

Chairman
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Vice Chairman
Leslie Francis, Esq.

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Jay Hernandez
Patricia A. Goodsell, Esq.

Town of North Hempstead



Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

CALENDAR FOR MAY 22, 2024

RESIDENTIAL CALENDAR

APPEAL #21549 - John Hanson; 19 Radcliff Avenue, Port Washington; Section 4, Block 11, Lot 64; Zoned: Residence-B

Variances from §§70-40.B and 70-101.A to construct additions that are located too close to the street in both the primary and secondary front yards and a chimney/fireplace that is located too close to the side property line.

APPEAL #21551 - Erickson Brown; 5 Bank Street, Port Washington; Section 5, Block 51, Lot 57; Zoned: Business-B/Residence-C

Variances from §§70-50.C, 70-100.2.A(2) and 70-208.F to legalize additions and alterations to a non-conforming dwelling that are too close to the street, to legalize fencing that is located in a front yard and to legalize fencing that is too high.

APPEAL #21552- Edward Perlow; 2 Kent Road, New Hyde Park; Section 8, Block 294, Lot 20; Zoned: Residence-B

Variance from §70-231 to legalize a professional office in a cellar (not permitted).

COMMERCIAL CALENDAR

APPEAL #21553 - Auto Expo Ent. Inc. (New York Paradise); 60 Northern Boulevard, Great Neck; Section 2, Block 55, Lot 203; Zoned: Business-A

Conditional use §70-126.D to permit the continued use of a commercial building as an automobile showroom (a conditional use).

APPEAL #21554 – Mohinder Singh; 2000 Hillside Ave., New Hyde Park; Section 8, Block 211-14, Lot 607; Zoned: Business-B

Variance from § 70-50(A) to convert a funeral home to a place of worship that is too close to the street.

#21549

TONH ZONING COMPLIANCE ANALYSIS

PROPOSED SITE PLAN

[illegible]

PROPOSED SITE PLAN INFO

PRE-EXISTING AVERAGE GRADE CALCULATIONS

EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

Note: All Metes & Bounds and Site Information has been taken from a Survey prepared by:

A.AGUJO SURVEYING, INC.
Professional Land Surveyors; Lic. #050339-1
782 Salisbury Park Drive, Westbury, New York 11590
516-333-6730 office 516-333-6740 fax
Email: AGUJOSURVEYING@GMAIL.COM
Last updated: September 13, 2023

PRE-EXISTING AVERAGE GRADE ELEVATION

El. 101.25 + El. 101.28 = 202.53 / 2 = 101.26 x 24.1 =	2.440.36
El. 101.28 + El. 102.46 = 203.74 / 2 = 101.87 x 45.2 =	4.604.52
El. 102.46 + El. 102.61 = 205.07 / 2 = 102.53 x 27.05 =	2.773.57
El. 102.61 + El. 102.42 = 205.03 / 2 = 102.51 x 10.8 =	1.107.16
El. 102.42 + El. 102.51 = 204.93 / 2 = 102.46 x 2.95 =	302.27
El. 102.51 + El. 101.25 = 203.76 / 2 = 101.88 x 34.5 =	3.514.86
	143.88 = 14.742.74

Therefore, the Pre-Existing Average Grade Elevation = 102.46

Note: All Pre-Existing Grade Elevations have been taken from a
Survey prepared by:

A.AGUJO SURVEYING, INC.
Professional Land Surveyors; Lic. #050339-1
782 Salisbury Park Drive, Westbury, New York 11590
516-333-6730 office; 516-333-6740 fax
E-mail: AGUJOSURVEYING@GMAIL.COM
Last updated: September 13, 2023

REVISED SITE PLAN - 03.14.24	
REVISED SITE PLAN - 02.26.24	
REVISED SITE PLAN - 02.12.24	
INTELLECTUAL PROPERTY ACT of 2007 - OWNERSHIP OF DOCUMENTS: All drawings, plans, sketches, models, renderings, specifications & other documents, including those in electronic format (pdf), prepared by J.T.M.A. as Instruments of Service are the sole property of the Architect. J.T.M.A. as the author & owner of these Instruments of Service holds all common law, statutory & other rights including copyrights in the Instruments of Service.	
DRAWN BY:	J.R.D. DATE: 10.07.23
CHKD BY:	J.T.M. SCALE: AS NOTED
	PROJECT: 23 - 2089

PROJECT: PROPOSED
ADDITIONS & INTERIOR
ALTERATIONS TO THE
HANSON/ZILKA RESIDENCE

19 RADCLIFF AVENUE
N/W/C OF RADCLIFF AVE. & FAIRFIELD AVE.
PORT WASHINGTON, NY 11050
SECTION: 4 BLOCK: 11 LOT: 64

DRAWING:
PROPOSED SITE PLAN,
TONH ZONING
COMPLIANCE, DRAWING
LIST & GENERAL NOTES

DRAWING:

G-0

FIRST FLOOR - GROSS FLOOR AREA PLAN

ZILKA/HANSON RESIDENCE
19 RADCLIFF AVENUE, PORT WASHINGTON, NY 11050

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

FIRST FLOOR GROSS FLOOR AREA CALCULATIONS =

AREA "A" =	14.79' X 24.00'	=	354.96 sq. ft.
AREA "B" =	19.70' X 29.83'	=	587.89 sq. ft.
AREA "C" =	10.79' X 32.83'	=	354.23 sq. ft.
AREA "D" =	13.75' X 12.58'	=	172.97 sq. ft.
AREA "E" =	1.25' X 6.58'	=	8.22 sq. ft.
GROSS FLOOR AREA OF 1ST FLOOR = 1,478.27 sq. ft.			

TOTAL GROSS FLOOR AREA FOR BOTH THE FIRST AND SECOND FLOOR COMBINED =

FIRST FLOOR GROSS AREA	= 1,512.09 sq. ft.
+ SECOND FLOOR GROSS AREA	= 1,407.42 sq. ft.
<u>TOTAL GROSS FLOOR AREA</u>	<u>= 2,919.51 sq. ft.</u>

Maximum Permissible Gross Floor Area for this TONH Residential "B" Zoning District = 3,400.00 sq. ft.
3,400.00 (maximum permissible) - 2,919.51 (proposed) = UNDER by 480.49 sq. ft.; therefore okay

PROPOSED GROSS SQUARE FOOTAGE OF NEW SECOND FLOOR	= 1,407.42 SQ. FT.
PROPOSED GROSS SQUARE FOOTAGE OF ENLARGED FIRST FLOOR	= 1,512.09 SQ. FT.
TOTAL GROSS FLOOR AREA (BOTH FLOORS)	= 2,919.51 SQ. FT.

SECOND FLOOR - GROSS FLOOR AREA PLAN

ZILKA/HANSON RESIDENCE
19 RADCLIFF AVENUE, PORT WASHINGTON, NY 11050

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

SECOND FLOOR GROSS FLOOR AREA CALCULATIONS =

AREA "F" =	14.37' X 29.83'	=	428.65 sq. ft.
AREA "G" =	10.79' X 30.83'	=	332.65 sq. ft.
AREA "H" =	5.14' X 29.83'	=	153.32 sq. ft.
AREA "I" =	12.79' X 30.83'	=	394.31 sq. ft.
AREA "J" =	8.00' X 12.58'	=	100.64 sq. ft.
AREA "K" =	1.25' X 6.58'	=	8.22 sq. ft.
GROSS FLOOR AREA OF 2ND FLOOR = 1,417.79 sq. ft.			

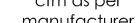
TOTAL GROSS FLOOR AREA FOR BOTH THE FIRST AND SECOND FLOOR COMBINED =	
FIRST FLOOR GROSS AREA	= 1,512.09 sq. ft.
+ SECOND FLOOR GROSS AREA	= 1,407.42 sq. ft.
<u>TOTAL GROSS FLOOR AREA</u>	<u>= 2,919.51 sq. ft.</u>

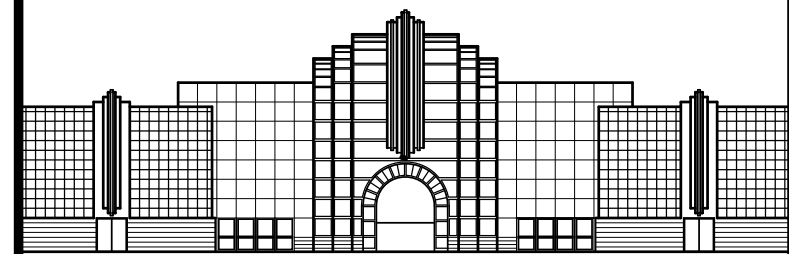
Maximum Permissible Gross Floor Area for this TONH Residential "B" Zoning District = 3,400.00 sq. ft.
3,400.00 (maximum permissible) - 2,919.51 (proposed) = UNDER by 480.49 sq. ft.; therefore okay

GENERAL NOTES

1. ALL Work shall comply with the 2020 International Residential Code of New York State.
2. NO WORK shall proceed until such time as the Town of North Hempstead Building Department has issued a Building Permit and Plumbing Permit.
3. The GENERAL CONTRACTOR certifies to the Owner that he is a licensed Contractor in the State of New York, Nassau County and as required by the Town of North Hempstead Building Department.
4. The GENERAL CONTRACTOR certifies to the Owner that he is fully insured as required by the Town of North Hempstead Building Department.
5. The PLUMBING CONTRACTOR certifies to the Owner that he is a fully licensed Contractor in the State of New York, Nassau County and as required by the Town of North Hempstead Building Department.
6. The PLUMBING CONTRACTOR certifies to the Owner that he is fully insured as required by the Inc. Village of Westbury Building Department.
7. The ELECTRICAL CONTRACTOR certifies to the Owner that he is a fully licensed Contractor in the State of New York, Nassau County and as required by the Town of North Hempstead Building Department.
8. The ELECTRICAL CONTRACTOR certifies to the Owner that he is fully insured as required by the Inc. Village of Westbury Building Department.
9. The GENERAL CONTRACTOR is to field measure the existing conditions to confirm all dimensions prior to proceeding.
10. The GENERAL CONTRACTOR is to inform James Thomas Martino, Architect of any discrepancies between the field conditions and the dimensions indicated on these drawings prior to proceeding.
11. The GENERAL CONTRACTOR is responsible to coordinate the work performed by his plumbing, mechanical and electrical sub-contractors and any other trades that may affect this project.
12. The GENERAL CONTRACTOR is responsible to coordinate all locations where wood blocking and/or plywood backing may be necessary for a proper installation.
13. The GENERAL CONTRACTOR is to confirm all finishes with the property owner prior to ordering and/or installing any finish materials.
14. The GENERAL CONTRACTOR and his Electrical Sub-Contractor are responsible for coordination of all electrical devices, including but not limited to switches, gfi outlets, recessed lighting, surface mounted lightning, junction boxes, etc.
15. The GENERAL CONTRACTOR and his PLUMBING SUB-CONTRACTOR are responsible for the coordination of the plumbing fixtures, including but not limited to the kitchen sink, the kitchen faucet, the kitchen dishwasher and the water line to the refrigerator unit).
16. The ELECTRICAL SUB-CONTRACTOR is responsible for obtaining a ELECTRICAL R.O. (Right of Inspection) approval from an independent Fire-Underwriter's Electrical Inspector.
17. The ELECTRICAL SUB-CONTRACTOR is responsible for obtaining a FINAL Electrical Inspection and an Underwriter's Electrical Certificate for the new work approval by an independent Fire-Underwriter's Electrical Inspector.
18. The GENERAL CONTRACTOR shall submit to the Owner the Original (green) FINAL Underwriters Electrical Certificate for submission to the Inc. Village of Westbury Building Department.
19. The General Contractor and his Sub-Contractor(s) shall make any and all changes to their work as deemed necessary by the Town of North Hempstead Building Inspector at no additional cost to the owner.
20. All New Conventional Wood Framing Members shall be shall be DOUGLAS FIR-LARCH #2 minimum; NO EXCEPTIONS.
21. Written dimensions shall take precedence over scaled dimensions and detailed drawings over smaller scale drawings.
22. The GENERAL CONTRACTOR shall verify & be responsible for all existing dimensions & conditions on the job. The Architect's Office must be notified of any deviations of the dimensions and conditions indicated on these drawings.
23. The GENERAL CONTRACTOR shall be responsible for brocking & protecting against wind & storm damage, breakage, collapse, distortion and mis-alignment of all areas affected by this alteration.
24. The GENERAL CONTRACTOR shall be responsible for recording accurate "As-Built" Documents of any changes made during the course of this Alteration.
25. The GENERAL CONTRACTOR will be solely responsible for the retention, replacement and / or repair of any and all areas that were damaged by his own work force and any of his Sub-Contractors during this construction.

GRAPHIC LEGEND

- | | |
|---|---|
|  | Existing exterior wall construction with brick veneer to remain unchanged |
|  | Existing interior wall construction (wood studs & gypsum board) are to remain unchanged |
|  | Existing interior wall construction (wood studs & gypsum board) are to be removed |
|  | Hatched areas indicate existing areas in the Residence that are not part of this alteration |
|  | New exterior wall construction with thermal break insulation in the Family Room rear wall |
|  | New Andersen Windows, 400 Series; see Drawing A-1 for further information |
|  | New Kitchen Range Hood Exhaust Fan; cfm or per manufacturer's requirements |
|  | New recessed LED light fixture in the Living Room and the Kitchen; see Dwg. A-2 for further information |



JAMES THOMAS MARTINO

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INTELLECTUAL PROPERTY ACT of 2007 - OWNERSHIP OF DOCUMENTS: All drawings, plans, sketches, models, renderings, specifications & other documents, including those in electronic format (pdf), prepared by JTMA are Instruments of Service & are the sole property of the Architect. JTMA, as the author & owner of these Instruments of Service holds all common law, statutory & other rights including copyrights in the Instruments of Service.

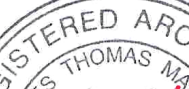
DRAWN BY: J.R.D.	DATE: 10.07.23
CHK'D BY: J.T.M.	SCALE: AS NOTED
	PROJECT: 23 - 2089

PROJECT: PROPOSED
ADDITIONS & INTERIOR
ALTERATIONS TO THE
HANSON/ZILKA RESIDENCE

19 RADCLIFF AVENUE
N/W/C OF RADCLIFF AVE. & FAIRFIELD AVE.
PORT WASHINGTON, NY 11050

DRAWING:

GROSS FLOOR AREA
CALCULATIONS

SEAL: 

DRAWING: G-1

DWG: _____ OF: _____



0.000000	Revised Average Front Yard Setback along Radcliff Ave.	0.000000
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sketches, models, renderings, specifications & other documents, including those in electronic format (pdf), prepared

Instruments of Service holds all common law, statutory & other rights including copyrights in the Instruments of Service.

J.R.D.	10.07.23
CHECK'D BY: J.M.	SCALE: AS NOTED

PROJECT:	23-2089
PROJECT:	

ADDITIONS & INTERIOR ALTERATIONS TO THE

19 RADCLIFF AVENUE

SECTION: 4 BLOCK: 11 LOT: 64

PROPOSED
NEW BASEMENT/



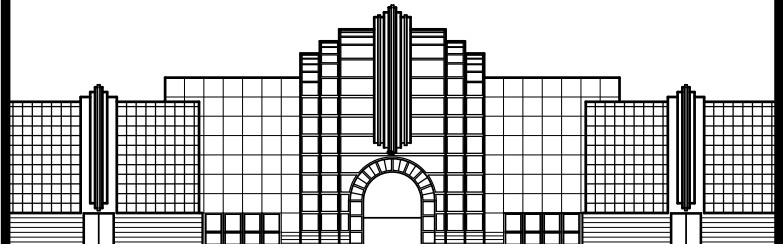
STATE OF NEW YORK
016453

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19'-8" existing & proposed front yard

FAIRFIELD AVENUE



JAMES THOMAS MARTINO

ARCHITECT, P.C.

75 Nassau Avenue
Manhasset, New York 11030
516 . 767 . 7888 • FAX 516 . 767 . 3986
Email: info@jtmarchitect.com www.jtmarchitect.com

FILE DATE	TO	BY
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01.30.24	Issued to the TONH Building Department for initial filing	J.T.M.
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02.26.24	Revised Average Front Yard Setback along Radcliff Ave.	J.T.M.
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NO.	DATE	REVISIONS	BY
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DRAWN BY:	J.R.D.	DATE:	10.07.23
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CHK'D BY:	J.T.M.	SCALE:	AS NOTED
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		PROJECT:	23 - 2089
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PROJECT:	PROPOSED
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	ADDITIONS & INTERIOR
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	ALTERATIONS TO THE
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	HANSON/ZILKA RESIDENCE
--	------------------------

	19 RADCLIFF AVENUE
--	--------------------

	N/W/C OF RADCLIFF AVE. & FAIRFIELD AVE.
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	PORT WASHINGTON, NY 11050
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	SECTION: 4 BLOCK: 11 LOT: 64
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DRAWING:	PROPOSED
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	FIRST & SECOND
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	FLOOR PLANS
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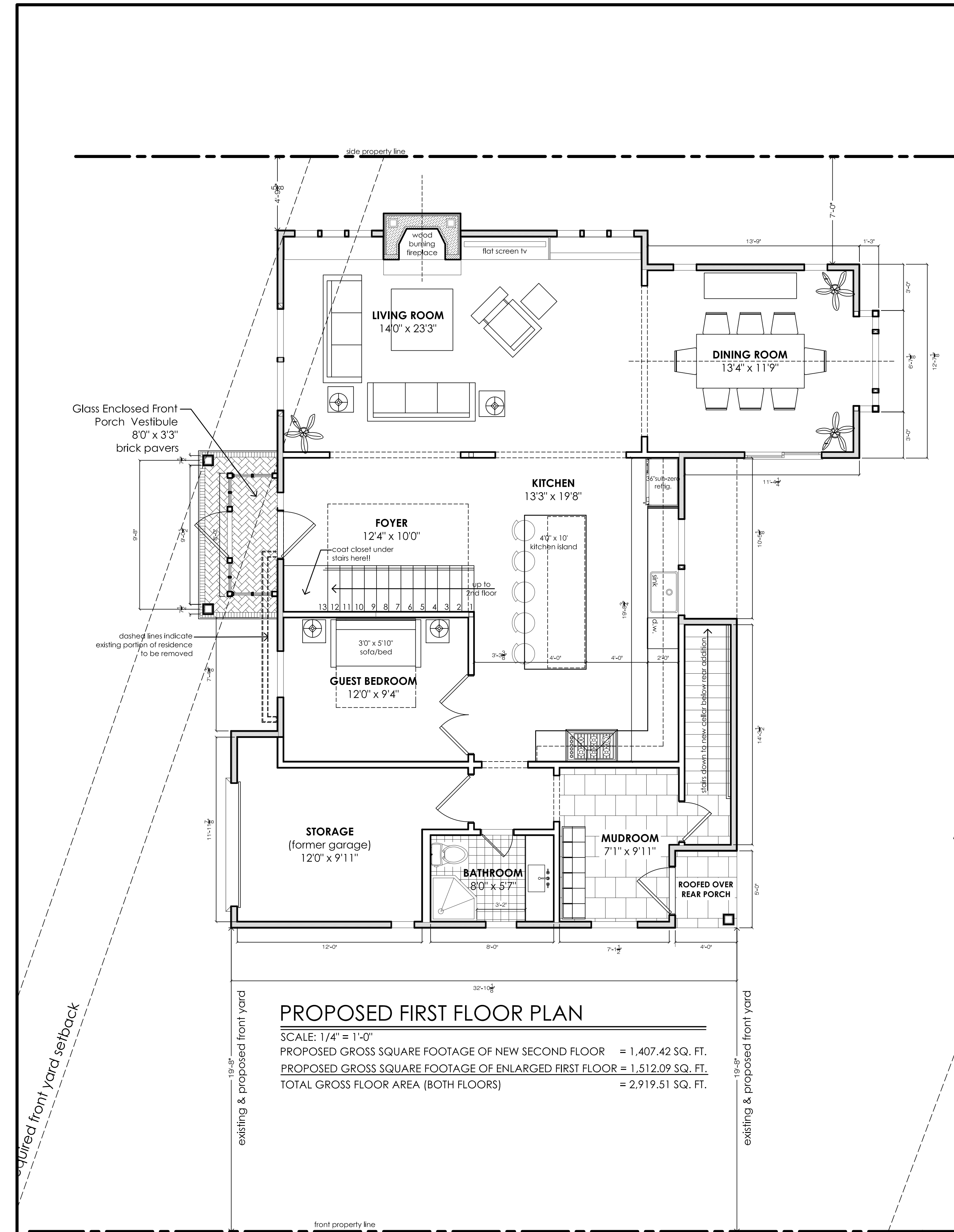
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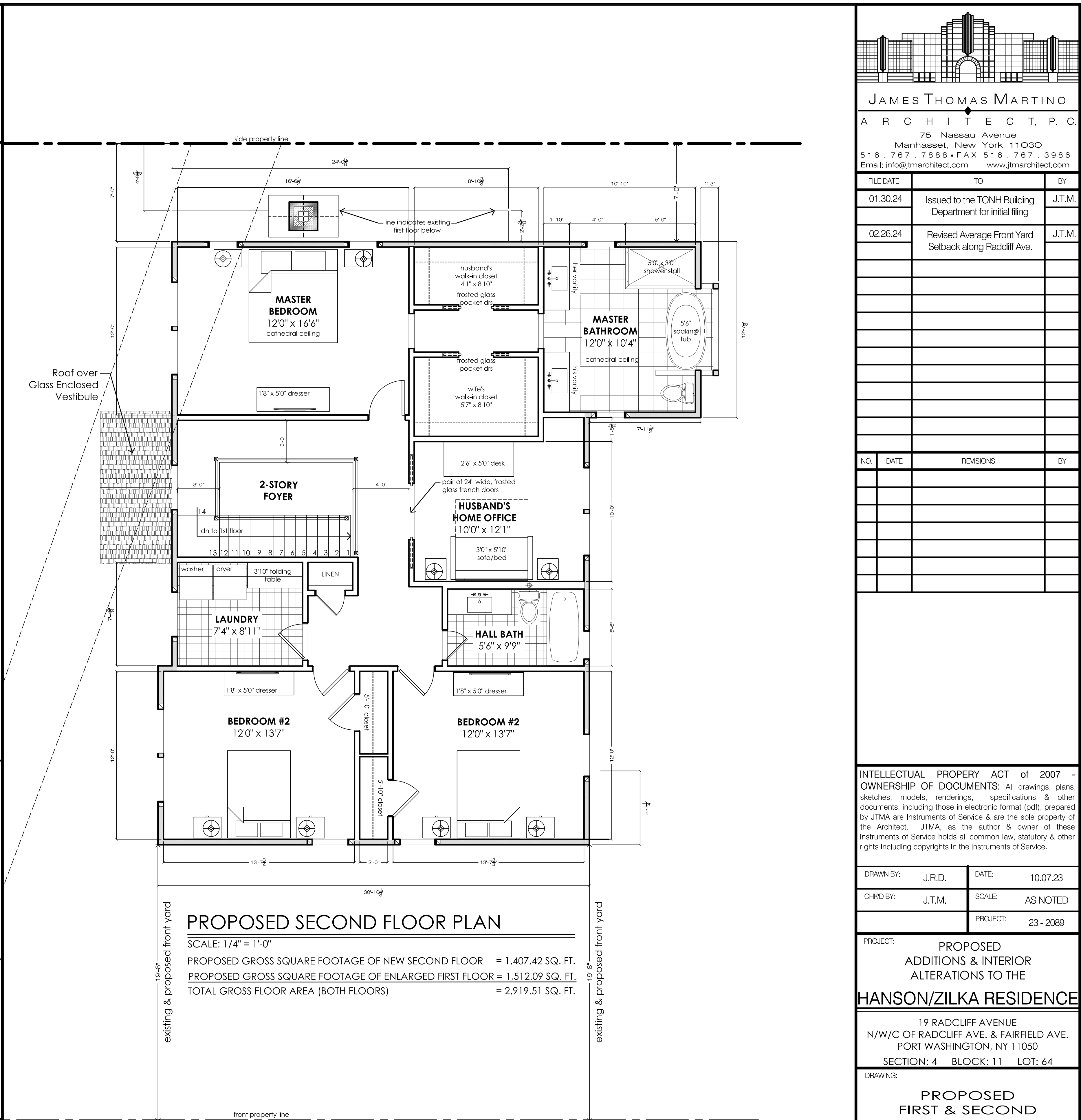
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PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
PROPOSED GROSS SQUARE FOOTAGE OF NEW SECOND FLOOR = 1,407.42 SQ. FT.
PROPOSED GROSS SQUARE FOOTAGE OF ENLARGED FIRST FLOOR = 1,512.09 SQ. FT.
TOTAL GROSS FLOOR AREA (BOTH FLOORS) = 2,919.51 SQ. FT.



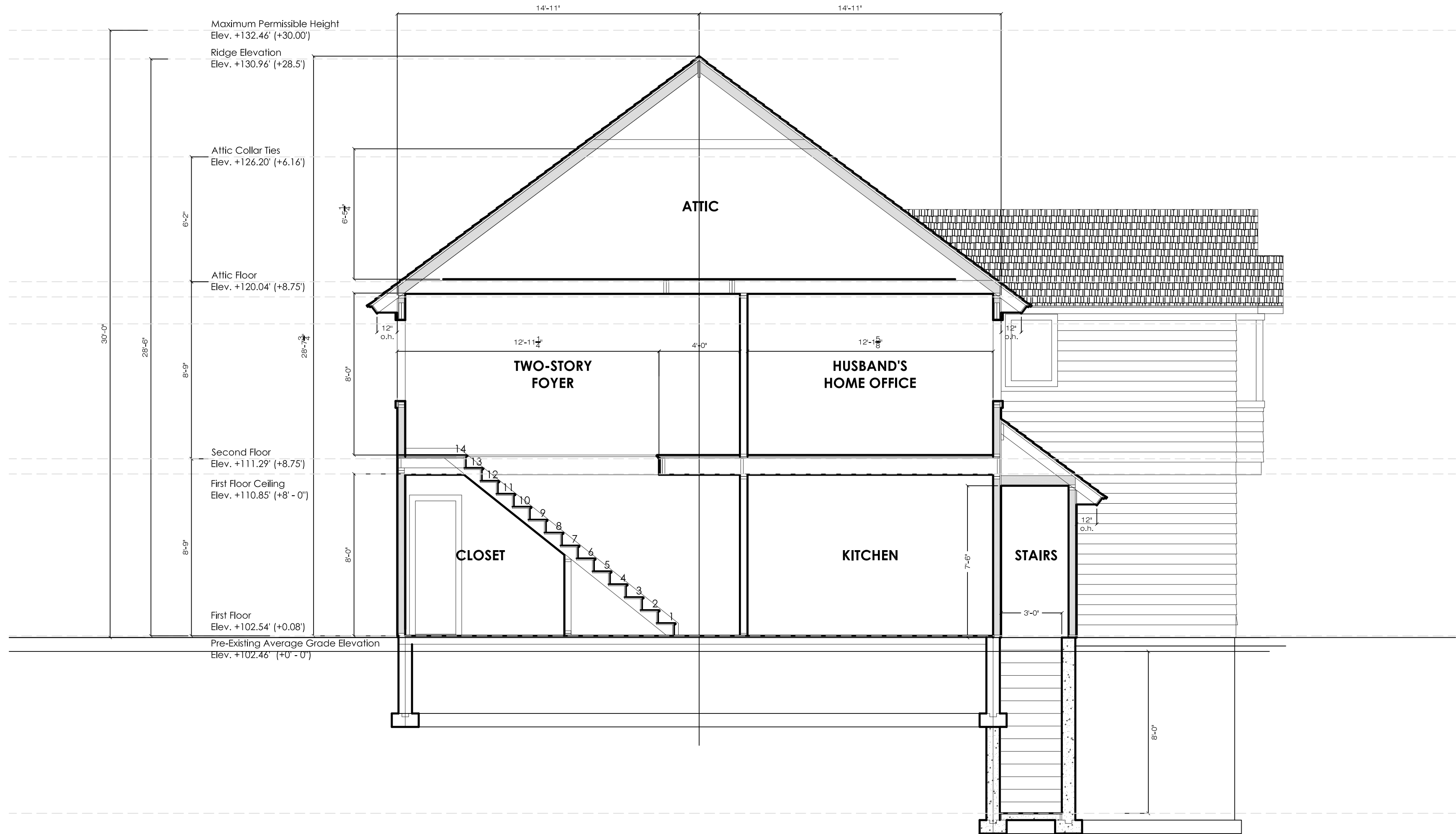
PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
PROPOSED GROSS SQUARE FOOTAGE OF NEW SECOND FLOOR = 1,407.42 SQ. FT.
PROPOSED GROSS SQUARE FOOTAGE OF ENLARGED FIRST FLOOR = 1,512.09 SQ. FT.
TOTAL GROSS FLOOR AREA (BOTH FLOORS) = 2,919.51 SQ. FT.



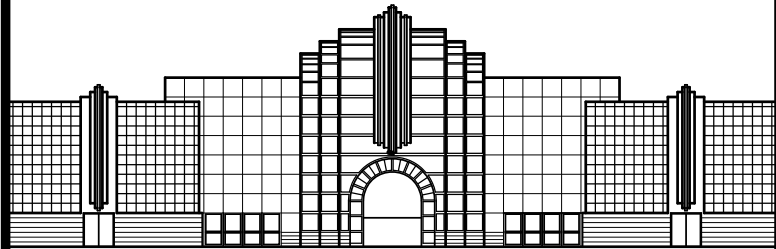
PROPOSED REAR BUILDING ELEVATION

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



PROPOSED NEW BUILDING SECTION

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



JAMES THOMAS MARTINO

ARCHITECT, P.C.

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FILE DATE	TO	BY
01.30.24	Issued to the TONH Building Department for initial filing	J.T.M.

02.26.24	Revised Average Front Yard Setback along Radcliff Ave.	J.T.M.
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NO.	DATE	REVISIONS	BY

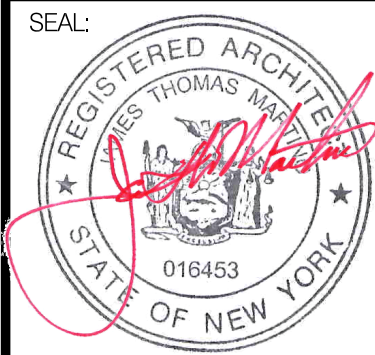
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DRAWN BY:	J.R.D.	DATE:	10.07.23
CHKD BY:	J.T.M.	SCALE:	AS NOTED
PROJECT:	23 - 2089		

PROJECT: PROPOSED ADDITIONS & INTERIOR ALTERATIONS TO THE HANSON/ZILKA RESIDENCE

19 RADCLIFF AVENUE
N/W/C OF RADCLIFF AVE. & FAIRFIELD AVE.
PORT WASHINGTON, NY 11050
SECTION: 4 BLOCK: 11 LOT: 64

DRAWING: PROPOSED REAR ELEVATION & BUILDING SECTION



DRAWING: A-3
DWG: OF:

#21551

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

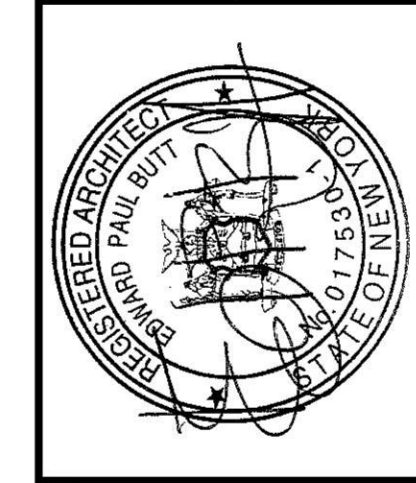
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

No.	REVISION	DATE
1	per plans examiners comments on (8.31.23)	12.22.23
2	per plans examiners comments on (1.5.23)	2.2.24
3	per plans examiners comments on (2.22.24)	3.20.24

DRAWING TITLE
EXTG CONDITIONS 1938 PLANS

PROJECT NAME
CRANNA RESIDENCE
5 BANK STREET
PORT WASHINGTON, NY 11050

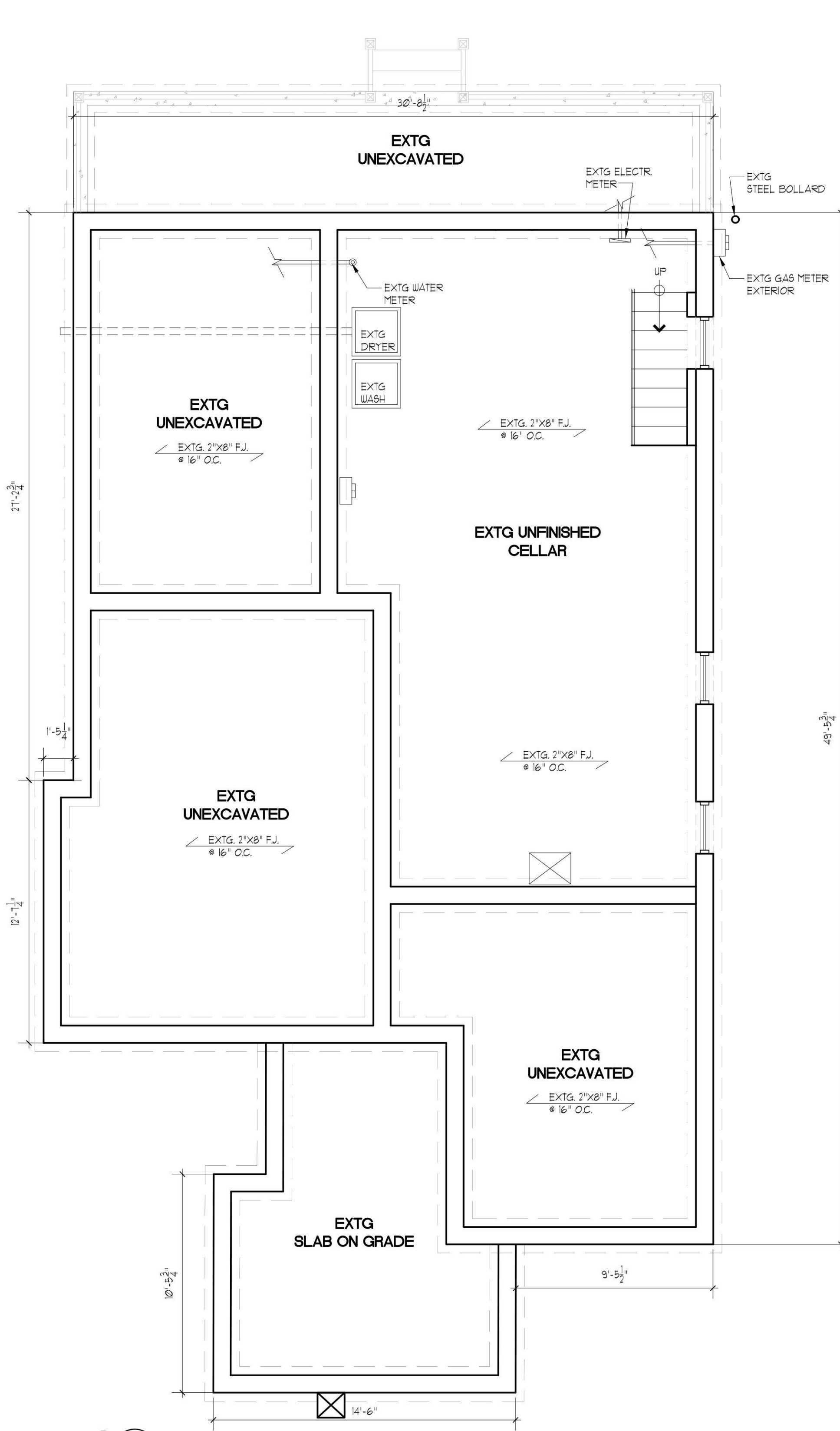
DATE:	5/16/23
SCALE:	AS NOTED
DRAWN BY:	A.D.B.
JOB NO.:	223109



EDWARD PAUL BUTT
Architect, AIA

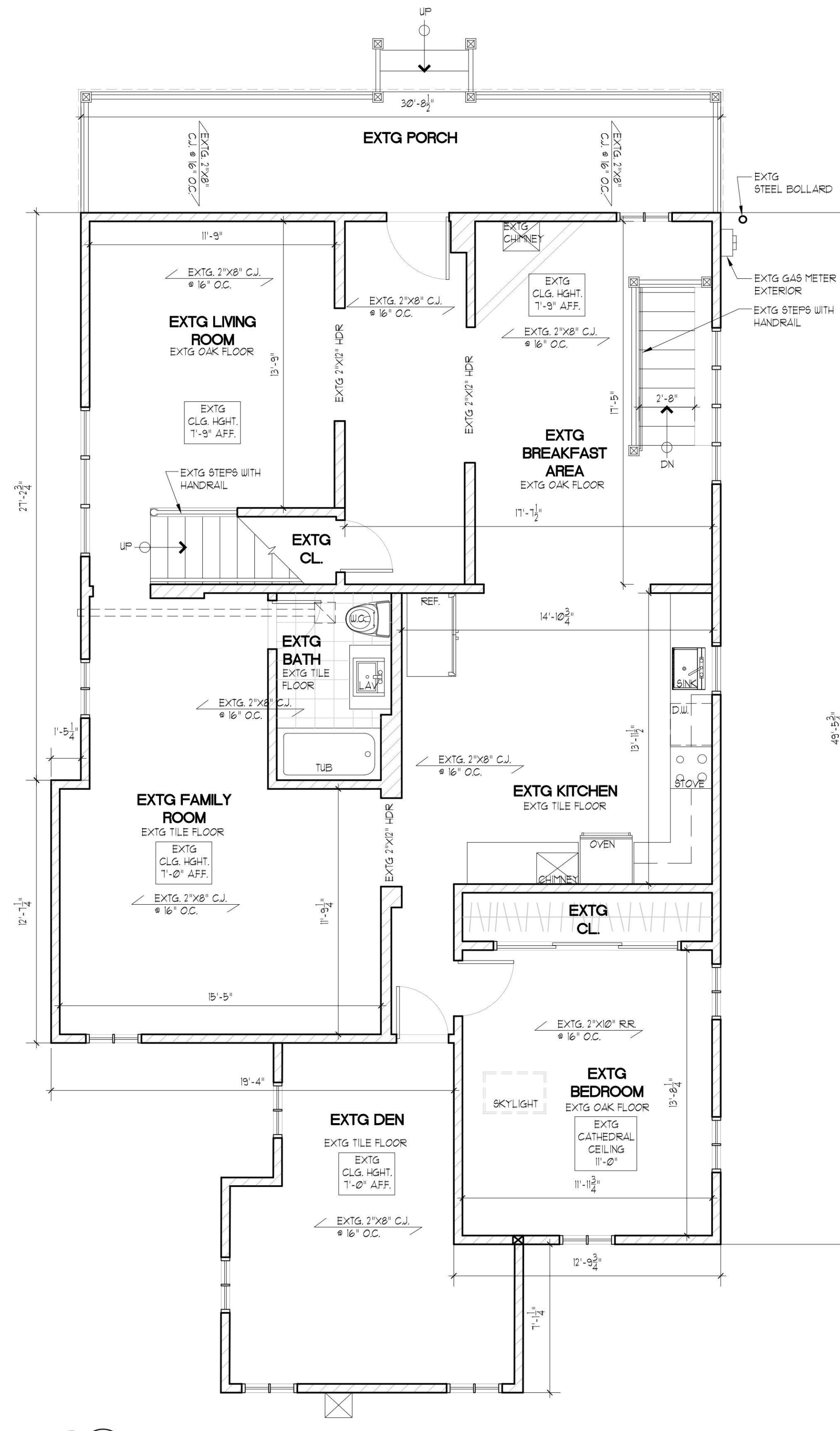
Minneapolis, New York 11501
499 Jericho Turnpike Suite 100
(516)625-6625

