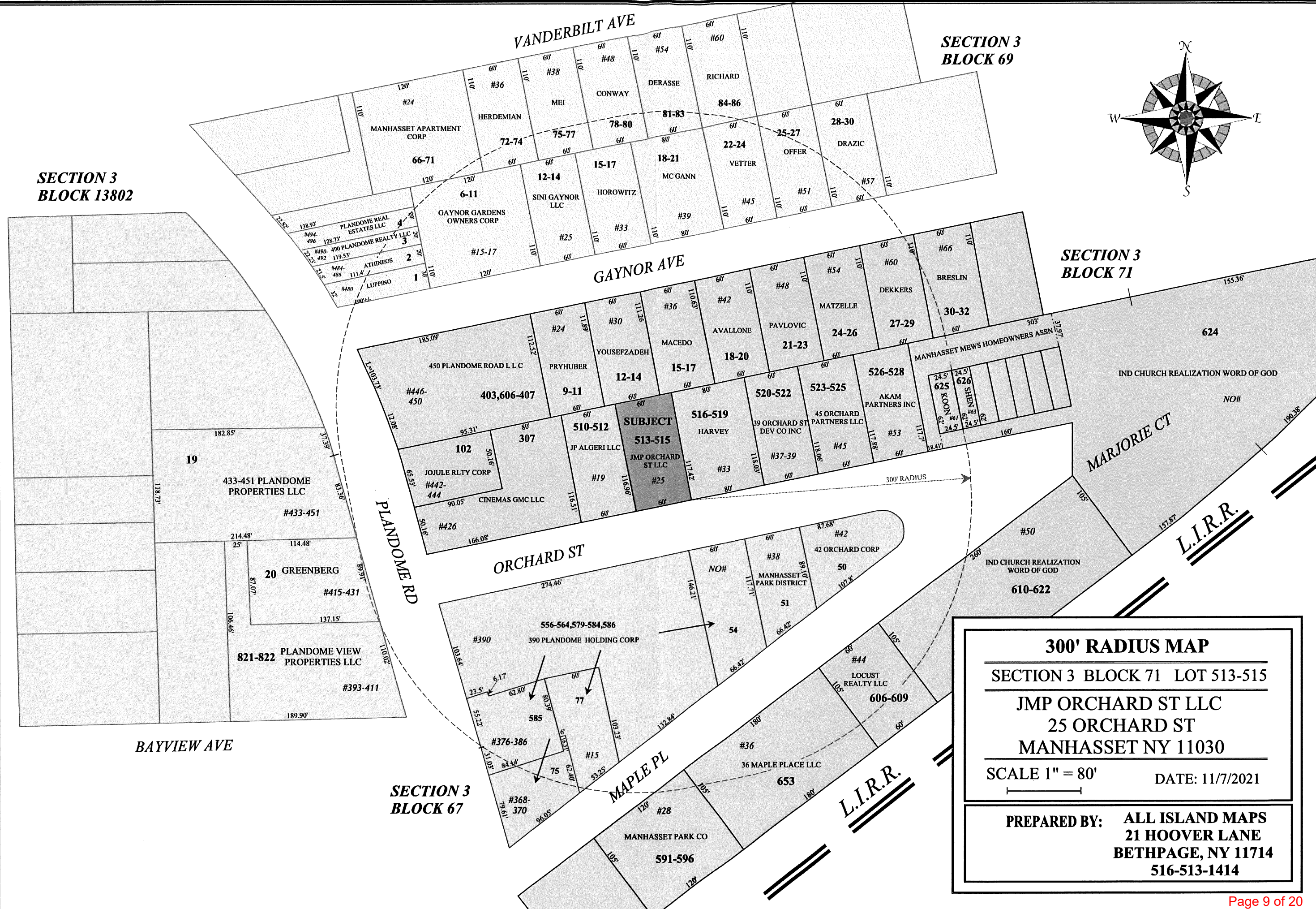
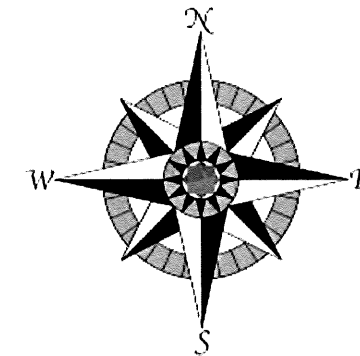


