



Incorporated Village of New Hyde Park
Building Department
1420 Jericho Turnpike
New Hyde Park, NY 11040
516 354-0022

Notice of Disapproval

Board of Trustees

Date: April 2, 2021

Applicant Name: Martin Passante

Applicant Address: 178 Bayview Ave. Northport, N.Y. 11768

Owner's Name: 300 S. 12th St. LLC

Owner's Address: 273 Walt Whitman Rd. Suite 257 Huntington Station, N.Y. 11746

Sec: 33 **Block:** 184 **Lot(s):** 324 & 327 **Zone:** Industrial

Address: 1208 3rd Avenue & 300 S. 12th Street New Hyde Park, N.Y. 11040

Description of Work: The applicant is seeking approval to construct a three story self-storage building with parking below grade, The total building area will be 37,400 square feet and the finished height will be 35'. Proposed building requires 37 parking spaces that measure 10' x 30' each. The plans provide 37 parking spaces that measure 10' x 30' each.


PLEASE TAKE NOTICE that your application has been denied as contrary to the Code of the Village of New Hyde Park as follows:

Violation(s):

Sec. 195-7.B Special uses: A building may be erected, altered or used for any purpose set forth in this subsection only when authorized by the Board of Trustees as a special use after a public hearing:

(10) Buildings with a greater floor area than 2,500 square feet.

Building Official:


A. Pillay
Superintendent of Buildings

SEAL

**LEGAL NOTICE
PUBLIC HEARING**

INCORPORATED VILLAGE OF NEW HYDE PARK

PLEASE TAKE NOTICE that the Board of Trustees of the Incorporated Village of New Hyde Park will hold a Public Hearing on Thursday, June 17, 2021 at 7:00 p.m. at the Village Hall, 1420 Jericho Turnpike, New Hyde Park, New York 11040, or at some other location to be hereafter designated by the Board of Trustees, in order to receive public comment upon the following:

Martin Passante

Seeking approval to perform construct a three-story self-storage building with parking below grade.

300 S 12th Street New Hyde Park, NY 11040

33/184/324 & 327

Section 195-7.B. Special Uses. A building may be erected, altered or used for any purpose set forth in this subsection only when authorized by the Board of Trustees as a special use after a public hearing: (10) Buildings with a greater floor area than 2,500 square feet.

Microsoft Teams Conference Information:

Dial In: (585) 371-5454

Meeting ID: 329 297 867#

At the aforesaid time and place, all interested persons will be given an opportunity to be heard.

By Order of the Board of
Trustees of the Incorporated
Village of New Hyde Park

Cathryn Hillmann

Village Clerk-Treasurer

Dated: May 18, 2021

Short Environmental Assessment Form

Part 1 - Project Information

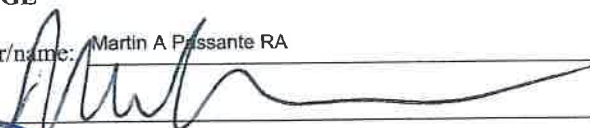
Instructions for Completing

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.

Part 1 – Project and Sponsor Information							
Name of Action or Project: 300 South 12th Street LLC							
Project Location (describe, and attach a location map): 1208 3rd Avenue and 300 S. 12th Street, New Hyde Park, N.Y.							
Brief Description of Proposed Action: New (3) story self storage facility							
Name of Applicant or Sponsor: Martin A. Passante RA		Telephone: 631-747-1114					
		E-Mail: martyp@jmparchitects.com					
Address: 178 Bayview Ave.							
City/PO: Northport		State: New York	Zip Code: 11768				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input 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: Building Department Approval			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? .45 acres b. Total acreage to be physically disturbed? .45 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .45 acres							
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" 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 type="checkbox"/>	<input checked="" 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: _____ _____	<input type="checkbox"/>	<input checked="" 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? If Yes,	NO <input type="checkbox"/>	YES <input checked="" 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)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
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)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Martin A Passante RA</u> Date: <u>4/22/2021</u>		
Signature: <u></u> Title: <u>Architect (Design Professional)</u>		



PRINT FORM

33/455/229-230
Lina Lacide, Lisa Smedira &
Gezzina Panetta Life Estate
400 13th Street
New Hyde Park, NY 11040

33/492/105, 106
Gordon Laurence Corp.
44 Millers Lane
New Hyde Park, NY 11040

33/109/36
1219 Realty LLC
1219-1221 Second Avenue
New Hyde Park, NY 11040

33/109/42
1215 2nd Avenue LLC
141 20th
Whitestone, NY 11357

33/109/135
1201 2nd Avenue Properties Inc.
1201 Second Avenue
New Hyde Park, NY 11040

