VILLAGE *of* NORTHPORT
INCORPORATED IN 1894
224 Main Street, Northport, New York 11768, 631-261-7502, fax: 631-261-7521

August 14, 2020

NY Metro Investment LLC
33 Hunting Hill Drive
Dix Hills, NY 11746

Dear Ms. Caras:

Re: Building Permit Application No. 20-091 – Convert First Floor Retail Merchandise Space to Dog Daycare Facility
240 Ft. Salonga Rd., Northport, NY. S:16 B:1 L: 60.3
District: Highway Business

Pursuant to Village Code 306-13 (B), application to convert a first floor retail merchandise space to dog daycare facility at the above-referenced property is hereby denied. The proposed submission requires relief from the Northport Zoning Board of Appeals, and pursuant to Village Code 219-18 (A)(B)(C) site plan approval or waiver from the Planning Board.

If you wish to file for variance relief from the Northport Zoning Board of Appeals, you may contact Georgina Cavagnaro at (631) 261-7502.

Sincerely,

INC. VILLAGE OF NORTHPORT

Donald Tesoriero
Asst. to the Mayor/CEO

cc: Village Attorney
ZBA Secretary

EXHIBIT
1

An original and seven copies of this application must be filed with the Village clerk together with a filing fee of $250.00 for each location.

INC. VILLAGE OF NORTHPORT
BOARD OF ZONING APPEALS
APPLICATION

Date 08/20/2020

Applicant Name Bianca Caras
(Please Print)

Address 14 Hamlet Drive, Hauppauge, NY 11788

Telephone No. (516) 946-5023 Email Address: barkgata@gmail.com

Owner Name NY Metro Investments, LLC c/o Mark Barakzai

Address 33 Huntington Hill Drive, Dix Hills, NY 11746

1. Application is hereby made for a variance or permit under Chapter 306 - Zoning (306-13 (B))
2. Location of Property 240 Fort Salonga Road, Northport, NY 11768
   (SCTM# 0404-016-01-60.3)
3. Location in Zone Designated as Highway Business
4. Reason for this request Pursuant to Village Code 306-13 (B), application to convert a first floor retail merchandise space to a dog daycare facility at the above-referenced property. No Exterior Improvements are proposed as part of this application (Interior Alteration Only).
5. Name and address of all property owners within 200 feet of the premises:
   (Mailing must be accomplished 14 days prior to hearing date and proof presented at the hearing)
   5a. Please return the attached **"AFFIDAVIT OF POSTING"** completed and notarized to the ZBA office **PRIOR** to the scheduled hearing confirming that he or she has properly posted the sign(s).
6. Is there a school, or church within 200 feet of the premises? None Known
7. Approximate cost of work involved $ 500,000
8. Type of road State Road (NYS Route 25A) width 50'

The undersigned hereby certifies that (he/she) (is/are) the owner(s) of the property referred to in this application and has (have) read the notice below.

Signature of Owner

NOTICE TO APPLICANTS TO BOARD OF ZONING APPEALS

Be advised that the Board must base its decisions on affirmative evidence. All determinations will, therefore, rest on presentation of factual proof.

The Board is bound by law in rendering decisions to follow the criteria set forth in th and the burden is upon the applicant to present facts which satisfy these criteria.

EXHIBIT
2

617.20
Appendix B
Short Environmental Assessment Form

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:
Barkgata Luxury Pet Hotel & Spa

Project Location (describe, and attach a location map):
240 Fort Salonga Road, Northport, NY 11768 (SCTM# 0404-016-01-60.3)

Brief Description of Proposed Action:
Interior Alteration to convert formerly occupied and used Southdown Marketplace (M-Occupancy) of approximately 8,138 sq.ft. into a Barkgata Luxury Pet Hotel and Spa (B-Occupanc). Interior Alterations only are proposed with this application (No Exterior Improvements proposed - Existing to Remain).

Name of Applicant or Sponsor:	Telephone: (516) 946-5023
Bianca Caras	E-Mail: barkgata@gmail.com

Address:
14 Hamlet Drive,

City/PO:	State:	Zip Code:
Hauppauge	New York	11788

	NO	YES
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.	[X]	[ ]
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building Department, Planning Board and Board of Appeals Approval	[ ]	[X]

3.a. Total acreage of the site of the proposed action? 1.330 acres
b. Total acreage to be physically disturbed? -- acres (to remain unaltered)
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.330 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
[ ] Urban [ ] Rural (non-agriculture) [ ] Industrial [X] Commercial [X] Residential (suburban)
[ ] Forest [ ] Agriculture [ ] Aquatic [ ] Other (specify): _____
[ ] Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations? (Closely resembles other permitted uses)	X		
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
		X	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
		X	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
		X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?	X		
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	
	X		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ 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	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	NO	YES	
	X		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES _____			

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	X	
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:	X	
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:	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Bianca Caras Date: 8/20/2020

Signature:

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ 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.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

Northport Village (ZBA) Zoning Board of Appeals

"Request for Information Form"

KEY.