SECTION 3  
BLOCK 13802

SECTION 3  
BLOCK 69

SECTION 3  
BLOCK 71

SECTION 3  
BLOCK 67



**300' RADIUS MAP**

SECTION 3 BLOCK 71 LOT 513-515

JMP ORCHARD ST LLC  
25 ORCHARD ST  
MANHASSET NY 11030

SCALE 1" = 80'

DATE: 11/7/2021

PREPARED BY: ALL ISLAND MAPS  
21 HOOVER LANE  
BETHPAGE, NY 11714  
516-513-1414



**Town of North Hempstead**  
**Department of Building Safety, Inspection & Enforcement**

210 Plandome Road, Manhasset, NY 11030-2326

www.northhempsteadny.gov

**NOTICE OF DISAPPROVAL**

September 14, 2021

REVISED October 25, 2021

Section: 3                      Application No: CBP21- 000110  
Block: 71                      Premises Location: 25 Orchard Street, Manhasset, New York 11030  
Lot(s): 513-515              Zone: Business – B  
Proposed work: Construct a new 3 story commercial building for use as offices and as senior living apartments.  
Property Owner: JMP Orchard St. LLC., 1 North Drive, Manhasset, New York 11030  
Applicant: Laura Lievano, 255 Lincoln Avenue, Brooklyn, New York 11208  
Architect: Edward Paul Butt R.A., PO Box 2069, New Hyde Park, New York 11040

Dear Applicant,

Please be advised that your application for permit has been **DISAPPROVED** as contrary to the code of the Town of North Hempstead as follows:

- 1) 70-103(P) – *“All parking spaces provided on a site located in the Business AA, Business A, Business B, Service Commercial, Industrial A and Industrial B Districts shall be open-air, ground-level parking except as provided in § 70-203 herein. No building or structure or portion thereof may be constructed over any parking space except as provided for in § 70-203U herein.”*

Proposed: Per the plans submitted parking is proposed under the building - a variance is required.

- 2) 70-139(J): *“Conditional Use -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 Article, when authorized by the Board of Zoning and Appeals pursuant to the provisions of Article XXIV and for no other: Senior citizen facilities.”*

Proposed: The plans submitted propose to construct a three story building for use as a Senior Independent Living facility – *This is a conditional use.*

- 3) 70-143(B): *“Plot area; frontage; density of population -Buildings containing the following senior citizen facilities and nursing homes shall be constructed on lots containing the following area dimensions: Senior Independent Living facility; Minimum Lot Size 40,000 sqft.*

Proposed: The plans submitted propose to construct a three story building for use as a Senior Independent Living facility on a lot with an area of 7,031 sqft – *A variance is required.*

- 4) 70-143(B): *“Plot area; frontage; density of population -Buildings containing the following senior citizen facilities and nursing homes shall be constructed on lots containing the following area dimensions: Senior Independent Living facility; Minimum Lot Width 100’-0”.*

Proposed: The plans submitted propose to construct a three story building for use as a Senior Independent Living facility on a lot with a width of 60’-0” – *A variance is required.*

## Notice of Disapproval – Con't

- 5) 70-143(B): *"Plot area; frontage; density of population -Buildings containing the following senior citizen facilities and nursing homes shall be constructed on lots containing the following area dimensions: Senior Independent Living facility; Minimum Front Setback to Structures 25'-0".*

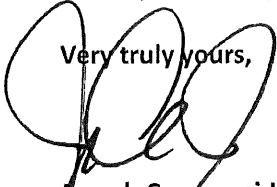
Proposed: The plans submitted propose to construct a three story building for use as a Senior Independent Living facility with a front setback of 13'-0" – *A variance is required.*

- 6) 70-146(B): *"Side and rear yard - Other than an access driveway, no side yard shall be required for buildings used for commercial purposes except where the side line boundaries of the plot adjoin a residence district, in which case a minimum side yard setback of 15 feet shall be maintained. In the case of senior citizen facilities or nursing homes, minimum side yard setbacks of 15 feet shall be maintained on each side in all cases."*

Proposed: The plans submitted propose to construct a three story building for use as a Senior Independent Living facility with side yards of 0'-0" and 12'-4" which is less than the required 15'-0" – *A variance is required.*

Should you have any questions regarding this notice, please feel free to contact me at [canzoneri@northhempsteadny.gov](mailto:canzoneri@northhempsteadny.gov)

Very truly yours,



Joseph Canzoneri Jr.  
Plan Examiner

Section 267-a 5(b) of Town Law requires that any appeal to the Board of Zoning Appeals shall be filed within sixty (60) days. Failure to file an appeal with the Town of North Hempstead Board of Zoning Appeals within sixty (60) days of the date of this notice will result in the expiration of the Building Permit Application. This law is strictly enforced.

