

133 Round H



# ARCHITECTURAL REVIEW BOARD APPLICATION

## INCORPORATED VILLAGE OF EAST HILLS ARCHITECTURAL REVIEW BOARD

CASE NO: \_\_\_\_\_ FEE \_\_\_\_\_ RECEIVED BY \_\_\_\_\_

I, the undersigned, as the Homeowner or the Architect for the application known as \_\_\_\_\_

### ADDRESS OF SUBJECT PREMISES

have accomplished the steps listed in the instruction sheet which are essential for consideration of this plan.

Section 9 Block 140 Lot 112 Zoning R-2

Owner Name SUNDEEP/NISHA MEHTA Phone No. (917) 650-7569

Owner Address: 133 ROUND HILL ROAD, EAST HILLS, NY

Applicant Name SCOTT KAHN Phone No. (516) 922-5976

Applicant Address: 68 W. MAIN STREET, OYSTER BAY, NY

Application is hereby made to the Architectural Review Board of the Village of East Hills for the approval of the detailed statement and drawings herewith submitted for the construction herein described:

STATE PROPOSED WORK IN DETAIL: PROPOSED 2<sup>ND</sup> STY ADDITION, PROPOSED 2<sup>ND</sup> STY ADDITION, PROPOSED 1<sup>ST</sup> STY ADDITION, INTERIOR RENOVATIONS, PROPOSED DRIVEWAY & CURB CUT ALTERATIONS

EXIST. TOTAL FLOOR AREA OF BLDG. 1359 SQ. FT. EXIST. F.A.R. 2252

TOTAL FLOOR AREA OF ADDITIONS 824 SQ. FT. % AREA INCREASE 6.02%

PROP. TOTAL FLOOR AREA OF BLDG. 2201.29 SQ. FT. PROP. F.A.R. 3674.42

AREA OF LOT 13695 SQ. FT.

EXIST. BLDG AREA AT GRADE 1647 S.F. % EXIST. LOT COVERAGE 12.03

PROP. BLDG AREA AT GRADE 2201.29 S.F. % PROP. LOT COVERAGE 16.07

YARD DIMENSIONS: (AT NARROWEST POINT):

a) FRONT YARD 30.74

b) REAR YARD 32.60

c) ~~SIDE~~ SIDE YARD 32.64

d) SIDE YARD 29.03

HEIGHT OF EXISTING BLDG 26'-4" FT. HEIGHT OF BLDG PROPOSED \_\_\_\_\_ FT.

NUMBER OF STORIES EXISTING 2 NUMBER OF STORIES PROPOSED 2





**Incorporated Village of East Hills**  
209 Harbor Hill Road, East Hills, New York 11576  
516-621-5600 Fax: 516-625-8736  
E-mail: mayor@villageofeasthills.org

**TREE REMOVAL/ALTERATION PERMIT  
APPLICATION**

**A) DESCRIPTION:**

Property Owner: SANDEEP/NISHA MEHTA Phone: (917) 650-7569

Address of Property: 133 ROUND HILL ROAD, EAST HILLS, NY,

Section: 7 Block: 140 Lot(s): 112 Date: 1/15/16

**Tree Info:**

Total # of Trees to be Removed: 2

Species of Tree:

Diameter:

Reason for Removal:

DECIDUOUS

30"

PROXIMITY TO DWELLING / SAFETY

PINE

8"