DRAWING NO.:
EX-1



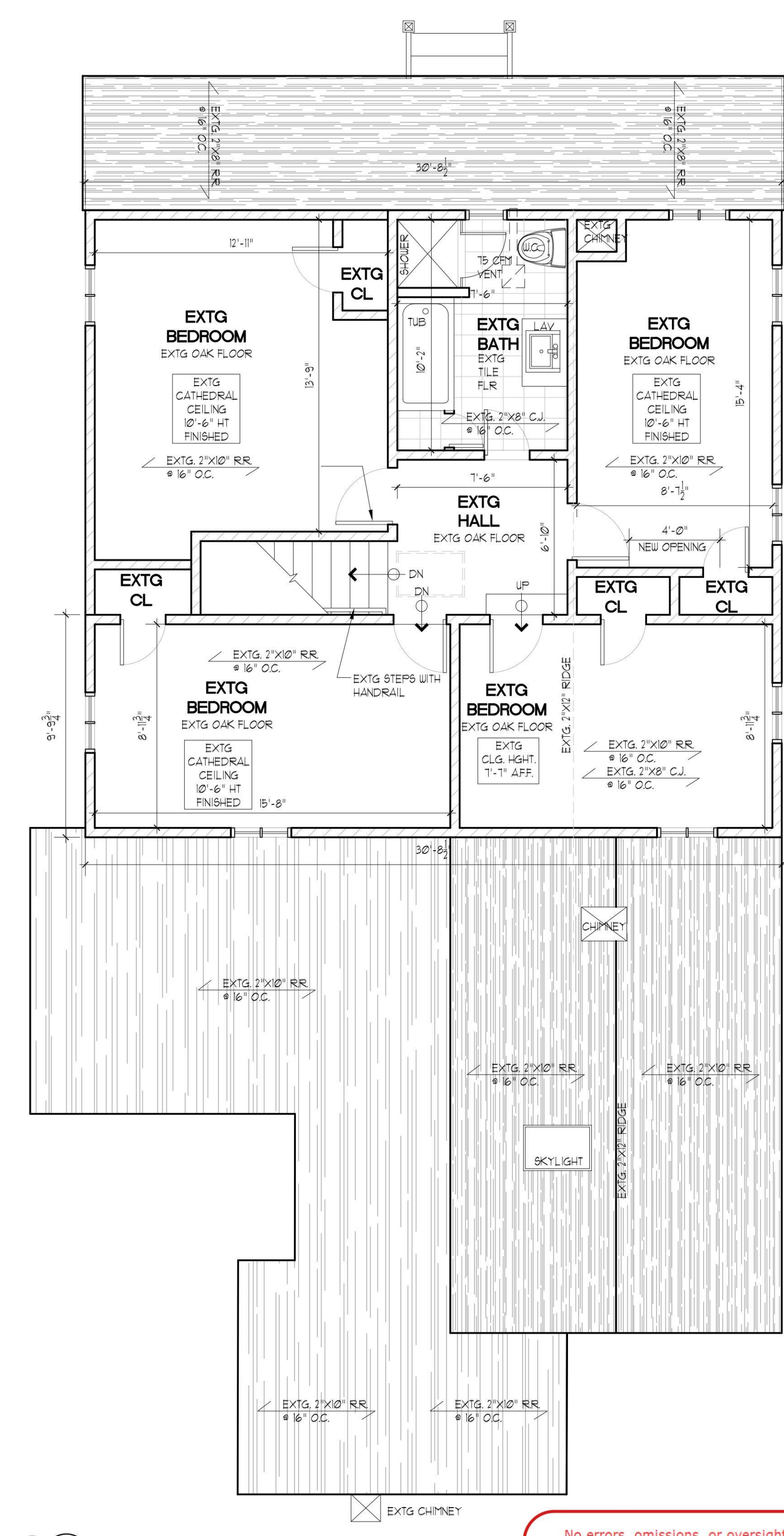
1
EX-1
EXTG CELLAR PLAN
SCALE: 1/4"=1'-0"

EXISTING 1938 COUNTY RECORDS FOOTPRINT
AND 1948 SURVEY



2
EX-1
EXTG FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

EXISTING 1938 COUNTY RECORDS FOOTPRINT
AND 1948 SURVEY



3
EX-1
EXTG SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

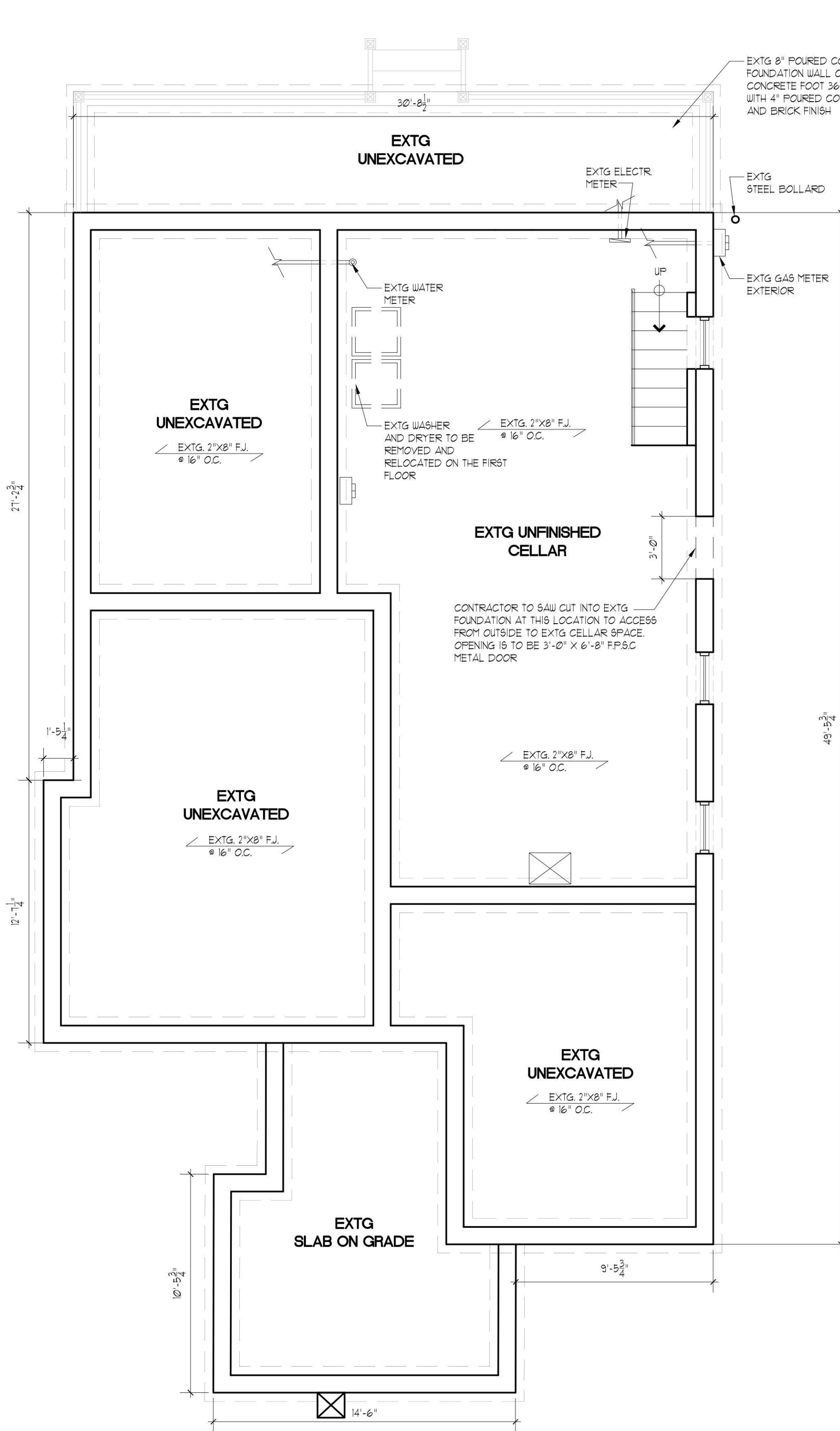
EXISTING 1938 COUNTY RECORDS FOOTPRINT
AND 1948 SURVEY

No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

ZONING / TOWN CODE COMPLIANCE

DISAPPROVED - Make corrections as noted and resubmit

Anthony Raguseo
04/11/2024

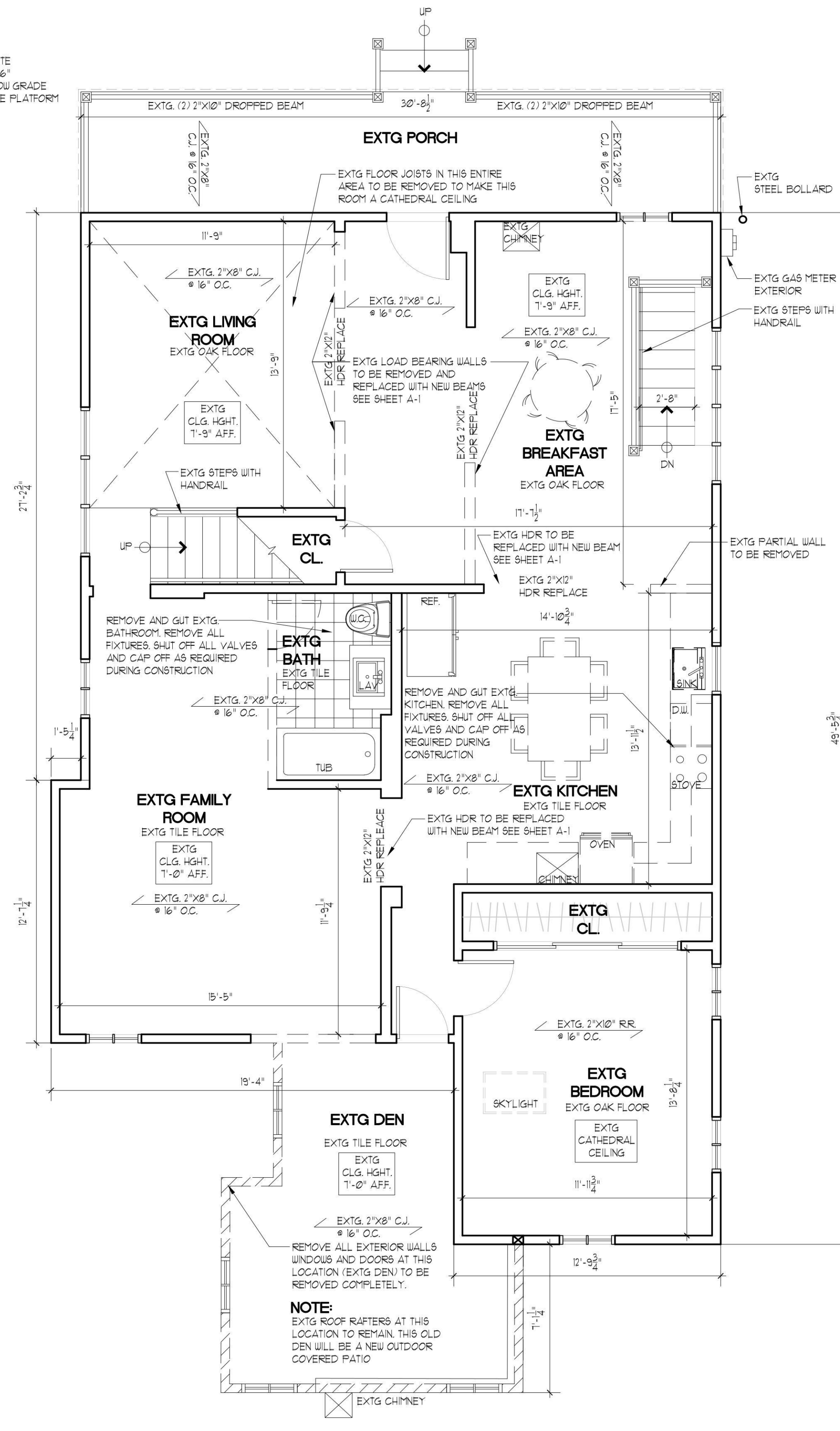


1
D-1
EXTG CELLAR DEMO PLAN
SCALE: 1/4"=1'-0"

LEGEND

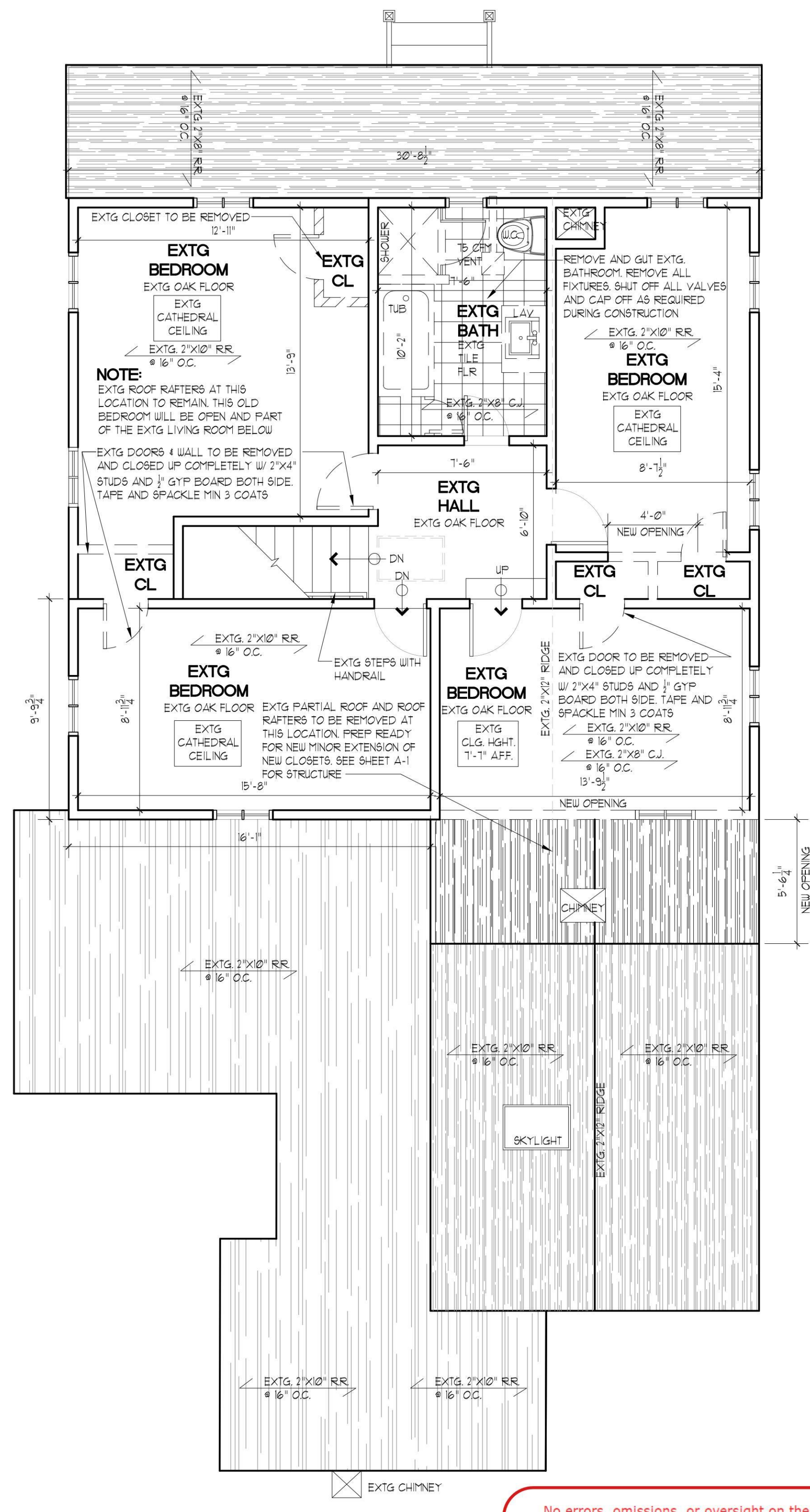
- EXTG. WALLS, DOORS, FIXTURES ETC. TO BE REMOVED
- EXTG WALLS TO REMAIN

NOTE:
NOTE: CONTRACTOR IS TO SHORE UP ANY LOAD BEARING WALLS PRIOR TO DEMOLITION OF STRUCTURAL LOADS



2
D-1
EXTG FIRST FLOOR DEMO PLAN
SCALE: 1/4"=1'-0"

3
D-1
EXTG SECOND FLOOR DEMO PLAN
SCALE: 1/4"=1'-0"



No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

ZONING / TOWN CODE COMPLIANCE
DISAPPROVED - Make corrections as noted and resubmit
Anthony Raguseo
04/11/2024

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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 NEGLECT ON HIS PART.

No.	REVISION	DATE
1	per plans examiners comments on (8.31.23)	12.22.23
2	per plans examiners comments on (15.23)	2.2.24
3	per plans examiners comments on (2.22.24)	3.20.24

DRAWING TITLE:
DEMOLITION PLANS

PROJECT NAME:
CRANNA RESIDENCE
5 BANK STREET
PORT WASHINGTON, NY 11050

DATE:	5/16/23	AS NOTED	AD B	223109
SCALE:				
DRAWN BY:				
JOB NO.:				

EDWARD PAUL BUTT
Architect, AIA

Minneapolis, New York 11501

499 Jericho Turnpike Suite 100
(516)625-6625

DRAWING NO.:
D-1

No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the IKS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

ZONING / TOWN CODE COMPLIANCE

DISAPPROVED - Make corrections

as noted and resubmit

AND POST THE EXISTING STORY HANDRAILS

Anthony Raguseo
04/11/2024

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE NEW INTERNATIONAL BUILDING CODE, ENERGY CODE AND ALL RULES AND REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING THE LATEST EDITIONS OF THE NATIONAL FIRE CODE AND ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.

2. THE CONTRACTOR IS TO CHECK AND VERIFY THESE DOCUMENTS AND BE RESPONSIBLE FOR ALL MEASUREMENTS, DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE A SUBMISSION OF BID. A SUBMISSION OF BID SHALL IMPLY CONTRACTOR'S ACCEPTANCE OF THE DRAWINGS AND THE EXISTING CONDITIONS.

3. COMMENCEMENT OF CONSTRUCTION WILL SIGNIFY THAT THE CONTRACTOR AND TRADE CONTRACTOR WILL HOLD THE ARCHITECT HARMLESS FOR ANY AND ALL ERRORS, OMISSIONS AND PERSONAL LIABILITY.

4. THESE DRAWINGS ARE INTENDED TO CONVEY THE OVERALL DESIGN INTENT AND GENERAL SCOPE OF WORK. ALL CONNECTIONS, ASSEMBLIES AND DETAILS REQUIRED TO CARRY OUT THIS DESIGN INTENT ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR.

5. ALL CONDITIONS CONTAINED IN THE LATEST EDITION OF THE AIA A191 "GENERAL CONDITIONS OF THE CONTRACT" SHALL BE INCORPORATED INTO THESE SPECIFICATIONS AND SHALL BE BINDING TO THE CONTRACT AS IF WRITTEN HEREIN.

6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED UNDERWRITER'S CERTIFICATES, CERTIFICATE OF OCCUPANCY, AND/OR COMPLETION FOR ALL WORK INDICATED FROM ANY AGENCIES HAVING JURISDICTION.

7. IF, IN THE COURSE OF CONSTRUCTION, A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE DRAWINGS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT IMMEDIATELY. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE TO WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.

8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

9. DURING THE COURSES OF CONSTRUCTION, IF MODIFICATION TO THE DESIGN OCCUR AS A RESULT OF EXISTING CONDITIONS, REQUEST OF THE OWNER, DESIGNER, ETC., THE CONTRACTOR SHALL SUBMIT TWO WRITTEN COPIES OF A CHANGE ORDER WITH THE AMENDED PRICE IMMEDIATELY. CONTRACTOR SHALL NOT CONTINUE WITH ANY CHANGES UNTIL HE RECEIVES WRITTEN AUTHORIZATION FROM THE OWNER.

10. CONTRACTOR SHALL PATCH AND MATCH ALL FINISHES AFFECTED BY CONSTRUCTION.

11. ALL MATERIALS USED ARE TO BE PERMANENT. MATERIALS TO BE USED IN THE CONSTRUCTION OF THE PREMISES SHALL BE NEW AND UNUSED.

12. THE CONTRACTOR SHALL GUARANTEE THE WORK OF EACH TRADE AND THE ENTIRE WORK OF THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.

13. CONTRACTOR TO SUPPLY TO OWNER IN WRITING A WAIVER OF ALL LIENS FOR HIMSELF AND ALL SUBCONTRACTORS AT TIME OF FINAL PAYMENT.

14. UPON COMPLETION OF WORK, CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND CART AWAY ALL DEBRIS.

15. STRUCTURAL LUMBER: SHALL MEET OR EXCEED THE FOLLOWING:
F.B. = 1200 PSI
E = 1,160,000 DOUGLAS FIR CONSTRUCTION GRADE 1

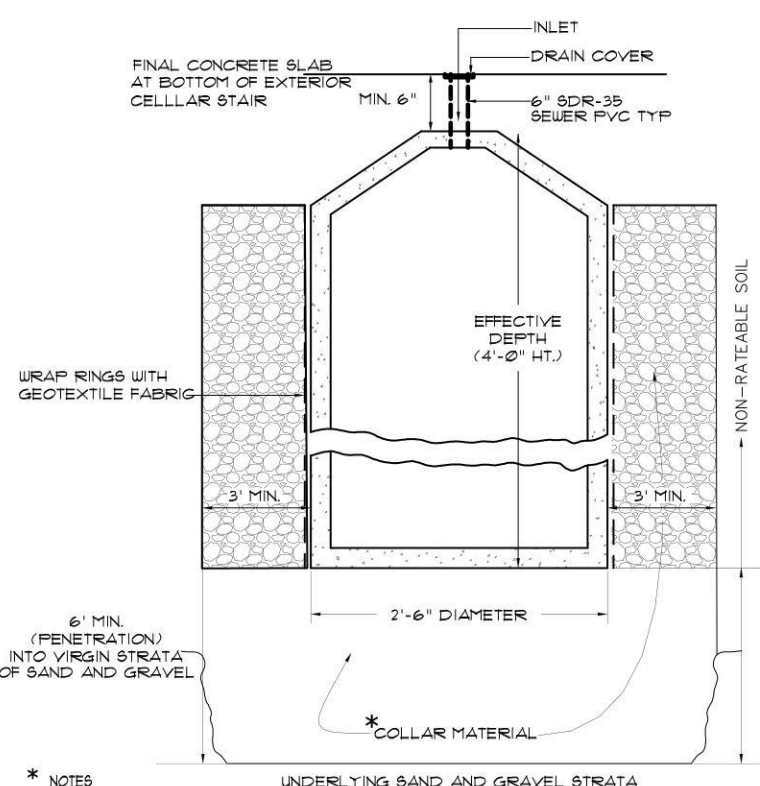
16. CONCRETE: SHALL BE F'C = 3,500 PSI @ 28 DAYS

17. STRUCTURAL STEEL: ASTM A36 - F.Y. = 36 KSI SEE ADDITIONAL INFORMATION ON SHEET A-2 FOR MORE DETAIL.

18. FOOTINGS: SHALL BEAR ON UNDISTURBED SOIL WITHIN BEARING CAPACITY OF 3000 PSF.

19. DRYWALL: ALL DRYWALL PRODUCTS, INCLUDING GYPSUM BOARD, STUDS, SCREW, JOINT COMPOUND, TAPES AND TRIM SHALL BE U.S. GYPSUM CO. OR APPROVED EQUAL. ALL JOINTS SHALL RECEIVE 3 COATS OF JOINT TREATMENT. SAND/FINAL COAT TO A UNIFORM SMOOTH SURFACE. ALL WALLS, CEILINGS AND INTERIOR OF CLOSETS TO BE TAPED AND SPACKLED 3 COATS, READY FOR PAINT. ALL GYPSUM BOARD SHALL BE 1/2" UNLESS OTHERWISE NOTED.

20. ELECTRICAL: ALL ELECTRICAL WORK TO BE BOARD OF FIRE UNDERWRITERS APPROVED AND TO INCLUDE INSTALLATION OF FIXTURES AND SPECIFICATIONS AS INDICATED. LIGHT FIXTURES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR EXCEPT WHERE NOTED. GFI OUTLETS REQUIRED AT ALL WET AREAS, EXTERIOR AND STORAGE AREAS. INSTALL ALL OUTLETS AS PER CODE. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE NEW YORK STATE CODE BY DULY LICENSED ELECTRICIANS. ALL NEW SWITCHES AND OUTLETS TO BE LEVITON, DECOR WHITE, SUPPLIED AND INSTALLED BY CONTRACTOR. OUTLETS AND SWITCHES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO DO ALL HOOK-UPS AS REQUIRED FOR KITCHEN.



- * NOTES:
- COLLAR IS REQUIRED FOR FULL DEPTH OF ALL PROPOSED DRIVEWAYS.
 - THE MATERIAL USED FOR COLLARS SHALL BE COMPOSED OF TYPE 2, 3 OR 4 GRAVEL OR BROKEN STONE.
 - THE BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AT THE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY ASTM D1557.
 - WRAP ALL DRIVEWELL RINGS WITH GEOTEXTILE FABRIC, ADVANCED DRAINAGE SYSTEMS INC. MODEL NO. 1000, OR APPROVED EQUAL.
 - COVER 4 DRIVEWELL MUST WITHSTAND 100 LBS. LOADS.
 - CONTRACTOR MUST KEEP DIGGING UNTIL GOOD SAND/BANK/CLAY IS UNCOVERED.

DRAINAGE CALCULATIONS D.W.

$Q = C \times I \times A$ (A x cu. in.) 1 cu. ft. in inches		
EXTG EXTERIOR CELLAR STAIRS	100 x 2.5' x 51 sqft	= 10.62 cu. ft.
Amount of Water to be Retained = 10.62 cu.ft.		
(1) 2'-6" Diameter By 4'-0" Height = 12.56 cu. ft. per ring		
EXTG EXTERIOR CELLAR STAIRS	Total Rings Combined = 12.56 cu. ft.	12.56 cu. ft. / 10.62 cu. ft. Required OK

NOTE:
NOTE: CONSTRUCTION
COMPLIES WITH THE
INTERNATIONAL RESIDENTIAL
BUILDING CODE FOR ONE AND TWO
FAMILY DWELLINGS 2015

NOTE:
NOTE: CONSTRUCTION
COMPLIES WITH THE
INTERNATIONAL BUILDING
CODE 2015

NOTE:
NOTE: CONSTRUCTION
COMPLIES WITH THE
INTERNATIONAL PLUMBING
CODE 2015

NOTE:
NOTE: CONSTRUCTION
COMPLIES WITH THE
INTERNATIONAL EXISTING
BUILDING CODE 2015

NOTE:
NOTE: CONSTRUCTION
COMPLIES WITH THE
INTERNATIONAL FUEL GAS
CODE 2015

NOTE:
NOTE: CONSTRUCTION
COMPLIES WITH THE
INTERNATIONAL MECHANICAL
CODE 2015

NOTE:
NOTE: CONSTRUCTION
COMPLIES WITH THE
INTERNATIONAL ENERGY
CONSERVATION 2015

NOTE:
NOTE: CONSTRUCTION
COMPLIES WITH THE
INTERNATIONAL PROPERTY
MAINTENANCE CODE 2015

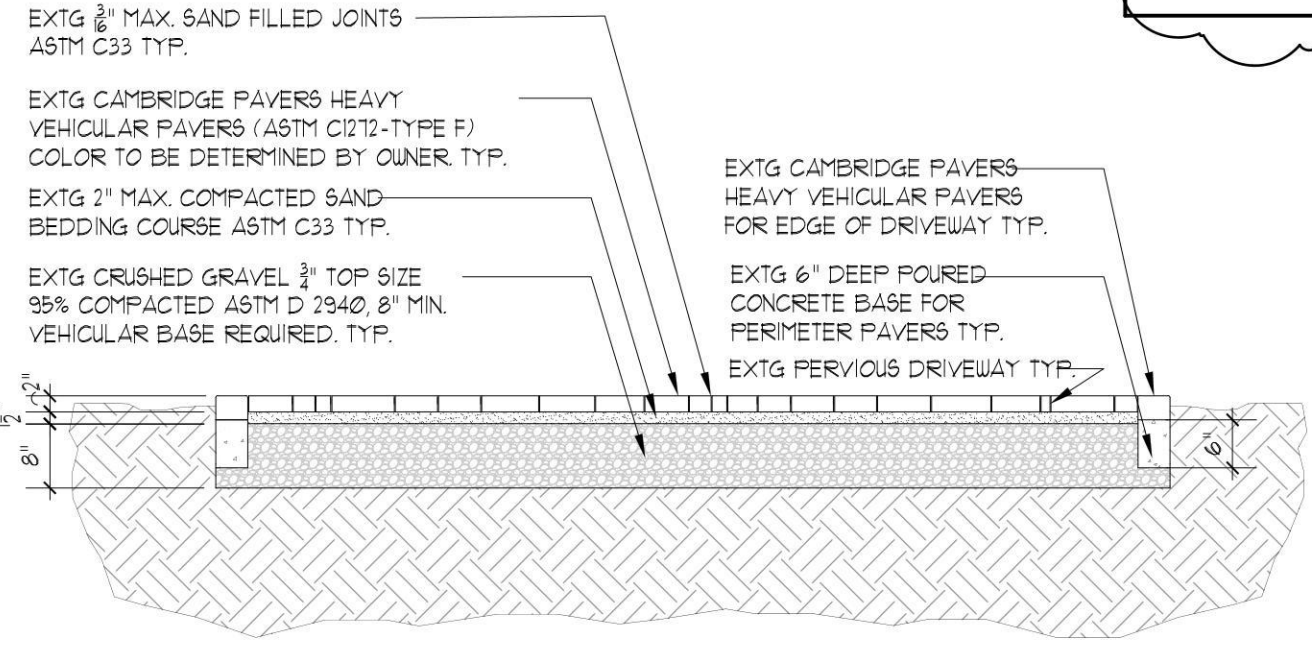
NOTE:
NOTE: CONSTRUCTION
COMPLIES WITH THE
INTERNATIONAL FIRE CODE
2015

STRUCTURAL LOAD CALCULATIONS

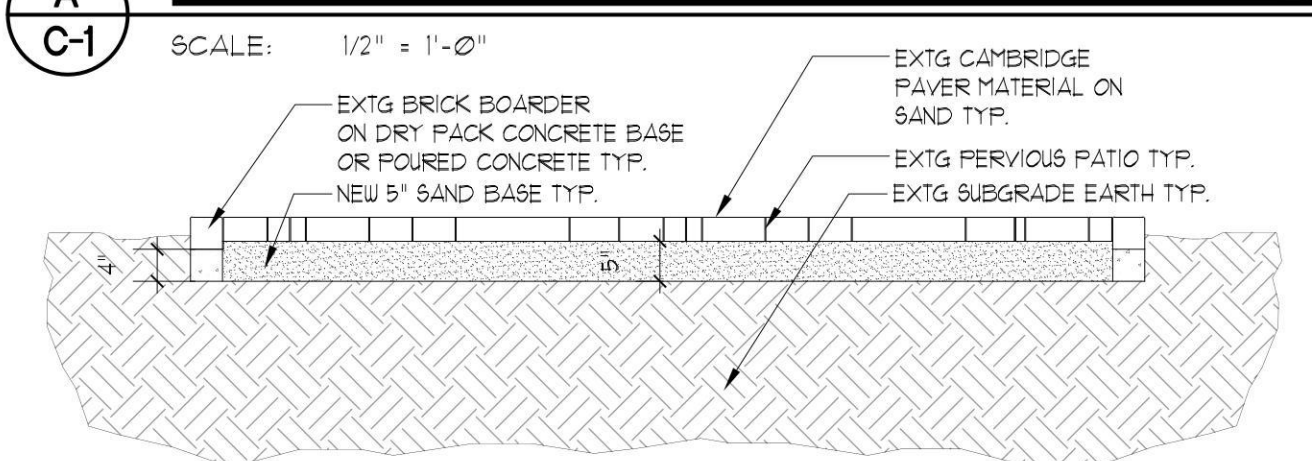
UPLIFT 20 PSF X 10' = 200 PSF	FOUNDATION FOOTING DL = 600 PSF
ROOF ATTIC LL = 95 PSF X 10' = 950 PSF	TOTAL BEARING LOAD
DL = 15 PSF X 10' = 150 PSF	LL = 1350 PSF
WALL DL = 80 PSF	DL = 850 PSF
FLOOR LL = 40 PSF X 10' = 400 PSF	2200 PSF
DL = 10 PSF X 10' = 100 PSF	THEREFORE MIN. 15 TON SOIL CAPACITY ACCEPTABLE

CLIMACTIC AND GEOGRAPHICAL
DESIGN CRITERIA

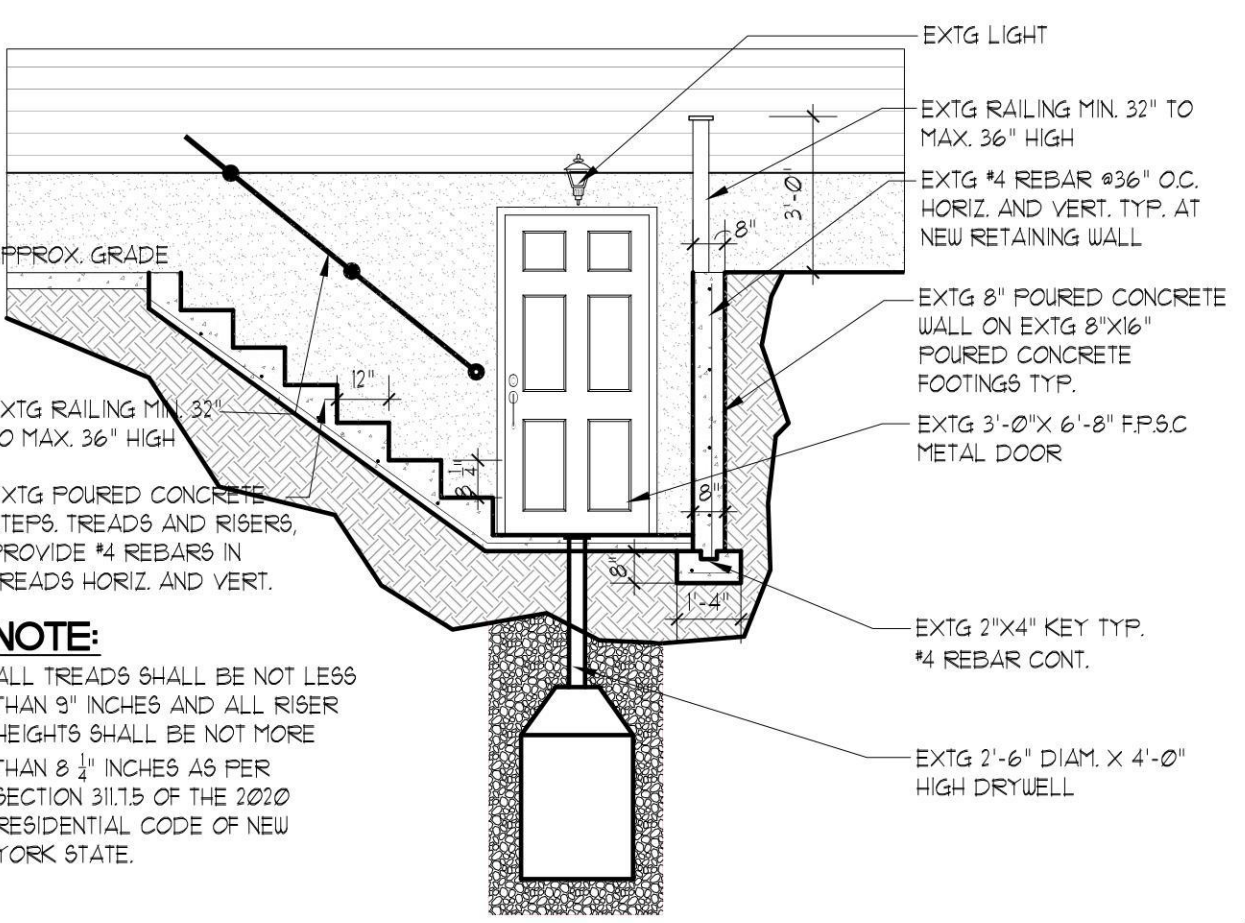
GROUND SNOW LOAD	20 PSF	TERMITES	MODERATE TO HEAVY
WIND SPEED	110 MPH	DECAY	SLIGHT TO MODERATE
SEISMIC DESIGN	B	FLOOD HAZARD	DH 361830 NON FLOOD
WEATHER INDEX	SEVERE	WINTER DESIGN TEMP.	-13
FROST LINE DEPTH	3 FEET	ICE SHIELD	YES



EXTG SECTION • DRIVEWAY (PERVIOUS)



EXTG SECTION • PATIO (PERVIOUS)



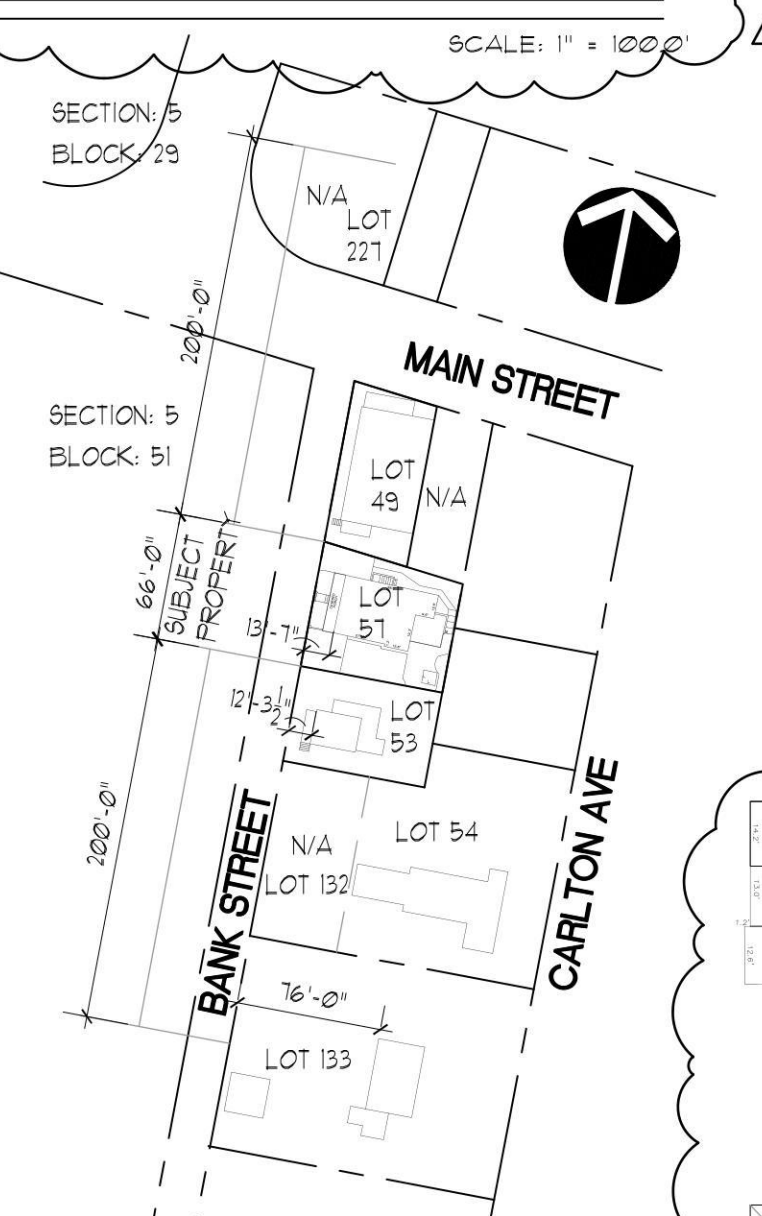
EXTG EXTERIOR CELLAR STAIR SECTION

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

SITE AND ZONING DATA 5 BANK STREET, PORT WASHINGTON N.Y. 11050

SECTION	5		
BLOCK	51		
LOT(S)	51		
ZONE DESCRIPTION	RESIDENCE C EXISTING		
LOT AREA	4,634.12 SF. OR .106 ACRE		
ZONING	REQUIRED	PROPOSED	CODE SECTION
MAXIMUM BUILDING HEIGHT	2 1/2-STY / 30'-0"	2-STY / 24'-9 1/2" EXTG.	10-46
MINIMUM LOT AREA	5,000 SF.	4,634.12 SF. EXTG.	10-47
MINIMUM LOT WIDTH	40'-0"	51.59' EXTG.	10-47.1
LOT COVERAGE	35%	33% EXTG.	10-48
MAXIMUM FAR	50%	EXTG 1ST FLR = 1545.84 SF. EXTG 2ND FLR = 126.48 SF. TOTAL = 43.02%	10-49
MINIMUM FRONT YARD SETBACK	25'-0"	13.6' EXTG. or 13'-1"	10-50A
AVE. FRONT YARD SETBACK 200' EACH DIRECTION	44'-1 3/4"	13.6' EXTG. or 13'-1"	10-50C VARIANCE
MINIMUM SIDE YARD SETBACK	15.43' AGGREGATE 5.0' SIDE YARD 25%	9.3' + 11.9' S.Y. EXTG. 27.21' AGG. EXTG.	10-51
MINIMUM REAR YARD SETBACK	15'-0"	HOUSE 11.3' EXTG.	10-52
PARKING	MIN. 2	2 SPACES EXTG.	10-52.1
SKY EXPOSURE PLANE	4:1	4:1 OK	10-52.3
EAVE HEIGHT	22'-0"	18'-8 1/2"	10-52.6
FRONT YARD PAVING	55%	54.3% OK	10-52.5
REAR YARD PAVING	40%	17% OK	10-52.5
FENCE	FRONT YARD 4' SIDE YARD 5' REAR YARD 6'	EXTG FRONT 6' EXTG SIDE 6' ABUTS BUSINESS EXTG REAR 6'	10-100.2A OK OK