**EFFECTIVE 12.18.2019 ALL APPLICATION CORRESPONDENCE WILL NOW BE SENT ELECTRONICALLY.**



**Town of North Hempstead  
Board of Zoning Appeals  
P.O. Box 3000, Manhasset, New York 11030-2327  
516-869-7667, fax: 516-869-7812**

Application for Variance, Conditional Use or Permit Pursuant to the Provisions of Chapter 70 of the Code of the Town of North Hempstead of 1973 and as Amended

Receipt No. \_\_\_\_\_ Date \_\_\_\_\_ Appeal No. \_\_\_\_\_

Application must be fully completed and will not be accepted unless Affidavit of Ownership is executed by the record owner of property described.

*By filing this application, the Owner consents to allow the Board of Zoning Appeals to enter upon and inspect the property described.*

Applicant: JMP Orchard St. LLC Address: 1 North Drive, Manhasset, NY 11030

Owner: JMP Orchard St. LLC Address: 1 North Drive, Manhasset, NY 11030

Name and address of Person who will appear for the applicant at the Public Hearing: Bruce W. Migatz, Esq., Albanese & Albanese LLP, 1050 Franklin Avenue, Garden City, New York 11530. Day time phone #: 516-248-7000.

**Item** Application is hereby made for a Conditional Use or Special Use under Section(s): 70-139(J)  
**A** Application is hereby made for a Variance of Section(s): 70-103(P), 70-143(B), 70-146(B)  
Application is hereby made for a Permit under Section(s): \_\_\_\_\_  
Appeal is hereby made for a determination under Chapter 70, Article XXIV, Section \_\_\_\_\_ of the Code of the Town of North Hempstead under the authority vested in the Board of Zoning Appeals.

**B** Subject Premises situated on the north side of Orchard Street  
266.08 feet east of Plandome Road Manhasset  
\_\_\_\_\_  
(nearest intersection) (town)

Street or House Number: 25 Orchard Street  
Location: Section 3 Block 71 Lot(s) 513-515 Zoning District Bus. B

**C** To permit the: Construction/Alteration/Conversion/Maintenance/Extension/Use of a senior independent living facility.

**D** Date of attached Building Department's Disapproval October 25, 2021

**E** In connection with: a proposed/or existing (circle one) building

**F** Type of construction: Brick/Frame/Masonry/other \_\_\_\_\_ Fireproof? No

**G** Size of Lot     x     Feet front 60 Feet rear 60 Feet depth 117.42 <sup>116.96</sup> Total square feet 7,031  
Size of Existing Building: feet front 42 ± feet deep 48 ± total square feet 2,016 ±  
Size of Building as Proposed: feet front 47'8" Feet deep 84' total square feet 3,878  
Height of Building: Existing stories/height 1 /     Proposed stories/height 3 / 41

**H** Use. Present (or former, if unoccupied) Florist Proposed Senior Independent Living Facility  
Is there any petition pending before the Town Board for Change of Zone? No

- I
1. Appeal No(s). of any previous Applications filed on these premises .....
  2. How long has owner held title to property? Since February 4, 2021 .....
  3. Are the premises within 200 feet of a school, public library, church, hospital or orphanage? No .....
  4. Has any Violations been issued affecting the premises? No .....
  5. Has a Court Summons been served relative to this matter? No .....

J I hereby submit the principal points on which this application is based, with description of existing conditions and proposed work. In requesting a variance include a statement concerning your practical difficulty or hardship (attach separate sheet, if necessary).

Applicant proposes to remove the existing florist building and construct a 5 unit senior independent living facility with a management office, a conditional use. The following variances are required: 1. Lot area: 40,000 sf required – 7,031 sf proposed; 2. Lot Width: 100' required – 60' proposed; 3. Front setback: 25' required – 13' proposed; 4. Side yard setback: 15' required – 0' and 12'4" proposed; and 5. One ground-level parking space under the building.

The subject premises is within walking distance of the businesses, stores, restaurants, a movie theater and the Long Island Railroad station on Plandome Road and, as such, is an ideal location for a small senior independent living facility.

I hereby depose and say that all the above statements and information and all statements and information contained in paper submitted herewith are true.