2<sup>ND</sup> ADDITION

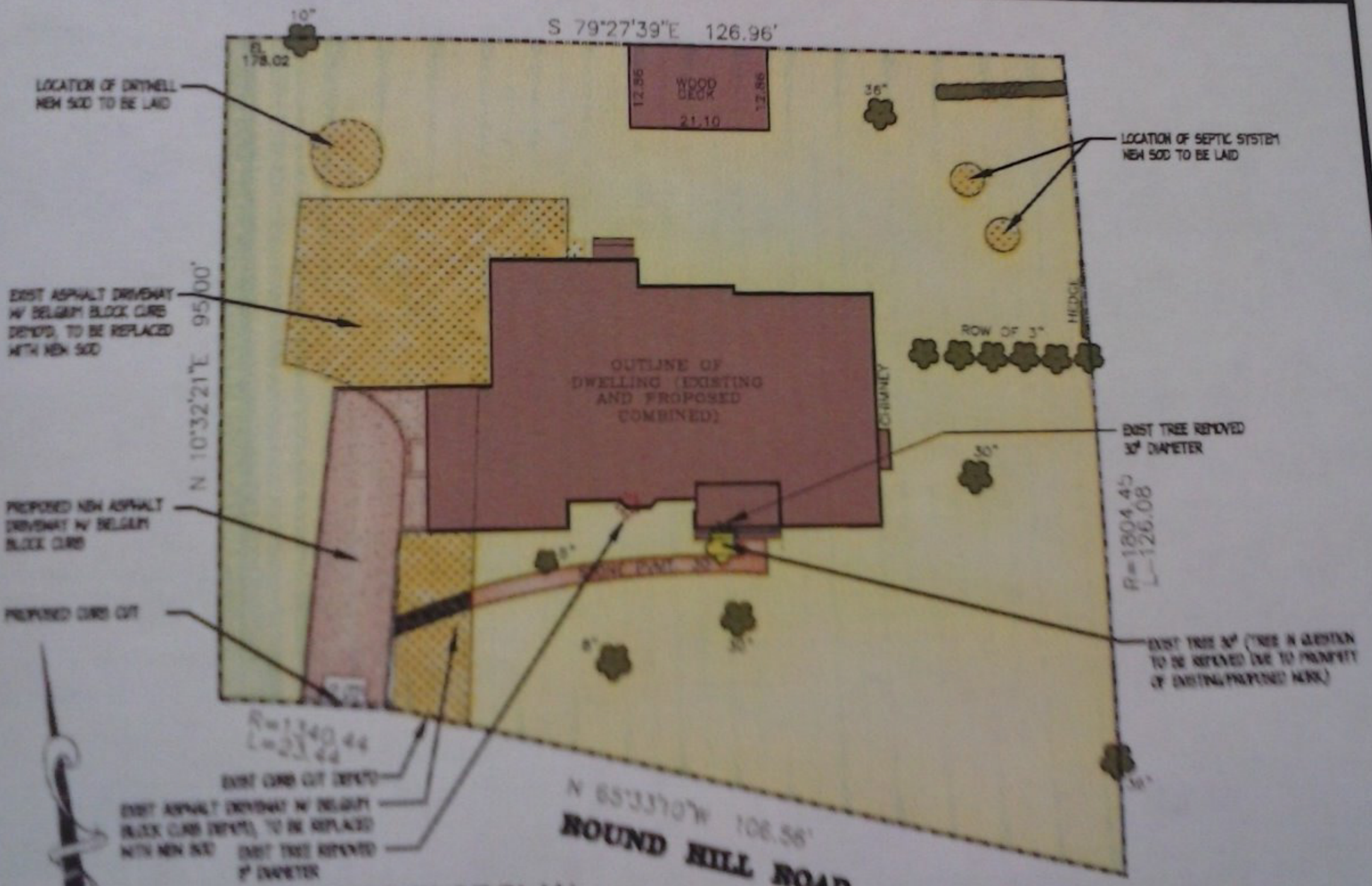
Is the above tree work part of a construction/renovation project, either ongoing or planned in the next 12 months? [YES] [NO]

Are there any proposed grade changes that might adversely affect trees? [YES] [NO]









# LANDSCAPE PLOT PLAN

SCALE: 1" = 20'

THIS IS AN ARCHITECTURAL SITE PLAN





# Oyster Bay Drafting

and Architecture, P.C.