33/114/82
Edward Powers
123 S. 12th Street
New Hyde Park, NY 11040

33/114/1
Thomas Puleo & Abneta Svensson
122 S. 11th Street
New Hyde Park, NY 11040

33/114/6
R. Varghese LLC
127 12th Street
New Hyde Park, NY 11040

33/183/165, 166
Mitra Kallol
314 South 11th Street
New Hyde Park, NY 11040

33/183/276
Christy & Jessica Marra
313 S. 12th Street
New Hyde Park, NY 11040

33/455/131
Edward Morrison
1304 Fourth Avenue
New Hyde Park, NY 11040

33/492/105, 106
Gordon Laurence Corp.
One Jericho Turnpike
New Hyde Park, NY 11040

33/109/36
1219 Realty LLC
138 Dorset Avenue
Albertson, NY 11507

33/109/30, 148
Anthony J. Ciavetella
50 S. 12th Street
New Hyde Park, NY 11040

33/109/28-29
Dipta & Suparna Chakraborty
48 S. 12th Street
New Hyde Park, NY 11040

33/114/83
World Courier, Inc.
1115 4th Avenue
New Hyde Park, NY 11040

33/114/2
James Hrzich, Thomas Farrell &
Vernta Kenney
126 S. 11th Street
New Hyde Park, NY 11040

33/183/151-162, 170-172
Village Clerk
Village of New Hyde Park
1420 Jericho Turnpike
New Hyde Park, NY 11040

33/183/167-169
Johann & Anna Kopatsch
318 S. 11th Street
New Hyde Park, NY 11040

33/183/278
Madhvi Nayyar & Sukhijwan Singh
317 S. 12th Street
New Hyde Park, NY 11040

33/556/6, 10, 11, 12
World Courier, Inc.
1313 Fourth Avenue
New Hyde Park, NY 11040

33/109/37
John Brown
55 Millers Lane
New Hyde Park, NY 11040

33/109/42
1215 2nd Avenue LLC
1215 Second Avenue
New Hyde Park, NY 11040

33/109/132, 147
John & Susan Pursino
56 12th Street
New Hyde Park, NY 11040

33/109/28-29
Dipta & Suparna Chakraborty
17 Oak Point
Bayville, NY 11709

33/114/83, 84
World Courier, Inc.
295 Ellen Place
Jericho, NY 11753

33/114/3
Annamaria Hernandez
130 S. 11th Street
New Hyde Park, NY 11040

33/183/163, 164
Romano & L. Stirpe
310 11th Street
New Hyde Park, NY 11040

33/183/173-175
Barbara Davis Trust
311 S. 12th Street
New Hyde Park, NY 11040

33/183/179-180
Roopam & Shivendu Bhalla
319 S. 12th Street
New Hyde Park, NY 11040

33/183/279
Louis Nadasky
1101 5th Avenue
New Hyde Park, NY 11040

33/183/283
Richard & Mee Gok Wan
1115 5th Avenue
New Hyde Park, NY 11040

33/561/225
Carlos & Celine Figueroa
1212 4th Avenue
New Hyde Park, NY 11040

33/561/5, 6, 218
Norberto Collado
1201 5th Avenue
New Hyde Park, NY 11040

33/184/419
Laura Epstein & Patricia Lecora
301 Baer Place
New Hyde Park, NY 11040

33/184/317
John Gray Trust
1201 4th Avenue
New Hyde Park, NY 11040

33/455/131
Edward Morrison
1304 4th Avenue
New Hyde Park, BY 11040

33/492/118-120
Min Park LLC
1333 Second Avenue
New Hyde Park, NY 11040

33/109/155
Brian Wu & Judy Sau Lai
46 S. 12th Street
New Hyde Park, NY 11040

33/114/76
Jacob & Beena George
112 11th Street
New Hyde Park, NY 11040

33/183/281
Patricia, Mary & Joseph Keating LE
1109 5th Avenue
New Hyde Park, NY 11040

33/561/217
Donald Norton & Diane Burns
1200 4th Avenue
New Hyde Park, NY 11040

33/561/218, 221, 224
Dean Tierney
401 S. 13th Street
New Hyde Park, NY 11040

33/184/418
Alvin K. Su & Christine Cosuanco
312 S. 12th Street
New Hyde Park, NY 11040

33/184/419
Laura Epstein & Patricia Lecora
160 Landau Avenue
Floral Park, NY 11001