JMP Orchard St LLC

Applicant's Signature By: \_\_\_\_\_

Evan P. Psyllos, Member

Sworn to before me this  
4th day of November, 2021

Bruce W. Migatz  
(Notary Public)

**BRUCE W. MIGATZ**  
Notary Public, State of New York  
No. 02MI4624134

Qualified in Nassau County  
Commission Expires November 30, 2022  
ss.:  
State of New York )

Evan P. Psyllos being duly sworn, deposes and says that he resides at 1 North Drive, Manhasset in the County of Nassau and State of New York. That he is a member of JMP Orchard St. LLC the limited liability company which is owner in fee of the premises described in this application shown on the Nassau County Land & Tax Map as Section No. 3 Block No. 71 Lot(s) 513-515 that he is authorized to make this application and that the statements of fact contained in this application are true.

JMP Orchard St. LLC

Owner's Signature By \_\_\_\_\_

Evan P. Psyllos, Member

Sworn to before me this  
4th day of November, 2021

Bruce W. Migatz  
(Notary Public)

**BRUCE W. MIGATZ**  
Notary Public, State of New York  
No. 02MI4624134  
Qualified in Nassau County  
Commission Expires November 30, 2022

-----X  
In the Matter of the Application of

**JMP ORCHARD ST. LLC**

**DISCLOSURE AFFIDAVIT**

-----X

STATE OF NEW YORK            )  
COUNTY OF NASSAU        )SS:

EVAN P. PSYLLOS, being duly sworn, deposes and says:

1. I am a member of JMP Orchard St. LLC and am fully familiar with all the facts and circumstances hereinafter set forth.

2. That the business address of JMP Orchard St. LLC is 1 North Drive, Manhasset, New York 11030.

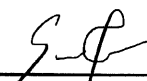
3. That said limited liability company was formed in the name of JMP Orchard St. LLC under the laws of the State of New York.

4. That neither deponent nor any other person mentioned in this affidavit is a Town of North Hempstead officer or employee, or is related to a Town officer or employee.

5. The name and address of each member of JMP Orchard St. LLC is as follows:

Evan P. Psyllos  
1 North Drive  
Manhasset, NY 11030

6. That in the event there is any change in the matters set forth herein prior to the granting of the application for the property affected hereby, deponent will file with the Town of North Hempstead a supplemental affidavit indicating the details of such change within 48 hours of such change.

By:   
Evan P. Psyllos

Sworn to before me this  
4<sup>th</sup> day of November, 2021

  
Notary Public

BRUCE W. MIGATZ  
Notary Public, State of New York  
No. 02MI4624134  
Qualified in Nassau County  
2286 Commission Expires November 30, 2022





# Town of North Hempstead

## Department of Building Safety, Inspection & Enforcement

210 Plandome Road, Manhasset, NY 11030-2326

[www.northhempsteadny.gov](http://www.northhempsteadny.gov)



### Commercial Zoning Analysis Sheet

*Required for submission with all Commercial Alterations, Additions and New Building Permit Applications*

All fields must be completed. If not applicable to the application put N/A. Incomplete applications will not be accepted.

Property Address: 25 Orchard Street - Manhasset, NY 11030

Section: 3 Block: 71 Lot(s): 513

Zoning District:	<u>B</u>	Total Lot Area:	<u>7,031</u>	<u>sq. ft.</u>
Maximum Permitted Coverage:	<u>5,976.35</u>	sq. ft.	Proposed Coverage:	<u>2,185</u> sq. ft.
Maximum Permitted Coverage:	<u>85</u>	%	Proposed Coverage (%):	<u>31</u> %
Front Yard Required:	<u>NA</u>	ft.	Front Yard Proposed:	<u>13</u> ft.
Front Yard Required:	<u>NA</u>	ft.	Front Yard Proposed (Corner)	<u>NA</u> ft.
Minimum Side Yard Permitted:	<u>15</u>	ft.	Side Yard (1) Proposed:	<u>0</u> ft.
Minimum Side Yard Permitted:	<u>15</u>	ft.	Side Yard (2) Proposed:	<u>12</u> ft.
Rear Yard Required:	<u>20</u>	ft.	Rear Yard Proposed:	<u>44.9</u> ft.
Landscaped Buffer:	<u>NA</u>	ft.	Landscaped Buffer:	<u>NA</u> ft.
Maximum Height Permitted:	<u>45</u>	ft.	Maximum Height Proposed:	<u>45</u> ft.