68 W. Main St. Oyster Bay, N.Y. 11771  
Tel.: 516-922-5976 Fax: 516-922-6235  
<http://www.oysterbaydrafting.com>

January 15, 2016

Village of East Hills  
209 Harbor Hill Road  
East Hills NY 11576

Re: Mehta Residence (133 Round Hill Road, East Hills, NY, 11548)  
Section 7 Block 140 Lot 120

## Tree Removal on Property

Dear Review Board,

As per direction from the Village of East Hills Architectural Review Board a reduction of 50% of the initially proposed tree removal is agreed upon and reflected in the latest plans. However the salvage of one of the trees originally included in the removal still poses an issue, as stated below:

One tree, a 30" diameter mature tree, which is no longer within the footprint of the new construction, is within ten feet of the existing dwelling and within a foot of the proposed construction (see construction documents, landscape plan). This tree can be viewed as a potential hazard for the homeowners and their family. It also becomes a challenge to save the tree with the construction happening in such close proximity to the dwelling.

The tree canopy currently overhangs approximately 60% over the current dwelling with many potential "widow makers" branches above the roof and pathway. In addition, the root ball which is normally two to three times the size of the canopy, will be interfered with when the new construction occurs. This will weaken the stability of the tree and could possibly kill it by removing such a large amount of its root system. If the tree does remain, not only will the root system need to be cut back but the canopy will need to be reduced as well. A full second story and roof structure would intersect with the lower areas of the canopy removing significant amounts of foliage. As stated, much of the tree's canopy overhangs the existing dwelling. Once all this work is done to salvage the tree, there will be littler remaining that the tree will have to survive on.

It is the opinion of our office that this tree will need to be removed even if it is not within the scope of the work. This tree will need to be removed for the safety of the owners, their children and the crew who is performing the work at the site. While this trees removal is regrettable, 13 of 15 trees, many of which are mature, are being saved.

Regards,

Dennis Mele, R.A.







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March 14, 2016

Village of East Hills  
209 Harbor Hill Road  
East Hills NY 11576

Re: Mehta Residence (133 Round Hill Road, East Hills, NY, 11548)  
Section 7 Block 140 Lot 120

Dear Review Board,

Please find attached two copies(2) of updated large format drawings based on the comments of the previous Architecture Review Board hearing. The changes are as follows

- Window alterations
- Light and Vent Calculation based on window modification
- Interior layout changes for 2nd floor Bedrooms 1 and 2, Bath and Bathroom
- Roof line changes, building height remains the same, roof pitch reduced to 7:12
- First floor footprint reduced (see FAR/Zoning chart and diagram)
- New bay window to replace casements in front elevation
- Bump outs removed on front elevations
- Brick shelf removed and foundation notes altered as per material location changes
- Alterations to garage area roof, now forward facing gable with 6:12 Pitch
- Material changes to façade. Dwelling to be hardie board siding, with brick only on front elevation area as shown
- Updated plot plan layout, zoning chart, far diagram and skyplane diagrams