AVERAGE F.Y. SETBACKS



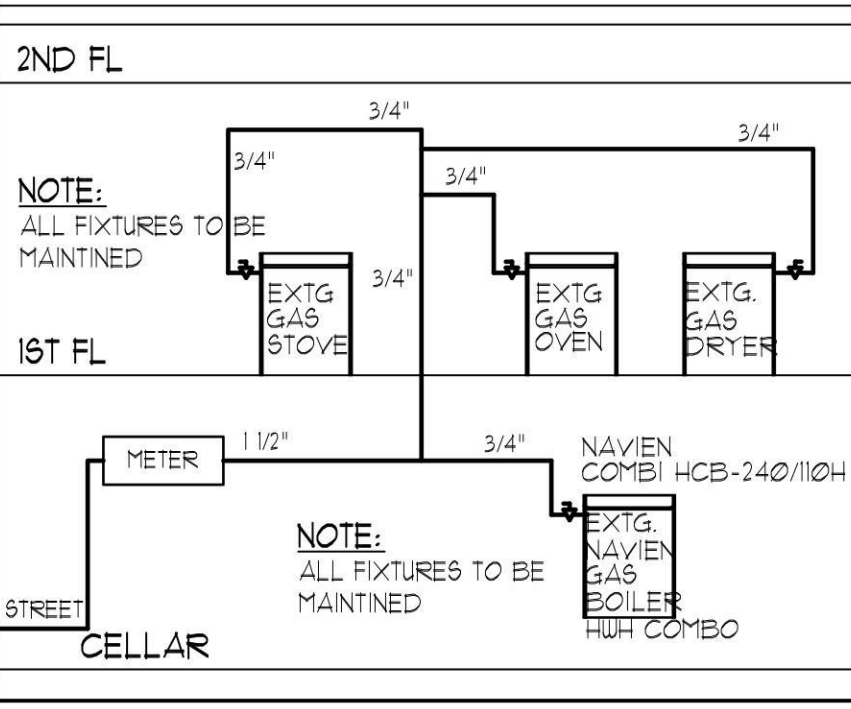
AVERAGE F.Y. CALCULATIONS

5 BANK STREET PORT WASHINGTON NY 11050		
BLOCK	LOT	AVERAGE F.Y.
29	221	N/A COMMERCIAL
51	49	N/A COMMERCIAL
51	51	SUBJECT PROPERTY
51	53	12'-3 1/2"
51	132/54	N/A CHURCH
51	133	16'-0"

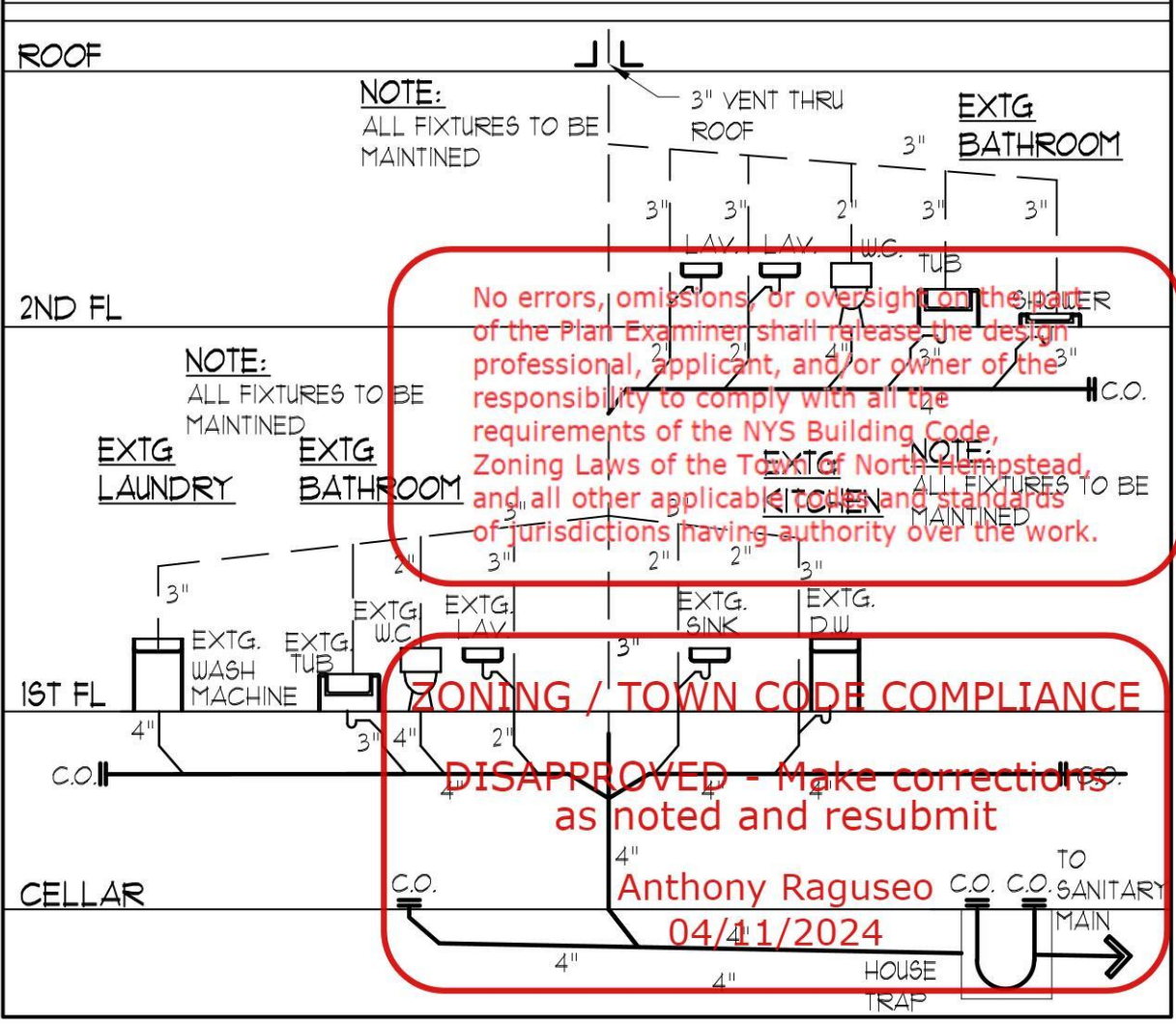
GROSS FLOOR AREA

a	b	'a' (2 STORY OPEN SPACE) 13.3' X 14.2' X 2	= 377.72 sf
c	d	'b' (MAIN DWELLING) 14.2' X 17.4'	= 247.08 sf
d	e	'c' (MAIN DWELLING) 13.0' X 30.7'	= 399.1 sf
e		'd' (MAIN DWELLING) 12.6' X 31.9'	= 401.94 sf
		'e' (MAIN DWELLING) 9.6' X 12.5'	= 120 sf
FIRST FLOOR TOTAL			1,545.84 sf
f	g	'f' (MAIN DWELLING) 14.2' 17.4'	= 247.08 sf
g	h	'g' (MAIN DWELLING) 13.0' X 16.1'	= 209.3 sf
h	i	'h' (MAIN DWELLING) 13.0' X 14.6'	= 189.8 sf
i		'i' (MAIN DWELLING) 5.5' X 14.6'	= 80.3 sf
SECOND FLOOR TOTAL			726.48 sf
TOTAL GROSS FLOOR AREA			= 2,272.32 sf

EXTG GAS RISER DIAGRAM



EXTG PLUMBING RISER DIAGRAM



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

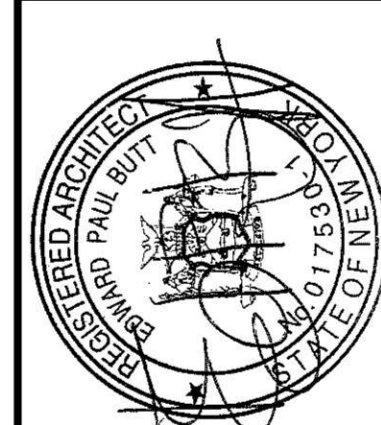
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

No.	REVISION	DATE
1	per plans examiners comments on (8.31.23)	12.22.23
2	per plans examiners comments on (15.23)	2.2.24
3	per plans examiners comments on (2.22.24)	3.20.24

COVER SHEET
GENERAL NOTES

PROJECT NAME:
CRANNA RESIDENCE
5 BANK STREET
PORT WASHINGTON, NY 11050

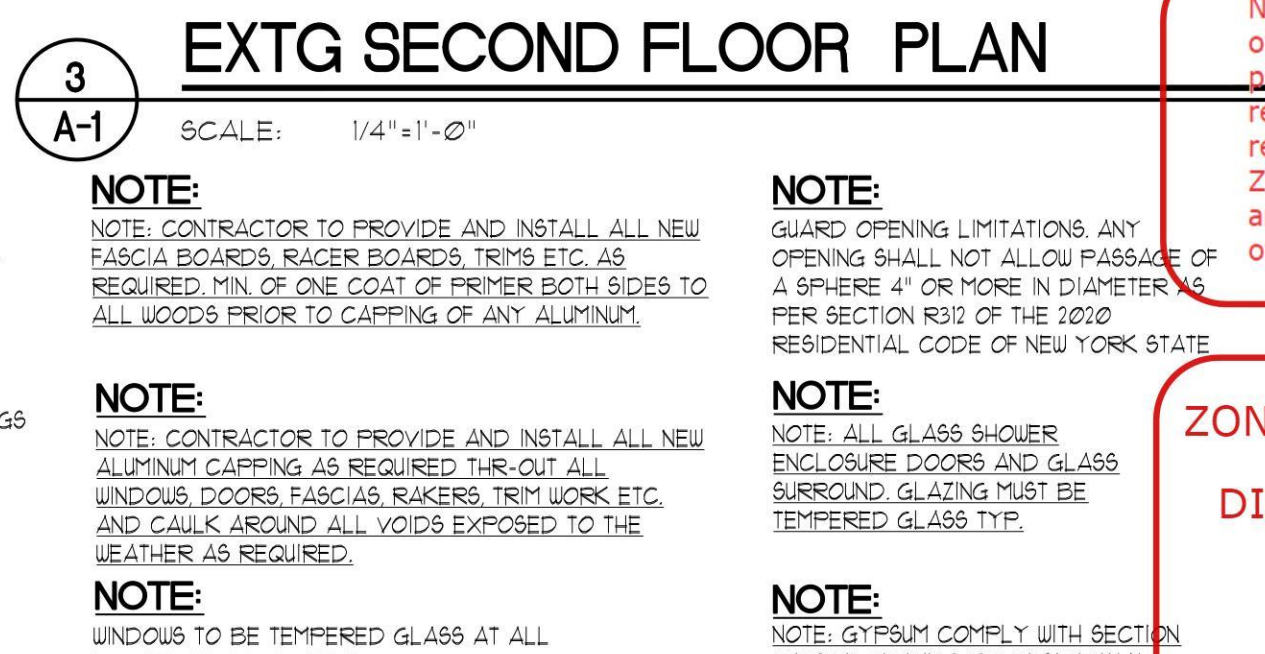
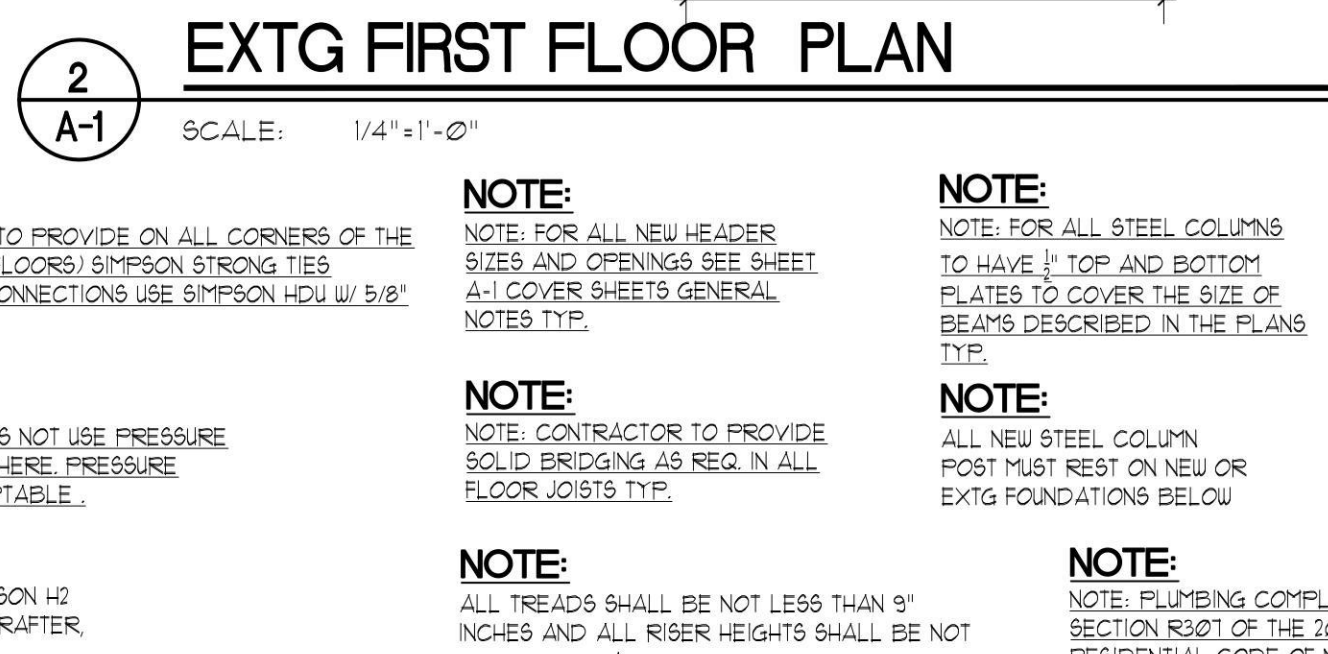
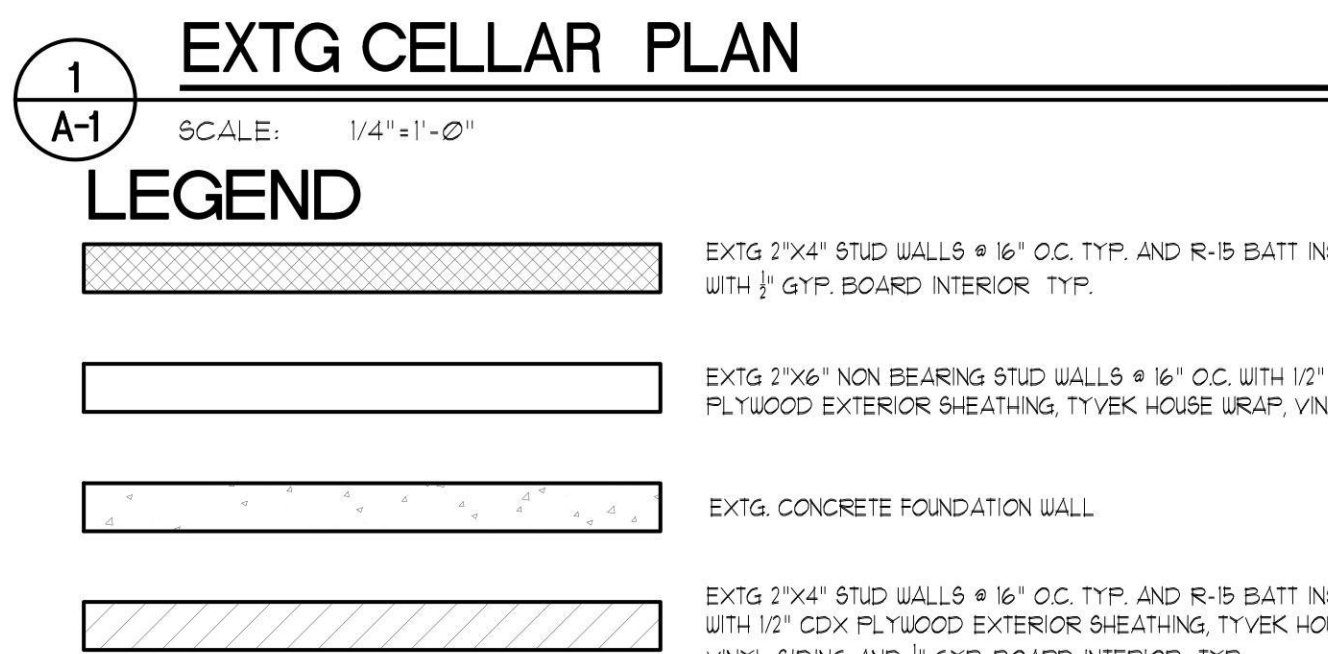
DATE:	5.16.23	AS NOTED	AD.B	223109
SCALE:				
DRAWN BY:				
JOB NO.:				



EDWARD PAUL BUTTI
Architect, AIA

499 Jericho Turnpike Suite 100
Mineola, New York 11501
(516) 225-6625

DRAWING NO.:
C-1



NOTE:
INITIAL ALL TOWNSHIPS: FORDCOM
SHALL CONFORM TO SECTION 3116, AND 3117
THROUGH 3118.3 OF THE 2020 RESIDENTIAL CODE
**DISAPPROVED - Make corrections
as noted and resubmit**

EDWARD PAUL BUTT
Architect, AIA

499 Jericho Turnpike Suite 100
Mineola, New York 11501
(516) 625-6625

DRAWING NO.: **A-1**



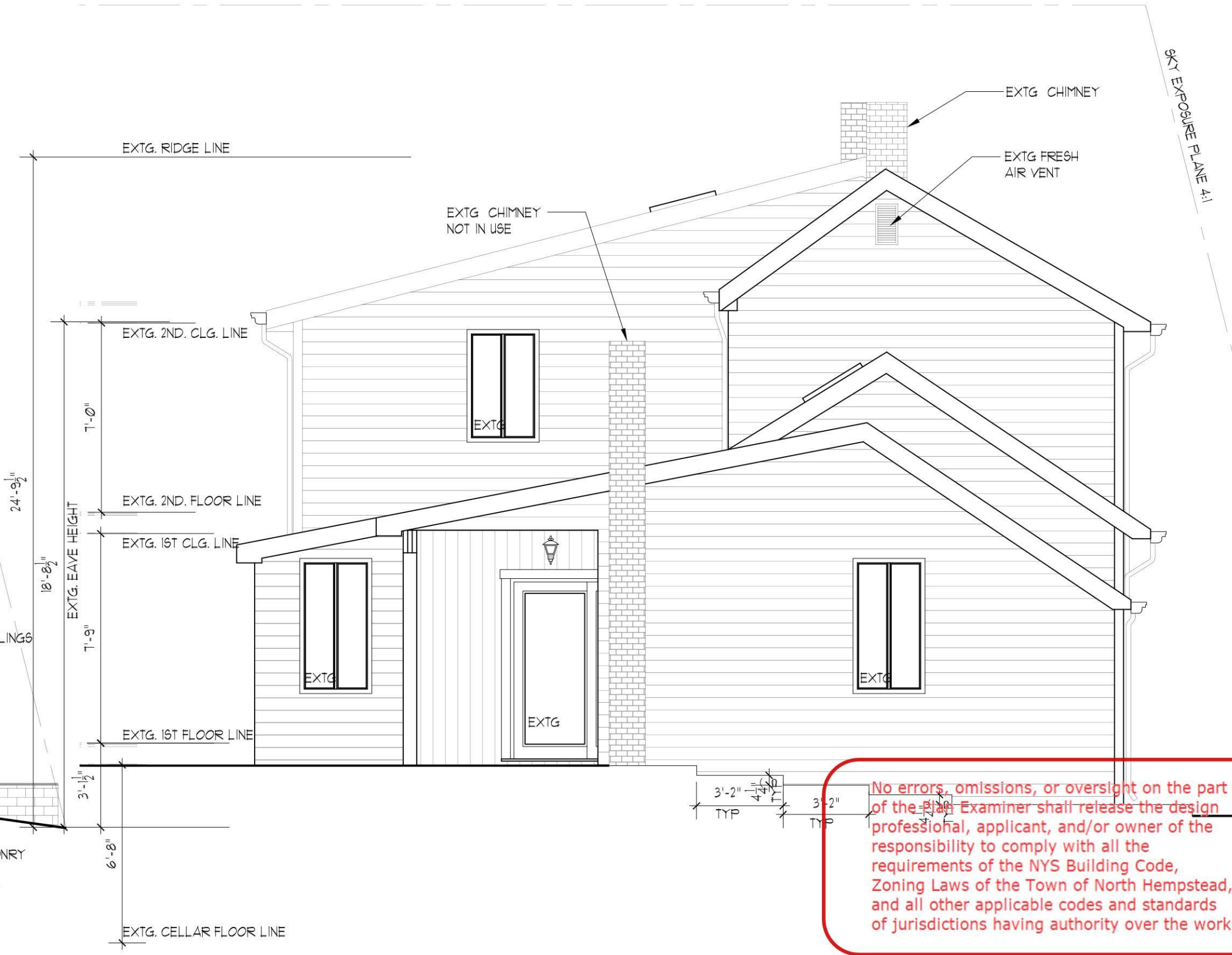
1
A-2
WEST ELEVATION
SCALE: 1/4"=1'-0"



2
A-2
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



3
A-2
NORTH ELEVATION
SCALE: 1/4"=1'-0"



1
A-2
EAST ELEVATION
SCALE: 1/4"=1'-0"

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Anthony Raguseo
04/11/2024

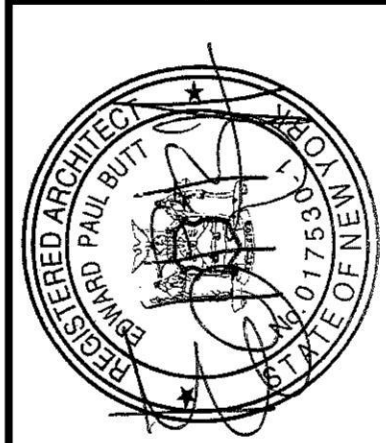
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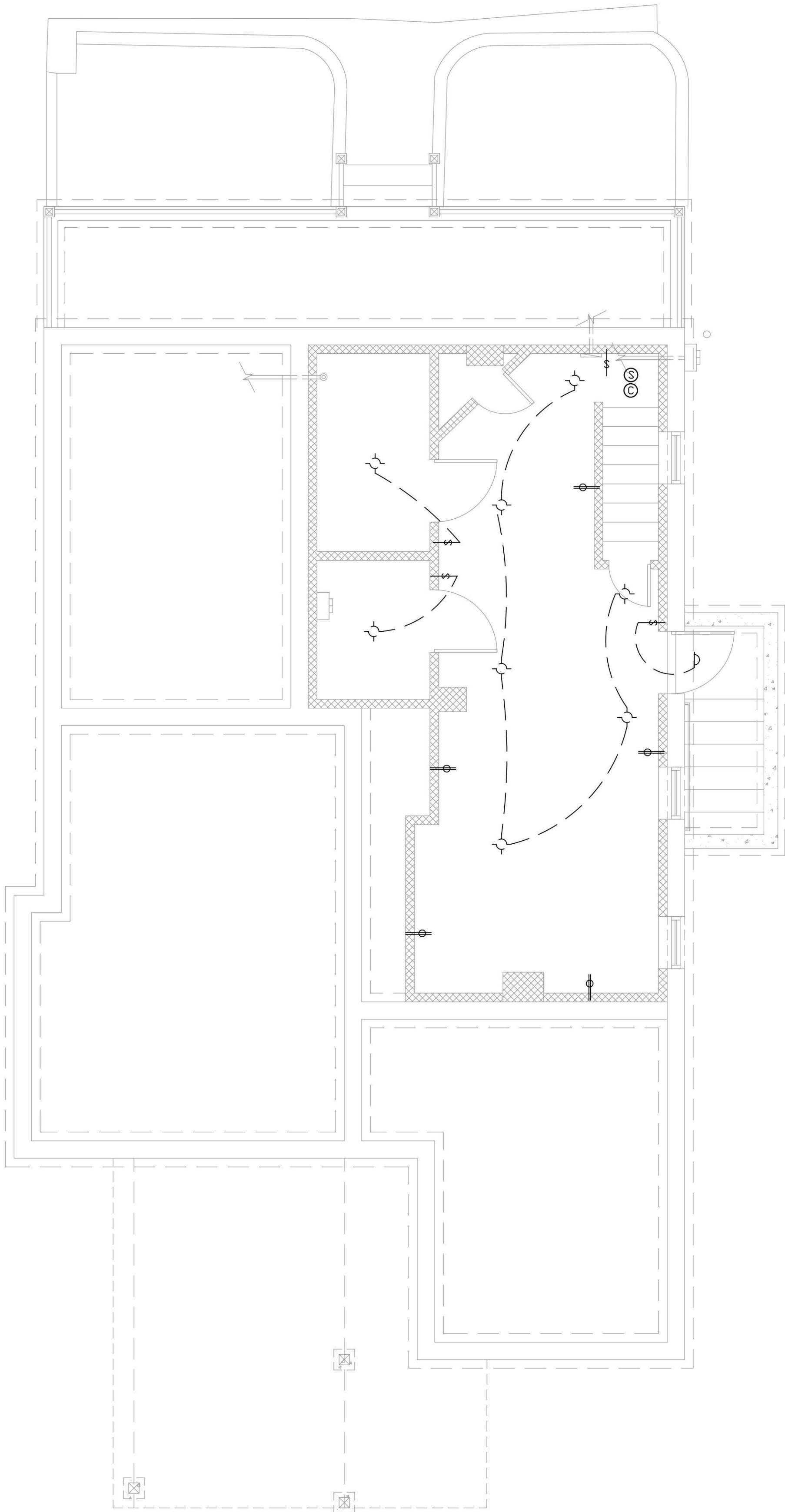
DRAWING TITLE	ELEVATIONS
PROJECT NAME	CRANNA RESIDENCE 5 BANK STREET PORT WASHINGTON, NY 11050

DATE:	5.16.23
SCALE:	AS NOTED
DRAWN BY:	A.D.B
JOB NO.:	223109

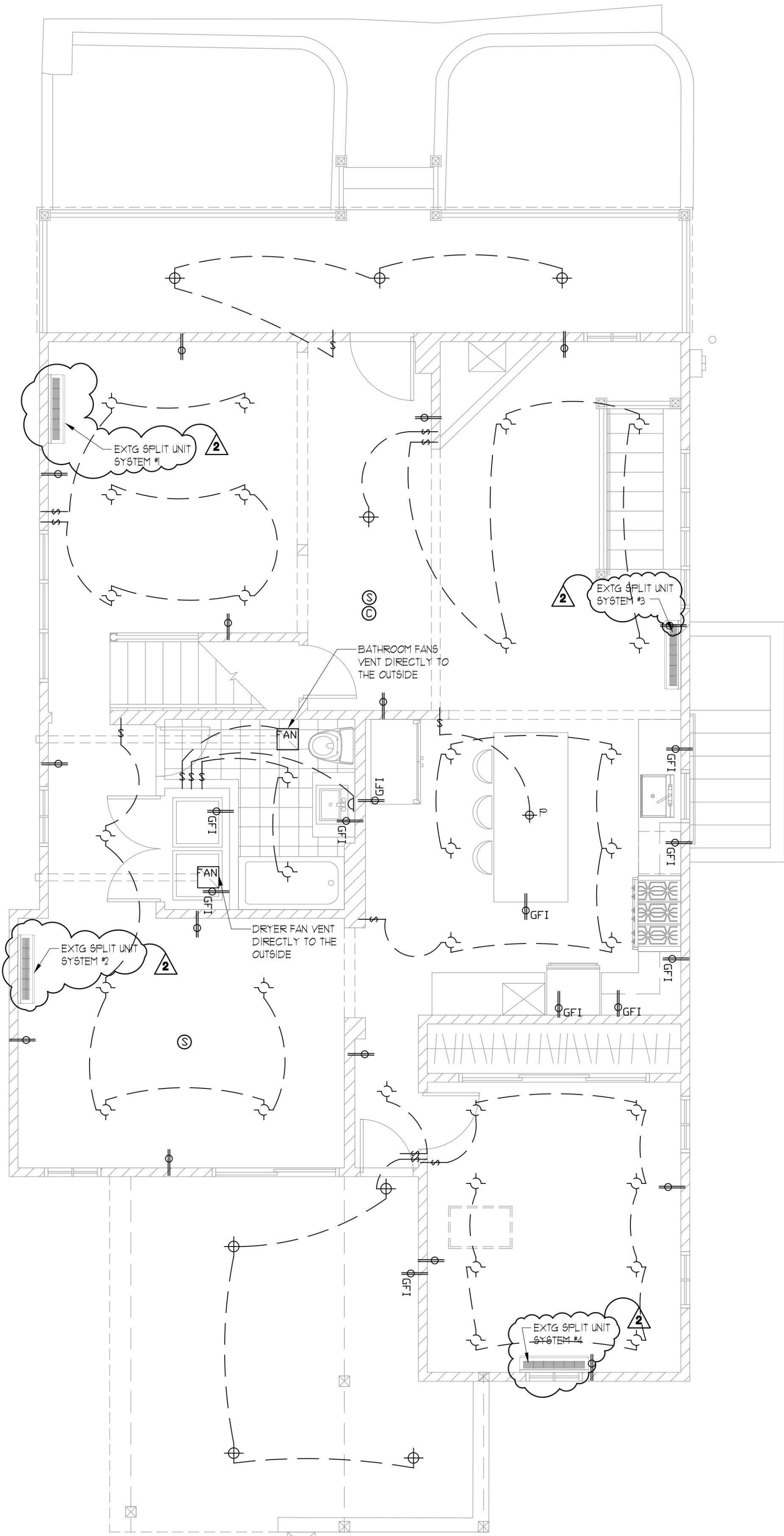


EDWARD PAUL BUTT
Architect, AIA
Minneapolis, New York 11501
499 Jericho Turnpike Suite 100
(516) 625-6625

DRAWING NO.:
A-2

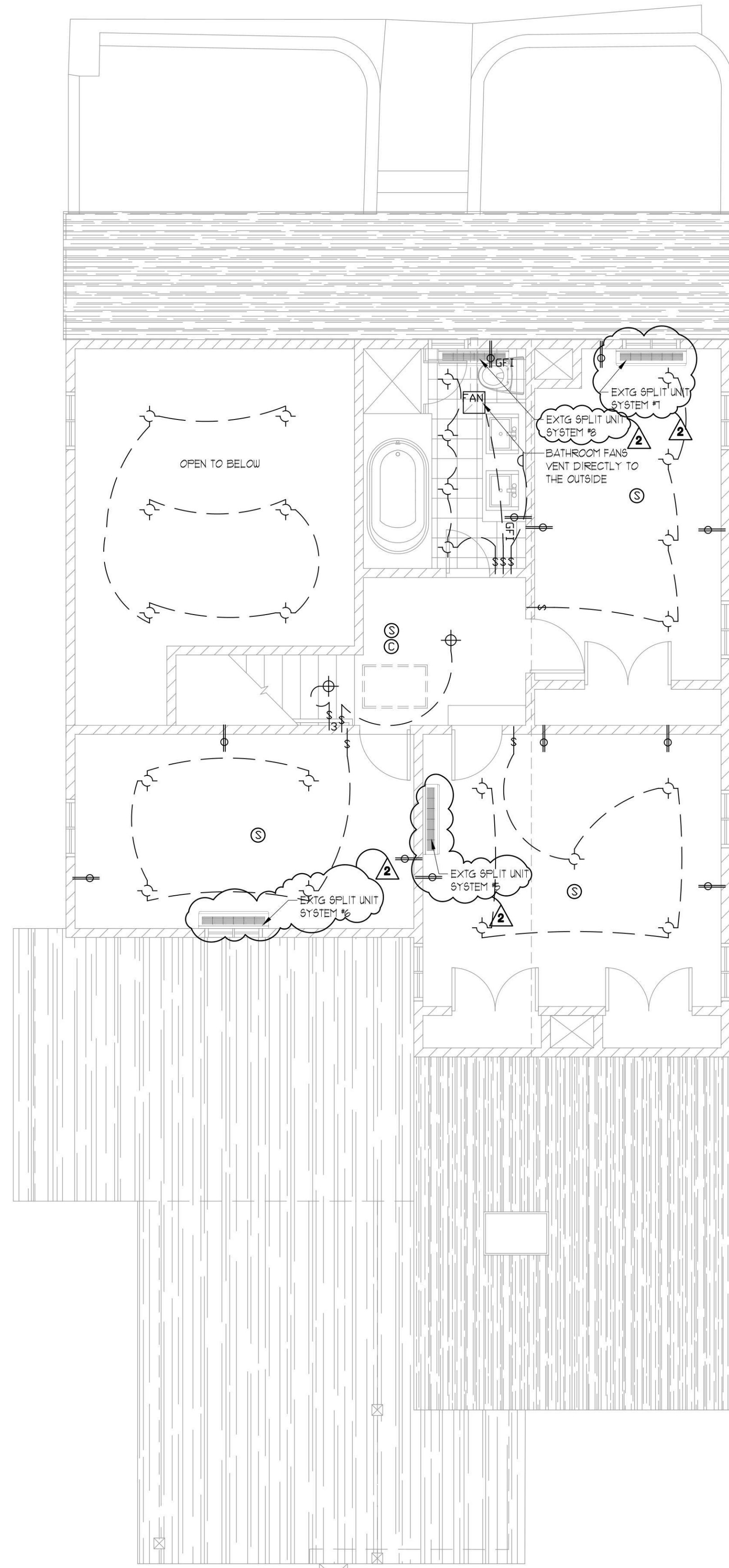


1
A-3
CELLAR FLOOR REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"



2
A-3
FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

LIGHTING & ELECTRICAL SYMBOLS			
	EXTG HIGH HATS FLUSH MOUNTED LIGHT FIXTURE		EXTG GFI DUPLEX OUTLET
	EXTG WALL SCONCE		EXTG DUPLEX OUTLET
	EXTG SMOKE DETECTOR		EXTG EXHAUST FANS 15 CFM
	EXTG CARBON MONOXIDE DETECTOR		EXTG PENDANT LIGHT FIXTURES
	EXTG SINGLE POLE SWITCHES		EXTG SURFACE MOUNTED LIGHT FIXTURE
	EXTG 3 WAY SWITCHES		



3
A-3
SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

No express or implied, or oversight on the part of the professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

ZONING / TOWN CODE COMPLIANCE

DISAPPROVED - Make corrections as noted and resubmit

Anthony Raguseo
04/11/2024

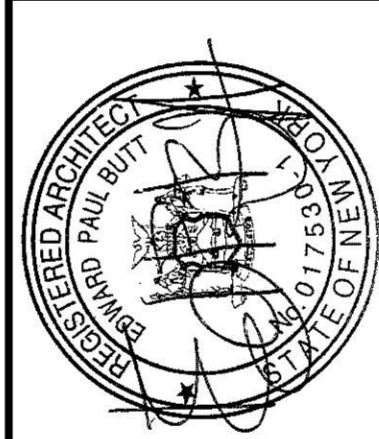
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3	per plans examiners comments on (2.22.24)	3.20.24

DRAWING TITLE: REFL. CEILING PLANS,
PROJECT NAME: CRANNA RESIDENCE
5 BANK STREET
PORT WASHINGTON, NY 11050

DATE:	5/16/23
SCALE:	AS NOTED
DRAWN BY:	A.D.B
JOB NO.:	223109



EDWARD PAUL BUTT
Architect, AIA
499 Jericho Turnpike Suite 100
Mineola, New York 11501
(516) 625-6625

DRAWING NO.:
A-3

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. STACOM CONSULTANTS ARCHITECTURAL & EXPEDITING SERVICES AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

NO.	DATE:	REVISION:

PROJECT DESCRIPTION:
MAINTAIN EXISTING FINISHED CELLAR
W/ THREE-PIECE BATHROOM. NO
CHANGE TO USE, EGRESS, OR
OCCUPANCY.