#### Parking Calculations:

To Be Calculated Per the Following Requirements

Retail (deduct 1,000 sf)	1 space: 300 sf	<u>NA</u>	sf	<u>NA</u>	spaces
Office	1 space: 200 sf	<u>1,250</u>	sf	<u>2</u>	spaces
Medical Office	1 space: 150 sf	<u>NA</u>	sf	<u>NA</u>	spaces
All Other Businesses	1 space: 300 sf	<u>NA</u>	sf	<u>NA</u>	spaces
Assembly	1 space: 4	<u>NA</u>	sf	<u>NA</u>	spaces
Warehouses/Storage	1 space: 600 sf	<u>NA</u>	sf	<u>NA</u>	spaces
Restaurant/Bar/Grill	1 space: 80 sf	<u>NA</u>	sf	<u>NA</u>	spaces
Other	1 space:	<u>1 SPACE PER 0.67 UNITS</u>	sf	<u>4</u>	spaces

Total Parking Spaces Required: 6

Off Street Loading Bays: 1: 10,000 sf NA sf NA loading bays



# Town of North Hempstead

## Department of Building Safety, Inspection & Enforcement

210 Plandome Road, Manhasset, NY 11030-2326

[www.northhempsteadny.gov](http://www.northhempsteadny.gov)



### Commercial Zoning Analysis Sheet

*Required for submission with all Commercial Alterations, Additions and New Building Permit Applications*

<b>Licensed Design Professional</b>	
Business / Corporation: <u>Edward Paul Butt Architect</u>	
Name: Last: <u>Butt</u>	First: <u>Edward</u>
License Number: <u>017530-1</u>	
Address: Street: <u>PO Box 2069</u>	City: <u>New Hyde Park</u>
State: <u>NY</u>	Zip: <u>11040</u>
Phone: <u>516-625-6625</u>	Email: <u>ebutt@ebuttarch.com</u>
<small>By my stamp and signature I certify that I have read and understand the relevant sections of the Town of North Hempstead Zoning Code and that the information provided on this form is accurate and based upon Chapter 70 of the Town of North Hempstead Code. I understand that the Town of North Hempstead Building Department relies on the accuracy of this information in determining the zoning compliance of the subject application.</small>	

Licensed Design Professional's Stamp and Original Signature must appear here



**TRIP GENERATION ANALYSIS  
PROPOSED SENIOR INDEPENDENT LIVING**

**25 ORCHARD STREET  
MANHASSET, NY**

**Reference: "Trip Generation Manual – 11th Edition"  
Published by the Institute of Transportation Engineers**

Time Period	Apartments (5 units)		Office (1,250 s.f.)		Total Trips
	Rate <sup>A</sup>	Trips	Rate <sup>B</sup>	Trips	
Weekday A.M. Peak	0.40	2	1.67	2	4
Weekday P.M. Peak	0.51	3	2.16	3	6
Saturday Peak Hour	0.41	2	2.16 <sup>C</sup>	3	5

Notes:

- A. ITE Land Use Code #220 (Multifamily Housing-Low Rise)
- B. ITE Land Use Code #712 (Small Office Building)
- C. ITE data not available; use weekday P.M. peak hour rate

Robert M. Eschbacher, PE

11/8/21

Date

**Engineers | Scientists | Planners | Designers**

100 Motor Parkway, Suite 350, Hauppauge, New York 11788

P 631.787.3400 F 631.813.2545 www.vhb.com



# Short Environmental Assessment Form

## Part 1 - Project Information

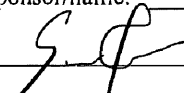
### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Senior Independent Living Facility			
Project Location (describe, and attach a location map): 25 Orchard Street, Manhasset, NY 11030			
Brief Description of Proposed Action: Construction of a new 5 unit senior independent living facility with a management office.			
Name of Applicant or Sponsor: JMP Orchard St. LLC		Telephone: 516-319-6094	
		E-Mail: epsyllos @ymail.com	
Address: 1 North Drive			
City/PO: Manhasset		State: NY	Zip Code: 11030
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Nassau County Planning Commission			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .16 acres			
b. Total acreage to be physically disturbed? _____ .16 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .16 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Septic System _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Drywells		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
If Yes, describe:		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>JMP Orchard St. LLC</u> Date: <u>11/14/21</u> Signature: <u></u> Title: <u>Member</u>		

**PRINT FORM**