Regards,

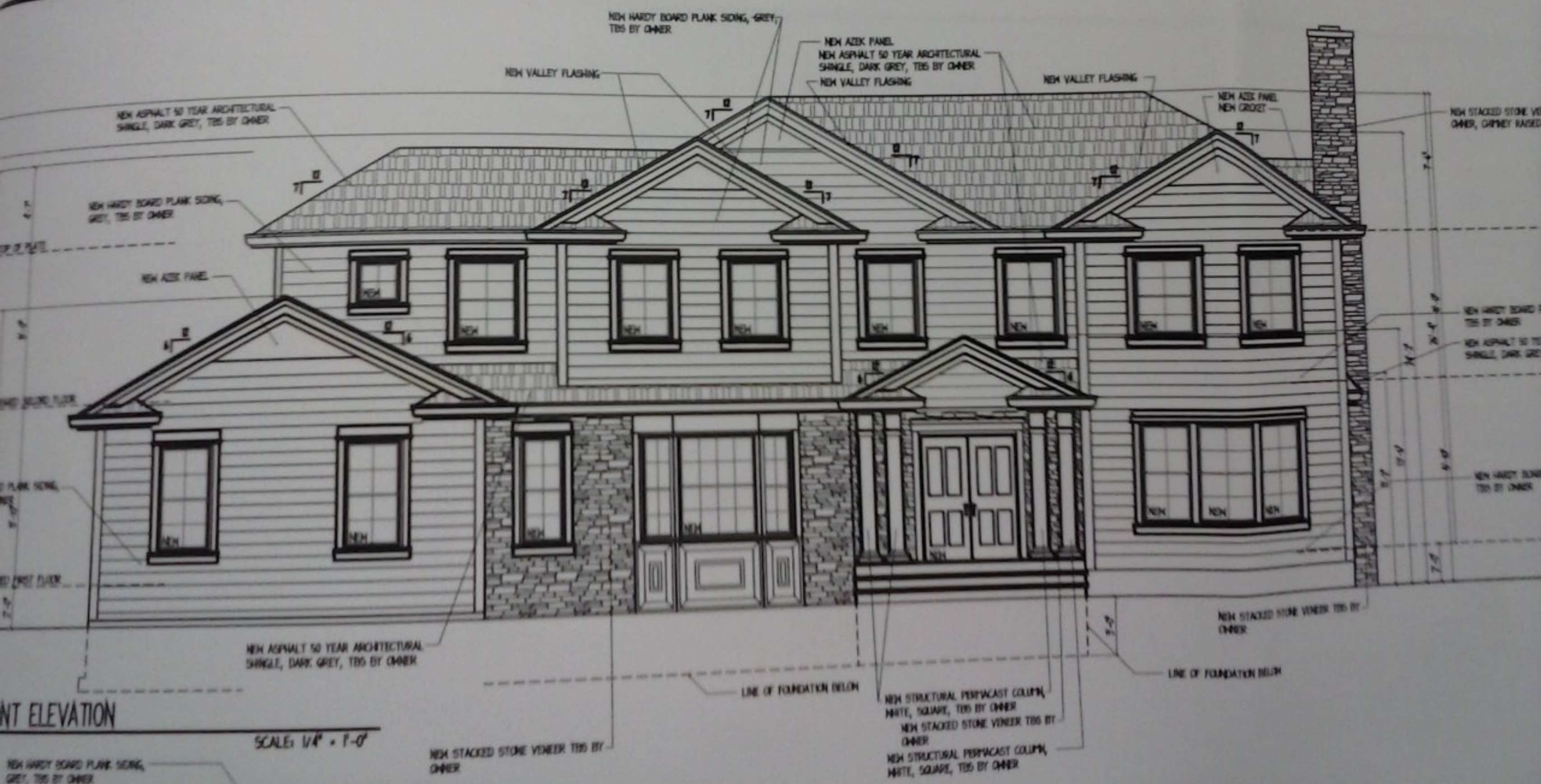
Dennis Mele, R.A.



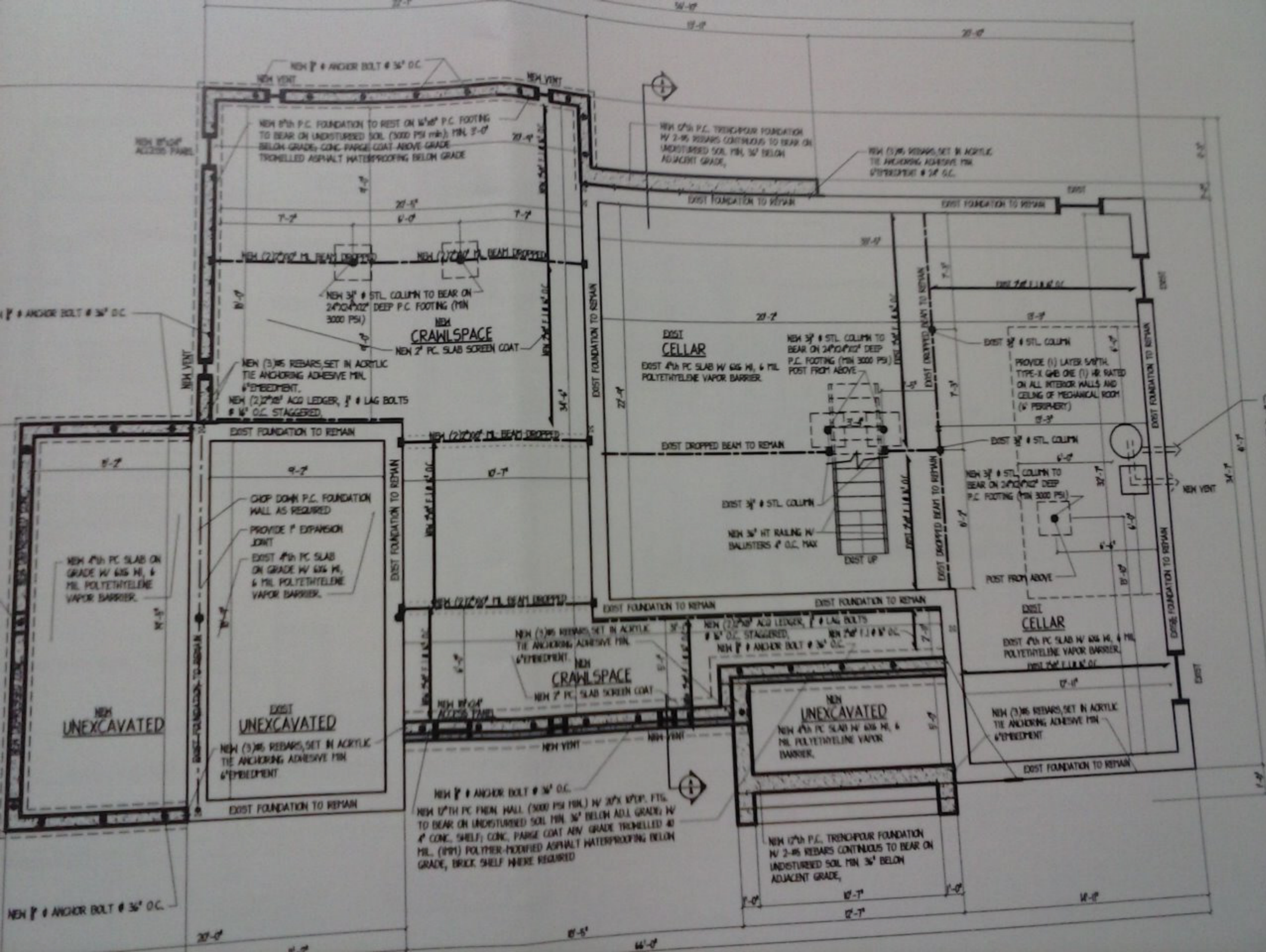




...PER DESIGN CRITERIA TABLE LOCATED ON









# PE PLOT PLAN

HILL ROAD

AN ARCHITECTURAL SITE PLAN  
N INFORMATION SHOWN ON A  
PERFORMED BY CHRISTOPHER M BUCKLEY  
LAND SURVEYOR  
AUG 15

SCALE: 1" = 20'



SHEET TITLE

CONSTRUCTION DOCUMENTS  
LANDSCAPE PLAN

PROJECT NAME

MEH A RESIDENCE

133 ROUND HILL ROAD EAST HILLS, NY 11548, ROSLYN HGTS.

**OYSTER BAY DRAFTING  
AND ARCHITECTURE, P.C.**

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DATE: 10.22.15  
SCALE: AS NOTED  
BY: ATK  
JOB NO: 14152

SHEET





NAME		AGE		SEX	
RESIDENCE		OCCUPATION		EDUCATION	
DATE OF BIRTH		DATE OF ENTRY		DATE OF DEATH	
CAUSE OF DEATH		MANNER OF DEATH		PLACE OF DEATH	
SIGNATURE		DATE		TIME	
NAME		AGE		SEX	
RESIDENCE		OCCUPATION		EDUCATION	
DATE OF BIRTH		DATE OF ENTRY		DATE OF DEATH	
CAUSE OF DEATH		MANNER OF DEATH		PLACE OF DEATH	
SIGNATURE		DATE		TIME	