PROJECT INFORMATION:
2 KENT ROAD
NEW HYDE PARK
NY, 11040

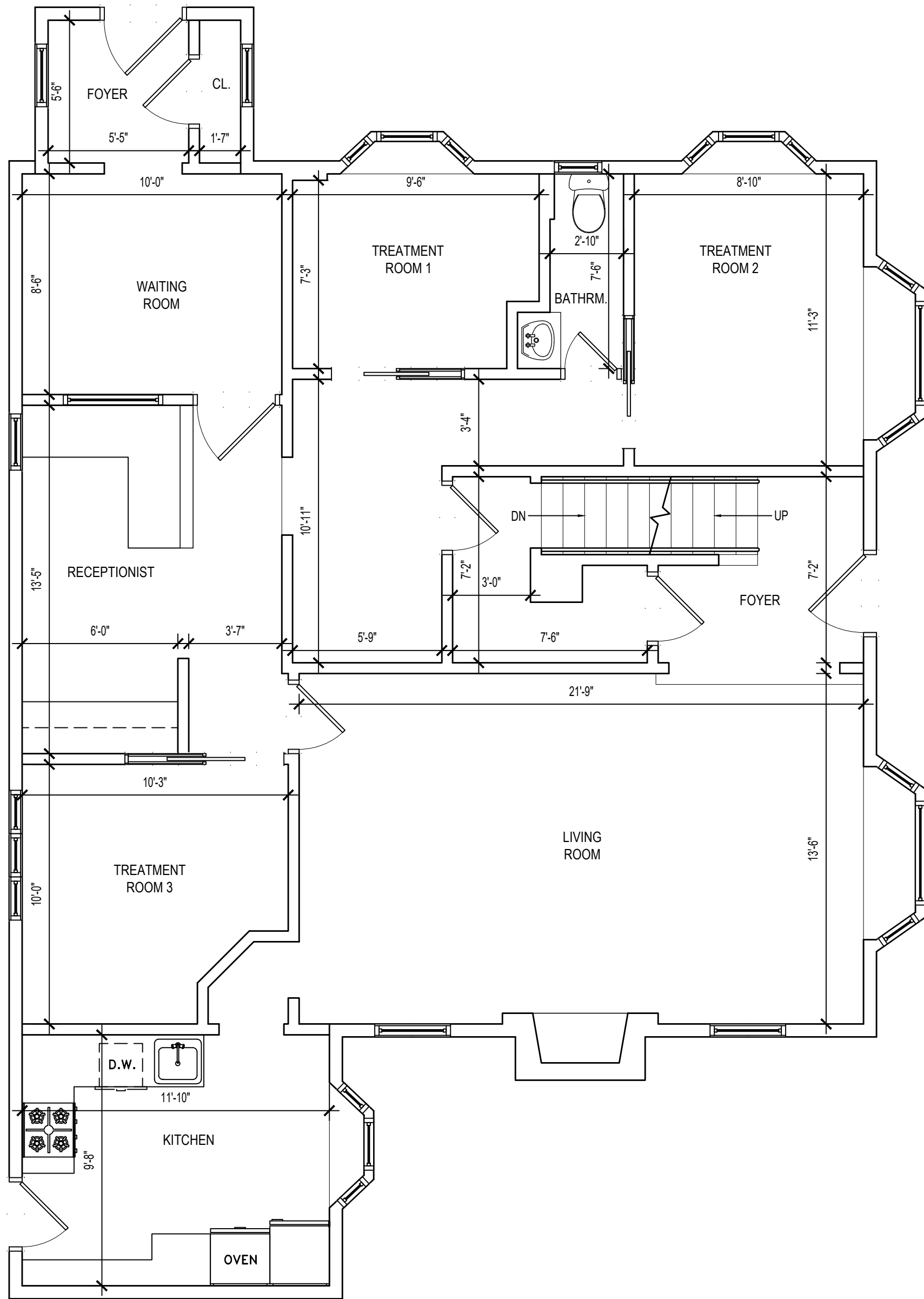
SECTION: 08	BLOCK: 294
LOT: 20	ZONE: R-B

DRAWING TITLE:
EXISTING FIRST AND
SECOND FLOOR PLANS.
REFERENCE ONLY, NO
CHANGE

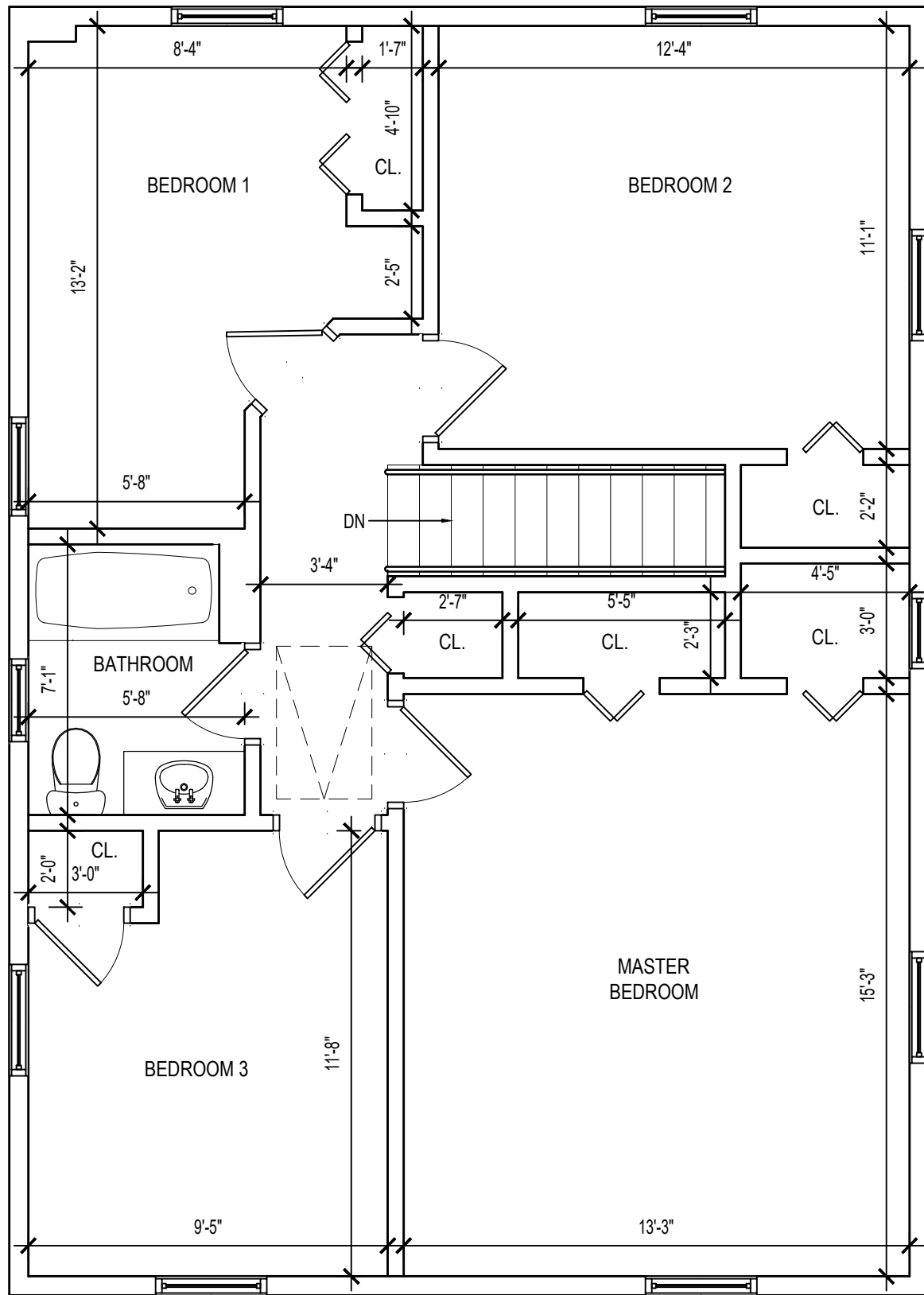
DOB APPROVAL:

SEAL:	DRAWN BY: JBS
	CHKD. BY: EH
	JOB NO.: 2102
	SCALE: AS NOTED
	DATE: 05.05.2024

DRAWING NO.:
A-102.00



EXISTING FIRST FLOOR PLAN
(REFERENCE ONLY, NO CHANGE)
SCALE: $\frac{3}{4}$ " = 1'-0"



EXISTING SECOND FLOOR PLAN
(REFERENCE ONLY, NO CHANGE)
SCALE: $\frac{3}{4}$ " = 1'-0"

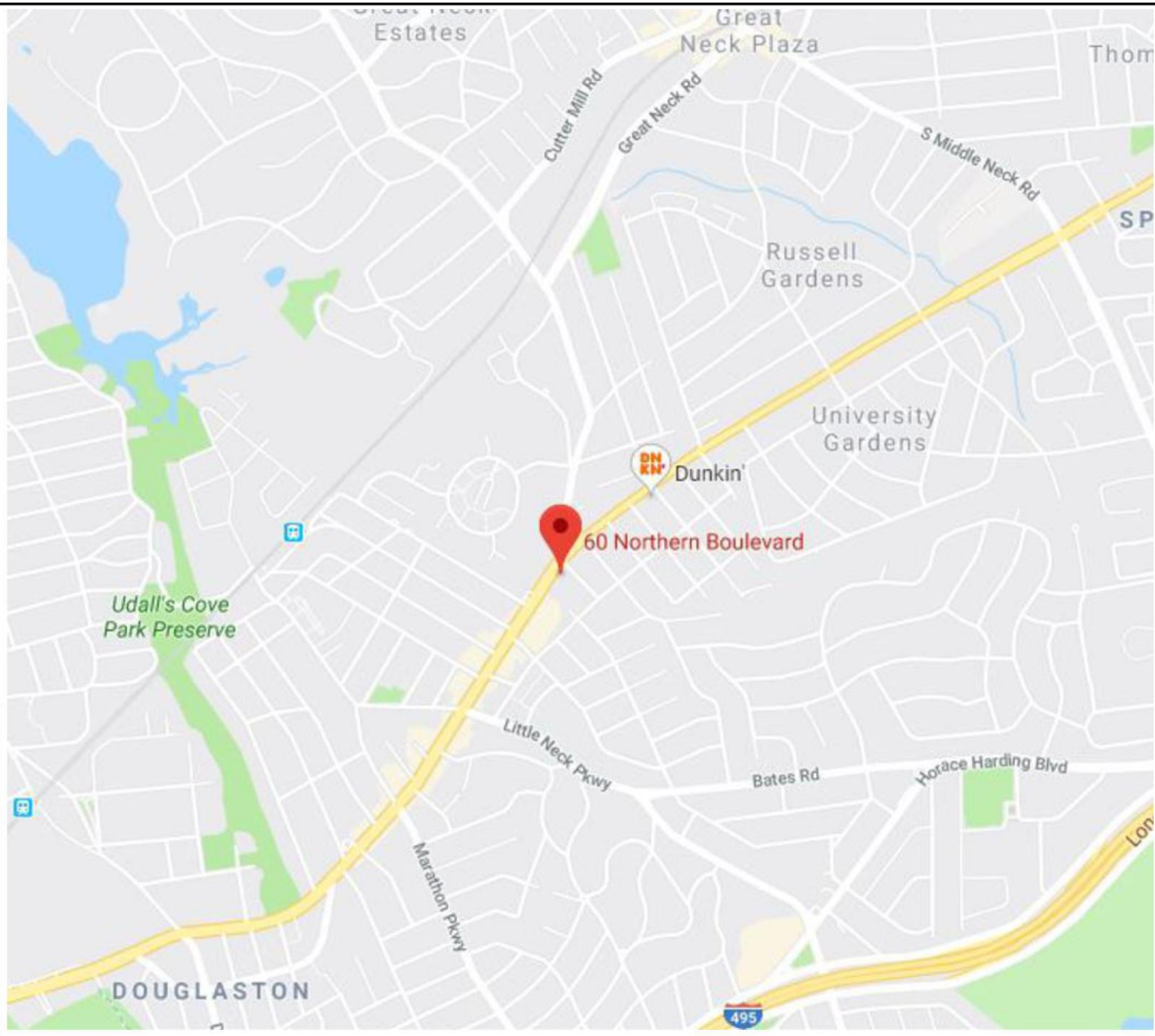
SCOPE OF WORK (ALTERATION LEVEL I)

PLANS SUBMITTED FOR REVISED LANDSCAPING PLAN INCLUDING NEW LANDSCAPING AND LANDSCAPED BUFFER AREA AND CLOSING UP AN OPENING BETWEEN PLANTERS AS INDICATED ON A NOTICE OF VIOLATION ISSUED JUNE 4, 2019.

ZONING ANALYSIS

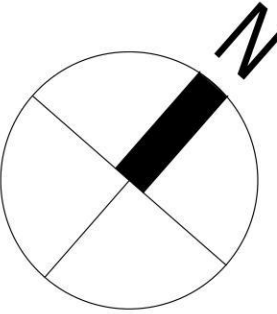
SECTION ----- 2
BLOCK ----- 55
LOT(S) ----- 203, 206, 663
ZONE BUSSINES ----- B-A
ZR 70-129 PLOT AREA REQUIRED ----- 2000 S.F.
PLOT AREA PROVIDED ----- 15,619 S.F.
ZR 70-132 FRONT YARD REQUIRED ---- 10'-0" FEET
FRONT YARD PROVIDED ---- 46.70' & 94.2' FEET
ZR 70-134 REAR YARD REQUIRED ----- N/A CORNER LOT FEET
REAR YARD PROVIDED ----- N/A CORNER LOT 0'-0" FEET
ZR 70-133 SIDE YARD REQUIRED 0'-11.5' ALONG RESIDENTIAL DISTRICT FEET
SIDE YARD PROVIDED 13.6' & 0.5' EXISTING NO CHANGE FEET
ZR 70-130 MAX HEIGHT PERMITTED ----- 40'-0" FEET FROM MAIN CURB LEVEL TO THE TOP OF THE RIDGE
MAX HEIGHT PROVIDED ----- 24'-10" EXISTING NO CHANGE FEET
ZR 70-131 PLOT COVERAGE PERMITTED --- 70 % 10,933.3 SQ FT.
PLOT COVERAGE OROVIDED ---- 12.27% 1,916.2 SQ FT.
ZR 20-120-1A PARKING REQUIRED ----- 1 CUSTOMER PARKING PER 300 SQ.FT. OF FLOOR IN EXCESS OF 1000 FT AREA
-(1,916.2 - 1000) / 300 = 3.1= 4 PARKING SPACES REQUIRED.

KEY MAP

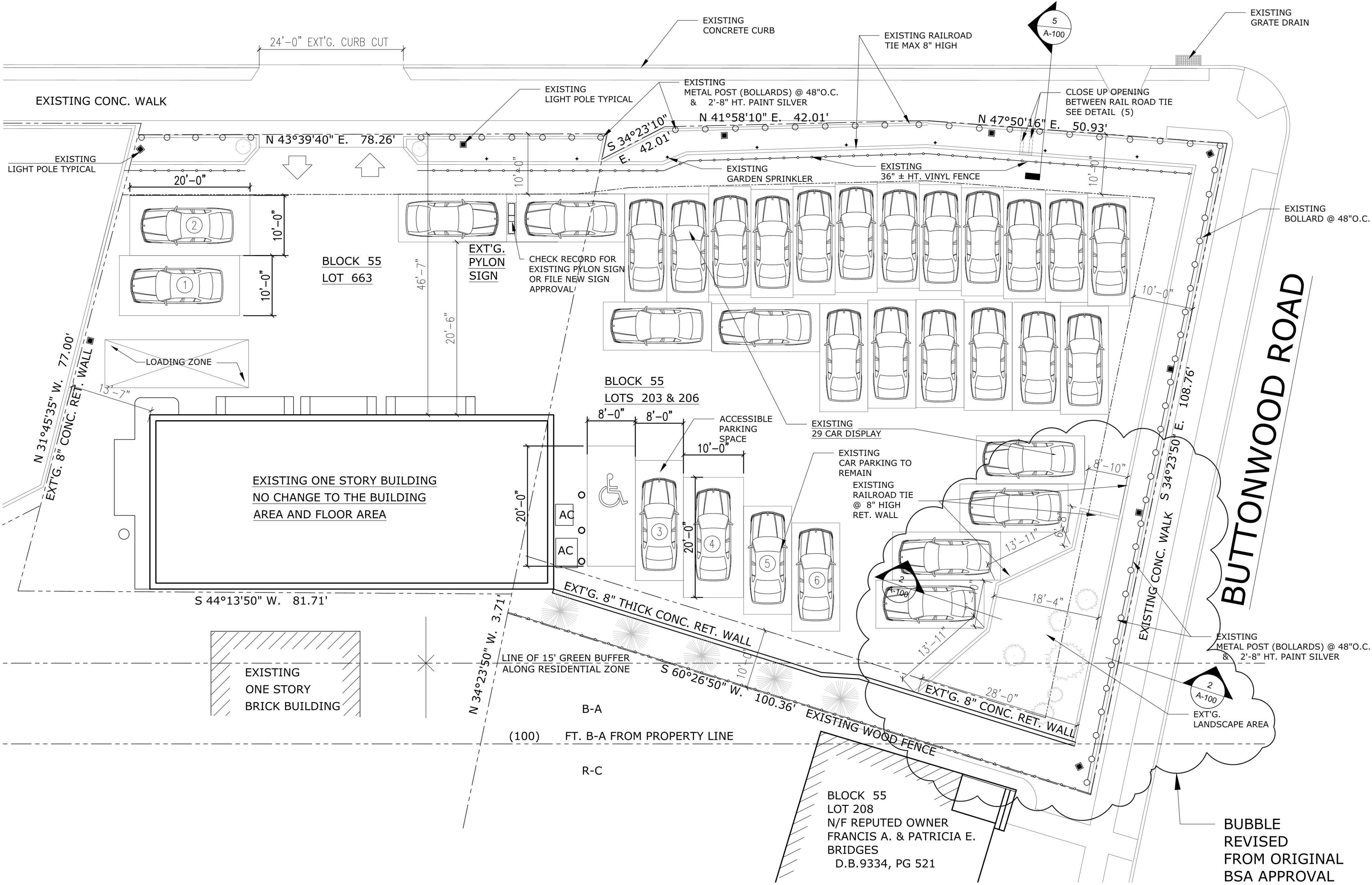


DRAWING LIST

1	T-001.00	TITLE SHEET
2	LS-001.00	LANDSCAPING PLAN
3	A-100.00	DETAILS



NORTH HEMPSTEAD TURNPIKE (25-A)
(NORTHERN BLVD.)



1 SITE PLAN
SCALE: 3/32"=1'-0"
(REVISED FROM ORIGINAL BSA)

DISAPPROVED
Michael Maracic
02/21/2024



98 Cuttermill Road, Suite 475N
Great Neck, NY 11021
phone: 516-767-2905 fax: 516-767-1782

ISSUES			
#	DATE	BY	FOR
1	09/12/19	JB	INITIAL FILING-TONH

REVISIONS			
#	DATE	BY	FOR

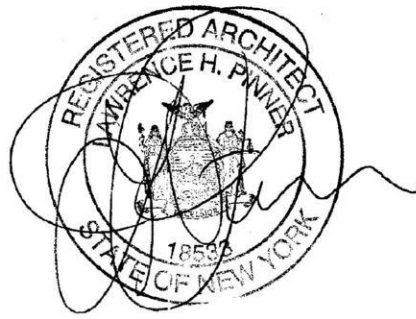
DATE: 19-08-12
SCALE: AS NOTED
JOB #: 633.09
DWG BY: JB
CAD FILE: Drawings1-1-1

CLIENT:
AUTO EXPO CAR DEALER
60 NORTHERN BLVD.
GREAT NECK, N.Y.

PROJECT:
AUTO EXPO CAR DEALER
60 NORTHERN BLVD.
GREAT NECK, NEW YORK

BLOCK: 55 LOT: 203, 206, 663

SEAL:



DRAWING NAME:

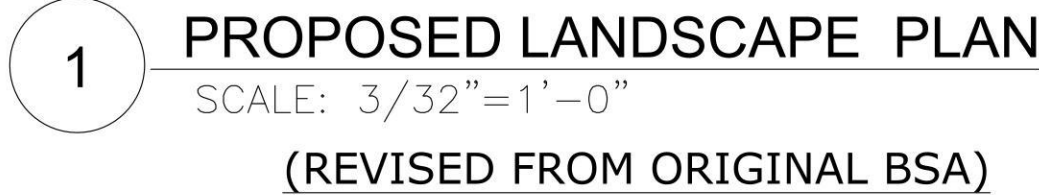
SITE PLAN

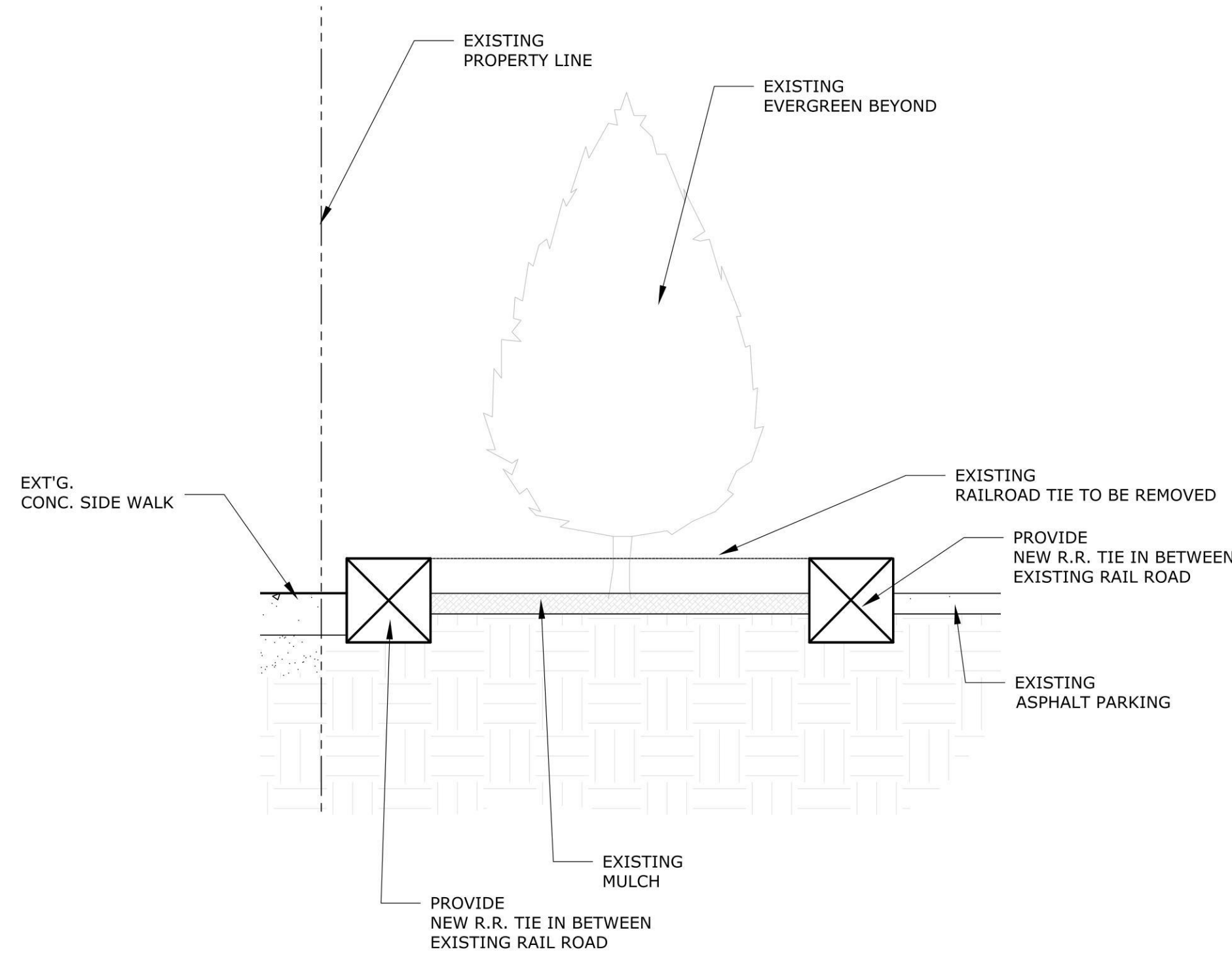
DRAWING #:

T-001.00

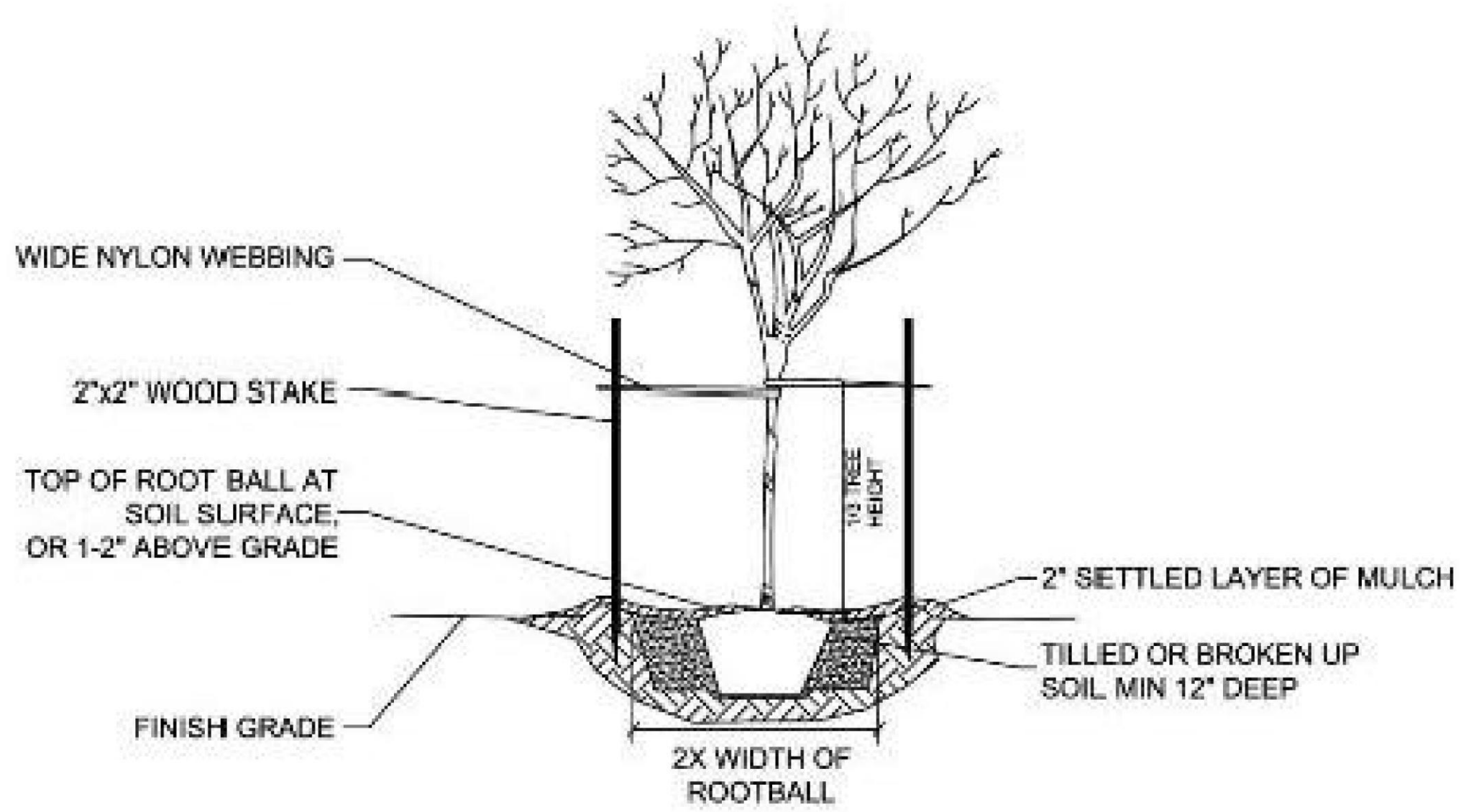
QUANTATY	NEW TREES	NAME	SIZE
35		NEW BOXWOOD @ 4' FEET ON CENTER	
26		NEW ORNAMENTAL GRASSES @ 4' FEET ON CENTER	
5		NEW EMERALD GREEN ABORTIVE FOR SCREENING @ 6' FEET ON CENTER	
4		NEW SUNSET MAPLE 2 ½" - 3" CALIBER	
QUANTATY	EXT'G. TREES	NAME	SIZE
2		EXISTING SPIRAL JUNIPER TO REMAIN	
6		EXISTING ABORTIVE AND GREEN GIANTS TO REMAIN	
5		EXISTING EMERALD GREEN ABO RVITE FOR SCREENING	

	EXISTING LED LIGHT POLE
	EXISTING BOLLARDS @ 48"O.C.
	EXISTING WOOD FENCE @ 36"± HEIGHT
	EXISTING 8"x 8" RAILROAD TIE
	EXISTING TREE
	EXISTING RETAINING WALL
	EXISTING RAILROAD TIE TO BE REMOVED
	EXISTING LANDSCAPE SPRINKLER

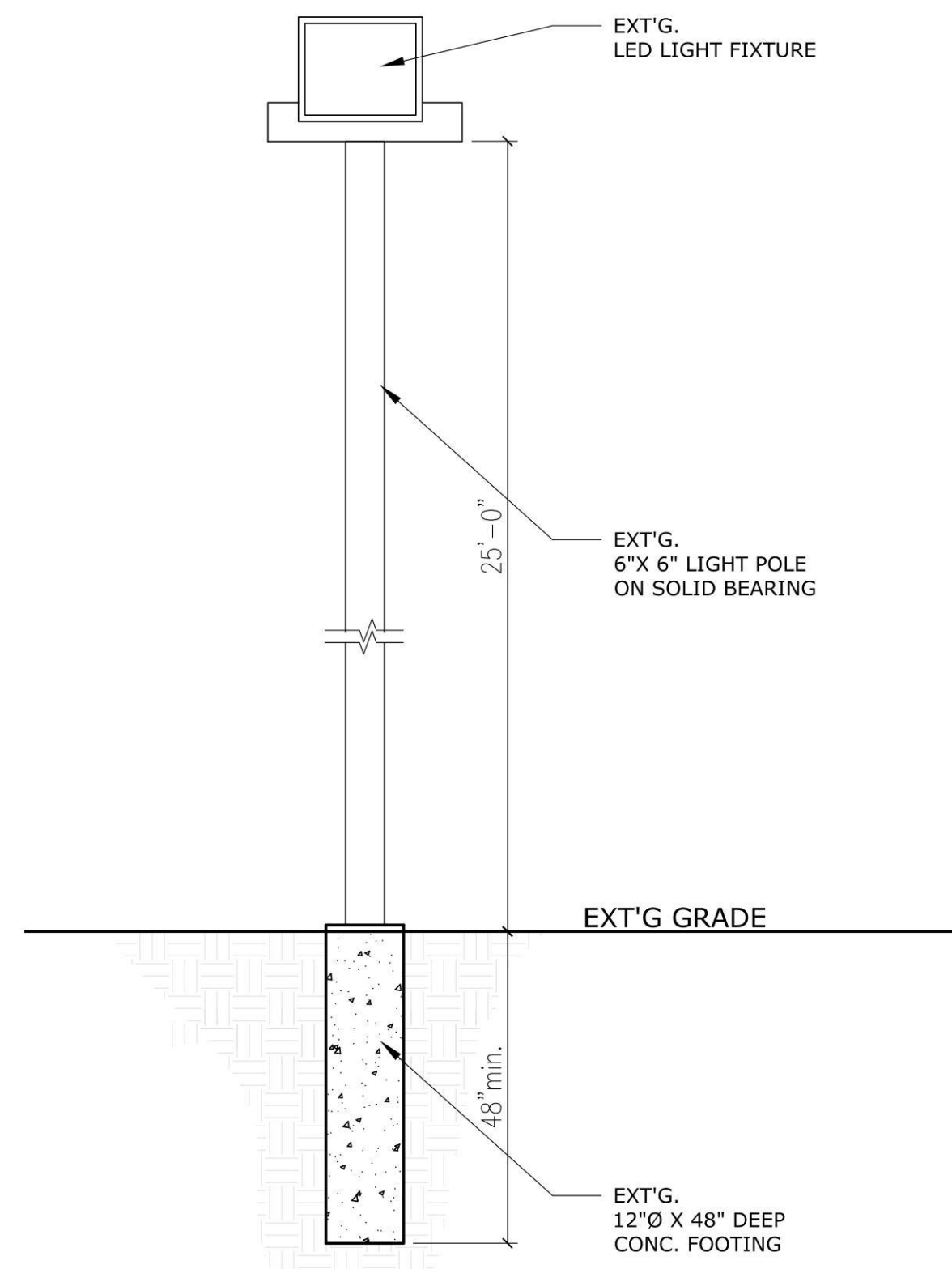




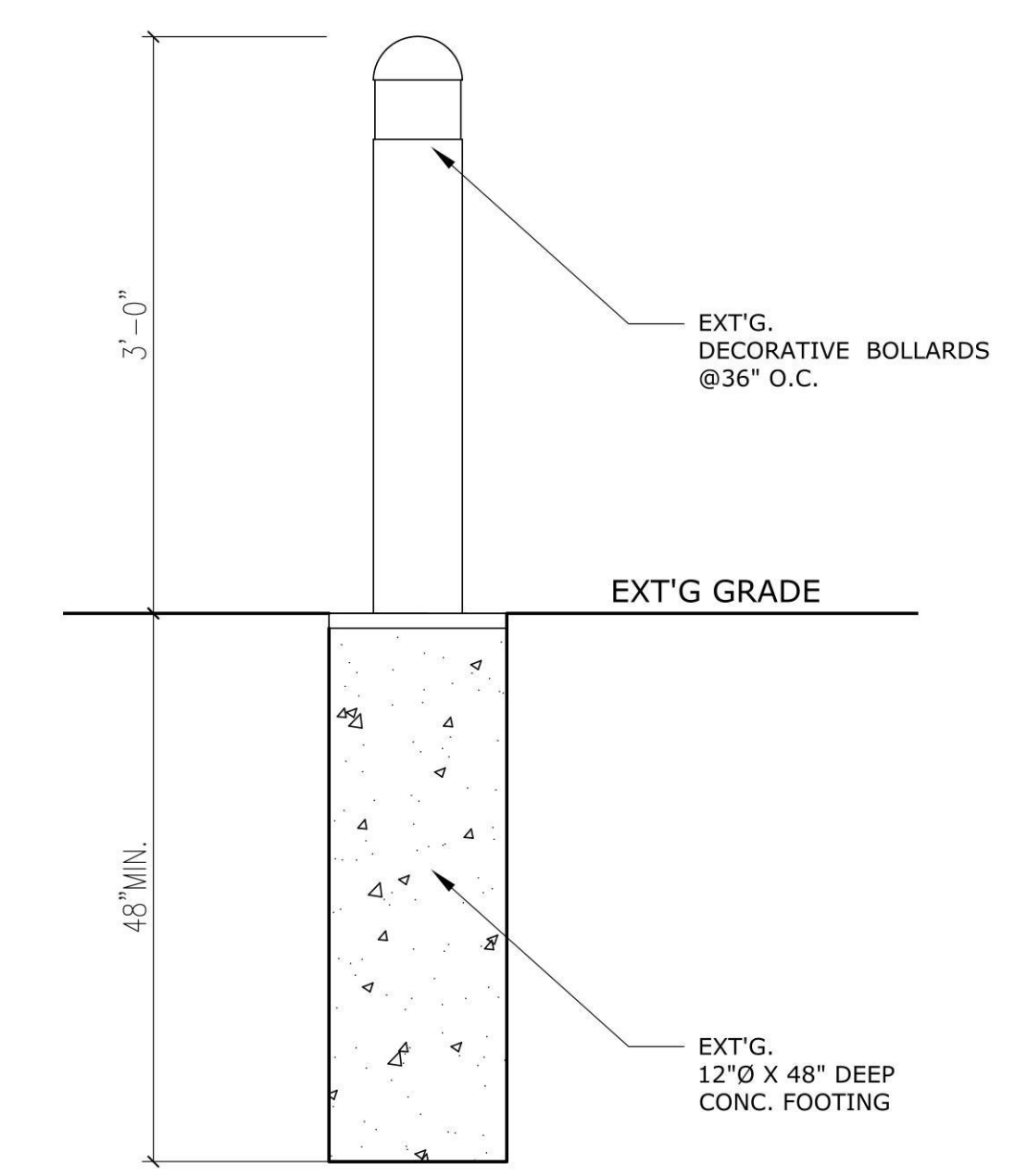
5 EXT'G. CLOSE W/ RAIL ROAD TIE
SCALE: 1/2"=1'-0"



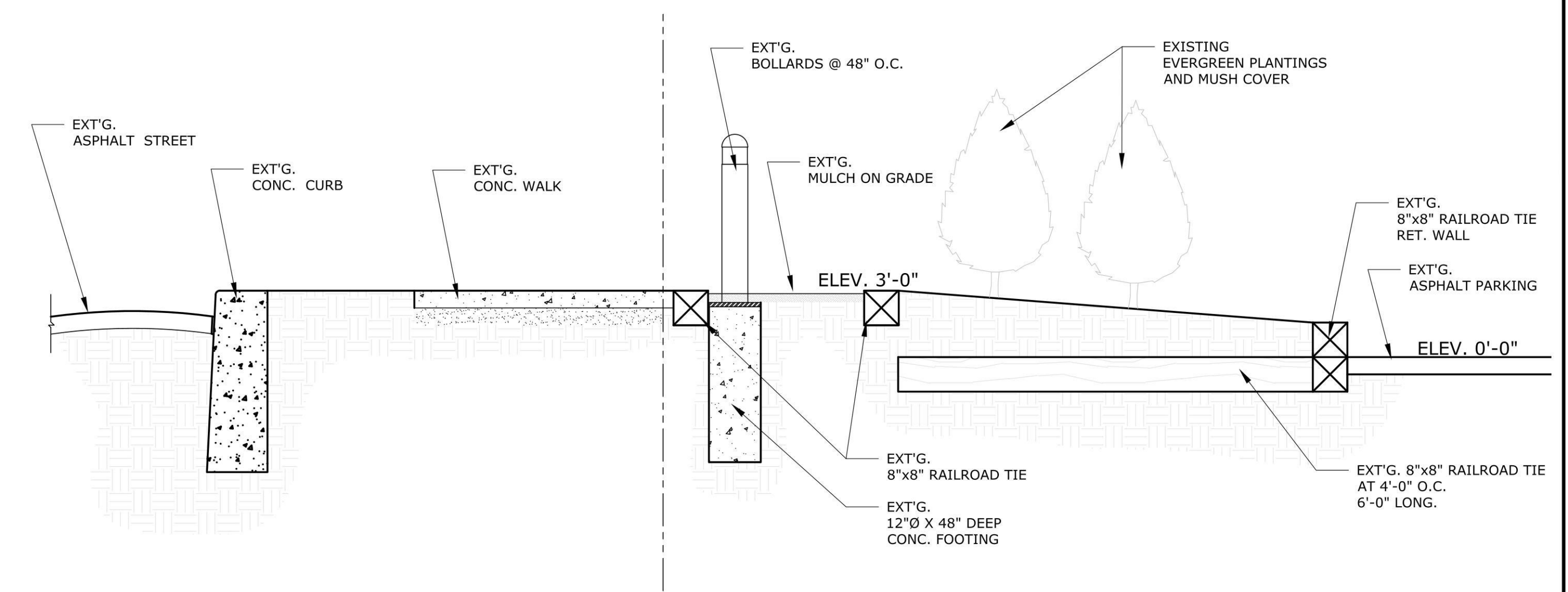
5 PLANTING DETAIL
SCALE: (NTS)



4 EXT'G. LED LIGHT POLE
SCALE: 1/2"=1'-0"



3 EXT'G. BOLLARDS
SCALE: 1/2"=1'-0"



2 SECTION AT RAIL ROAD RET. WALL
SCALE: 1/2"=1'-0"



PINNER ARCHITECTURE, PLLC
Architecture . Planning . Design

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Great Neck, NY 11021
phone: 516-767-2905 fax: 516-767-1782

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1	09/12/19	JB	INITIAL FILING-TONH

REVISIONS			
#	DATE	BY	FOR

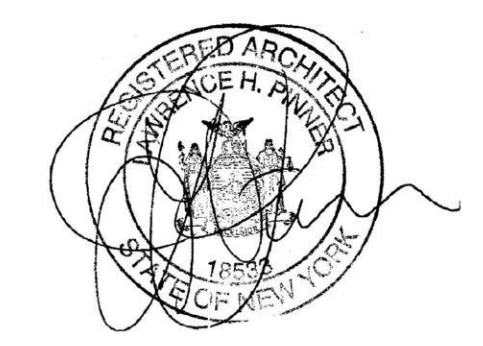
DATE: 19-08-12
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CAD FILE: Drawings\ - \ - \

CLIENT:
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GREAT NECK, NEW YORK

BLOCK: 55 LOT: 203, 206, 663

SEAL:



DRAWING NAME:
DETAILS

DRAWING #:

A-100.00

DISAPPROVED

Michael Maracic
02/21/2024

ALTERATION AND VERTICAL EXTENSION (HOUSE OF WORSHIP)

2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

ZONING COMPUTATION

BLOCK # 21114 LOT # 607
ZONE B-B SECTION # 08
CONSTRUCTION CLASS: Type Ib
INTERIOR FINISH CLASS: C

(70-47) PLOT AREA
MINIMUM REQUIRED LOT AREA FOR RELIGIOUS
BUILDING (K) = 6,000.00 S.F
ACTUAL AREA:
LOT # 607 AREA = 9676.4 s.f
LOT @ 608 AREA = 5140 s.f
LOT @ 609 AREA = 10883.60 s.f
TOTAL LOT AREA =
9676.4+5140.0+10883.60
= 25700.0 s.f > 4,000.00 s.f

BUILDINGS CODE OCCUPANCY CLASIFICATION:
(A-3) HOUSE OF WORSHIP

(70-48) LOT COVERAGE
MAXIMUM LOT COVERAGE = 35% OF THE LOT AREA
25700.0 x 35% = 8995.0sq.ft
ACTUAL LOT COVERAGE = 4115.93 s.f < 8995.0

FLOOR AREA	PROPOSED
CELLAR FLOOR	4115.93
FIRST FLOOR	4115.93
SECOND FLOOR	3057.18
THIRD FLOOR	3057.18
TOTAL FLOOR AREA	10230.29s.f

70-50(A) FRONT YARD
REQUIRED FRONT YARD = 25'-0"
EXISTING FRONT YARD = 10'-9 $\frac{1}{2}$ "
PROPOSED FRONT YARD SETBACK AT
SECOND FLOOR LEVEL = 25'-0"

70-51 SIDE YARD
MINIMUM REQUIRED SIDE YARD = 20'-0" (Each side)
EXISTING SIDE YARD = 38'-0"+137'-0"

70-52 REAR YARD
MINIMUM REQUIRED REAR YARD = 25'-0"
EXISTING REAR YARD = 38'-0"

70-46(B) PERMITTED HEIGHT
ALLOWABLE HEIGHT (3) STORIES OR 45'-0"
ACTUAL HEIGHT = 45'-0"

(70-103) (70-128.1) REQUIRED PARKING
TOTAL EMPLOYEES PARKING = 8
FIRST FLOOR OCCUPANCY = 88
SECOND FLOOR OCCUPANCY = 19
THIRD FLOOR OCCUPANCY = 17
TOTAL FIRST+SECOND+THIRD FLOOR
OCCUPANCY = 126 Persons
REQUIRED PARKING 1 = 4 Persons
REQUIRED PARKING = 126/4 = 31.50
TOTAL REQUIRED PARKING INCLUDING EMPLOYEES
= 31.50+8 =40
ACTUAL PARKING SPACES = 43
REQUIRED PARKING SIZE = 10'x20'
PARKING SPACE SIZE ALONG REAR PROPERTY LINE = 10'x23'

AVERAGE GRADE CALCULATION

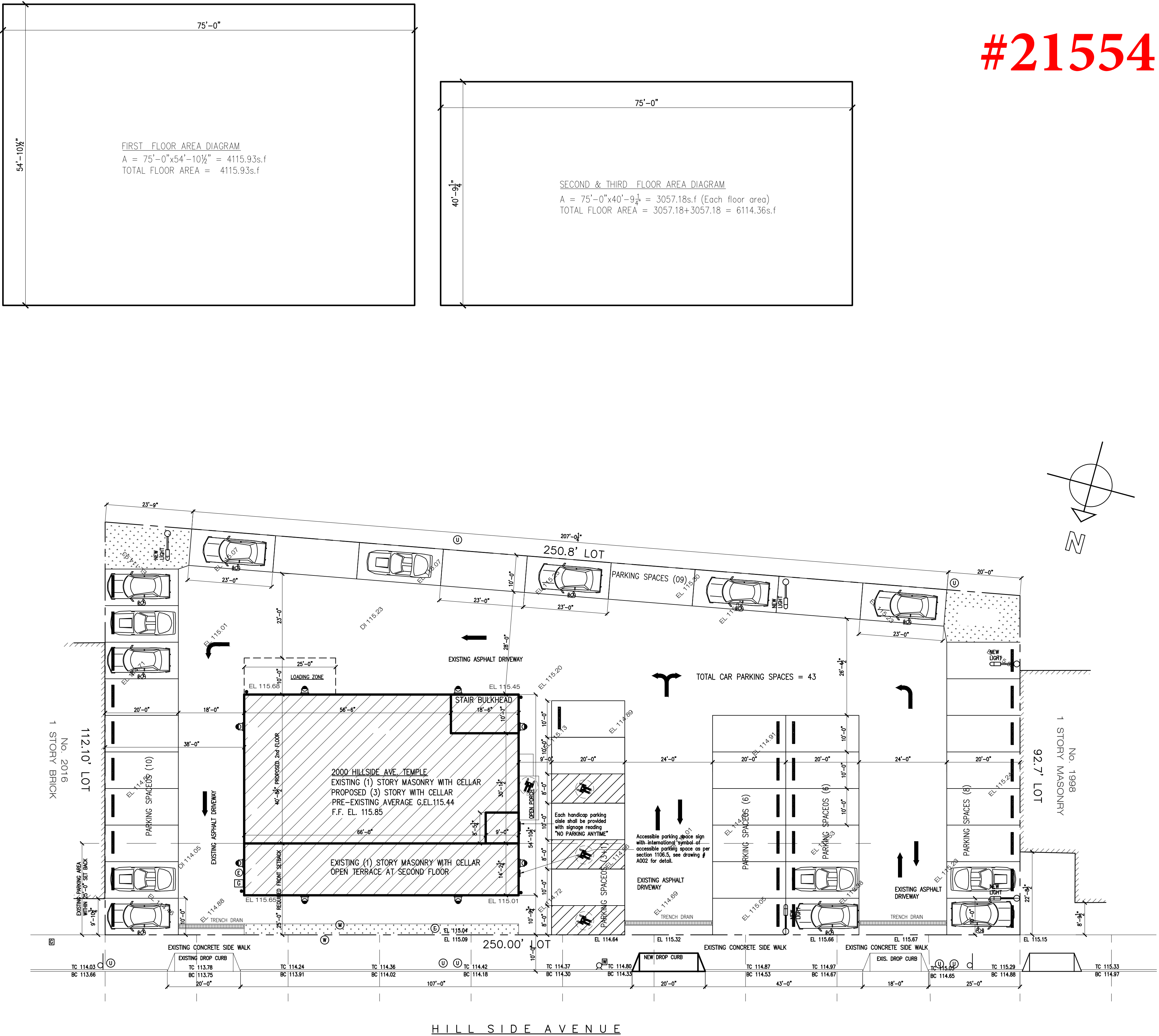
115.01+115.45 / 2 = 115.23 x 54.87 =6322.67
115.45+115.68 / 2 = 115.56 x 75.0 = 8667.0
115.68+115.65 / 2 = 115.66 x 54.87 =6346.26
115.65+115.01 / 2 = 115.33 x 75.0 = 8649.75
259.74= 29985.68

PREEXISTING AVERAGE GRADE =
29985.68/259.74 = 115.44

REQUIRED VERIFICATION & INSPECTION AS PER TABLE 1704.3 & 1704.4

1. Material verification of high-strength bolts, nuts and washers
2. Inspection of high-strength bolting:
3. Material verification of structural steel:
4. Material verification of weld filler materials:
5. Inspection of welding:
6. Inspection of steel frame joint details for compliance with approved construction documents:

1. Inspection of reinforcing steel, including prestressing tendons, and placement.
2. Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5b.
3. Inspect bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased.
4. Verifying use of required design mix.
5. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.
6. Inspection of concrete and shotcrete placement for proper application techniques.
7. Inspection for maintenance of specified curing temperature and techniques.
8. Inspection of prestressed concrete:
a. Application of prestressing forces.
b. Grouting of bonded prestressing tendons in the seismic-force-resisting system.
9. Erection of precast concrete members.
10. Verification of in-situ concrete strength, prior to stressing of tendons in posttensioned concrete and prior to removal of shores and forms from beams and structural slabs.
11. Inspect formwork for shape, location and dimensions of the concrete member being formed.