PROPOSED ADDITION

Front Yard Set Back (FY): 11.0

Side Yard Set Back (SY): 11.4' to Steps

Side Yard Aggregate (SYA): 264.7

(combination of the two closest side yards added together)

Rear Yard Set Back (RY): 41.5'

Existing Square Footage: 8138 sqft

(list each structure seperately)

Existing Hieght of Structure: 15.0 300 to decorative

Existing Lot Coverage (%): 14.1%

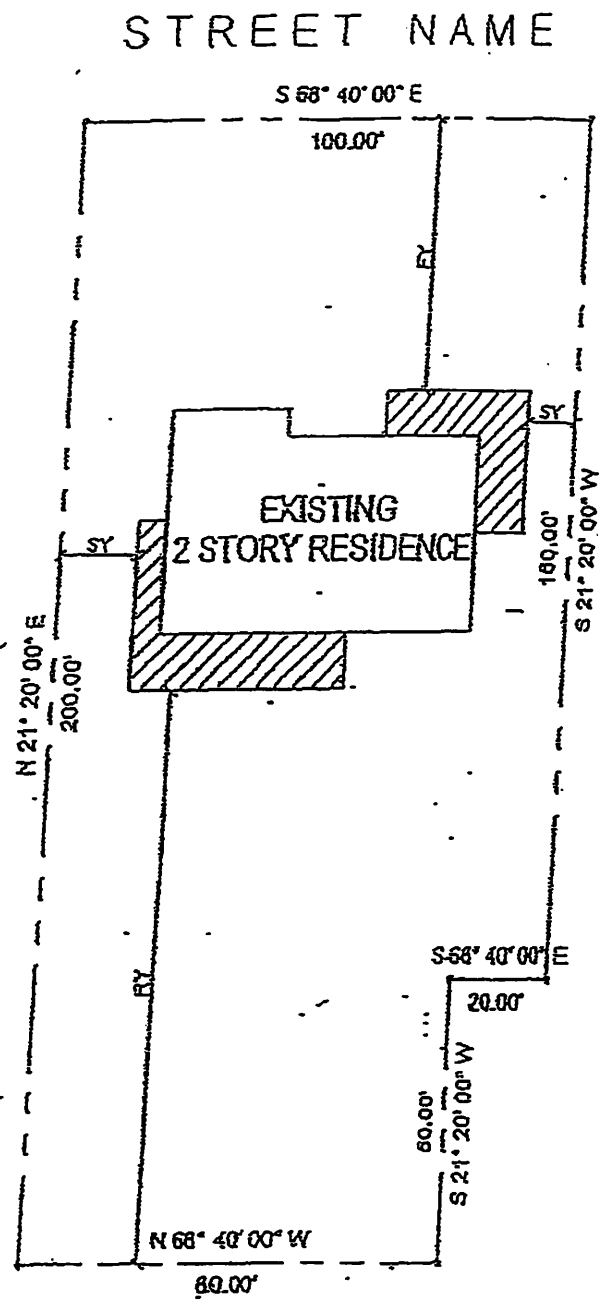
Proposed Square Footage: 8138 sqft

(list each structure seperately) (unchanged)

Proposed Hieght of Addition: —

Proposed Lot Coverage (%): 14.1%

STREET NAME



INC. VILLAGE OF NORTHPORT
BOARD OF ZONING APPEALS
CHECKLIST

This sheet must be completed, signed, and returned with your application.

Please answer the following questions:

X Is the need for the variance or other relief listed on the application?

X Does the Letter of Denial reflect all structures and improvements that need legalization on your property? ALL STRUCTURES on the lot must have a Certificate of Occupancy or must be legalized via this application process.

X Are there eight (8) copies of the letter of denial?

X Are there eight (8) copies of a legible survey showing all existing structures or improvements on the lot, (with their dimensions) and exact distances from all property lines?

X Are all proposed improvements (with their dimensions) and exact distances from the property lies and set backs noted on the survey?

X Is the size and configuration of all improvements, including a side view of the existing and proposed improvements with elevation measurements included with the site plan?

X Is the approximate contour of the grade surrounding the improvement contained on the site plan? (Only applicable if the grade effects the applicant's ability to construct an improvement) - Existing to Remain

X Is the size and location of any vegetation, trees, cesspools, or natural conditions affecting the applicant's ability to construct the improvement noted on the site plan? - Existing to Remain

I have read and answered all of the above questions.

