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May 27, 2021

**RE: Application of 7-Eleven, Inc.
1020 Port Washington Boulevard, Port Washington**

Dear Neighbor:

I hope this letter finds you and your family well. This office represents 7-Eleven, Inc. in an application to the North Hempstead Board of Zoning Appeals ("Board") for area variances and a conditional use permit for a retail food use to be operated as a 7-Eleven convenience store. You are receiving this letter because you reside within 300 feet of the subject premises.

The premises is located on the southwest corner of Port Washington Boulevard and Main Street and has a street address of 1020 Port Washington Boulevard, Port Washington. The applicant proposes to convert a vacant bank (previously Capital One) to a 7-Eleven convenience store. The exterior of the building will be maintained except for minor renovations and new signage.

The requested parking stall size variances are minor in nature. The applicant proposes to install 14 parking stalls, where 9 are required. Thus, there will be more than sufficient parking on site. The only relief requested is to allow for 8 of the stalls to be dimensioned 9' x 18' with a curb dimension of 19' instead of 10' x 20' stalls with a curb dimension of 19-1/6'.

Although food uses are permitted uses in this District, the Town Code requires that all food uses obtain a conditional use permit from the Board. The proposed 7-Eleven is in harmony with other commercial uses along Port Washington Boulevard and Main Street. The proposed use will not have a negative impact on the character of the community and will provide an essential service to the businesses and residents in the greater Port Washington area.

Finally, the applicant seeks a rear yard setback variance for its dumpster. The required rear yard is 15' and the proposed is 5.1'. The dumpster is located adjacent to a commercial parking lot and, therefore, will not have a negative impact on the character of the neighborhood or the environment. There is also no other feasible location for the dumpster that would not interfere with customer and employee parking and site circulation.

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Because you are a property owner within 300 feet of the subject premises, we are writing to inform you about the application prior to the scheduled public hearing and to invite you to a meeting where our team will present an overview of the project and then give you an opportunity to comment and ask questions. We will be hosting two meetings to be held outside at the site on the below dates and times:

Dates: June 11 at 3:15 p.m.
June 16 at 9:00 a.m.
Contact: Nicole Deegan at (516) 812-6294 or
ndeegan@forchellilaw.com

We ask that attendees please wear a face mask if they have not been vaccinated.


If you are not comfortable attending a meeting, please let us know and a telephone conference can be scheduled.

Thank you for your time and cooperation in this matter.

Very truly yours,

FORCHELLI CURTO DEEGAN LLP

By:


ANDREA TSOUKALAS CURTO

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