SITE PLAN

Scale: 1/16"=1'-0"

ARCHITECTURAL CONCEPT INC.
ARCHITECTURAL AND ENGINEERING SERVICES
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E. Mail: ArchConcept1@gmail.com

Project:
ALTERATION AND VERTICAL
EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040

01 03-13-24 Issued for D.O.B Approval
00 07-02-21 Issued for D.O.B review
NO. Date: Remarks

SITE PLAN AND NOTES

Scale: As Shown
Drawn By: Imran
Chk. By: Jamal
Drawing No.

Z1-001.00

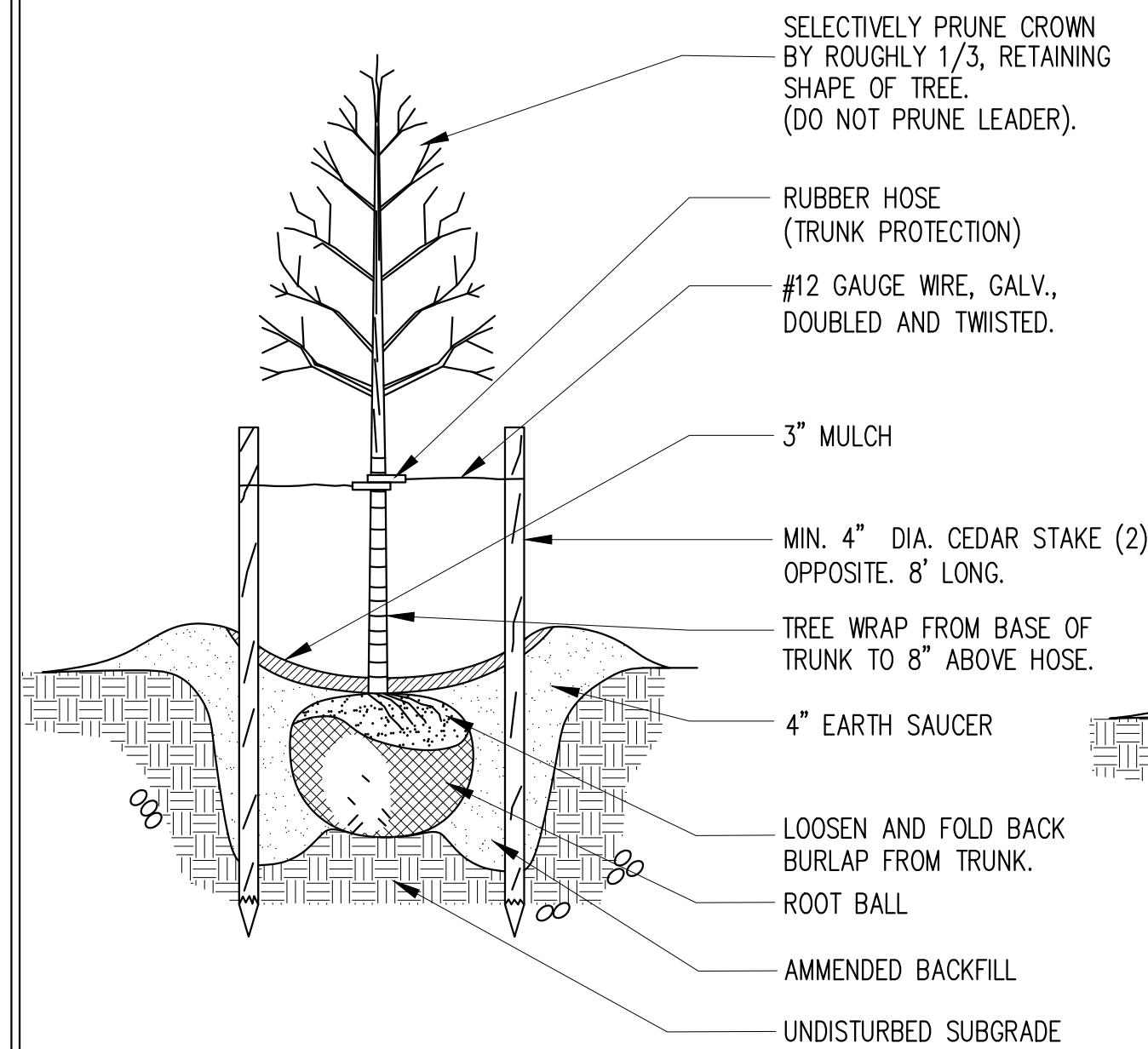
Date: 01-02-21 1 OF 22

Project # Tracking No.

21-40

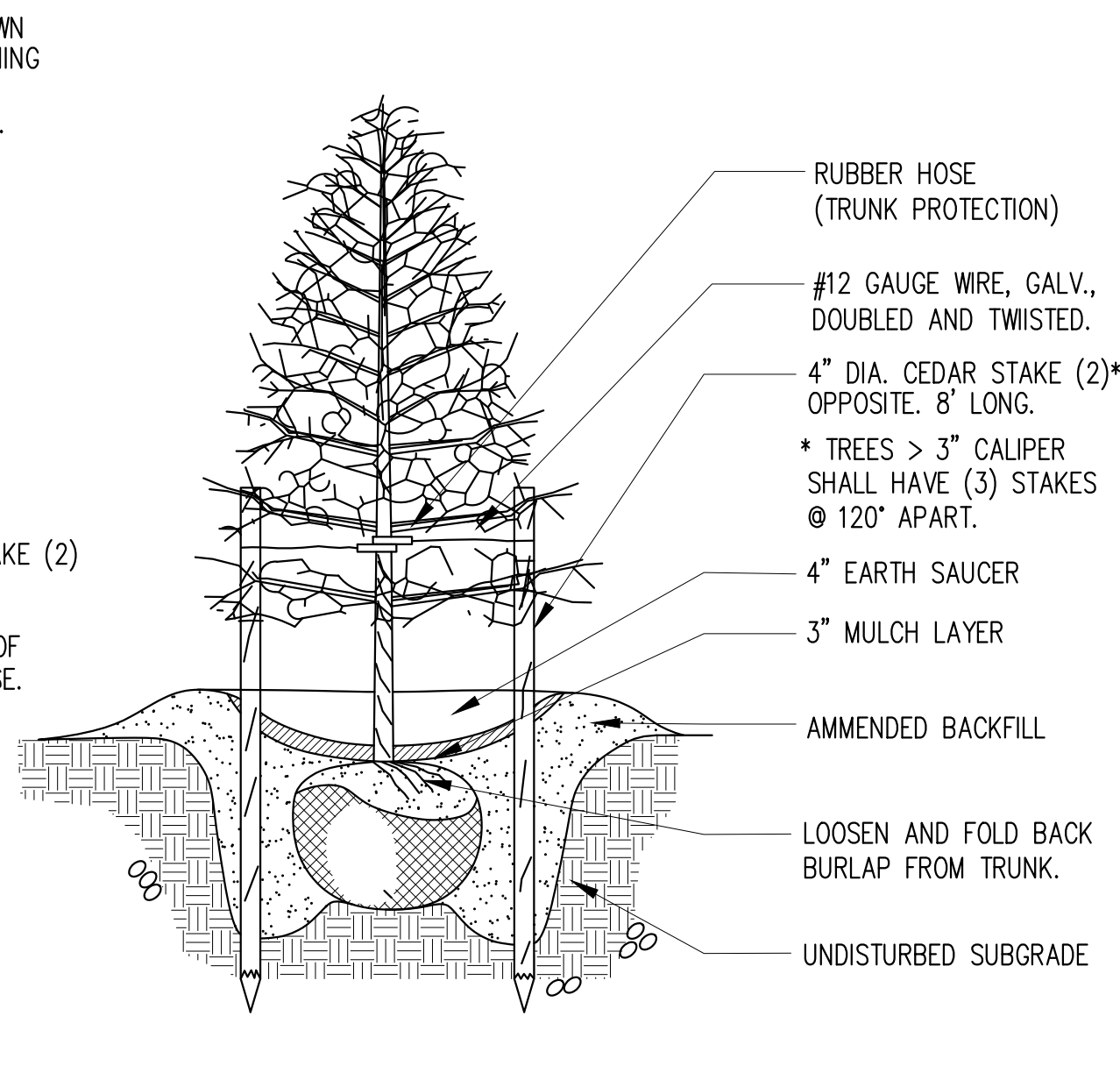
Seal & signature





TREE PLANTING DETAIL

NTS



EVERGREEN TREE PLANTING DETAIL

NTS

NYS D.E.P. CATCH BASIN NOTES

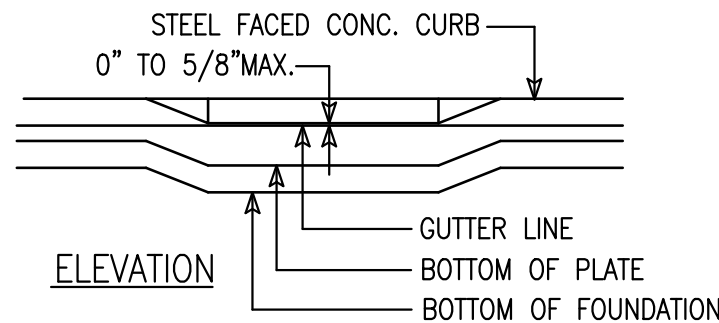
ALL NEW CATCH BASINS REQUIRED UNDER THIS PLAN SHALL BE IN ACCORDANCE WITH THE LATEST N.Y.S.D.E.P. STANDARDS AND REQUIREMENTS. ALL NEW CATCH BASIN CONNECTIONS SHALL BE MADE TO EXISTING SEWERS AT MANHOLES, AND SHALL CONSIST OF 12" DUCTILE IRON PIPE CLASS 56, WITH "PUSH-ON" JOINTS LAID ON 6" OF BROKEN STONE FOR THE ENTIRE WIDTH OF TRENCH AND FOR ONE-HALF THE PIPE DIAMETER. THE BROKEN STONE SHALL BE HARD UNWEATHERED STONE UNIFORMLY GRADED FROM 1/4" TO 3/4" IN DIAMETER, CONFORMING TO COMMERCIAL 1/4" TO 3/4" STONE.

ALL EXISTING NON STANDARD BASINS WITHIN THE PROJECT LIMITS SHALL BE REPLACED OR MODIFIED TO CONFORM WITH THE LATEST N.Y.C.D.E.P. STANDARDS AND REQUIREMENTS.

ALL ABANDONED BASINS, INLETS AND DRAINAGE STRUCTURES SHOWN ON THE PAVING PLAN SHALL BULKHEAD AND CUT DOWN TO TWO (2) FEET BELOW SUBGRADE, AND FILLED WITH COMPACTED CLEAN SAND. BASIN CONNECTIONS NOT REQUIRED SHALL BE PLUGGED AT BOTH ENDS.

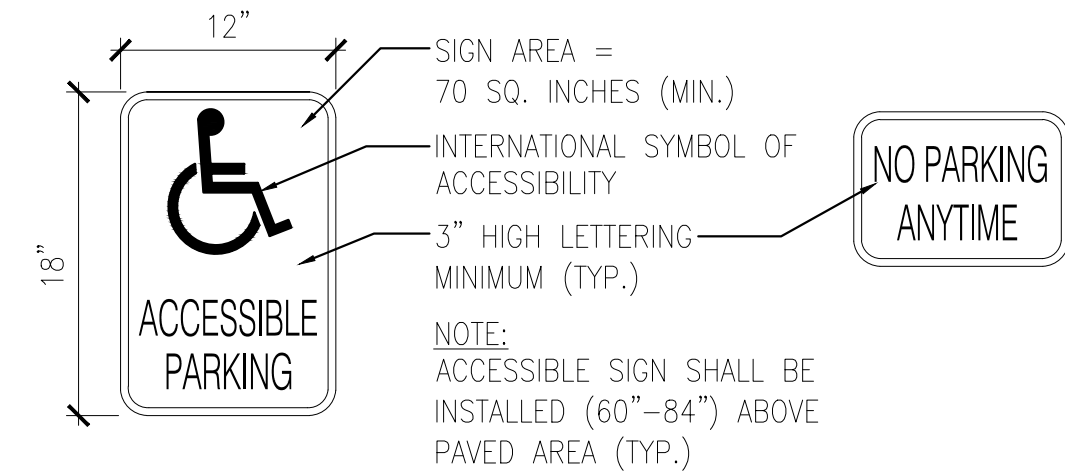
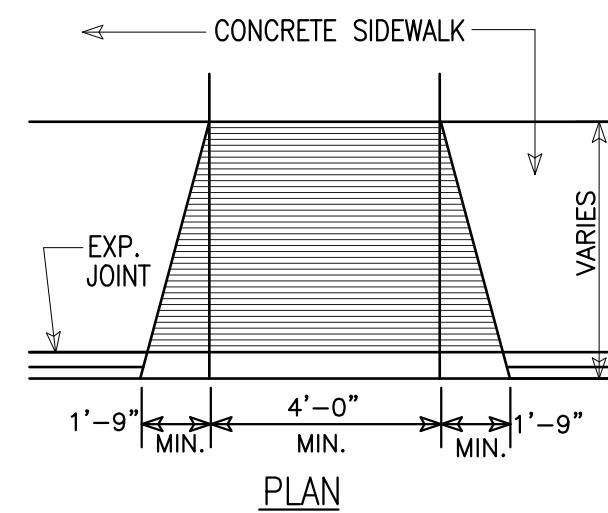
ALL DAMAGED MANHOLES CAUSED BY THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR, AS DIRECTED BY THE ENGINEER, AT NO COST TO THE CITY.

PRIOR TO THE INSTALLATION OF THE DRAINAGE FACILITIES PROPOSED UNDER THIS PLAN, PERMITS ARE TO BE OBTAINED FROM THE LOCAL SEWER RECORD OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.) CONSTRUCTION INSPECTION IS TO REQUESTED AT LEAST 24 HOURS IN ADVANCE FROM THE HOUSE CONNECTION INSPECTION UNIT TO THE D.E.P. DIVISION OF SEWER REGULATION AND COTROL.

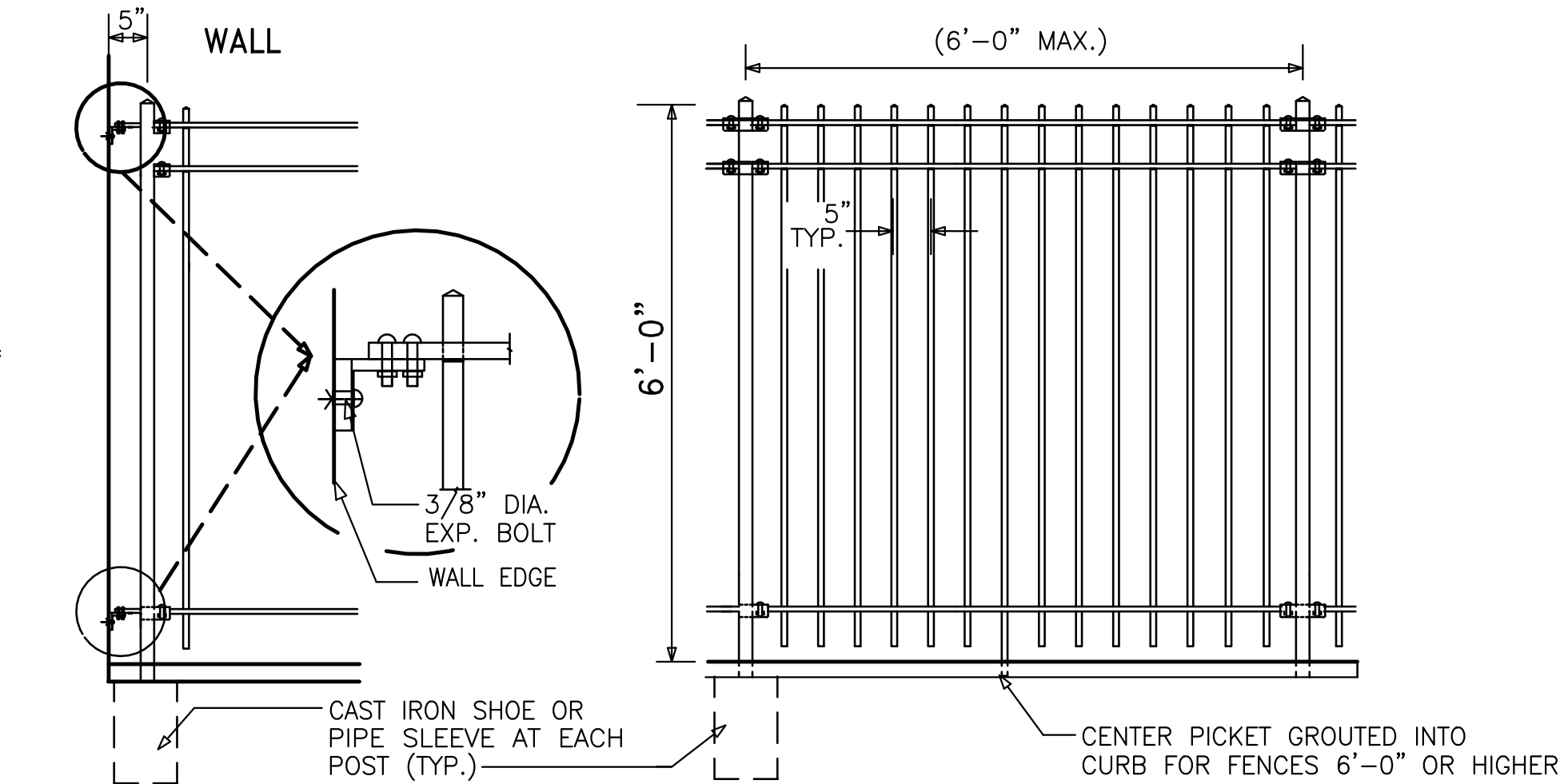


SIDEWALK / PEDESTRIAN RAMP DETAIL

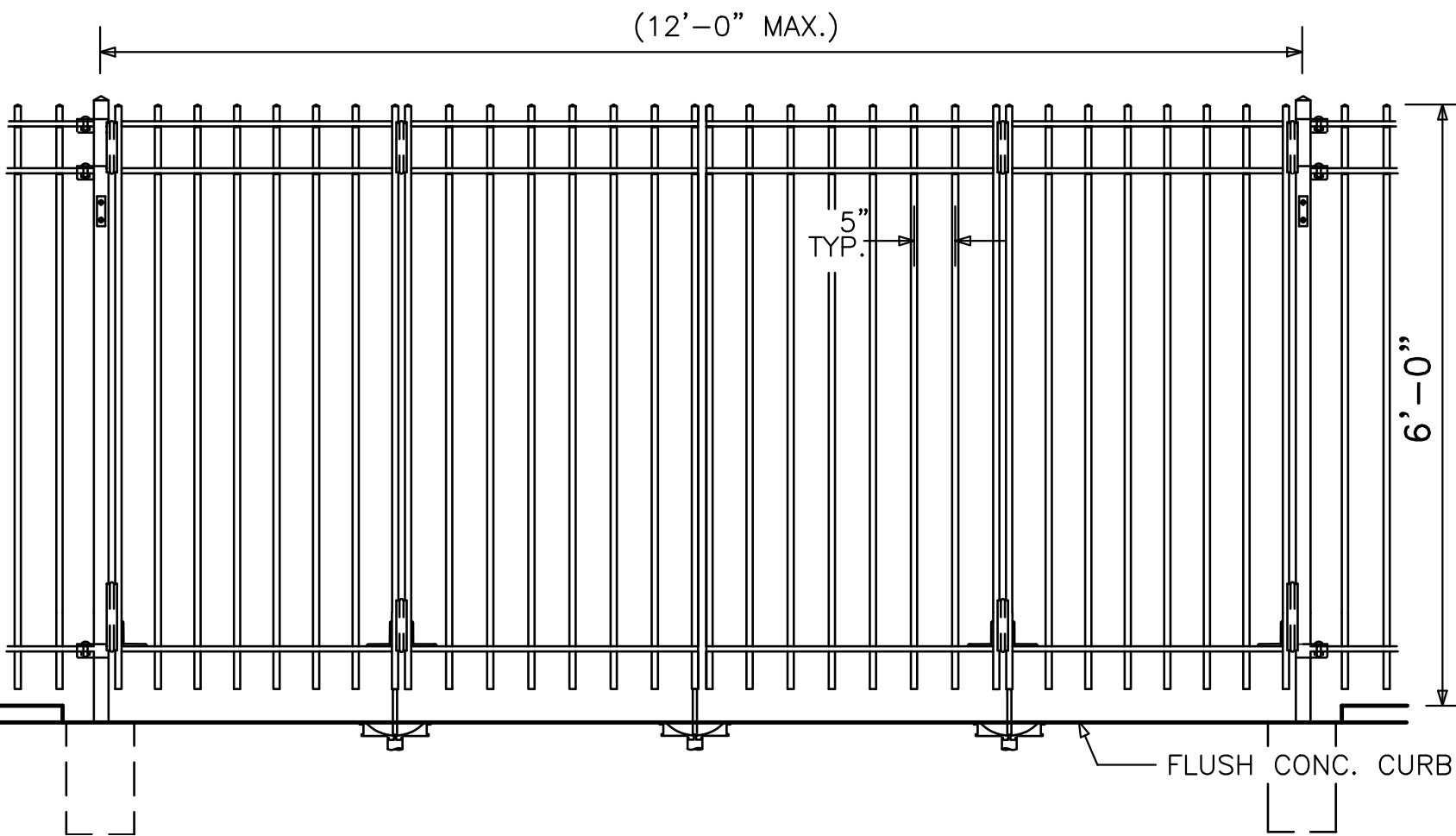
N.T.S.



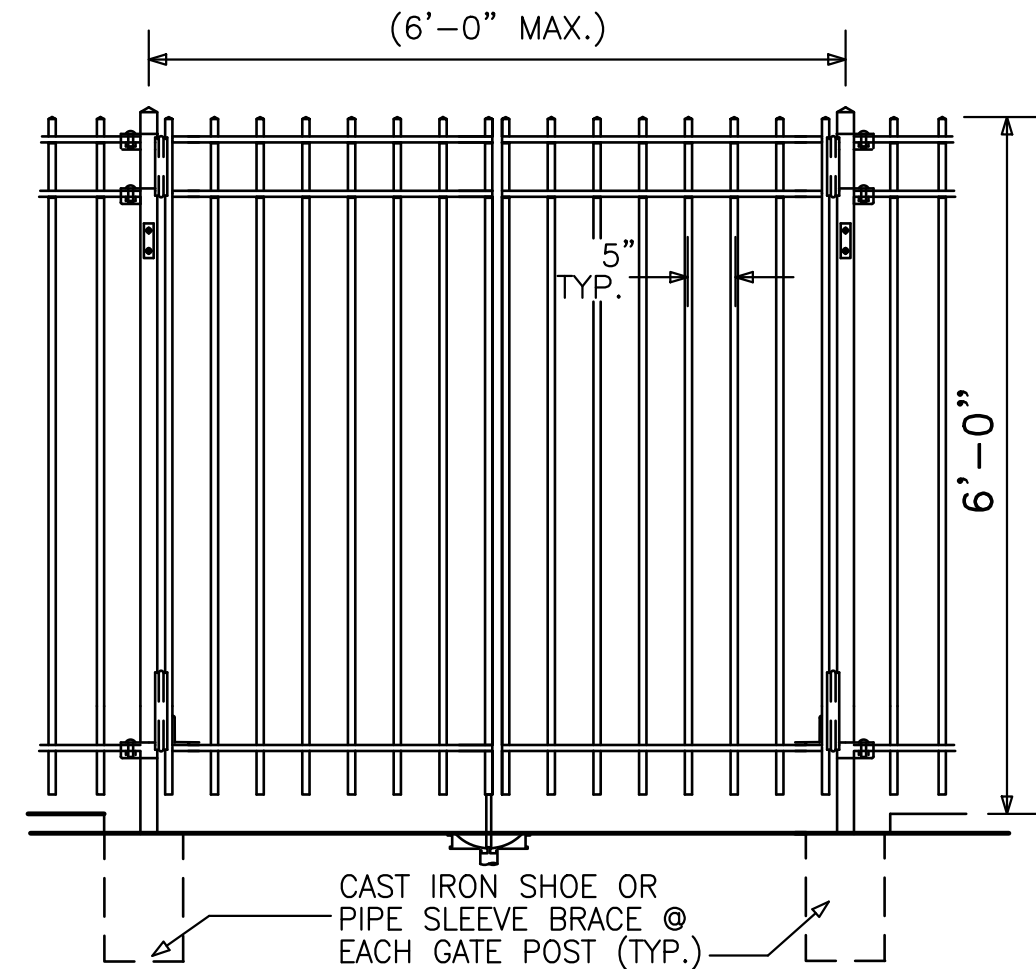
ACCESSIBLE PARKING SIGN & NO PARKING SIGN DETAIL (TYP.)



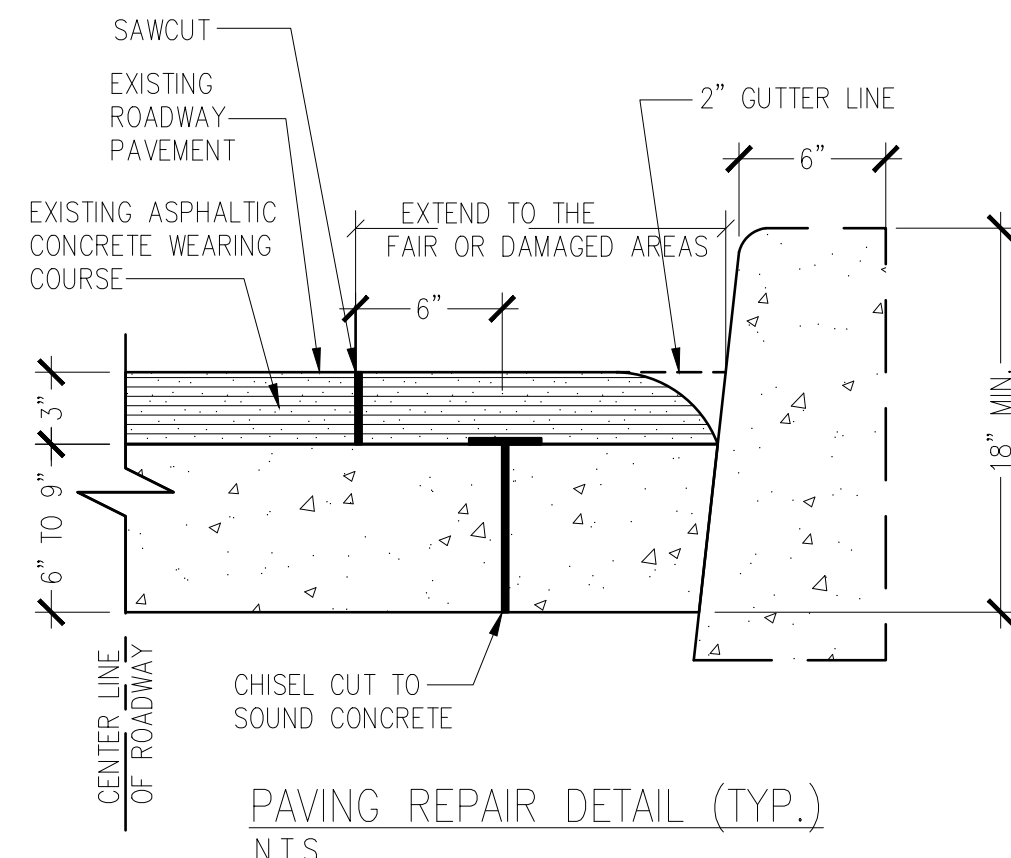
IRON PICKET FENCE DETAIL



IRON PICKET FENCE/DOOR-DOUBLE-FOLD GATE

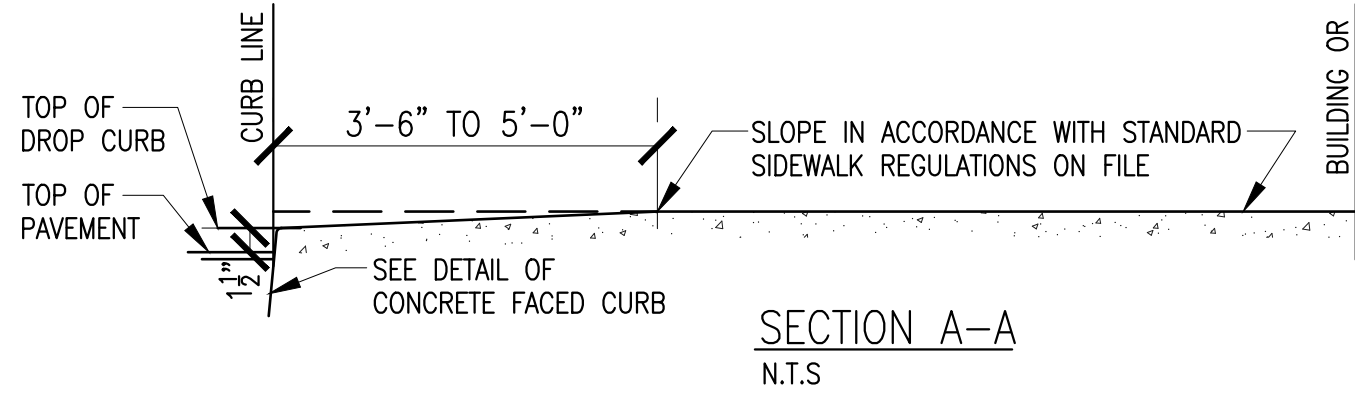


IRON PICKET FENCE/DOOR GATE



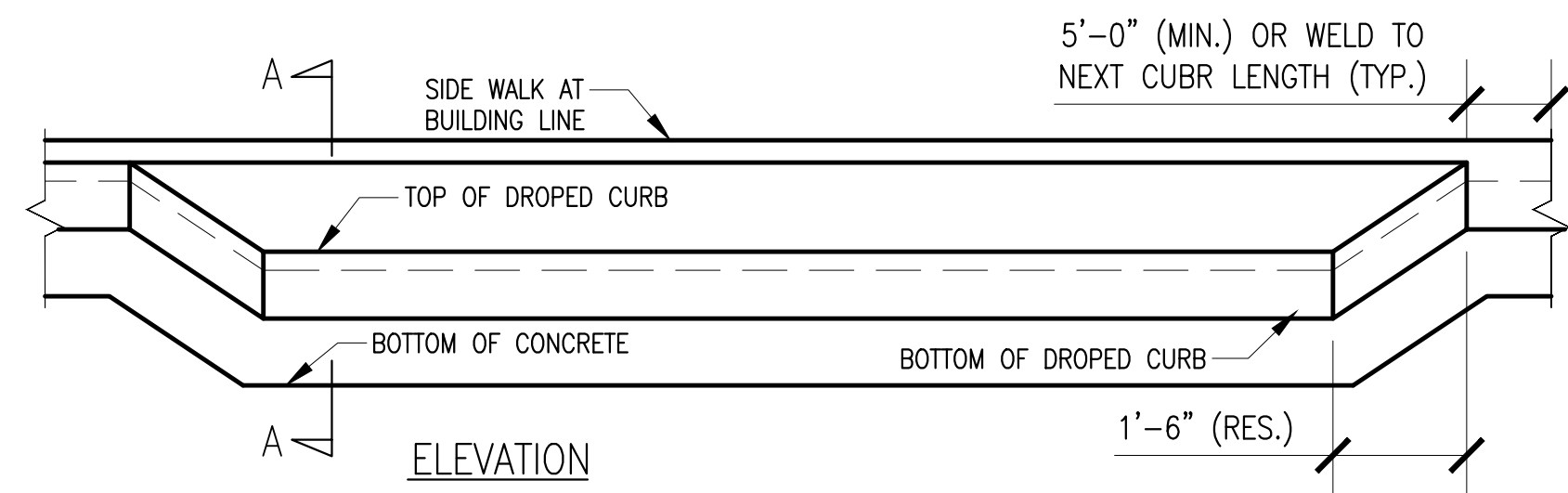
PAVING REPAIR DETAIL (TYP.)

N.T.S.



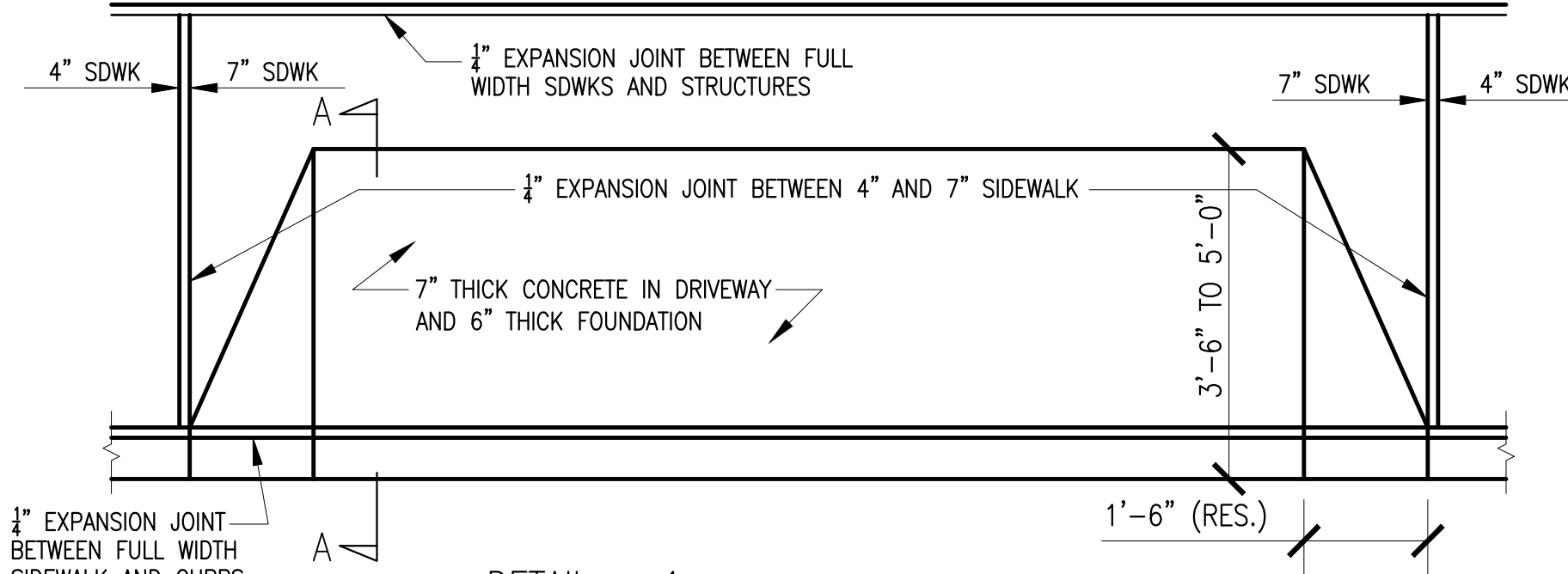
SECTION A-A

N.T.S.



ELEVATION

N.T.S.



DETAIL - 1

N.T.S.