~~APPLICANT~~ Agent SIGNATURE

Daniel E. Campbell
8/20/2020

DANIEL E CAMPBELL
Notary Public - State of New York
NO. 01CA6388184
Qualified in Nassau County
My Commission Expires 3/14/2

16-1-60.3 TAX MAP NO. LOCATION 240 Ft. Salonga Rd

FILED MAP NORTHCLIFF

LOT NO. 1 + 2

PERMIT NO.	DATE	CO DATE	VARIANCE NO.	DATE
63-37 1 STORY MASONRY Bldg.	6-25-63	4-21-64	1150 GENERATOR	3-26-14
61-6 1 STORY CONCRETE Bldg.	2-6-61	NOT CONSTRUCTED		
60-13 RETAINING WALL	3-8-60	3-4-67		
80-2 ERECT 2ND STORY	1-17-80	6-23-80		
94-36 SLOPED ROOF AT NORTHEAST CORNER	6-16-94	1-12-95		
99-90 REPL. EXISTING R.R. TIE WALL	8-3-99	7-19-07		
11-36D DEMO 4000 SF Bldg.	6-13-11			
11-05 CONSTRUCT COML. STRUCTURE	8-9-11 (REVISED 5-21-13)	5-16-14	(SOUTHDOWN MARKET)	

LETTER IN LIEU OF CO DATE

ZONING STATUS

SPECIAL USE PERMIT FOR:

DATE

REMARKS:

OVER →

PERMIT NO.	DATE	CO DATE	VARIANCE NO.	DATE
11-128P MAIN WATER SVCE.	11-7-11	11-13-13		
12-22P Plumbing	2-24-12	null & void 8/20		
12-52P FIRE SPRINKLERS	5-9-12	11-13-13		
13-104P COML. FIRE ALARM SYS.	6-28-13	10-8-13		
13-106P RO. Plumbing	6-5-13	11-13-13		
13-32P FIRE SPRINKLER SYS.	5-31-13	11-13-13		
13-242P Plumbing - 9 FLR. DRAINS	10-23-13	11-13-13		
14-43 CONVERT FOOD PREP TO KITCHEN	6-25-14	null & void 8/20		
13-203 GAS GENERATOR	7-11-14	null & void 8/20		
13-204P GAS LINE INSTALL	7-11-14	null & void 8/20		

EXHIBIT 3

GERMAN & CLEMENS
ARCHITECTURE, P.C.

ARCHITECTURE CONSULTING EXPEDITING SITE PLANNING • SUCCESSOR FIRM TO GARY J. BRUNO ARCHITECT, P.C.

August 20, 2020

Incorporated Village of Northport
Zoning Board of Appeals
224 Main Street,
Northport, New York 11768

Re: Barkgata Pet Hotel & Spa
240 Fort Salonga Road,
Northport, New York 11768
SCTM# 0404-016-01-60.3

To Whom It May Concern:

On behalf of my Client, Ms. Bianca Caras; in regards to the proposed Barkgata Pet Hotel & Spa, which is proposed to be located at 240 Fort Salonga Road, Northport, New York 11768 (SCTM# 0404-016-01-60.3); we respectfully request approval of the requested Change of Use.

In summary, the purpose of our request is to convert the formerly occupied and used Southdown Convenience Market of approximately 8,138 sq.ft. and convert it into a Doggy Day care facility (Barkgata Luxury Pet Hotel & Spa). The work which is proposed is classified as an "Interior Alteration" per Building Code standards. As such, all proposed improvements are internal of the existing building. The existing aesthetic which had been originally approved is to remain unaltered, along with the other exterior improvements of the facility; including drainage, sanitary and lighting, which are requested to remain unaltered. The existing landscaping shall also be maintained to the satisfaction of the Village of Northport and their expected standards.

It is expected that the required parking for the Site will be less intensive with the proposed use as well. The building which had been originally proposed around 2010 was designed for Medical Office. During the planning stages, it had been modified to a proposed Retail. Most recently, the facility housed the Southdown Convenience Market, a use which would have a higher parking requirement and usage than that of our proposal. The Barkgata Pet Hotel & Spa is primarily for drop-offs and pick-ups and not typically for long duration stays. Therefore, the existing 45 spaces should be more than suitable for the requested use.

The request for such a use would not violate the general intent and purposes of the Zoning ordinance or be detrimental to the general health, safety, and welfare of the Village, or aesthetics of the neighborhood. The Highway Business District is the most suitable district for the request of my Client, and is in the same nature and character of some permitted uses per the Zoning Code.