33/455/237
Magdalena Archibold
1307 5th Avenue
New Hyde Park, NY 11040

33/455/235-236
Matthew & Lesley Hoccheiser
1314 4th Avenue
New Hyde Park, NY 11040

33/109/39
J. Gaffney & Richard Sembera
47 Millers Lane
New Hyde Park, NY 11040

33/114/80
Frank & Denise Mannion
115 S. 12th Street
New Hyde Park, NY 11040

33/114/77
Theresa, Vincent, Andrew &
Anita Binaso
116 S. 11th Street
New Hyde Park, NY 11040

33/183/282
John & Nancy Ho
113 5th Avenue
New Hyde Park, NY 11040

33/561/222
Jin Kim
1208 4th Avenue
New Hyde Park, NY 11040

33/561/223
Gary & Daniela Weinstock
1211 5th Avenue
New Hyde Park, NY 11050

33/184/418
Alvin K. Su & Christine Cosuanco
2 Mallard Place
Secaucus, NJ 07094

33/184/417
Jay Gran & R. Seligman
313 Baer Place
New Hyde Park, NY 11040

33/455/238
Paulo & Jennifer Cunha
1306 4th Avenue
New Hyde Park, NY 11040

33/492/102
Perisichilli Trust
43 Herkomer Street
New Hyde Park, NY 11040

33/109/153
Uddeen & Safiya Hakim
45 Millers Lane
New Hyde Park, NY 11040

33/114/81
Frederick & P. Cook
119 S. 12th Street
New Hyde Park, NY 11040

33/182/255
Bruno & Josephine Torre
1010 Third Avenue
New Hyde Park, NY 11040

33/182/255, 256
Bruno & Josephine Torre
78 Crest Avenue
Elmont, NY 11003

33/182/139, 240
Cheryl Fajardo
307 S. 11th Street
New Hyde Park, NY 11040

33/182/134-135
Joseph & Nicole Jacoby
315 S. 11th Street
New Hyde Park, NY 11040

33/109/38
Peter & Maria Kuczinski
53 Millers Lane
New Hyde Park, NY 11040

33/182/254
Nuovo Inizio LLC
299 S. 11th Street
New Hyde Park, NY 11040

33/182/138
George Jolly
309 S. 11th Street
New Hyde Park, NY 11040

33/182/133, 243
John & Eileen Kehoe
319 11th Street
New Hyde Park, NY 11040

33/182/242
Angela Perullo
201 S. 11th Street
New Hyde Park, NY 11040

33/182/136-137
Frank & Annette Sequino, Jr.
311 S. 11th Street
New Hyde Park, NY 11040

33/113/143
United States Postal Service
1001 Second Avenue
New Hyde Park, NY 11040

Village of New Hyde Park
Board of Trustees
Special Use Permit Application

File No. _____

Case No. _____

NOTICE: THIS APPLICATION SHALL BE WRITTEN IN INK AND FILED WITH TEN (10) COPIES OF APPLICATION AND PLANS. APPLICATION WILL NOT BE ACCEPTED UNLESS THE RECORD OWNER OF PROPERTY DESCRIBED EXECUTES AFFIDAVIT OF OWNERSHIP.

Person who will appear for the applicant at the Public Hearing:

Name: ANDREA TSOUKALAS CURTO, ESQ. Address: 333 Earle Ovington Blvd., Uniondale, NY
Phone #: (516) 812-6242 Fax #: (866) 522-7836 E-Mail: atcurto@forchellilaw.com

Applicant: 300 SOUTH 12th LLC Applicant's Address: 273 Walt Whitman Road
Huntington Station, NY
Phone #: (516) 247-6441 Fax #: _____ E-Mail: highrisesafe@aol.com

Owner: same as Applicant Owner's Address: _____
Phone #: _____ Fax #: _____ E-Mail: _____

Street Address of Affected Premise: 300 South 12th Street & 1208 3rd Avenue, New Hyde Park

A. Application is hereby made for a Special Use Permit.

B. Subject premises situated on the s/e/c ~~xxx~~ side of South 12th Street
xxx and 3rd Avenue xx
Section 33 Block 184 Lot 222-223, 227-228, 326 and 324

C. Located in zoning district designated as Industrial and Accessory Parking Districts

D. To permit the ~~ERECTION-ALTERATION-CONVERSION-MAINTENANCE-EXTENSION-USE OF~~
a self-storage facility

E. Attached hereto is a copy of decision by the Building Department Official issued on
April 2, 2021

F. Question involved? special use permit for a proposed self-storage facility

- G. In connection with a PROPOSED ~~EXISTING BUILDING USE~~ self-storage facility
H. If existing building, give date of erection N/A, file Certificate of Occupancy, if issued.