Project:
**ALTERATION AND VERTICAL
EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040**

01	03-13-24	Issued for D.O.B. Approval
00	07-02-21	Issued for D.O.B. review
NO.	Date:	Remarks

PLANTER & FENCE AND CURB CUB NOTES AND DETAIL

Scale:	As Shown	Seal & signature 
Drawn By:	Imran	
Chk. By:	Jamal	
Drawing No.	Z2-002.0	
Date:	01-02-21	2 OF 22

Project #	Tracking No.
21-40	

DRAINAGE CALCULATIONS

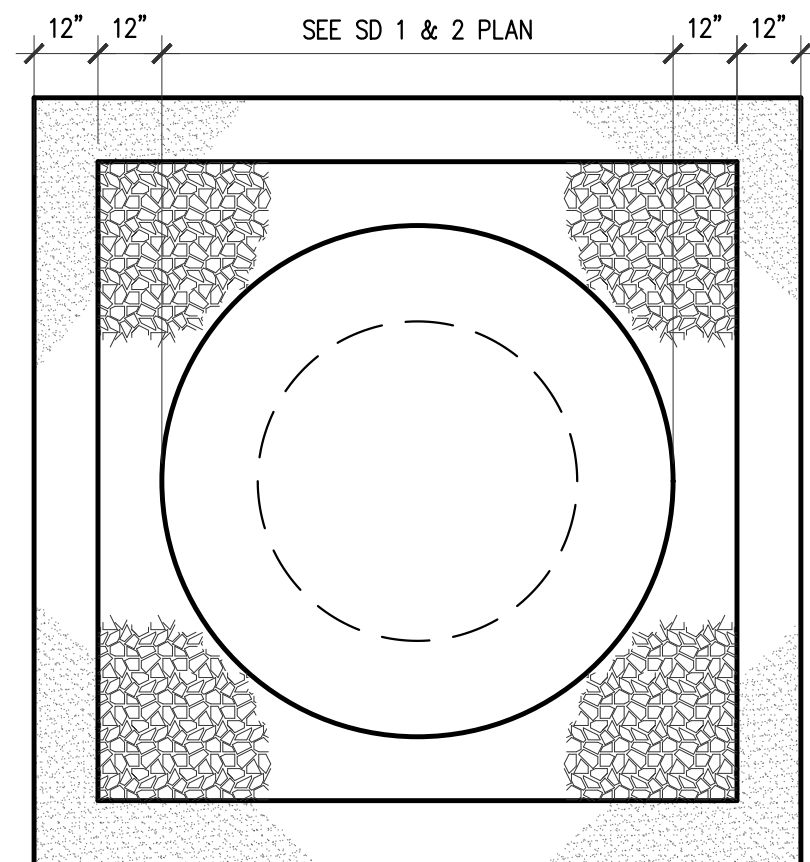
(BASED ON CONTAINMENT OF 2.5 RAINFALL IN 24HR. PERIOD)

LOCATION	AREA s.f	RAINFALL	COEF.	cu.ft
BUILDING AREA	= 4115.93	0.208	1.0	856.11
PAVING AREA	= 20737.33	0.208	1.0	4313.36
LANDSCAPING AREA	= 846.74	0.208	0.2	35.22
REQUIRED DRYWELL FOR TOTAL CUBIC FEET	= 5204.69			

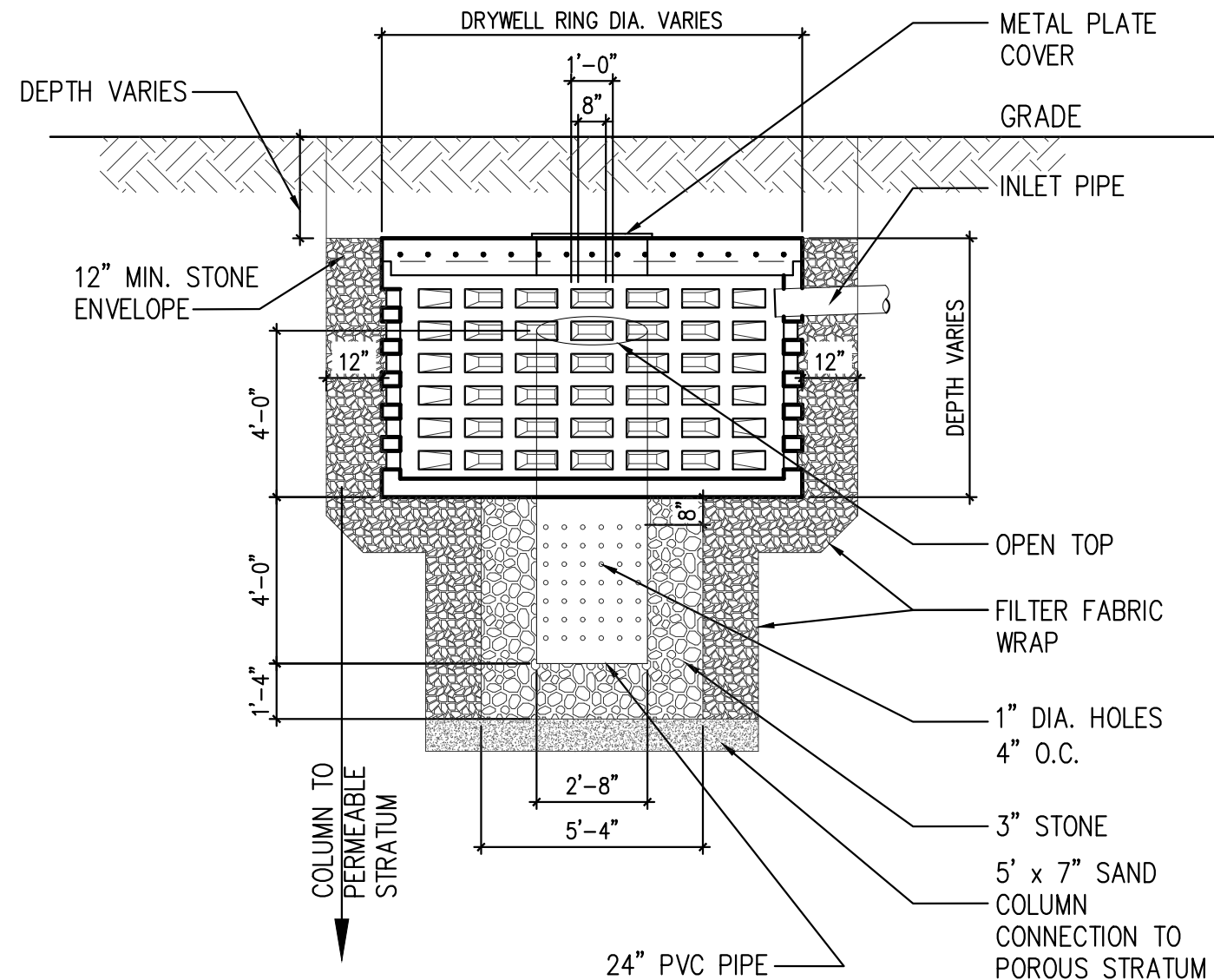
USE: (4)8'-0"x12'-0"H.,(2)6'-0"x8'-0"(2864.8) PRECAST DRYWELL AS MANUFACTURED BY HARRIS PRECAST OR APPROVED EQUAL.
EXISTING (4) DRYWELL CAPACITY = 2412.48 cu.ft
NEW (6) DRYWELL CAPACITY = 2864.8cu.ft
TOTAL (10) DRYWELL CAPACITY = 2412.48+2864.8
= 5277.28 cu.ft > 5204.69 cu.ft

NOTES:

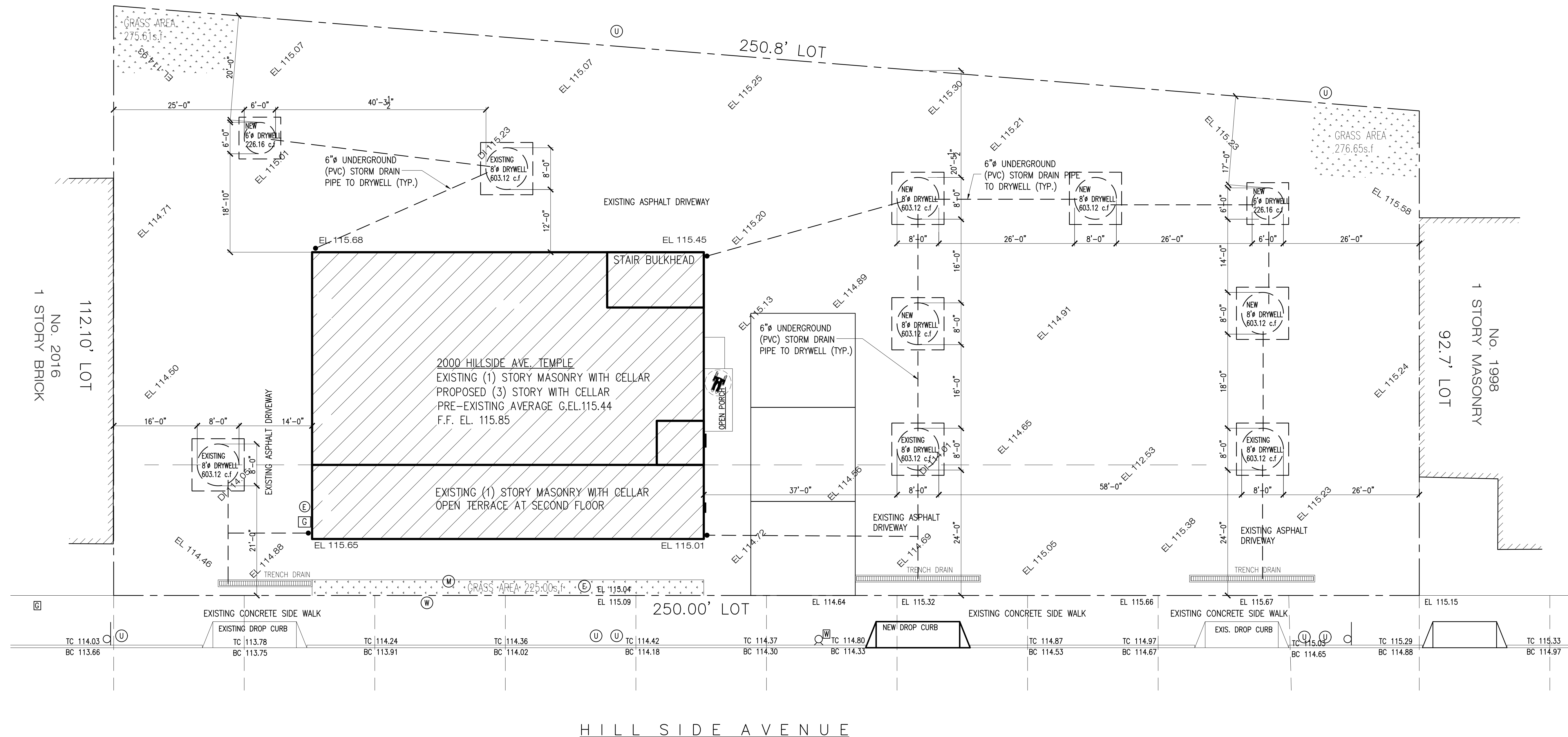
- CONTRACTOR TO VERIFY AND CHECK GROUND WATER CONDITIONS BEFORE INSTALLATION OF DRYWELL AND COORDINATE WORK WITH SOIL ENGINEER IF REQUIRED.
- CONTRACTOR TO FILL 3'-0" CLEAN GRAVEL AROUND ALL DRYWELL.
- PROVIDE AND INSTALL IRON TRAFFIC BEARING OPEN GRATE WITH BUILT-UP SOLID MASONRY BLOCKING.
- NUMBER OF PRECAST RINGS TO BE DETERMINED BY HEIGHT.
- CONTRACTOR TO INSTALL PRECAST CONCRETE DOME ON TOP OF DRYWELL RING TO FIX CAST IRON COVER.



DRYWELL DETAILS
SCALE: NOT TO SCALE



DRYWELL DETAILS
SCALE: NOT TO SCALE



SITE PLAN

**ARCHITECTURAL
CONCEPT INC.**

ARCHITECTURAL AND ENGINEERING SERVICES
1227 Tulip Avenue Franklin Square, NY 11010
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E. Mail: ArchConcept1@gmail.com

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SITE PLAN AND DRYWELL DETAILS

Scale: 3/32=1'-0"

Drawn By: Imran

Chk. By: Jamal

Drawing No.

SD-001.00

Date: 01-02-21 2 OF22

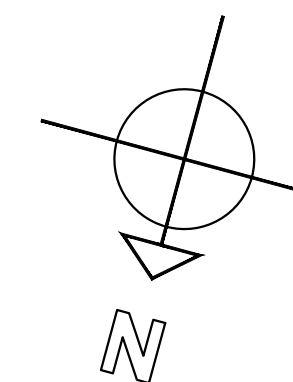
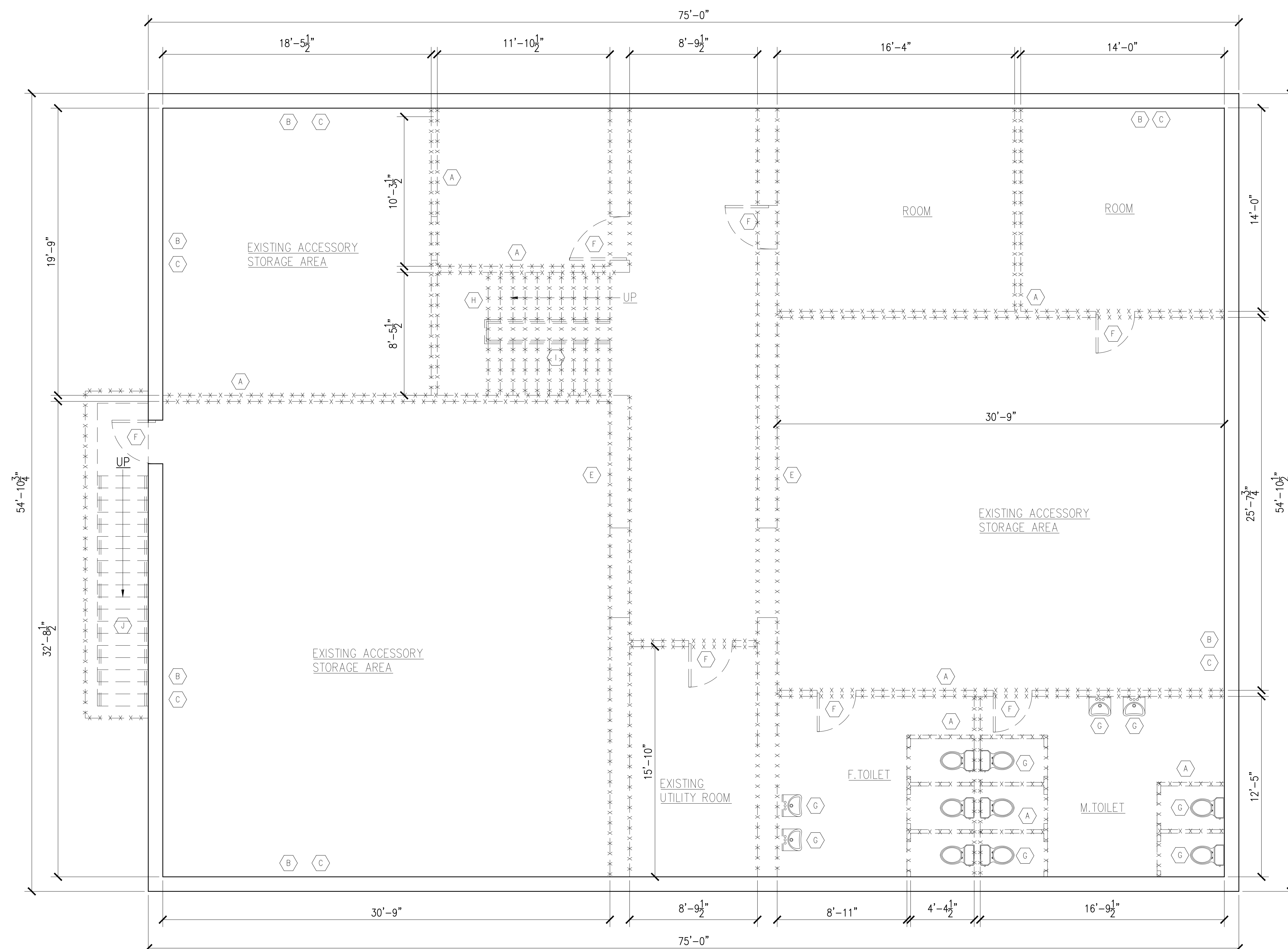
Project #

Tracking No.

21-40

Seal & signature





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LEGEND

- | | |
|--|--|
|  | CONCRETE WALL |
|  | 2-HR. RATED — UL DESIGNATION U425
NON-LOADBEARING PARTITION — (2) LAYERS
8" TYPE 'X' G.W.B. EACH SIDE OF 18ga.
3/8" STEEL STUD @ 16" O.C.; MIN. STCE=49 |
|  | 8" C.M.U. WALL |
|  | BRICK VENEER |
|  | EARTH |
|  | GRAVEL |
|  | STRUCTURAL STEEL |
|  | BLOCKING |
|  | SMOKE & CARBON MONO. DETECTOR
W/BATTERY BACKUP (TYP.) |
|  | ILLUMINATED EXIT SIGN BLOW
HUNG CEILING WITH BATTERY
BACKUP (TYP.) |
|  | EMERGENCY LIGHT FOR MEANS
OF EGRESS |
|  | PORTABLE FIRE EXTINGUISHER
AS PER (NFPA) REQUIREMENT |
|  | WALL TYPE
SEE WALL SCHEDULE |
|  | SECTION DESIGNATION
DRAWING NUMBER |
|  | FLOOR LEVEL AND HEIGHT |
|  | SMOKE AND CARBON MONOXIDE DETECTOR,
SEE NOTES FOR DETAIL |
|  | HEAT DETECTOR
W/BATTERY BACKUP (TYP.) |
|  | FLOOR DRAIN |
|  | ROOF DRAIN |
|  | YARD DRAIN |
|  | ELECTRIC METER |

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CELLAR FLOOR INTERIOR
DEMOLITION PLAN

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

Drawn By: Imran

Chk. By: Jamal

Drawing No.

DM-001.0C

Date: 01-02-21	3 OF 22
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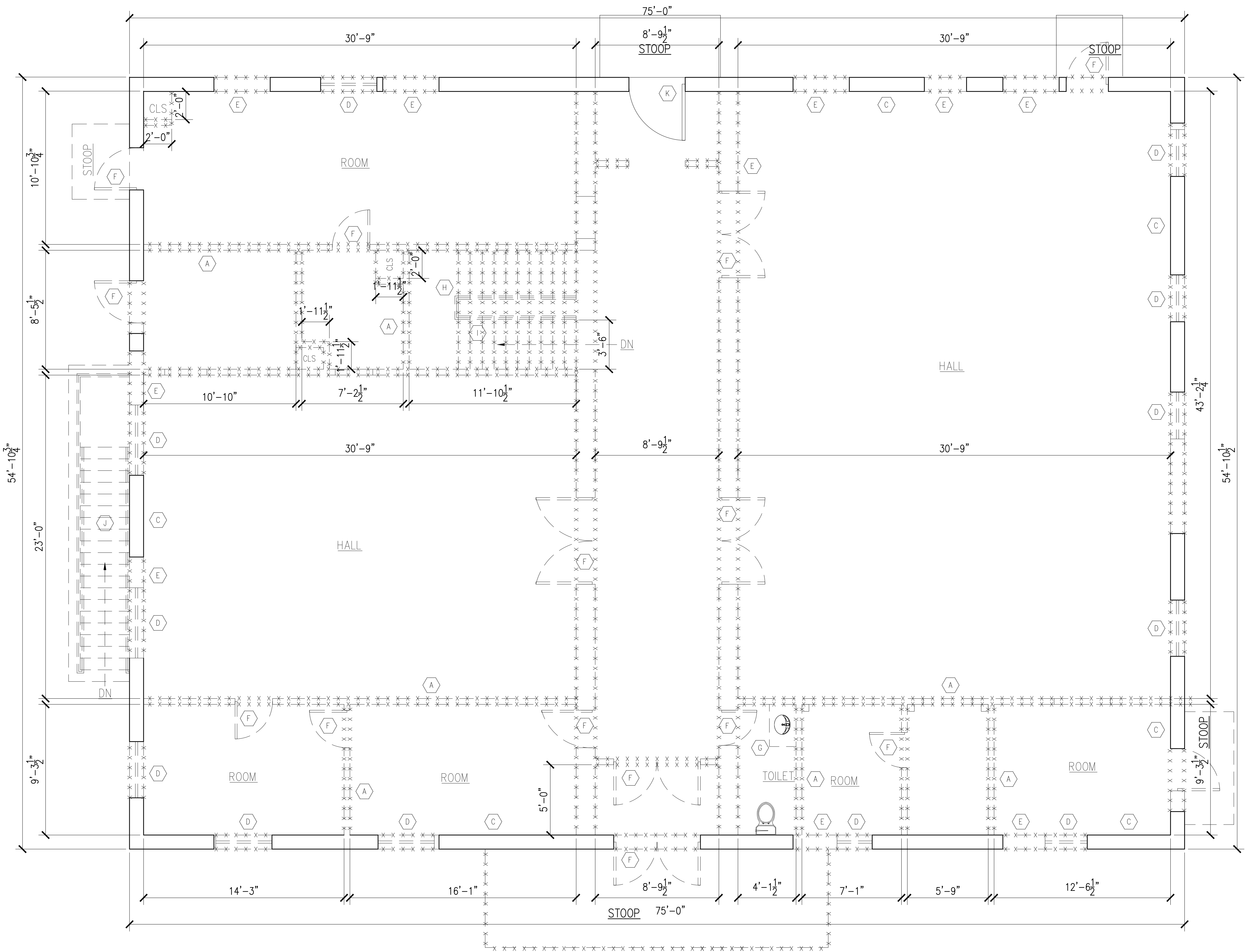
Seal & signature



Project #

Tracking No.

21-40



FIRST FLOOR INTERIOR DEMOLITION PLAN

DEMOLITION KEY NOTES:

- A ALL PARTITIONS SHEET ROCK TO BE REMOVED. EXISTING FRAMING TO BE REMOVED.
- B EXISTING CONCRETE SLAB TO REMAIN.
- C EXISTING LOAD BEARING WALL TO REMAIN.
- D EXISTING WINDOWS TO BE REMOVED.
- E EXISTING LOAD BEARING WALL TO REMAIN.
- F EXISTING DOOR TO BE REMOVED.
- G EXISTING BATHROOM FIXTURES INCLUDING RISERS TO BE REMOVED.
- H EXISTING STAIR TO BE REMOVED.
- I EXISTING RAILING TO BE REMOVED.
- J EXISTING STAIR TO BE REMOVED.
- K EXISTING DOOR TO REMAIN.
- L EXISTING WATER METER TO REMAIN.
- M EXISTING BOILER FIXTURES TO BE REMOVED.
- N EXISTING CHEMNY TO BE REMOVED.
- O EXISTING SEWER TO REMAIN.

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Project:
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EXTENSION HOUSE OF WORSHIP
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LEGEND

- CONCRETE WALL
- 2-HR. RATED - UL DESIGNATION U425
NON-LOADBEARING PARTITION - (2) LAYERS
8" TYPE "X" C.W.B. EACH SIDE OF 18ga.
3/8" STEEL STUD @ 16" O.C.; MIN. STC-49
- 8" C.M.U. WALL
- BRICK VENEER
- EARTH
- GRAVEL
- STRUCTURAL STEEL
- BLOCKING
- SMOKE & CARBON MONO. DETECTOR
W/BATTERY BACKUP (TYP.)
- ILLUMINATED EXIT SIGN BLOW
HUNG CEILING WITH BATTERY
BACKUP (TYP.)
- EMERGENCY LIGHT FOR MEANS
OF EGRESS
- PORTABLE FIRE EXTINGUISHER
AS PER (NFPA) REQUIREMENT
- WALL TYPE
SEE WALL SCHEDULE
- SECTION DESIGNATION
DRAWING NUMBER
- FLOOR LEVEL AND HEIGHT
- SMOKE AND CARBON MONOXIDE DETECTOR,
SEE NOTES FOR DETAIL
- HEAT DETECTOR
W/BATTERY BACKUP (TYP.)
- FLOOR DRAIN
- ROOF DRAIN
- YARD DRAIN
- ELECTRIC METER

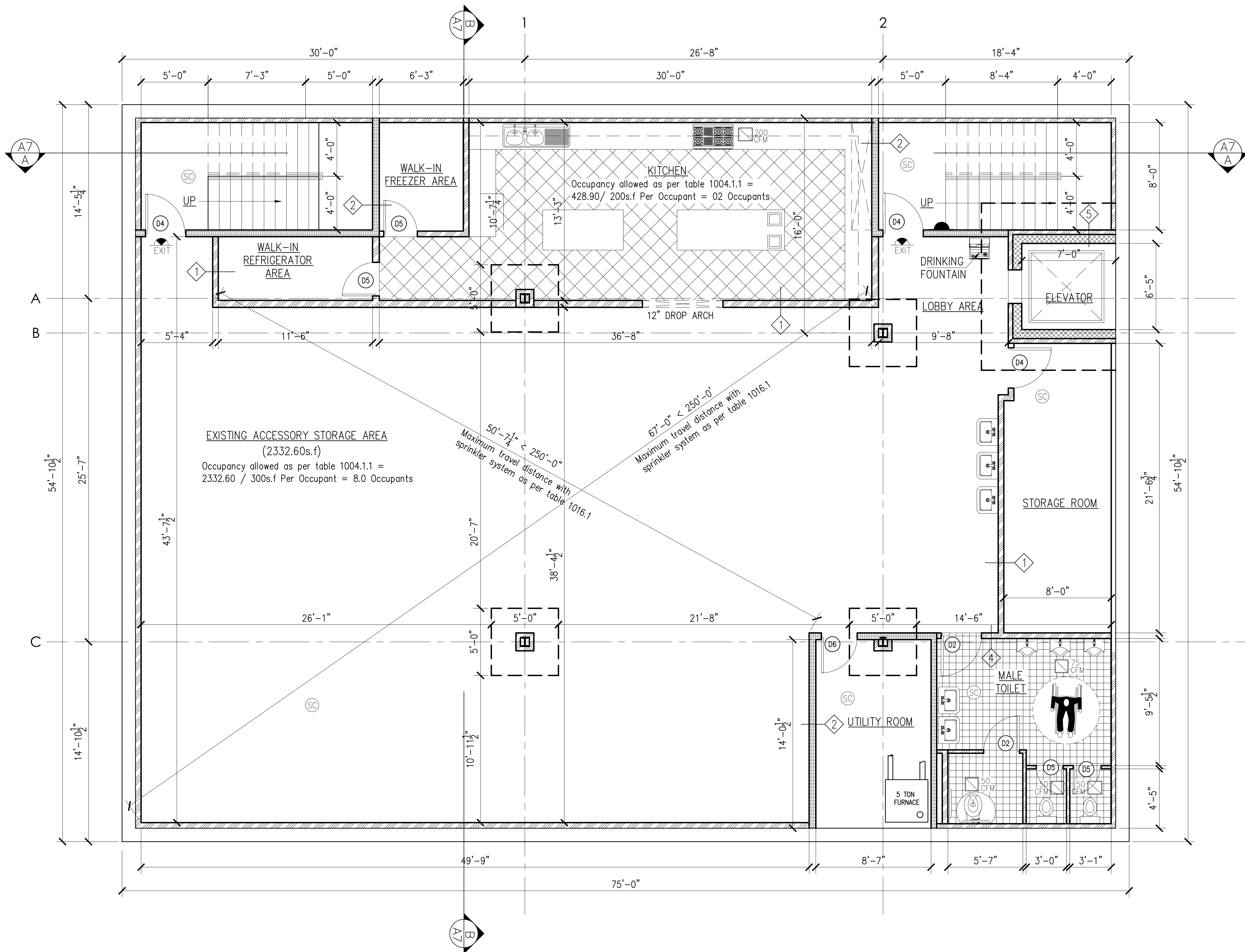
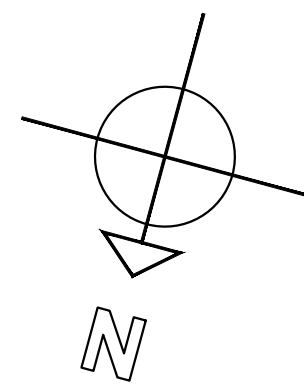
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review
NO.	Date:	Remarks

FIRST FLOOR INTERIOR
DEMOLITION PLAN

Scale: 1/4"=1'-0"
Drawn By: Imran
Chk. By: Jamal
Drawing No. **DM-002.00**
Date: 01-02-21 4 OF 22

Seal & signature

Project #	Tracking No.
21-40	



CELLAR FLOOR CONSTRUCTION PLAN

REQUIRED PLUMBING FIXTURES FOR (A-3) TABLE 2902.1:		
FIXTURES	REQUIRED	PROVIDED
Water Closet	1 per 150 Occupants	7 for 85 Occupants
Lavatories	1 per 200 Occupants	3 for 85 Occupants

CEILING AND WALLS FINISH NOTES:
INTERIOR FINISH CLASS "B"
* See wall types and building section for finish detail.
* Ceiling: (1) layer 5/8" gyp. board type "X" one hr. rated ceiling (typ.) (BSA # 88-80-M)
INTERIOR FLOOR FINISH REQUIREMENTS:
* Install 24"x24" class "b" acoustic floor tiles on concrete floor, see section for detail (typ.)

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Project:
**ALTERATION AND VERTICAL
EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040**

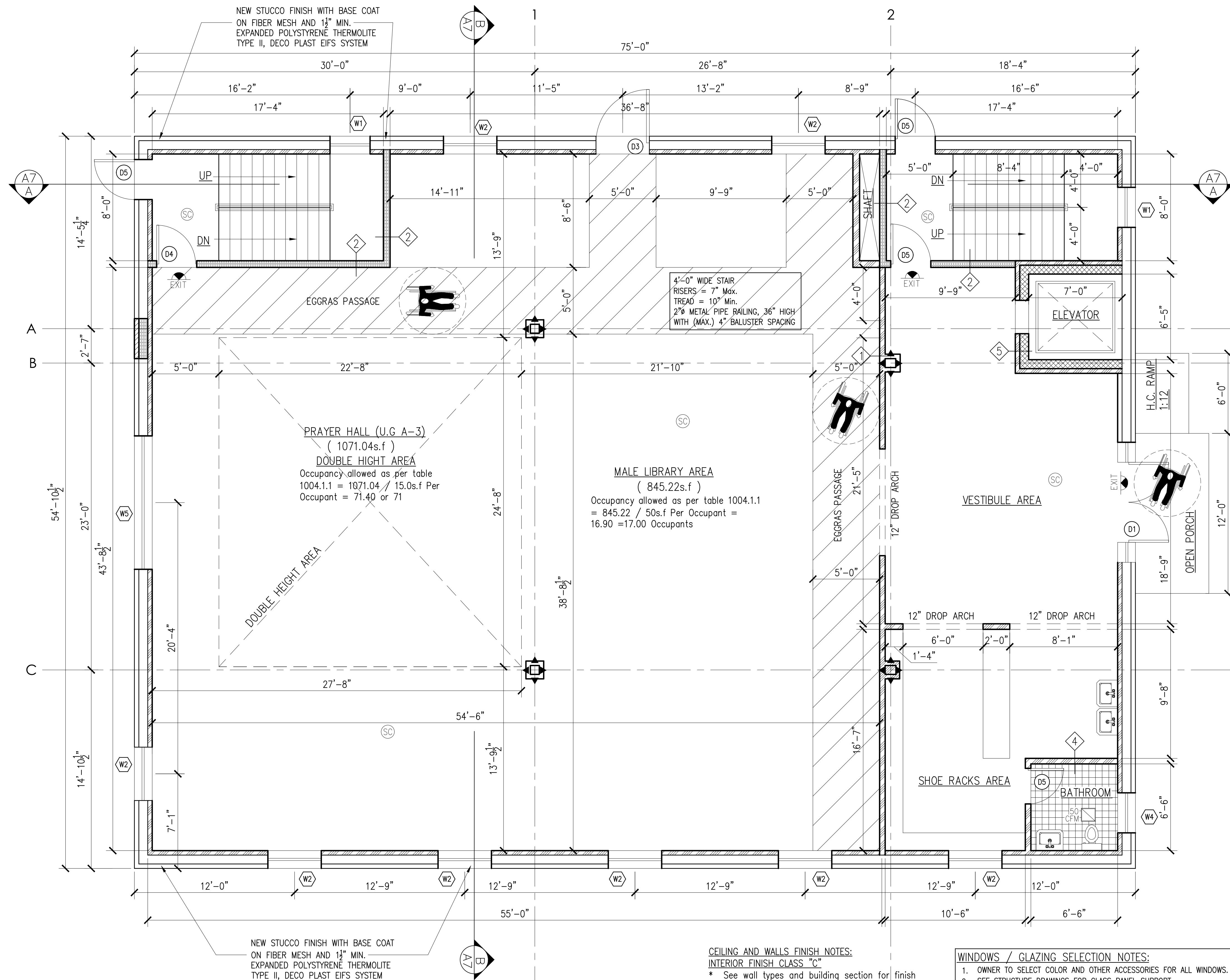
LEGEND	
	CONCRETE WALL
	2-HR. RATED - UL DESIGNATION U425 NON-LOADBEARING PARTITION - (2) LAYERS
	8" TYPE "X" G.W.B. EACH SIDE OF 18ga.
	3/8" STEEL STUD @ 16" O.C.; MIN. STC=49
	8" C.M.U. WALL
	BRICK VENEER
	EARTH
	GRAVEL
	STRUCTURAL STEEL
	BLOCKING
	SMOKE & CARBON MONO. DETECTOR W/BATTERY BACKUP (TYP.)
	ILLUMINATED EXIT SIGN, BLOW HUNG CEILING WITH BATTERY BACKUP (TYP.)
	EMERGENCY LIGHT FOR MEANS OF EGRESS
	PORTABLE FIRE EXTINGUISHER AS PER (NFPA) REQUIREMENT
	WALL TYPE SEE WALL SCHEDULE
	SECTION DESIGNATION DRAWING NUMBER
	FLOOR LEVEL AND HEIGHT
	SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL
	HEAT DETECTOR W/BATTERY BACKUP (TYP.)
	FLOOR DRAIN
	ROOF DRAIN
	YARD DRAIN
	ELECTRIC METER

01	03-13-24	Issued for D.O.B. Approval
00	07-02-21	Issued for D.O.B. review
NO.	Date:	Remarks

CELLAR FLOOR
CONSTRUCTION PLAN

Scale: 1/4"=1'-0"	Seal & signature
Drawn By: Imran	
Chk. By: Jamal	
Drawing No. A-001.00	
Date: 01-02-21 5 OF22	

Project #	Tracking No.
21-40	



FIRST FLOOR CONSTRUCTION PLAN

CEILING AND WALLS FINISH NOTES:

INTERIOR FINISH CLASS "C"
* See wall types and building section for finish detail.
* Ceiling: (1) layer 5/8" gyp. board type "X" one hr. rated ceiling (typ.) (BSA # 88-80-M)
INTERIOR FLOOR FINISH REQUIREMENTS:
* Install type "A" carpet with base sheet on concrete floor, see section for detail (typ.)
OCCUPANCY SEPARATION NOTE:
* Building is designed as nonseparated occupancy and separation is not required between different use as per section 508.3 and 302.1

WINDOWS / GLAZING SELECTION NOTES:

1. OWNER TO SELECT COLOR AND OTHER ACCESSORIES FOR ALL WINDOWS.
2. SEE STRUCTURE DRAWINGS FOR GLASS PANEL SUPPORT
3. WINDOWS TO BE INSTALLED WITH PROPER ALLOWANCES ON ALL SIDES FOR CAULKING.
4. ALL GLAZING SHOULD BE INSTALLED AS PER NYS BC 2010 SECTION 2406. USE SAFETY GLAZING II PROVIDED BY ANDERSON WINDOWS 400 SERIES OR APPROVED EQUAL.
5. ALL WINDOWS TO BE DOUBLE GLAZED.
6. ALL WINDOWS / GLAZING WILL BE INSTALLED ACCORDING TO NYS SECTION 2406, AND AS PER MANUFACTURER RECOMMENDATION HIGH-PERFORMANCE LOW-E4 SUN OR EQUAL/ COMPARABLE U-FACTOR 0.28 AND SHGC 0.26
7. VENTILATION WILL BE PROVIDED BY HVAC SYSTEM.

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Project:
**ALTERATION AND VERTICAL
EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040**

LEGEND	
	CONCRETE WALL
	2-HR. RATED - U.I. DESIGNATION U425 NON-LOADBEARING PARTITION - (2) LAYERS 5" TYPE "X" G.W.B. EACH SIDE OF 18ga. 3/8" STEEL STUD @ 16" O.C.; MIN. STC-49
	8' CMU WALL
	BRICK VENEER
	EARTH
	GRAVEL
	STRUCTURAL STEEL
	BLOCKING
	SMOKE & CARBON MONOXIDE DETECTOR W/BATTERY BACKUP (TYP.)
	ILLUMINATED EXIT SIGN BLOW HUNG CEILING WITH BATTERY BACKUP (TYP.)
	EMERGENCY LIGHT FOR MEANS OF EGRESS
	PORTABLE FIRE EXTINGUISHER AS PER (NFPA) REQUIREMENT
	WALL TYPE SEE WALL SCHEDULE
	SECTION DESIGNATION DRAWING NUMBER
	FLOOR LEVEL AND HEIGHT
	SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL
	HEAT DETECTOR W/BATTERY BACKUP (TYP.)
	FLOOR DRAIN
	ROOF DRAIN
	YARD DRAIN
	ELECTRIC METER

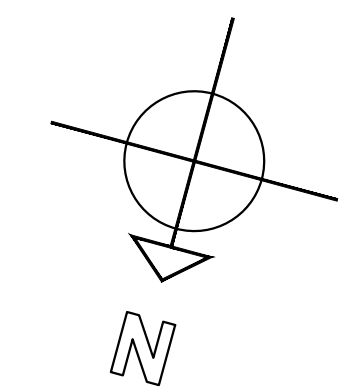
01	03-13-24	Issued for D.O.B. Approval
00	07-02-21	Issued for D.O.B. review
NO.	Date:	Remarks

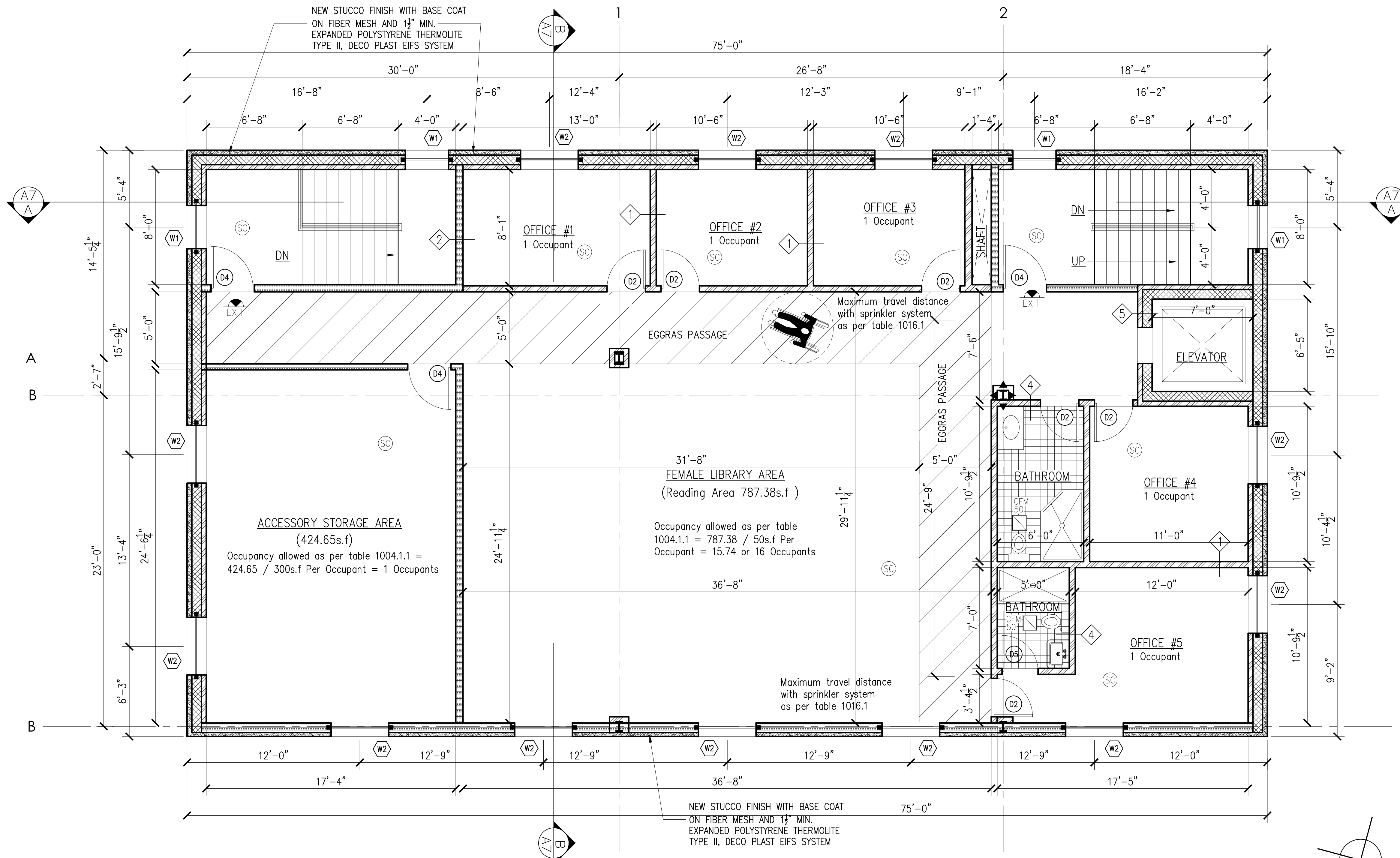
FIRST FLOOR
CONSTRUCTION PLAN

Scale: 1/4"=1'-0"
Drawn By: Imran
Chk. By: Jamal
Drawing No. **A-003.00**
Date: 01-02-21 6 OF 22



Project # 21-40
Tracking No.





THIRD FLOOR CONSTRUCTION PLAN

DOOR SCHEDULE						
TYPE	DOOR SIZE	REMARKS	FIRE R.	U-FACTOR	SHGC	AIR LEAKAGE
D1	9'-0"x8'-0"	MAIN DOOR WITH 20" GLASS PANEL AND WEATHER-STRIPPING	—	0.30	0.40	< 3.00 ACH
D2	2'-8"x8'-0"	BATHROOM & OFFICE DOORS	—	0.30	0.40	< 3.00 ACH
D3	4'-0"x8'-0"	DOOR WITH PEEP HOLE AND WEATHER-STRIPPING	—	0.30	0.40	< 3.00 ACH
D4	3'-0"x8'-0"	FIRE RATED SELF CLOSING DOOR	1 1/2	0.30	0.40	< 3.00 ACH
D5	2'-6"x8'-0"	BATHROOM & WALK IN FREEZER DOORS	—	0.30	0.40	< 3.00 ACH
D6	2'-8"x8'-0"	FIRE RATED SELF CLOSING DOOR	1 1/2	0.30	0.40	< 3.00 ACH

WINDOW SCHEDULE					
TYPE	WINDOW SIZE	REMARKS	U-FACTOR	SHGC	AIR LEAKAGE PER SQ.FT
W1	3'-0" x 5'-6"	STAIR HALL WINDOWS	0.28	0.40	< 0.3 CFM
W2	4'-0"x 7'-0"	KIDS LIBRARY AREA WINDOWS	0.28	0.40	< 0.3 CFM
W3	4'-0"x 5'-6"	FEMALE LIBRARY AREA WINDOWS	0.28	0.40	< 0.3 CFM
W4	3'-0"x 3'-0"	BATHROOM WINDOWS	0.28	0.40	< 0.3 CFM
W5	10'-0"x 6'-0"	PAYER HALL AND OPEN AREA WINDOW	0.28	0.40	< 0.3 CFM

- OWNER TO SELECT COLOR, DESIGN AND OTHER ACCESSORIES. FOR ALL DOORS AND WINDOWS.
 - WINDOWS TO BE INSTALLED WITH PROPER ALLOWANCES ON ALL SIDES FOR CAULKING AND WEATHER STRIPPING AS PER R402.2.3.
 - PROVIDE FROSTED INSULATED GLASS WINDOW FOR ALL BATHROOMS.
 - ALL FIRST FLOOR WINDOWS TO MEET "ANSI" HANDICAP STANDARDS.
 - ALL WINDOWS TO BE (MIN.) DOUBLE GLAZED AS PER (ZR 28-22).
 - ALL WINDOWS TO BE CASEMENT BY ANDERSON 400 SERIES, HIGH-PERFORMANCE LOW-E4 SUN OR EQUAL/ COMPARABLE. U-FACTOR 0.30 AND SHGC 0.40
- WINDOWS AND SLIDING DOOR AIR LEAKAGE
WINDOWS AND SLIDING DOORS AIR LEAKAGE SHOULD BE LESS THAN < 3.00ACH OR EQUAL AS PER ASTM E283 AND R402.4.
AIR LEAKAGE TESTING SHALL BE PERFORMED AS PER R402.4.1.2.