EXHIBIT
4

3275 VETERANS MEMORIAL HIGHWAY, SUITE B-11, RONKONKOMA N.Y. 11779 • PHONE: 631-563-4848 • E-MAIL: GERMAN

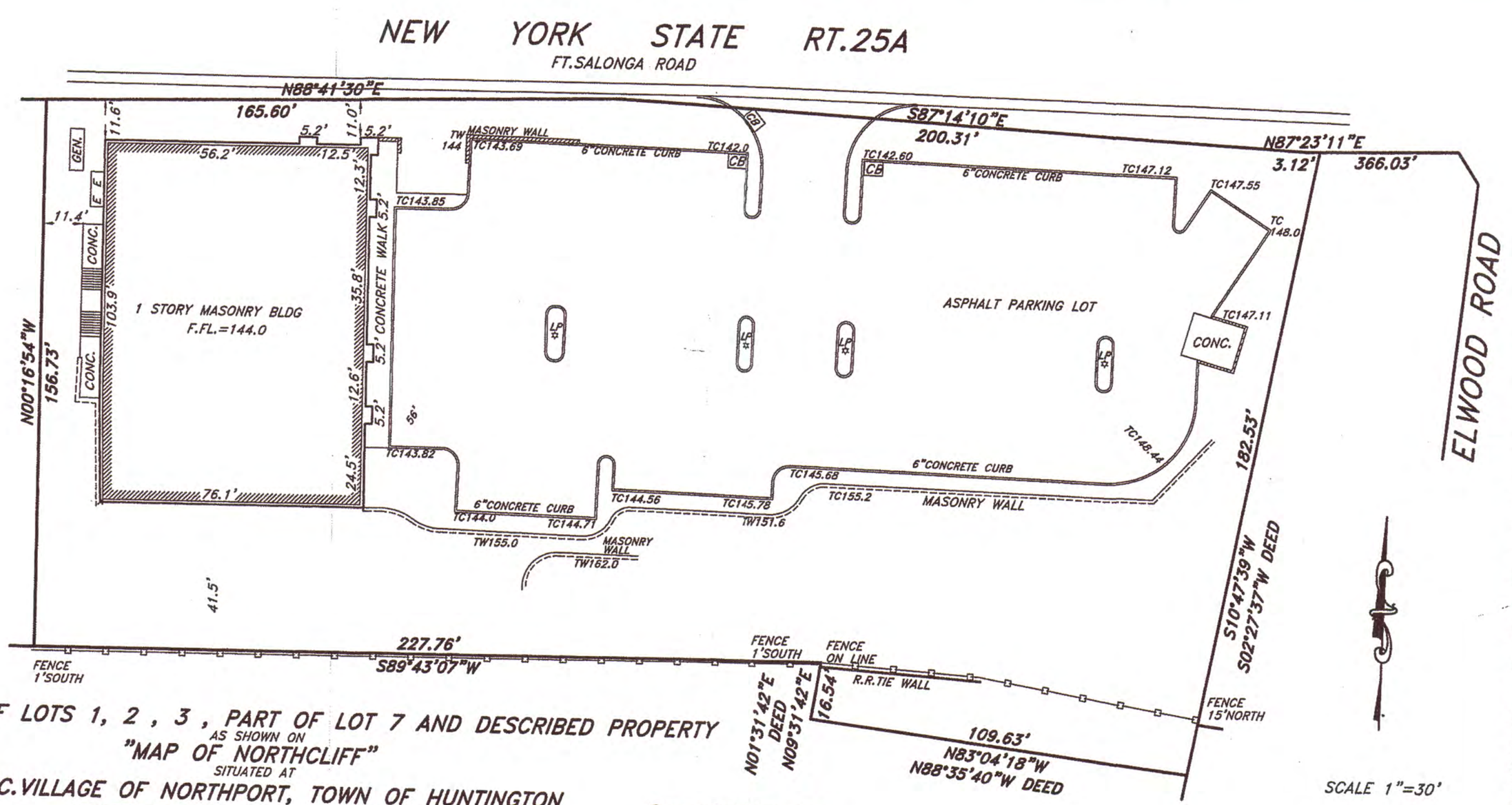
My Client is looking to develop a facility of high quality and lasting appeal, one which any patron would feel welcome and would enjoy. As such, we respectfully request that you consider our request for the Change of Use, as we look forward to being a good neighbor and more importantly, a great asset to the Village of Northport.

Please feel free to contact our office in the event you have any additional questions, comments or concerns or require any further documentation. Thank you.

Respectfully,

Joseph M. Clemens, A.I.A.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. PROPERTY CORNERS NOT SET.