I. Class of Construction under Building Code 2A Dash non combustible

IRREGULAR - SEE PLANS

- J. Size of lot .45 acres, feet front 158.91, feet rear 163.02, feet deep 125.21
Size of existing Building N/A, feet front N/A, feet deep N/A
Size of Building as proposed , feet front , feet deep
Size of building height 35', stories , feet

Building Area
10,200 sf
Floor Area
37,400 sf

1. Use- ~~present~~ (or former, if unoccupied) mixed commercial, residential and industrial
Proposed self-storage facility
2. What is the valuation of the plot in question 222-223, land 1560,
building 0, total 1560; see below *
3. What is the assessed valuation of the plot changed
If change was made, explain in statement
4. Is there a petition pending before the Village Board to change the zoning district
designations affecting this plot? no

* Lots 227-228, 326 - Land 2257, Bldg. 4682, Total 6939; Lot 324 - Land 219, Bldg. 253, Total 472

- K.
1. Give calendar number of any application filed on these premises N/A
 2. How long has present owner held title to property? since 2018
 3. Is proposed site within 200 feet of any public school, public library, church, hospital or orphanage? no
 4. Has any violation been issued affecting these premises? no If yes, file copy.
 5. Has court summons been served relative to this matter? no
File Disposition

This statement is necessary in order for the clerk to accept the application:

I hereby submit the principal on which this application is based with description of existing conditions and proposed work.

ATTACHED HERETO AND MADE A PART OF THIS APPLICATION, SUBMIT THE FOLLOWING:

1. Consent of adjoining property owners affected by this application (see rule)
FORMS WILL BE FURNISHED BY THE CLERK
2. Building application with plans and plot plan, where a building or structure, or extension to building or structure is proposed.
3. Survey of existing premises.
4. Such other information as is requested.

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

Sworn to before me this 5 day of May 2021
300 SOUTH 12th LLC

Applicant's Signature Ernesto Terrigni
ERNESTO TERRIGNI

Notary Public

WILLIAM PYSZCZYMUKA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PY4845858
Qualified in Suffolk County
My Commission Expires 10-31-21

PAGE 2

AFFIDAVIT OF OWNERSHIP

County of Nassau } SS:
State of New York

ERNESTO TERSIGNI

being duly sworn,

deposes and says that he/she resides at 273 Walt Whitman Road, Huntington Station, NY

in the County of Suffolk and the State of New York

that he/she is ~~the sole owner in fee~~ a member of 300 SOUTH 12th LLC

the corporation, which is owner in fee* of Section: 33 Block: 184 Lot: 222-223, 227-228, 324 & 326 327

that he/she has authorized FORCHELLI DEEGAN TERRANA LLP to make foregoing

application* and that the statements of the fact contained in the foregoing application are true.

*Strike out inapplicable words

300 SOUTH 12th LLC


Owner's Signature ERNESTO TERSIGNI

Sworn to before me this

5 day of May, 2021

Notary Public

WILLIAM ~~PYB~~CZYMUKA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PY4845858
Qualified in Suffolk County
My Commission Expires 10-31-21



SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF NASSAU

IN THE MATTER OF THE APPLICATION OF

300 SOUTH 12TH LLC

Affidavit of Certification by Applicant
Pursuant to the Provision of section 809
of the general Municipal Law

BEFORE THE NASSAU COUNTY PLANNING COMMISSION

_____ x

STATE OF NEW YORK }
COUNTY OF _____ } ss.

_____ ERNESTO TERSIGNI _____ being duly sworn, deposes says:

That your deponent is 21 years of age or over;

That your deponent is an agent of _____ 300 SOUTH 12TH LLC _____

and who is (are) the owner(s) in fee (contract vendor/lease) or describe another category

Of the premises referred to in the application, and is interested in the outcome thereof (except as otherwise stated), and there is (are) no other person(s) interested either in the fee ownership, or as holder of an encumbrance upon the property;

That your deponent's home address is _____ c/o 273 Walt Whitman Road, Huntington Station, New York _____

That your deponent is ~~an owner~~ the sole member _____
(indicate official title)

of _____ 300 SOUTH 12TH LLC _____, a corporate duly or organized and existing under and by virtue of the laws of the state of New York, with its principal place of business at

_____ 273 Walt Whitman Road, Huntington Station, New York _____

That the identities of all the officers, directors and shareholders of the corporation are as follows;

Officers: Names Addresses
 N/A

Directors: _____