REQUIRED PLUMBING FIXTURES FOR (A-3) TABLE 2902.1:		
FIXTURES	REQUIRED	PROVIDED
Water Closet	1 per 75 Occupants	4 for 43 Occupants
Lavatories	1 per 200 Occupants	2 for 43 Occupants

CEILING AND WALLS FINISH NOTES:
INTERIOR FINISH CLASS "B".
* See wall types and building section for finish detail.
* Ceiling: (1) layer 5/8" gyp. board type "X" one hr. rated ceiling (typ.) (BSA # 88-80-M)
INTERIOR FLOOR FINISH REQUIREMENTS:
* Install type "A" carpet with base sheet on concrete floor, see section for detail (typ.)

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Project:
**ALTERATION AND VERTICAL
EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040**

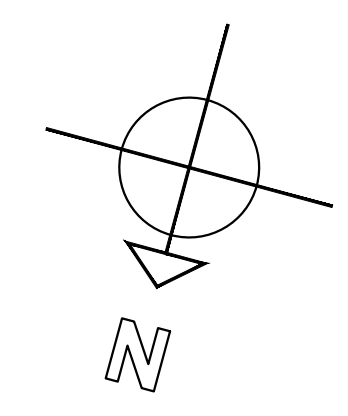
LEGEND	
	CONCRETE WALL
	2-HR. RATED - U.L. DESIGNATION U425
	NON-LOADBEARING PARTITION - (2) LAYERS
	8" TYPE "X" G.W.B. EACH SIDE OF 18ga.
	3/8" STEEL STUD @ 16" O.C.; MIN. STC=49
	8" C.M.U. WALL
	BRICK VENEER
	EARTH
	GRAVEL
	STRUCTURAL STEEL
	BLOCKING
	SMOKE & CARBON MONO. DETECTOR W/BATTERY BACKUP (TYP.)
	ILLUMINATED EXIT SIGN BLOW HUNG CEILING WITH BATTERY BACKUP (TYP.)
	EMERGENCY LIGHT FOR MEANS OF EGRESS
	PORTABLE FIRE EXTINGUISHER AS PER (NFPA) REQUIREMENT
	WALL TYPE 3 SEE WALL SCHEDULE
	SECTION DESIGNATION DRAWING NUMBER
	FLOOR LEVEL AND HEIGHT
	SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL
	HEAT DETECTOR W/BATTERY BACKUP (TYP.)
	FLOOR DRAIN
	ROOF DRAIN
	YARD DRAIN
	ELECTRIC METER

01	03-13-24	Issued for D.O.B. Approval
00	07-02-21	Issued for D.O.B. review
NO.	Date:	Remarks

THIRD FLOOR
CONSTRUCTION PLAN

Scale: 1/4"=1'-0"	Seal & signature
Drawn By: Imran	
Chk. By: Jamal	
Drawing No. A-005.00	
Date: 01-02-21	8 OF22

Project # Tracking No.



TOP ROOF PLAN

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Project:
ALTERATION AND VERTICAL
EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040

LEGEND

	CONCRETE WALL
	2-HR. RATED - U.L. DESIGNATION 1425
	NON-LOADBEARING PARTITION - (2) LAYERS
	8" TYPE 'X' G.W.B. EACH SIDE OF 18ga.
	3/8" STEEL STUD @ 16" O.C.; MIN. STC=49
	8" C.M.U WALL
	BRICK VENEER
	EARTH
	GRAVEL
	STRUCTURAL STEEL
	BLOCKING
	SMOKE & CARBON MONO. DETECTOR W/BATTERY BACKUP (TYP.)
	ILLUMINATED EXIT SIGN BLOW HUNG CEILING WITH BATTERY BACKUP (TYP.)
	EMERGENCY LIGHT FOR MEANS OF EGRESS
	PORTABLE FIRE EXTINGUISHER AS PER (NFPA) REQUIREMENT
	WALL TYPE SEE WALL SCHEDULE
	SECTION DESIGNATION DRAWING NUMBER
	FLOOR LEVEL AND HEIGHT
	SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL
	HEAT DETECTOR W/BATTERY BACKUP (TYP.)
 RD.	FLOOR DRAIN
 RD.	ROOF DRAIN
 YD	YARD DRAIN
	ELECTRIC METER

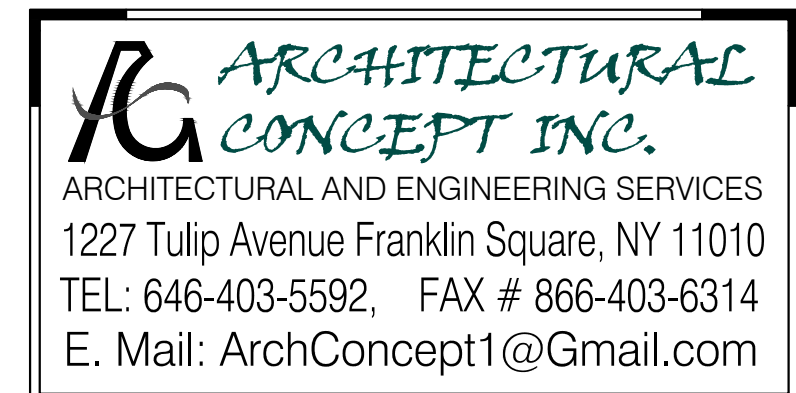
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review
NO.	Date:	Remarks

TOP ROOF
CONSTRUCTION PLAN

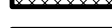
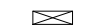
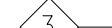
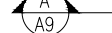
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Drawn By:	Imran
Chk. By:	Jamal
Drawing No.	
A-006.00	
Date: 01-02-21	9 OF 22



Project #	Tracking No.
21-40	



LEGEND

	CONCRETE WALL
	2-HP. RATED - UUL DESIGNATION U/25
	NON-LUBRAGING PARTITION - (2) LAYERS
	8" TYPE "Y" G.W.B. EACH SIDE OF 18ga.
	3/8" STEEL STUD @ 16" O.C.; MIN. STC=49
	8" C.M.U WALL
	BRICK VENEER
	EARTH
	GRAVEL
	STRUCTURAL STEEL
	BLOCKING
	SMOKE & CARBON MONO. DETECTOR W/BATTERY BACKUP (TYP.)
	ILLUMINATED EXIT SIGN BELOW HUNG CEILING WITH BATTERY BACKUP (TYP.)
	EMERGENCY LIGHT FOR MEANS OF EGRESS
	PORTABLE FIRE EXTINGUISHER AS PER (NFPA) REQUIREMENT
	WALL TYPE SEE WALL SCHEDULE
	SECTION DESIGNATION DRAWING NUMBER
	FLOOR LEVEL AND HEIGHT
	SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL
	HEAT DETECTOR W/BATTERY BACKUP (TYP.)
	FLOOR DRAIN
	ROOF DRAIN
	YARD DRAIN
	ELECTRIC METER

FIRST FLOOR FURNITURE
LAYOUT PLAN

Drawn By:	Imran
Chk. By:	Jamal

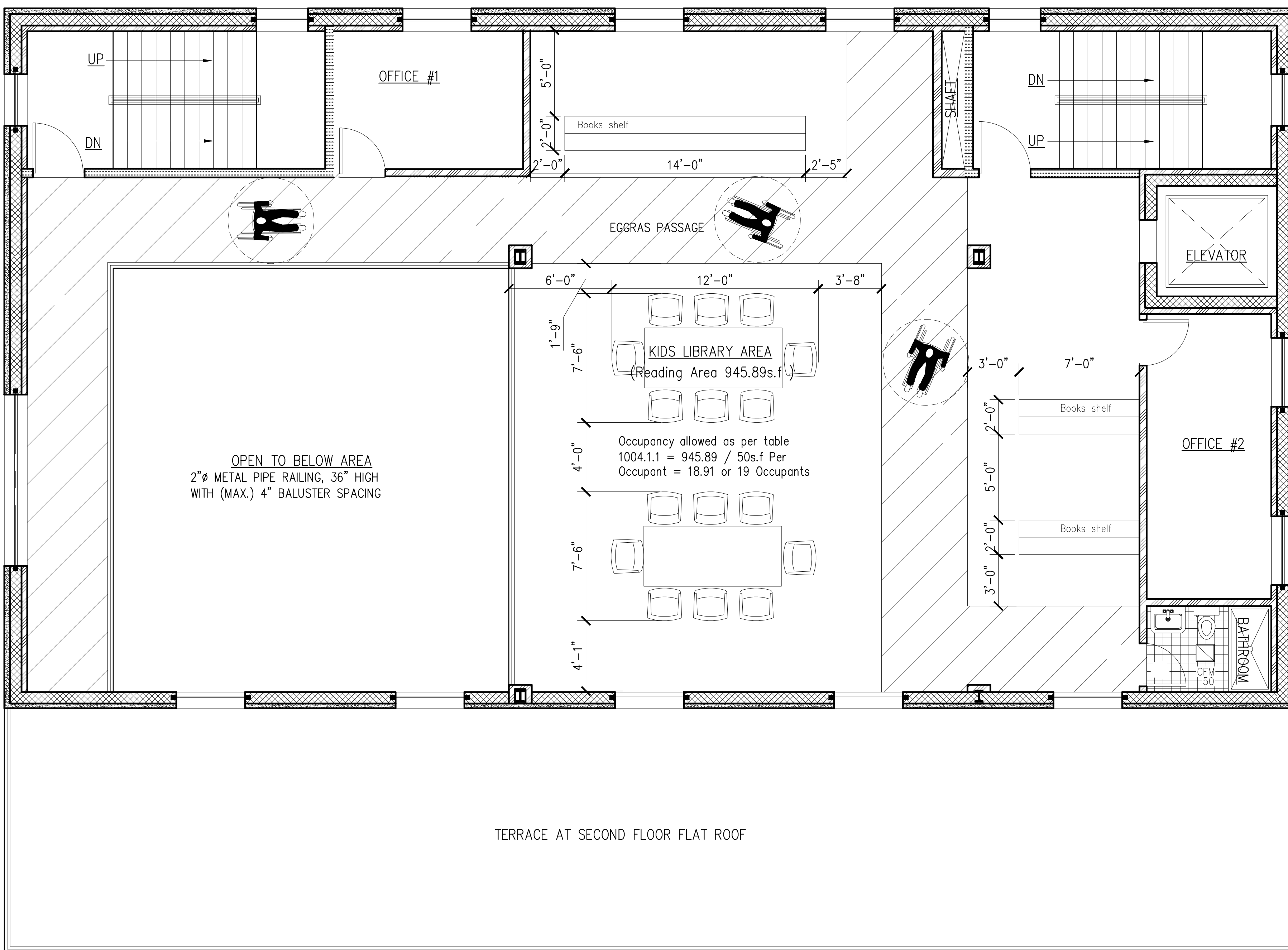


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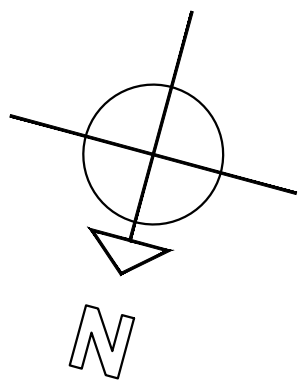
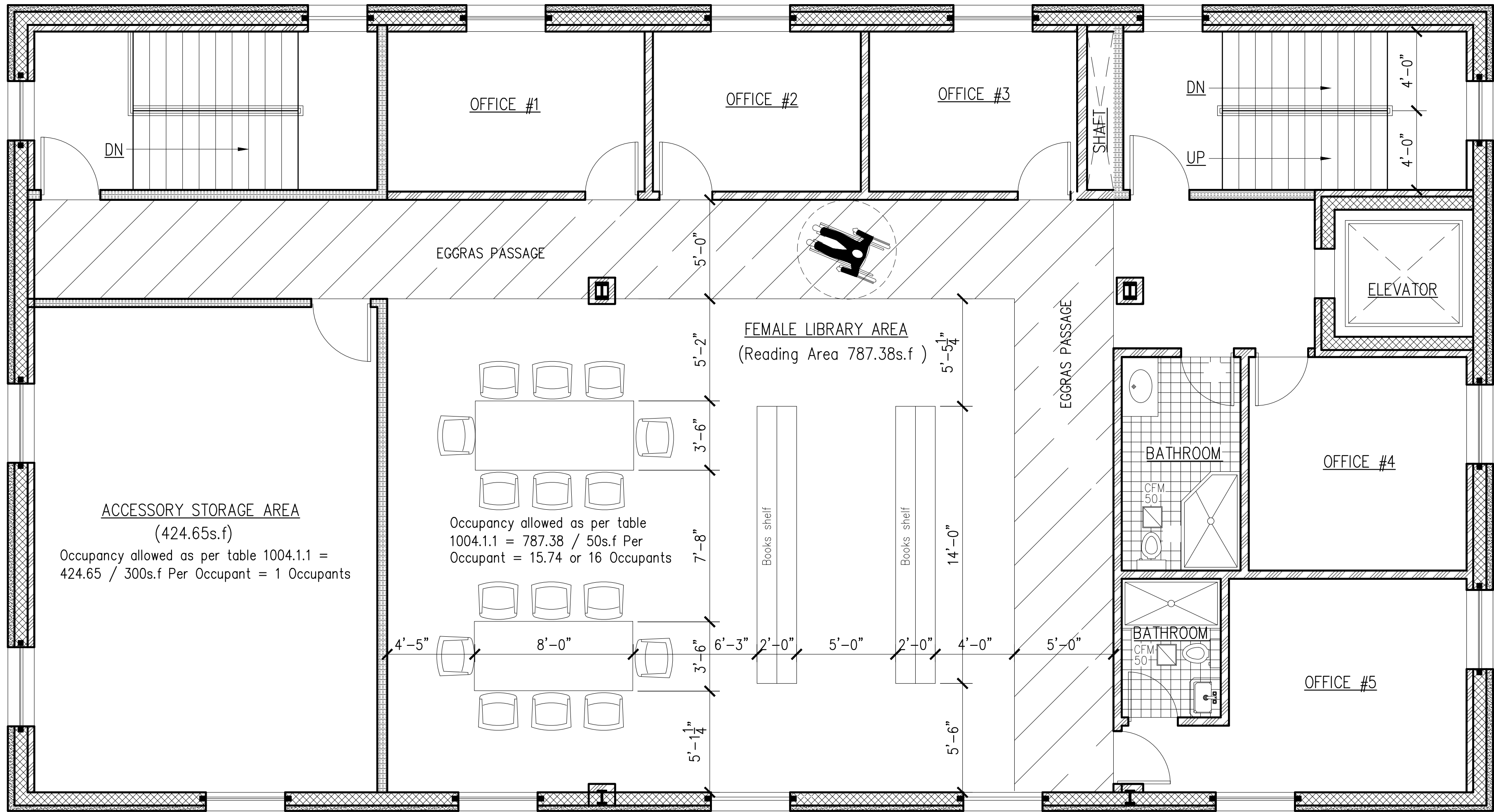
Project #	Tracking No.
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21-40

FIRST FLOOR FURNITURE LAYOUT PLAN



Project #	Tracking No.
21-40	



THIRD FLOOR FURNITURE LAYOUT PLAN

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 1227 Tulip Avenue Franklin Square, NY 11010
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 E. Mail: ArchConcept1@Gmail.com

Project:

**ALTERATION AND VERTICAL
EXTENSION HOUSE OF WORSHIP**

**2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040**

LEGEND

- CONCRETE WALL
- 2-HR. RATED - UL DESIGNATION U1425
NON-LOADBEARING PARTITION - (2) LAYERS
- 8" TYPE 'X' G.W.B. EACH SIDE OF 18ga.
3/8" STEEL STUD @ 16" O.C.; MIN. STC=49
- 8" C.M.U. WALL
- BRICK VENEER
- EARTH
- GRAVEL
- STRUCTURAL STEEL
- BLOCKING
- SMOKE & CARBON MONO. DETECTOR
W/BATTERY BACKUP (TYP.)
- ILLUMINATED EXIT SIGN BLOW
HUNG CEILING WITH BATTERY
BACKUP (TYP.)
- EMERGENCY LIGHT FOR MEANS
OF EGRESS
- PORTABLE FIRE EXTINGUISHER
AS PER (NFPA) REQUIREMENT
- WALL TYPE
SEE WALL SCHEDULE
- SECTION DESIGNATION
DRAWING NUMBER
- FLOOR LEVEL AND HEIGHT
- SMOKE AND CARBON MONOXIDE DETECTOR,
SEE NOTES FOR DETAIL
- HEAT DETECTOR
W/BATTERY BACKUP (TYP.)
- FLOOR DRAIN
- ROOF DRAIN
- YARD DRAIN
- ELECTRIC METER

01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review
NO.	Date:	Remarks

THIRD FLOOR FURNITURE
LAYOUT PLAN

Scale: 1/4"=1'-0"
Drawn By: Imran
Chk. By: Jamal
Drawing No.
F-003.00
Date: 01-02-21 12 0F22

Seal & signature

Project #

Tracking No.

21-40



FRONT ELEVATION

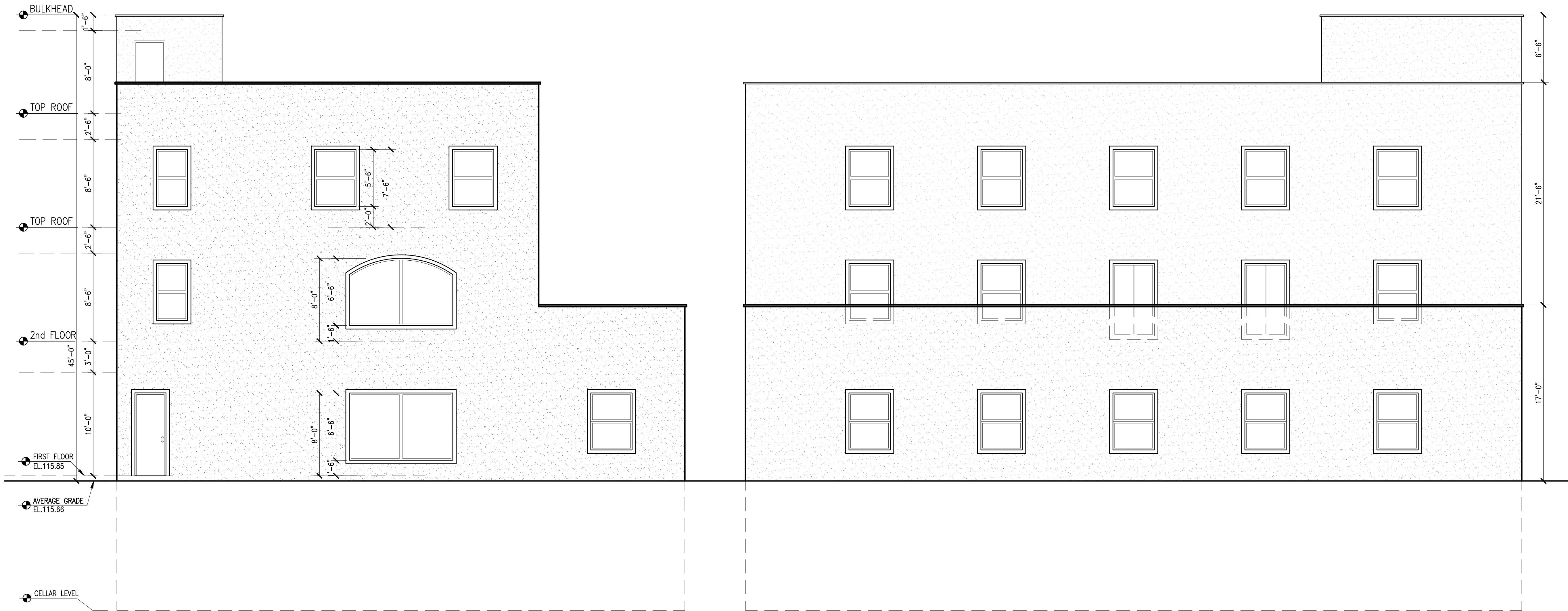
SIDE ELEVATION

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ALTERATION AND VERTICAL
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2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040

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00	07-02-21	Issued for D.O.B review
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BUILDING ELEVATIONS	
Scale: 3/16"=1'-0"	Seal & signature 
Drawn By: Imran	
Chk. By: Jamal	
Drawing No. A-006.00	
Date: 01-02-21	13 OF 22
Project #	Tracking No.
21-40	



REAR ELEVATION

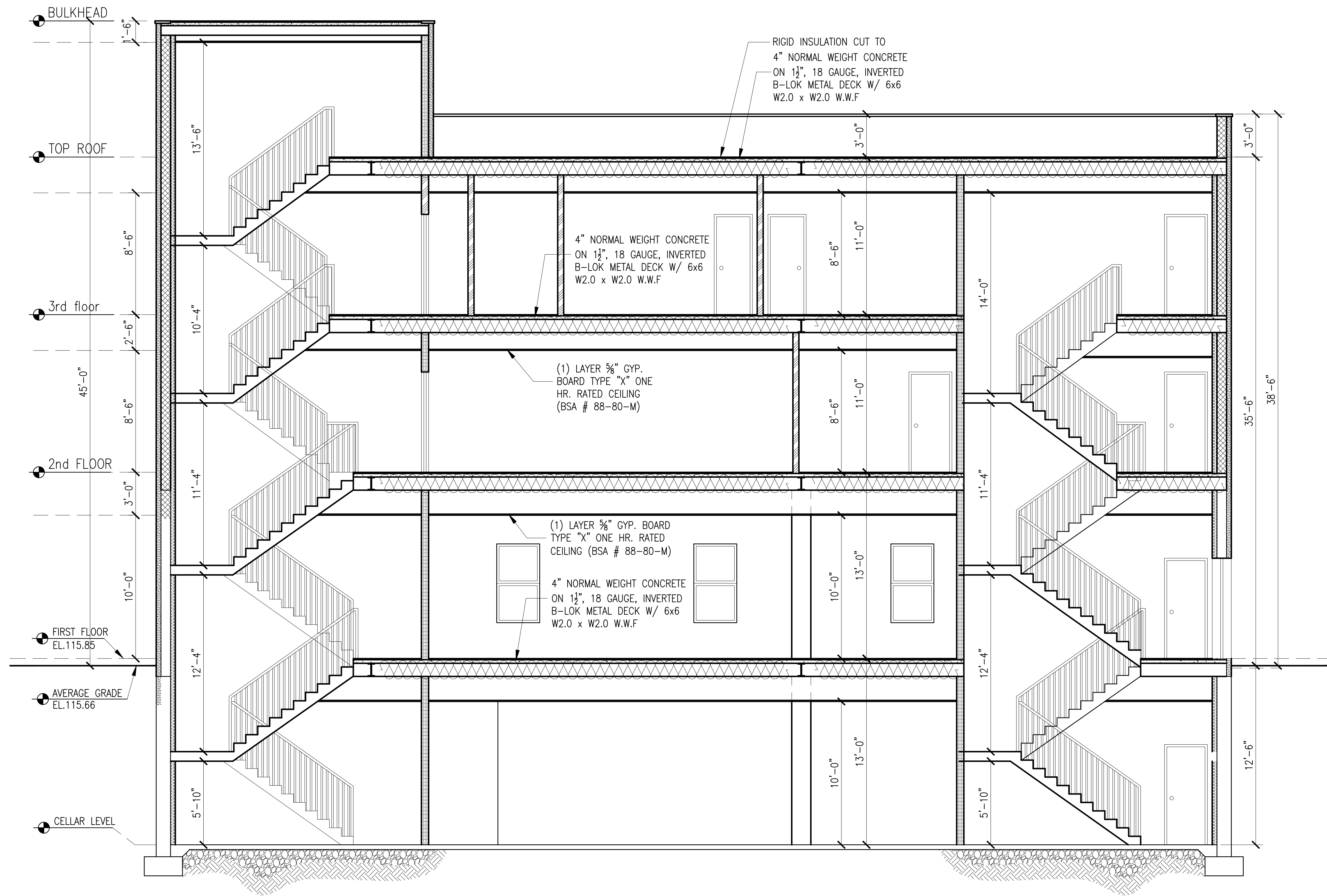
SIDE ELEVATION

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ALTERATION AND VERTICAL
EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
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BUILDING ELEVATIONS	
Scale: 3/16"=1'-0"	Seal & signature
Drawn By: Imran	
Chk. By: Jamal	
Drawing No. A-07.00	
Date: 01-02-21 14 OF 22	
Project # 21-40	Tracking No.



SECTION A - A
Scale: 1/4" = 1'-0"

**ARCHITECTURAL
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ARCHITECTURAL AND ENGINEERING SERVICES
1227 Tulip Avenue Franklin Square, NY 11010
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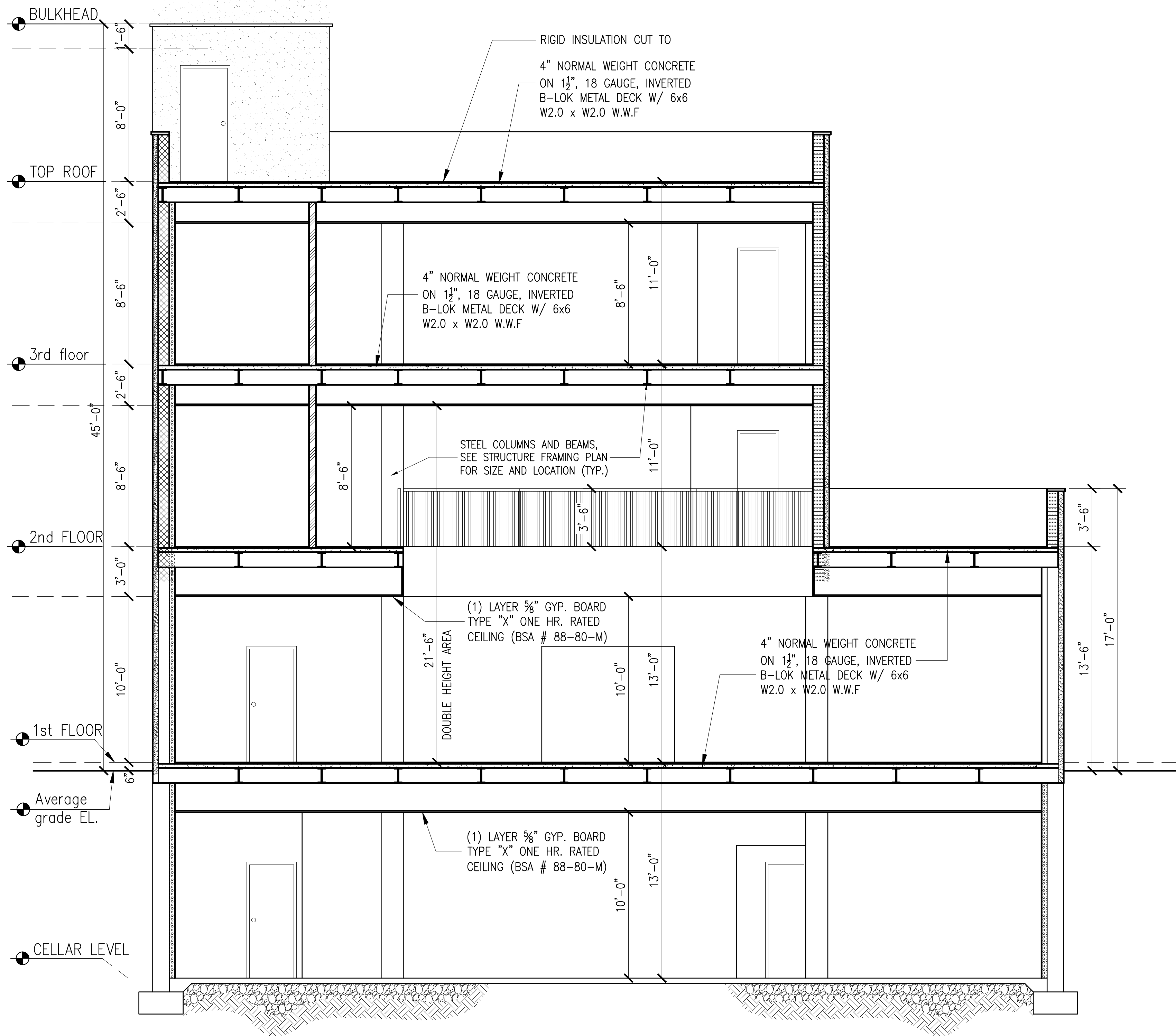
BUILDING SECTION AND DETAILS

Scale: As Shown
Drawn By: Imran
Chk. By: Jamal
Drawing No.
A-08.00
Date: 01-02-21 15 OF 22

Seal & signature


Project #
21-40

Tracking No.



SECTION B - B
Scale: 1/4" = 1'-0"

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ARCHITECTURAL AND ENGINEERING SERVICES
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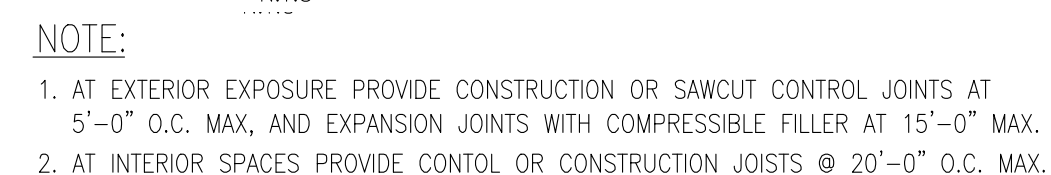
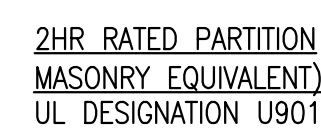
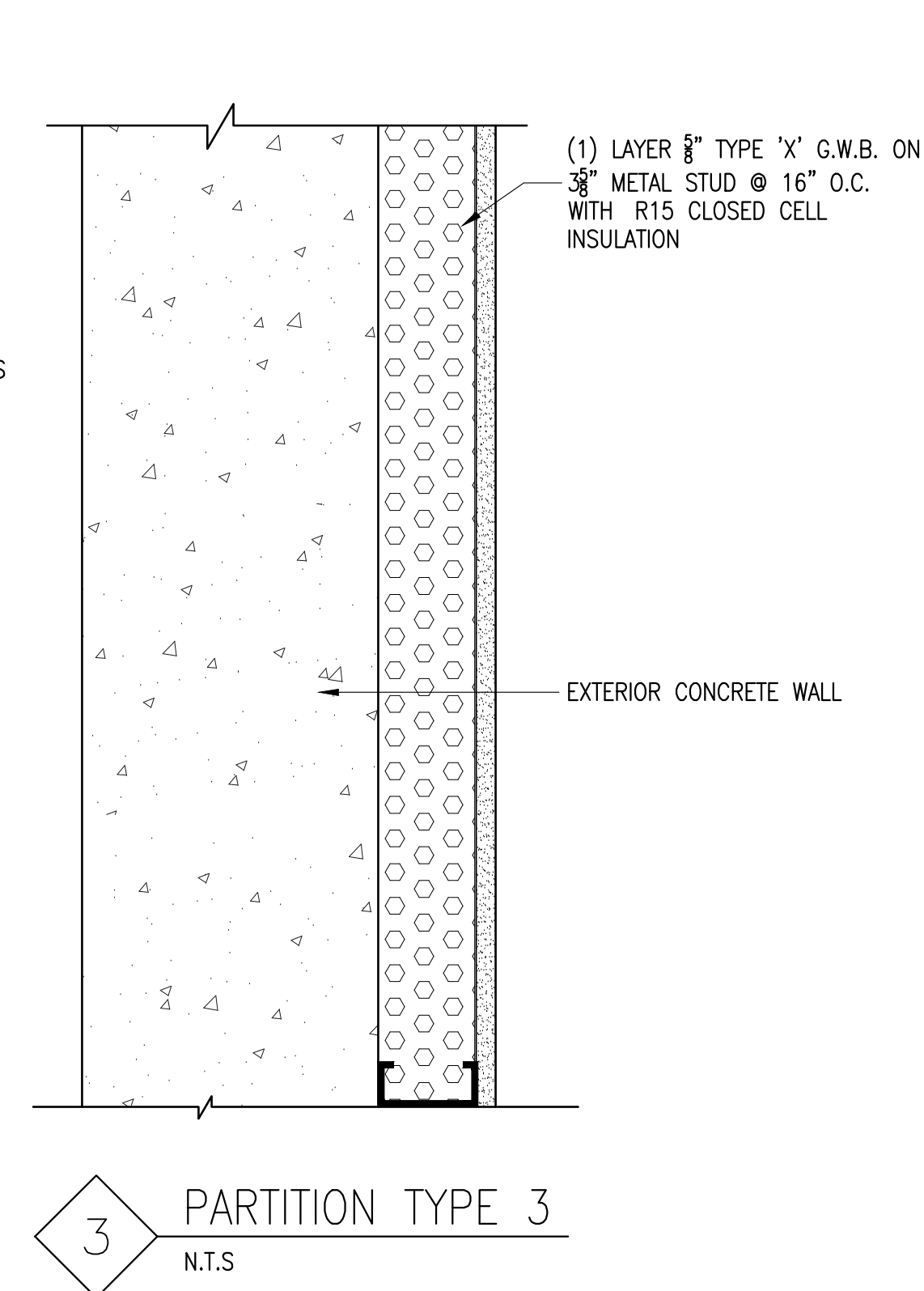
Project:
**ALTERATION AND VERTICAL
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2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040**

01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review
NO.	Date:	Remarks

**BUILDING SECTION AND
DETAILS**

Scale: As Shown	Seal & signature
Drawn By: Imran	
Chk. By: Jamal	
Drawing No. A-09.00	
Date: 01-02-21	16 0F22