MAP OF LOTS 1, 2, 3, PART OF LOT 7 AND DESCRIBED PROPERTY
AS SHOWN ON
"MAP OF NORTHCLIFF"
SITUATED AT
INC.VILLAGE OF NORTHPORT, TOWN OF HUNTINGTON
SUFFOLK COUNTY, NEW YORK

CERTIFIED TO:
MARK BARAKZAI
FIRST AMERICAN TITLE INSURANCE COMPANY
CAPITAL ABSTRACT
TITLE NO.CAS-616-16670

MAP NO.1573 FILED 9/25/1947
TAX MAP DESIGNATION 0404-016-01-035, 036, 033.2 & 060.1

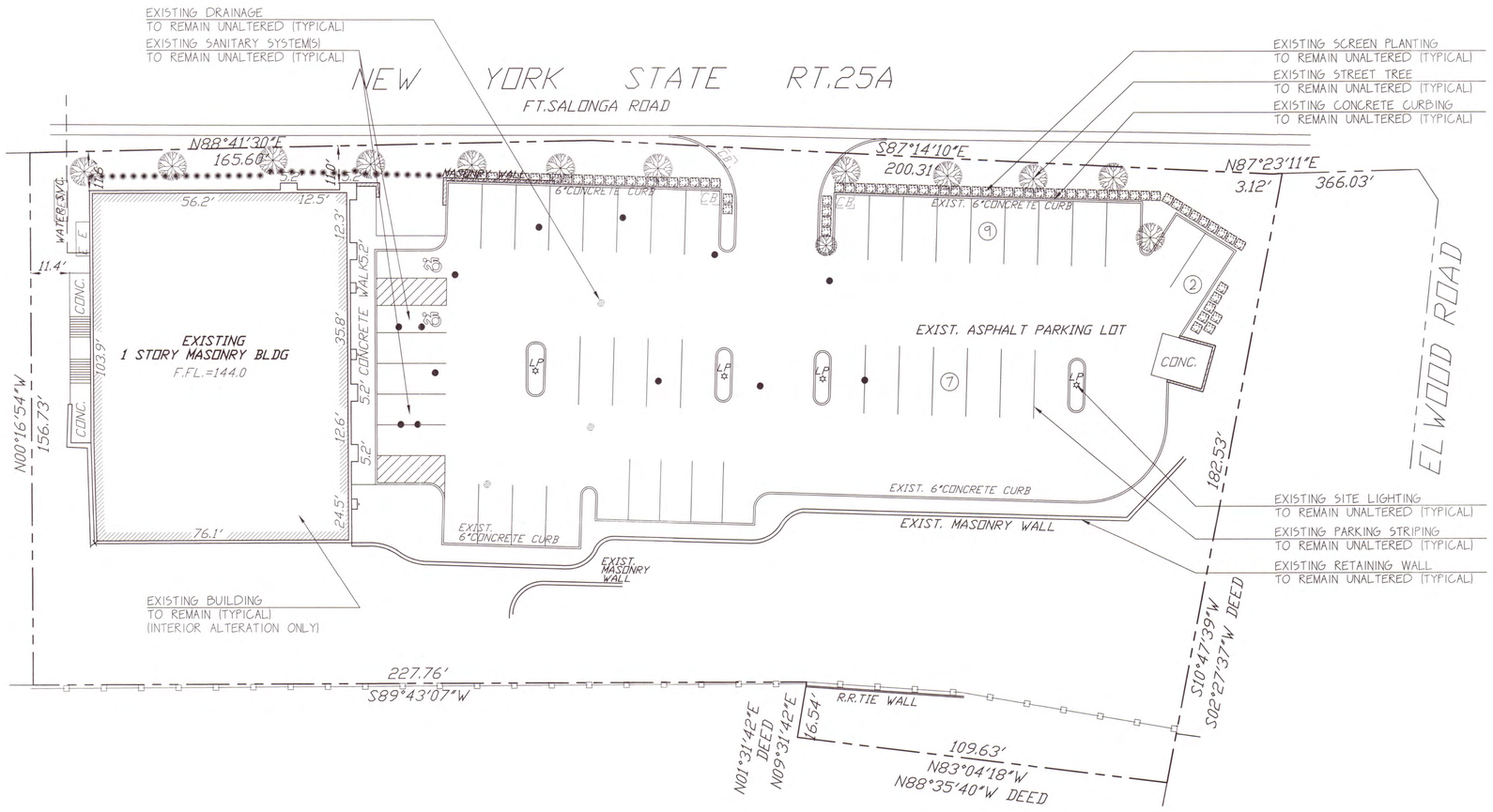
PLANNERS ENGINEERS
LAND SURVEYORS
(631) 858-1675
Fax 858-1676

Survey Solutions, Inc.
46 Hunting Hill Drive
Dix Hills, NY 11746
DATE 12/20/2016
(C) COPYRIGHT
REF.NO. 9655R7

N.Y.S. LIC. NO. 49857

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, & ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY & LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. GUARANTEES OF THE LENDING INSTITUTION GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

EXHIBIT
5



EXISTING SITE PLAN

SCALE: 1"=20'-0"

BASED ON A SURVEY BY SURVEY SOLUTIONS, INC., LAND SURVEYORS, PLANNERS + ENGINEERS, DATED 12/20/2016

PROPERTY OWNER

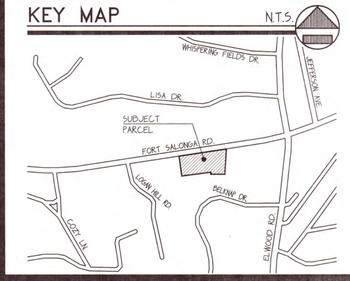
NY METRO INVESTMENTS, LLC
C/O MARK BARAKZAI
33 HUNTINGTON HILL DRIVE,
DIX HILLS, NEW YORK 11746
(917)-204-2157

APPLICANT

BIANCA CARAS
14 HAMLET DRIVE,
HAUPPAUGE, NEW YORK 11788
(516)-946-5023

KEY MAP

N.T.S.



SITE DATA

AREA OF SITE	1.330 ACRES (57,954.81 SQ.FT.)
ZONING	CENTRAL BUSINESS "A"
INTENDED USE	LUXURY DOGGY DAY CARE + GROOMING (BUSINESS)
EXISTING BUILDING AREA	8,138 SQ.FT. (14.1%)
PAVING AREA	23,277 SQ.FT. (40.2%)
TOTAL LANDSCAPE AREA	26,540 SQ.FT. (45.8%)

PARKING

PARKING REQUIRED

BUSINESS = 8,138 / 200 =	40.7 SPACES
PARKING REQUIRED =	41 SPACES
PARKING PROVIDED =	45 SPACES (INCLUDING 2 H.C. SPACES)

EXHIBIT 6

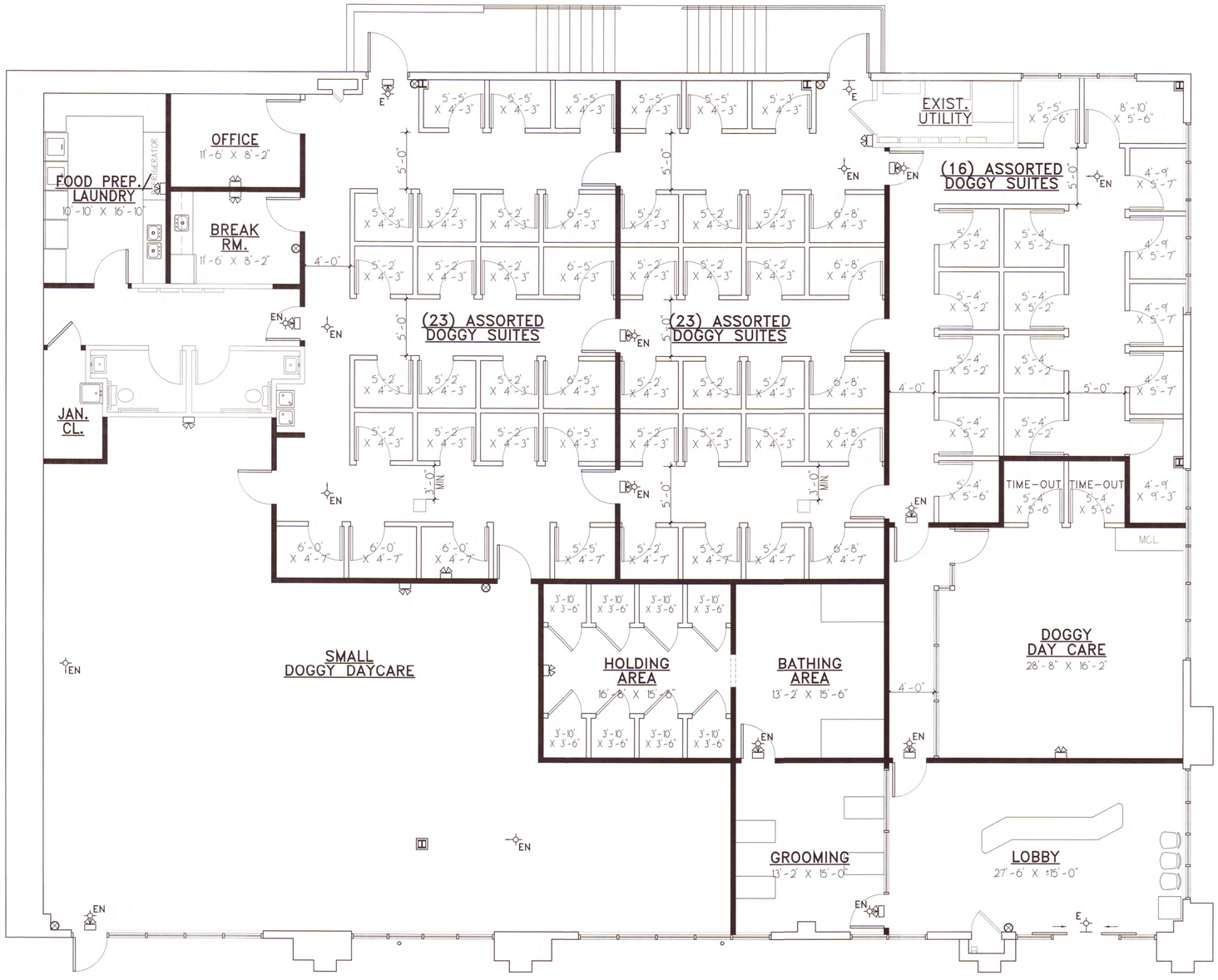
REVISION DATE

REGISTERED ARCHITECT
STATE OF NEW YORK

BARKGATA PET HOTEL & SPA
240 FORT SALONGA RD., NORTHPORT, NY 11768
S.C.T.M. # 0404-016-01-60.3
GERMAN & CLEMENS ARCHITECTURE, P.C.
(SUCCESSOR FIRM TO GARY J. BRUNO ARCHITECT, P.C.)
3275 VETERANS MEMORIAL HWY., SUITE B-11, RONKONKOMA, N.Y. 11779
P 631 563-4848 GermanAndClemens@gmail.com

FILE NO. 20010
DATE 07/20/20
DRAWN JMC
CHKD JLG

SK5A



PRELIMINARY FLOOR PLAN

SCALE: 3/16"=1'-0"

SYMBOLS
= EXISTING WALL TO REMAIN
= NEW FULL-HEIGHT PARTITION
= NEW LOW PARTITION (DOGGY SUITE WALL)

REVISION	DATE

REGISTERED ARCHITECT GARY J. BRUNO 038464 STATE OF NEW YORK

BARKGATA PET HOTEL & SPA

240 FORT SALONGA RD., NORTHPORT, NY 11768

S.C.T.M. # 0404-016-01-60.3

GERMAN & CLEMENS ARCHITECTURE, P.C.
(SUCCESSOR FIRM TO GARY J. BRUNO ARCHITECT, P.C.)
3275 VETERANS MEMORIAL HWY., SUITE B-11, RONKONKOMA, N.Y. 11779
P 631 563-4848 GermanAndClemens@gmail.com

FILE NO. 20010
DATE 07/20/20
DRAWN JMC
CHKD JLG

SK5C

EXHIBIT 7

Subject Property

EXHIBIT

8

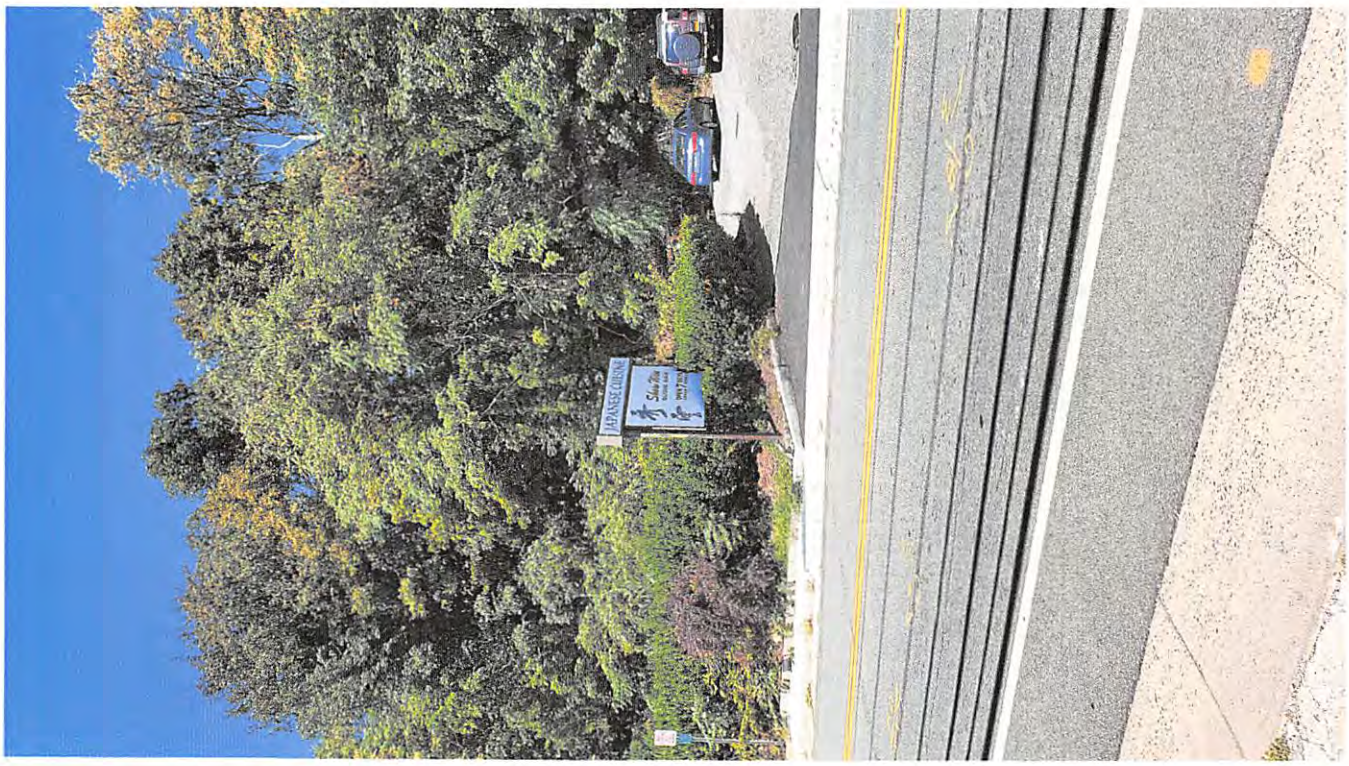
M
R K T

Subject Property

SUMMIT

Neighboring Properties

STOP


JAPANESE CUISINE

$19.95
U-HAUL

U-HAUL

NO
STOPPING

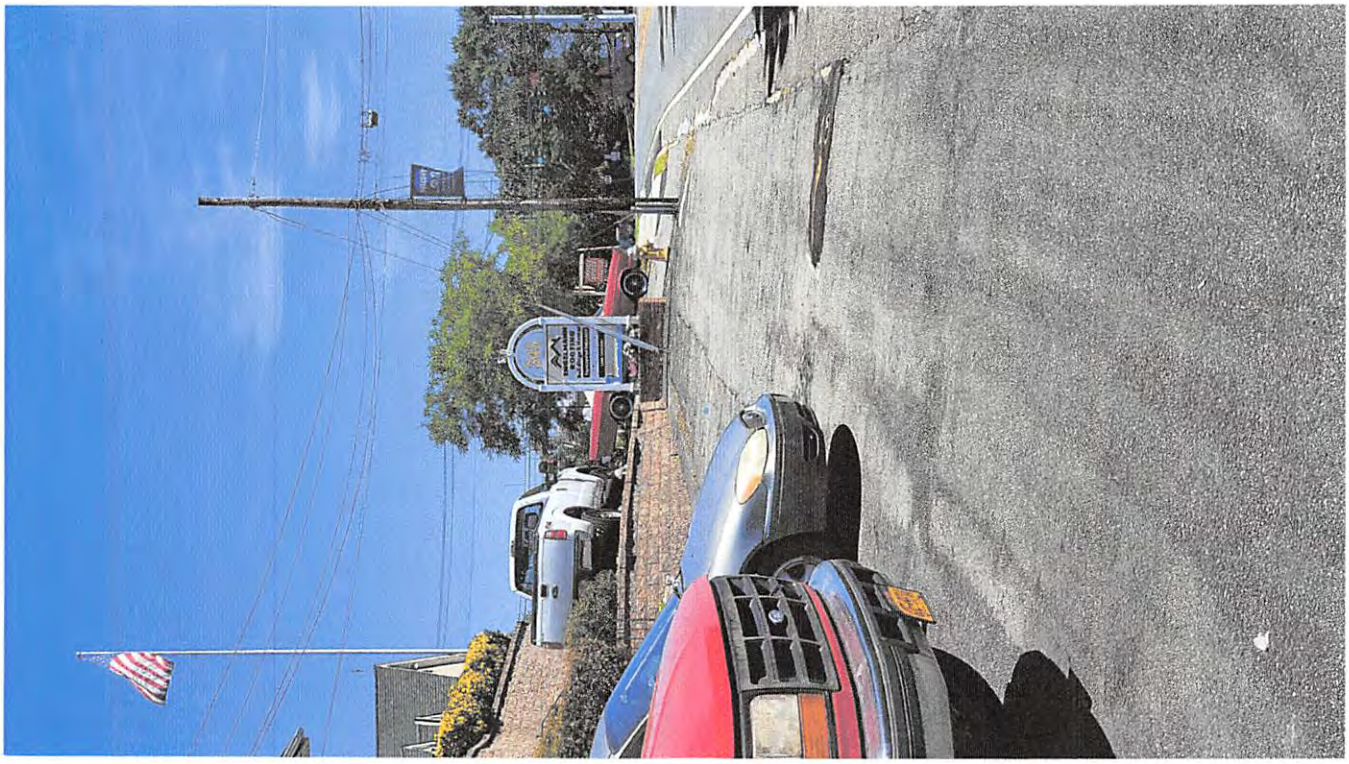
NO
STOPPING

251

ASE
1222

ENGELMANN

FOR LEASE



ENGELMANN