Project #	Tracking No.
21-40	

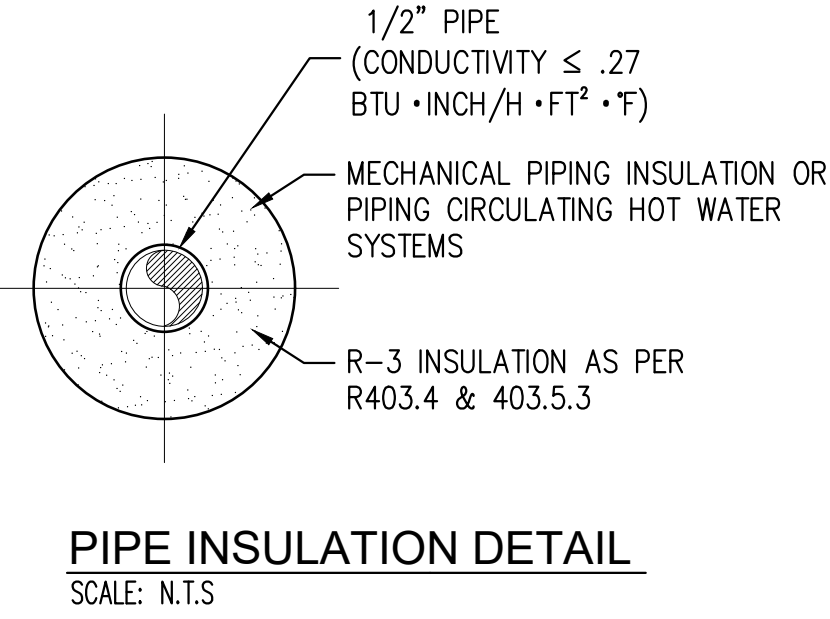
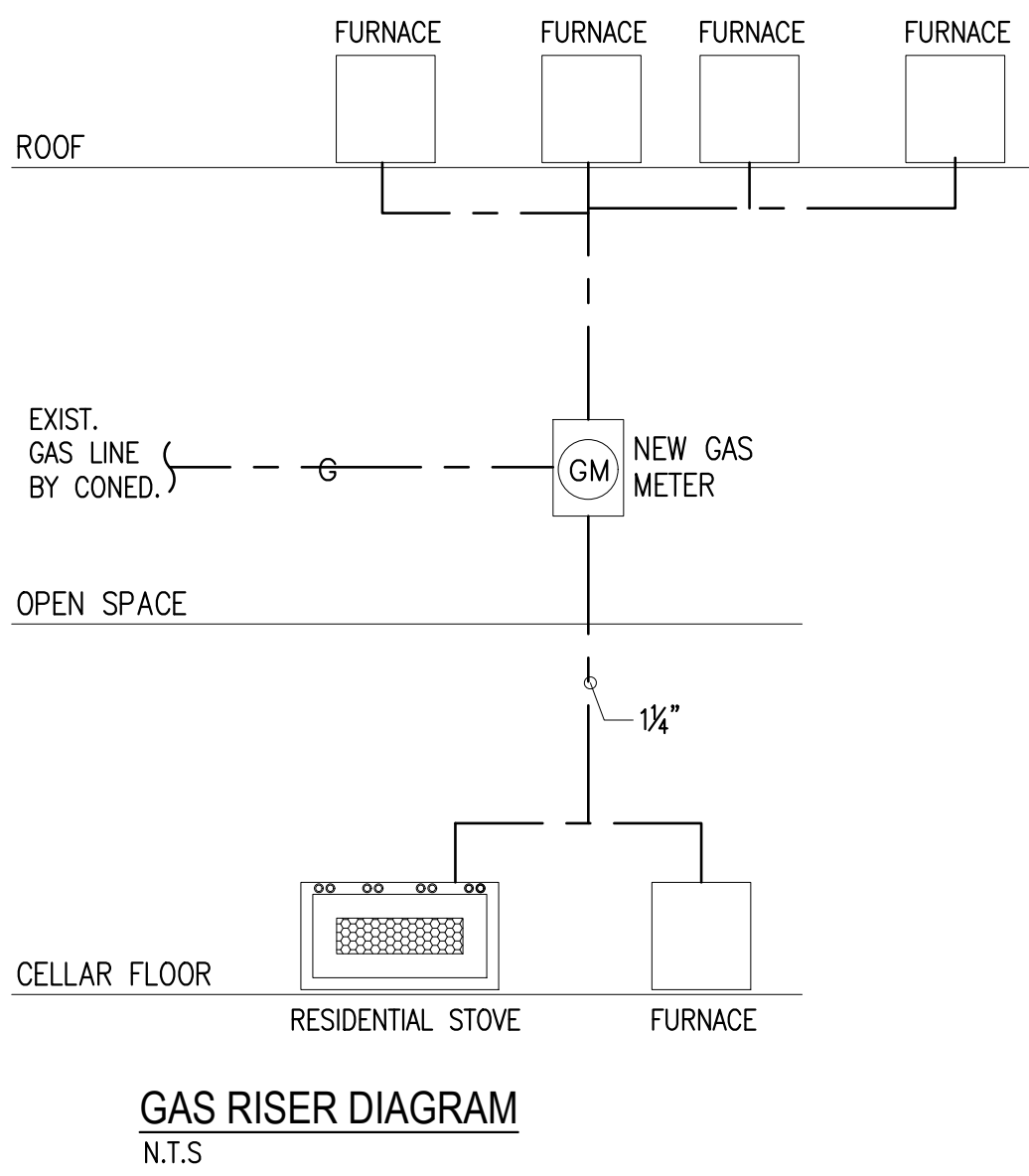
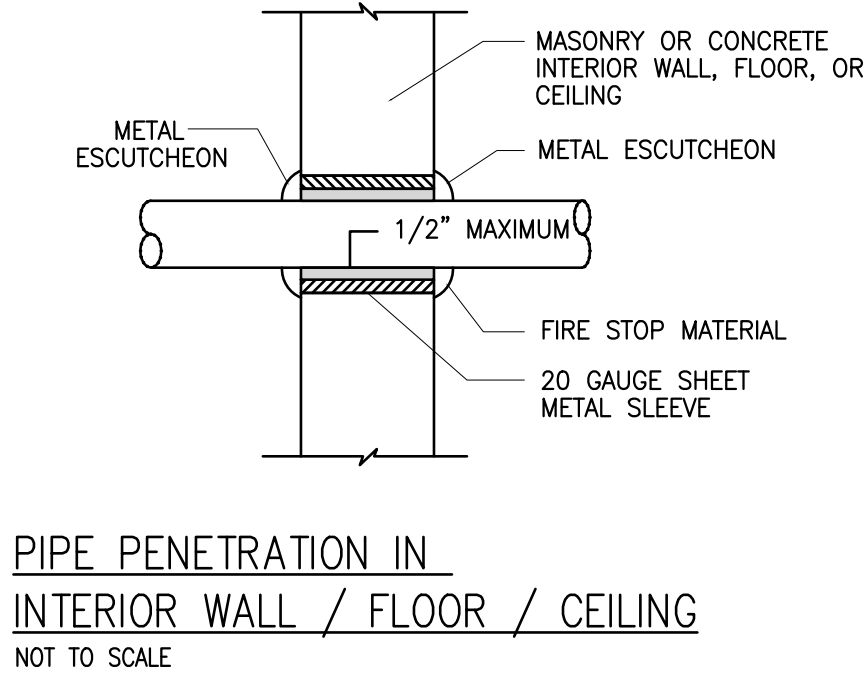
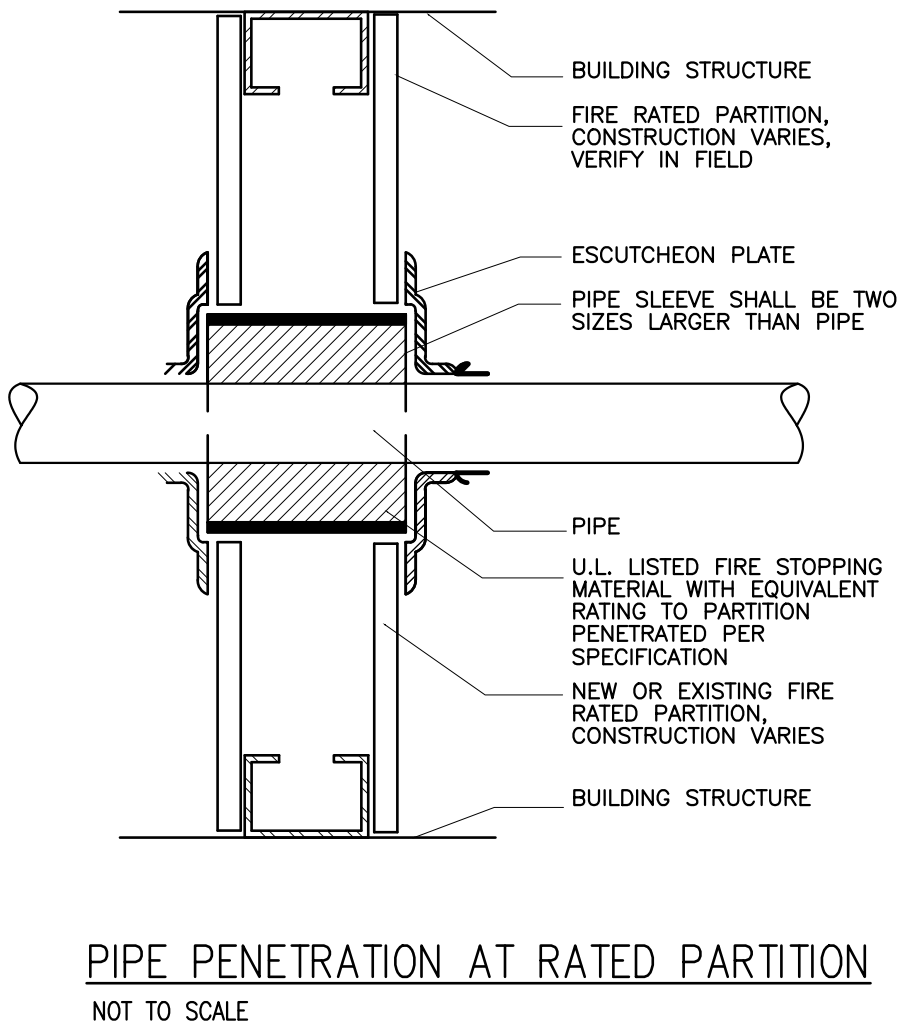
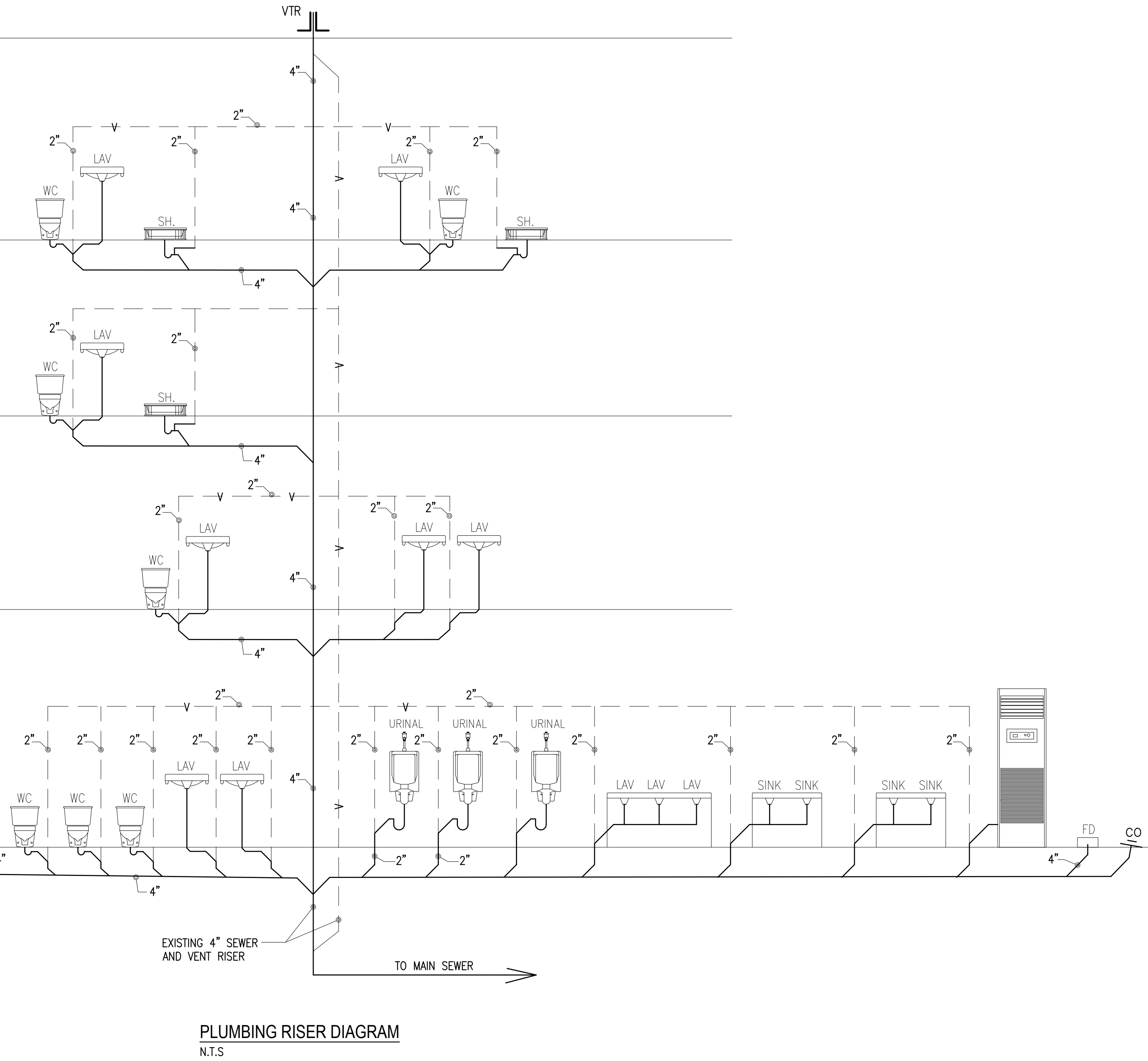
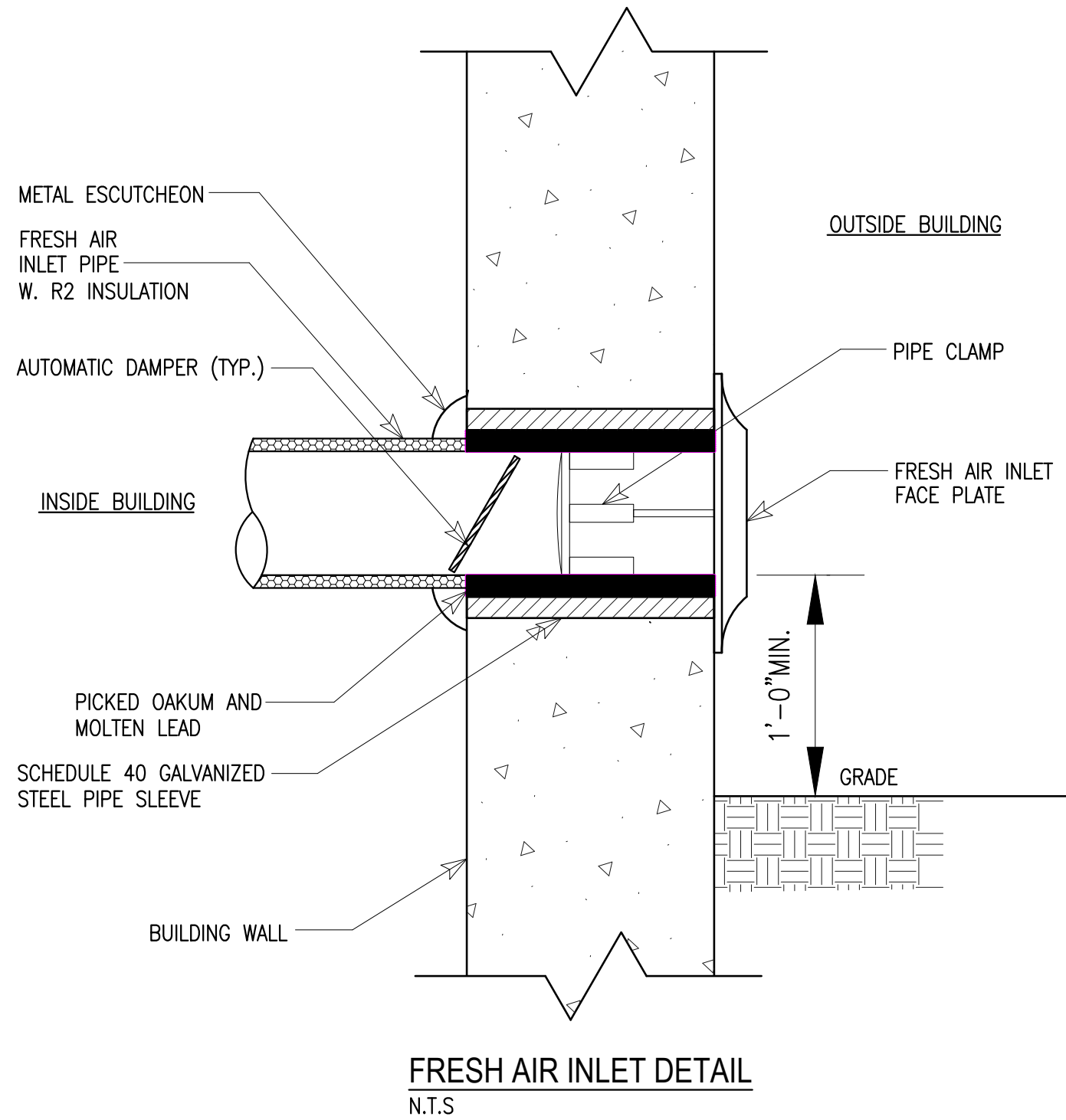
21-40

PLUMBING NOTES

1. ALL WORK SHALL FOLLOW THE NEW YORK CITY BUILDING CODE AND COMPLY WITH APPLICABLE STATE AND NATIONAL STANDARDS. INSTALLATION SHALL BE DONE IN A GOOD WORKMANSHIP MANNER TO MAKE THE SYSTEM FUNCTIONAL.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS, LOCATIONS AND SIZES OF PIPING AND FITTINGS AND MAKE APPROPRIATE CONNECTIONS TO THE NEW PIPING. CONTRACTOR SHALL BE RESPONSIBLE FOR LEAKS & DAMAGE IN EXTG. PIPING DUE TO CARELESS HANDLING WHILE MAKING OR REMOVING CONNECTIONS.
3. ALL EXISTING AND NEW PIPE INSTALLATION SHALL BE ACCORDING TO THE N.Y. STATE ENERGY CONSERVATION CODE. ALL HOT WATER PIPING SHALL HAVE 3/4" THICK GLASS FIBER INSULATION WITH VAPOR BARRIER. COLD WATER PIPING SHALL HAVE 1/2" THICK GLASS FIBER INSULATION WITH VAPOR BARRIER. GLASS FIBER INSULATION SHALL HAVE AT LEAST 4.0 LB. DENSITY WITH 0.25 K-FACTOR AS MANUFACTURED BY JOHNS-MANVILL, OWENS-CORNING OR ARMSTRONG.
4. INSULATION AT HANGERS SHALL BE PROTECTED ON COLD WATER, AND DOMESTIC HOT WATER PIPING BY A SECTION OF COMPRESSED GLASS FIBER PIPE INSULATION WITH A METAL SADDLE ON THE OUTSIDE OF THE INSULATION.
5. FOR FITTINGS AND VALVE, USE PRE-MANUFACTURED PRE-MOLDED FITTING OF THE SAME MATERIAL AND THICKNESS AS THE PIPE.
6. ALL VAPOR BARRIERS SHALL BE CONTINUOUS THROUGHOUT AND COMPLETELY SEALED AGAINST MOISTURE PENETRATION. DO NOT USE STAPLES IN VAPOR BARRIER JACKETS.
7. ALL PIPING AND FITTINGS MATERIAL SHALL COMPLY WITH NEW YORK CITY BUILDING CODE. MARK AND TAG ALL PIPES AND VALVES IN ACCORDANCE WITH THE BUILDING STANDARD.
8. ALL VALVES FOR DOMESTIC WATER SHALL BE 125 TEST BRONZE WEDGE GATE VALVES AS MANUFACTURED BY FAIRBANKS, JENKINS, WALWORTH OR EQUAL.
9. ALL PIPING SHALL BE SUPPORTED FROM BUILDING STRUCTURE WITH APPROVED CLAMPS AND HANGERS.
10. ALL WASTE LINE CONNECTIONS SHALL BE MADE BY MEANS OF 45 DEGREE Y FITTINGS, WITH CLEANOUTS. PITCH SHALL BE 1/4" PER FT FOR PIPES LESS THAN 2" IN DIA AND 1/8" PER FT MIN. FOR PIPES LARGER THAN 2" IN DIA.
11. THE CONTRACTOR SHALL VERIFY EXACT LOCATION OF WASTE, VENT, COLD WATER AND HOT WATER RISERS FOR ALL PLUMBING HOOK-UPS IN THE FIELD.

ENERGY ANALYSIS NOTES:

1. ALL VENT PIPES OR OTHER PROTRUSIONS IN THE ROOF ARE TO BE PROPERLY FLASHED WITH BASE AND CAP FLASHING OR EQUAL AS APPROVED BY THE ARCHITEC/ENGINEER OR OWNER.
2. PROVIDE ALL FLASHING AND SHEET METAL NOT SPECIFICALLY DESCRIBED, BUT REQUIRED, TO PREVENT PENETRATION OF WATER THRU EXTERIOR SHELL OF THE BUILDING.
3. USE ONLY GALVANIZED NAILS AND FASTENERS FOR ALL ROOFING OR FLASHING APPLICATIONS.
4. CAULK AND SEAL ALL JOINTS WITH SILICONE CAULK WHERE SHOWING ON THE DRAWINGS AND ELSEWHERE AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST PASSAGE OF AIR AND PASSAGE OF MOISTURE.
5. INSULATION TO BE OWEN/CORNING FIBERGLASS OR EQUAL APPROVED BY THE ARCHITECT/ENGINEER, WITH THE VAPOR BARRIER INSTALLED ON WARM SIDE ONLY.
6. ALL VAPOR BARRIER, WHERE REQUIRED SHALL BE MOIST CAPTOR BARRIER BY FORTIFIER CORP. ROLLED DOWN IN THE WIDEST WIDTH PARALLEL WITH DIRECTION OF THE POUR. ALL JOINTS TO BE OVERLAPPED NO LESS THAN 6" AND SEALED WITH FORTIFIER GRADE 495 PRESSURE SENSITIVE TAPE.
7. RIGID INSULATION WHEN SPECIFIED SHALL BE DECK MATE INSULATION BOARD BY "STYROFOAM" FOR ROOF AND CAVITY MATE BY "STYROFOAM" FOR STUD CAVITY WALL OR AS OTHERWISE SPECIFIED ON THE DRAWINGS.
8. PROPOSED R-VALUES ARE GREATER THAN SPECIFIED IN NYC CODE 402.3 1RCNY 5000-01(g)(1)
9. PROPOSED U-FACTORS AND SHGC FENESTRATION VALUES IN DRAWINGS MATCH WITH ENERGY ANALYSIS.
10. MINIMUM R-3 INSULATION WILL BE USED ON MECHANICAL DUCT AND PIPING AS PER NYC BUILDING CODE (403.3)
11. MINIMUM R-2 INSULATION WILL BE USED ON HOT WATER SYSTEM PIPING AS PER NYC BUILDING CODE (403.4).
12. CONTRACTOR TO PROVIDE AND INSTALL CIRCULATING HOT WATER SHUT-OFF SWITCH AS PER NYC BUILDING CODE (403.4)
13. OUTDOOR AIR INTAKE AND EXHAUST DUCTS WILL BE INSTALLED WITH AUTOMATIC OR GRAVITY DAMPERS AS PER NYC BUILDING CODE (403.5)



ARCHITECTURAL CONCEPT INC.
ARCHITECTURAL AND ENGINEERING SERVICES
1227 Tulip Avenue Franklin Square, NY 11010
TEL: 646-403-5592, FAX # 866-403-6314
E. Mail: ArchConcept1@Gmail.com

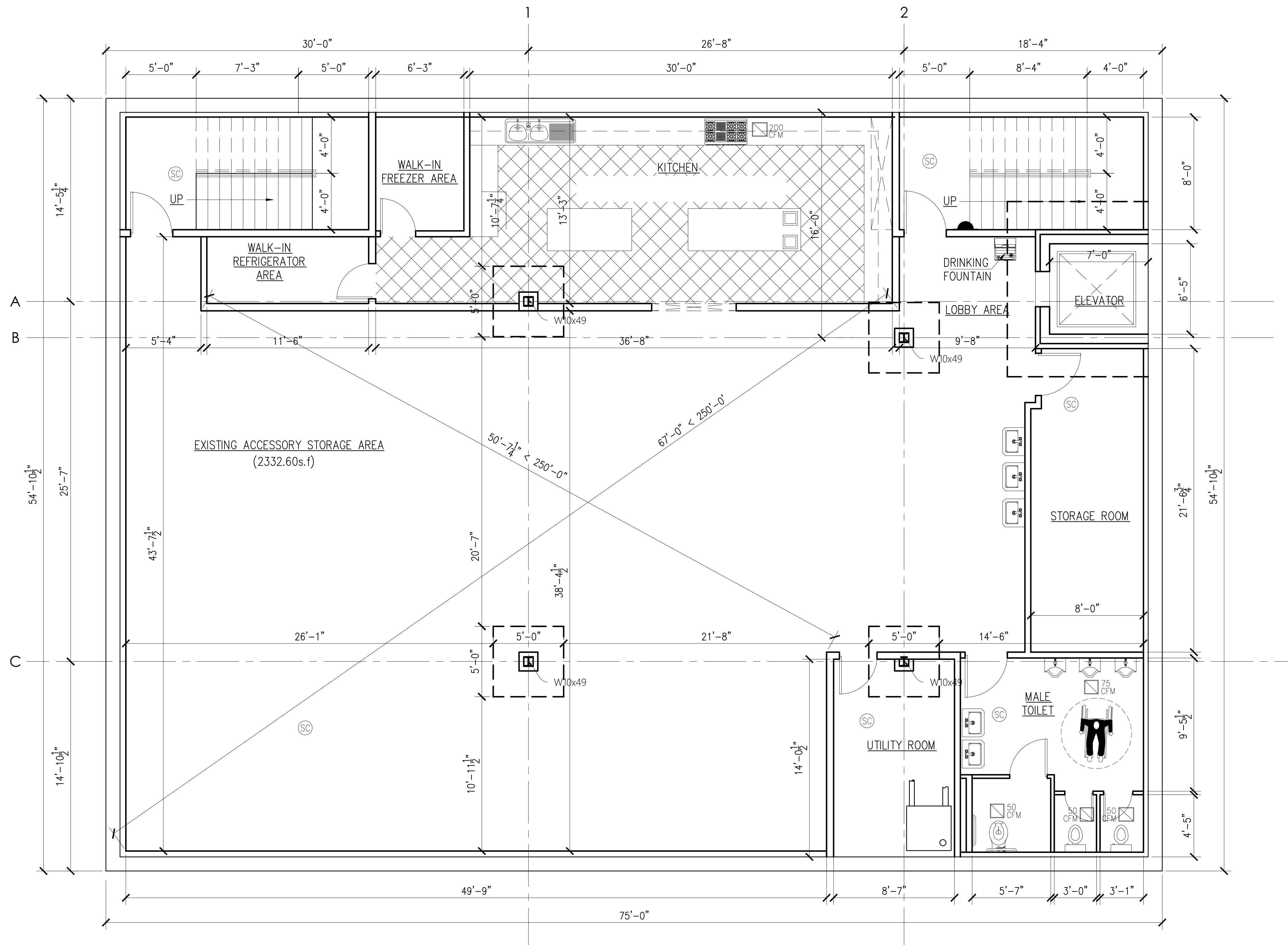
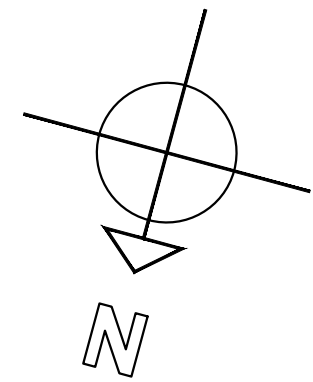
Project:
**ALTERATION AND VERTICAL
EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040**

01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review
NO.	Date:	Remarks

PLUMBING NOTES, RISER DIAGRAM AND DETAILS

Scale: 1/4"=1'-0"	Seal & signature
Drawn By: Imran	
Chk. By: Jamal	
Drawing No. P-001.00	
Date: 01-02-21 18 OF22	

Project # 21-40	Tracking No.
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CELLAR FLOOR STRUCTURE PLAN

**ARCHITECTURAL
CONCEPT INC.**
ARCHITECTURAL AND ENGINEERING SERVICES
1227 Tulip Avenue Franklin Square, NY 11010
TEL: 646-403-5592, FAX # 866-403-6314
E. Mail: ArchConcept1@Gmail.com

Project:
ALTERATION AND VERTICAL
EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040

01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review
NO.	Date:	Remarks

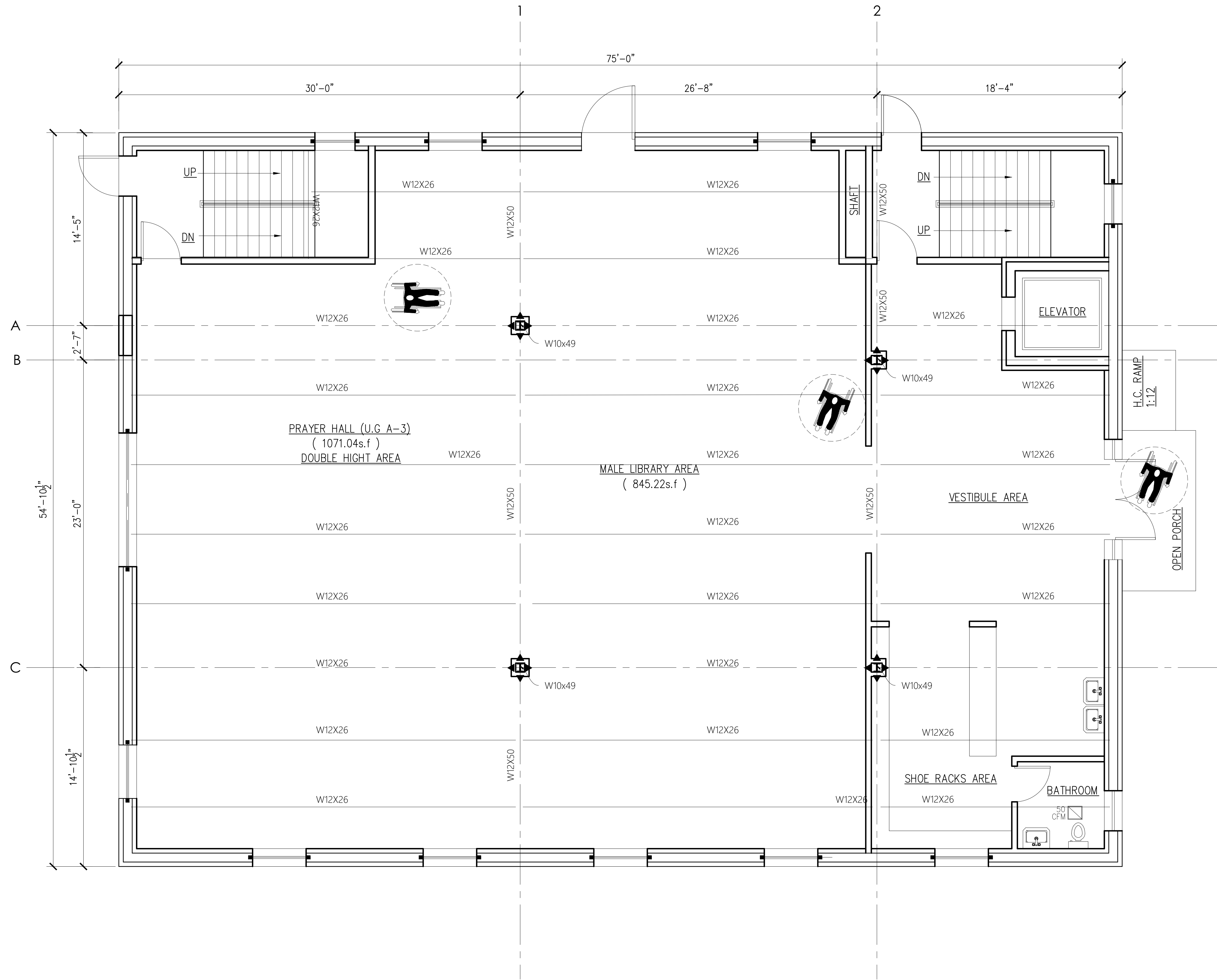
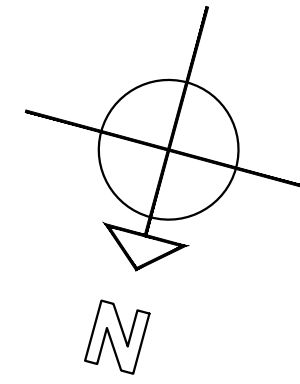
CELLAR FLOOR
STRUCTURE PLAN

Scale: 1/4"=1'-0"
Drawn By: Imran
Chk. By: Jamal
Drawing No.
S-001.00
Date: 01-02-21 19 OF 22



Project #	Tracking No.
21-40	

Project:
**ALTERATION AND VERTICAL
EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040**



FIRST FLOOR STRUCTURE PLAN

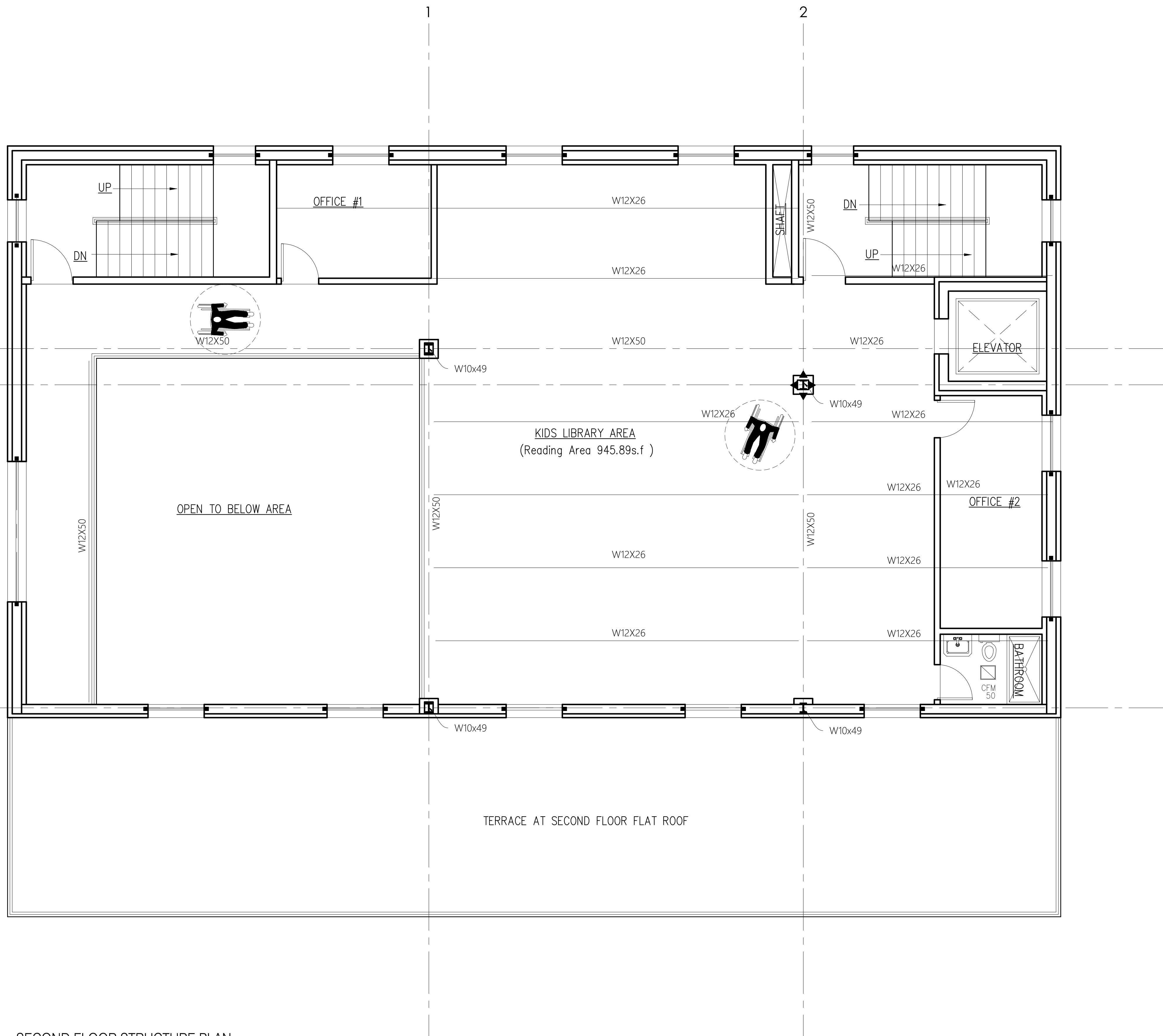
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00	07-02-21	Issued for D.O.B. review
NO.	Date:	Remarks

**FIRST FLOOR
STRUCTURE PLAN**

Scale: 1/4"=1'-0"
Drawn By: Imran
Chk. By: Jamal
Drawing No.
S-002.00
Date: 01-02-21 20 OF 22

Seal & signature

Project #
21-40
Tracking No.

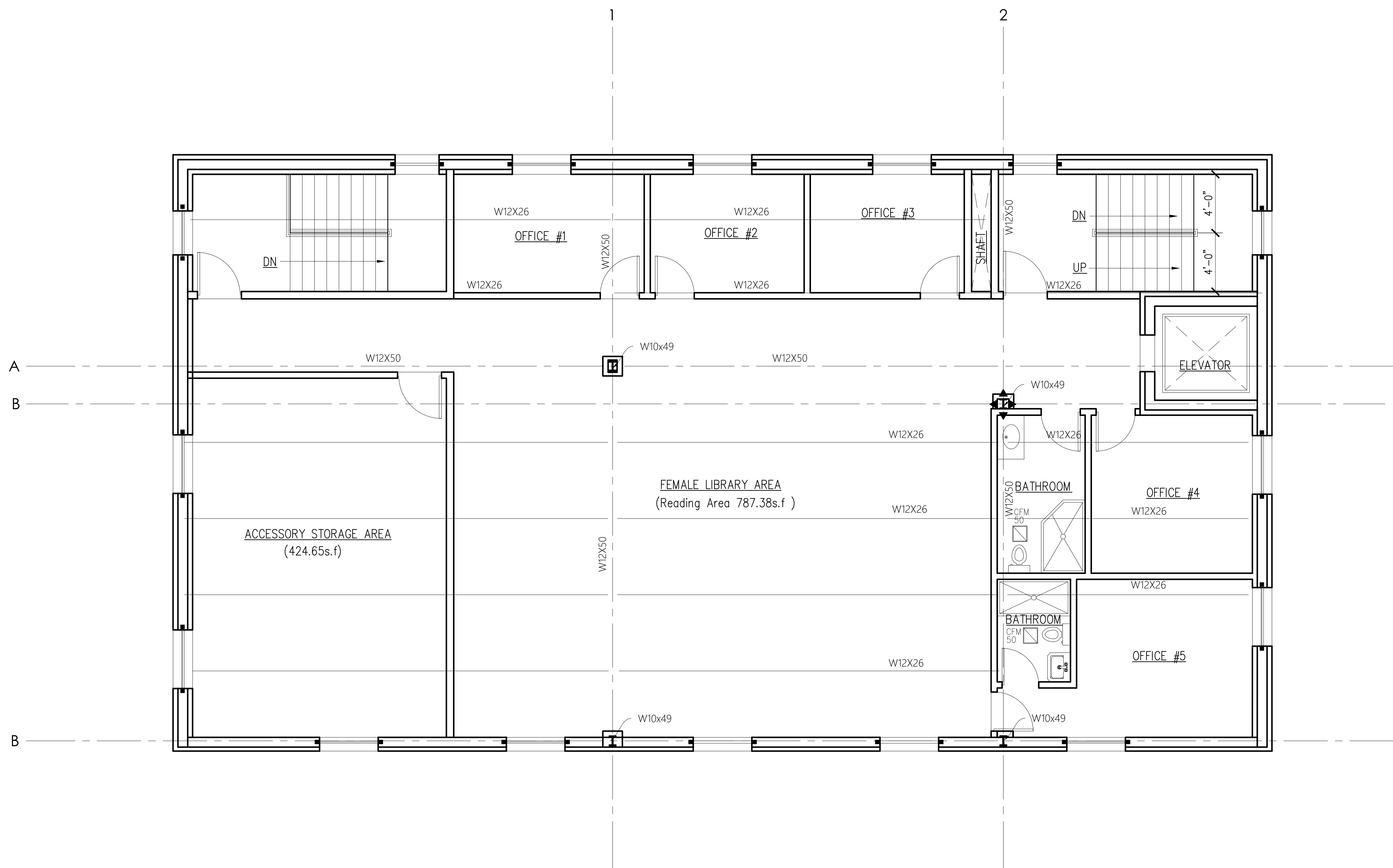


SECOND FLOOR STRUCTURE PLAN

ARCHITECTURAL CONCEPT INC.
 ARCHITECTURAL AND ENGINEERING SERVICES
 1227 Tulip Avenue Franklin Square, NY 11010
 TEL: 646-403-5592, FAX # 866-403-6314
 E. Mail: ArchConcept1@Gmail.com

Project:
 ALTERATION AND VERTICAL
 EXTENSION HOUSE OF WORSHIP
 2000 HILLSIDE AVENUE
 NEW HYDE PARK NY 11040

01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review
NO.	Date:	Remarks
SECOND FLOOR STRUCTURE PLAN		
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Chk. By:	Jamal	
Drawing No.	S-003.00	
Date:	01-02-21	21 OF 22
Project #	Tracking No.	
21-40		



THIRD FLOOR STRUCTURE PLAN

**ARCHITECTURAL
CONCEPT INC.**
ARCHITECTURAL AND ENGINEERING SERVICES
1227 Tulip Avenue Franklin Square, NY 11010
TEL: 646-403-5592, FAX # 866-403-6314
E. Mail: ArchConcept1@gmail.com

Project:
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EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040**

01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review
NO.	Date:	Remarks

**THIRD FLOOR
STRUCTURE PLAN**

Scale: 1/4"=1'-0"
Drawn By: Imran
Chk. By: Jamal
Drawing No.
S-004.00
Date: 01-02-21 22 OF22

Seal & signature


Project #
21-40
Tracking No.

Town of North Hempstead

Chairman

David L. Mammina, A.I.A.

Members

Leslie Francis, Esq.

Daniel Donatelli, Esq.

Jay Hernandez

Patricia A. Goodsell, Esq.



Board of Zoning Appeals

210 Plandome Road

Manhasset, NY 11030

(516) 869-7667

Fax (516) 869-7812

TO: TOWN CLERK
FROM: Virginia Wagner, Secretary
CC: Building Dept.
DATE: May 29, 2024
RE: BZA Decisions for May 22, 2024

Appeal No.	Name	Sec.	Blk.	Lots
21542	Gabriel Askarinam	7	93	59
21551	Erickson Brown	5	51	57
21553	Auto Expo Ent. Inc. (New York Paradise)	2	55	203

Town of North Hempstead

Chairman
David L. Mammina, A.I.A.



Vice Chairman
Leslie Francis, Esq.

Board of Zoning Appeals

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq.

210 Plandome Road
Manhasset, NY 11030
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Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21542 - Gabriel Askarinam; 86 Garden Drive, Albertson; Section 7, Block 93, Lot 59; Zoned: Residence-B
Variances from 70-40.C and 70-41.A to construct a new dwelling that is located too close to the street and too close to the side property line.

Whereas, an application (RBP23-001070, BZA24-000033) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **May 22, 2024**, the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Todd O'Connell, R.A. dated October 27, 2023 and revised through January 26, 2024.

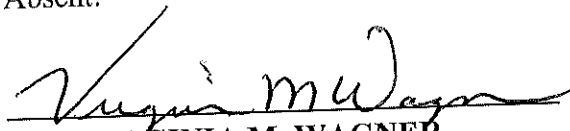
The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Goodsell Seconded by: Vice Chairman Francis

Ayes: Member Goodsell, Vice Chairman Francis, Chairman Mammina

Nays: None

Absent: Member Hernandez, Member Donatelli


VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead

Chairman
David L. Mammìna, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq.



Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
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NOTICE OF DECISION

APPEAL #21551 - Erickson Brown; 5 Bank Street, Port Washington; Section 5, Block 51, Lot 57; Zoned: Business-B/Residence-C

Variances from §§70-50.C, 70-100.2.A(2) and 70-208.F to legalize additions and alterations to a non-conforming dwelling that are too close to the street, to legalize fencing that is located in a front yard and to legalize fencing that is too high.

Whereas, an application (RBP23-001073, RBP23-001074, RFP23-000349, BZA24-000046) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **May 22, 2024**, the appeal in the above-entitled matter was decided as follows:

DENIED with respect to the variance sought under **70-100.2.A(2)** for the portion of the fence facing the front yard on the southwestern portion of the property, **GRANTED** with respect to the variances sought under **§§70-50.C and 70-208.F** to legalize additions and alterations to a non-conforming dwelling that are too close to the street and; **GRANTED** with respect to the variance sought under **70-100.2.A(2)** for the portion of the fence located in the front yard on the northeastern portion of the property and the portion of the fence facing the street on the northeastern portion of the property of the dimension and in the location as shown on drawings prepared by Edward Paul Butt, R.A. dated May 16, 2023 and revised through March 20, 2024.

THIS IS NOT A BUILDING PERMIT

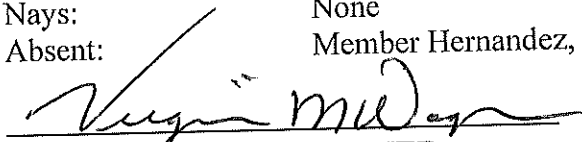
The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman Francis Seconded by: Member Goodsell

Ayes: Member Goodsell, Vice Chairman Francis, Chairman Mammìna

Nays: None

Absent: Member Hernandez, Member Donatelli

A handwritten signature in cursive script, appearing to read "Virginia M. Wagner", is written over a horizontal line.

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq.

Town of North Hempstead



Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
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Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21553 - Auto Expo Ent. Inc. (New York Paradise); 60 Northern Boulevard, Great Neck; Section 2, Block 55, Lot 203; Zoned: Business-A
Conditional use §70-126.D to permit the continued use of a commercial building as an automobile showroom (a conditional use).

Whereas, an application (RBP23-001070, BZA24-000033) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **May 22, 2024**, the appeal in the above-entitled matter was decided as follows:

GRANTED for a period of three (3) years expiring on **May 22, 2027** of the dimension and in the location as shown on drawings prepared by Lawrence H. Pinner, R.A. dated August 12, 2019 and revised through September 12, 2019 **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. *The property shall be maintained in a clean and orderly fashion and shall be kept free of litter.*
2. *The outside lighting shall remain dark sky compliant and hoods shall be maintained over the light fixtures.*
3. *The property owner shall maintain and/or replace the arborvitae plants facing Buttonwood Road as necessary, as required per appeal nos. 20611, 20063 and 18618.*

THIS IS NOT A BUILDING PERMIT

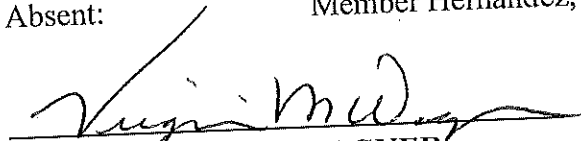
The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Goodsell Seconded by: Vice Chairman Francis

Ayes: Member Goodsell, Vice Chairman Francis, Chairman Mammìna

Nays: None

Absent: Member Hernandez, Member Donatelli


VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT