

115 SYCAMORE DR

ARB REVIEW

8-8-16

Received

JUN 28 2016

Inc. Village of East Hills
209 Harbor Hill Rd
East Hills, NY 11576



ARCHITECTURAL REVIEW BOARD APPLICATION

INCORPORATED VILLAGE OF EAST HILLS ARCHITECTURAL REVIEW BOARD

CASE NO: _____ FEE _____ RECEIVED BY _____

Received

JUN 28 2016

Inc. Village of East Hills
209 Harder Hill Rd
East Hills, NY 11578

I, the undersigned, as the Homeowner or the Architect for the application known as 115 SYCAMORE DRIVE, EAST HILLS, NY
ADDRESS OF SUBJECT PREMISES

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

Section 7 Block 249 Lot 54 Zoning R-1

Owner Name RONEN | JESSICA GUETA Phone No. _____

Owner Address: 9 THE MAPLES, ROSLYN ESTATES, NY 11576

Applicant Name MICHAEL JAY WALLIN Phone No. 631-271-7344

Applicant Address: 49 E. CARVER STREET, HUNTINGTON, NY 11743

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: DESIGN AND CONSTRUCTION

OF NEW, 2-STORY DWELLING, LOCATED AT 115 SYCAMORE DRIVE

EXIST. TOTAL FLOOR AREA OF BLDG. N/A SQ. FT. EXIST. F.A.R. N/A

TOTAL FLOOR AREA OF ADDITIONS N/A SQ. FT. % AREA INCREASE N/A

PROP. TOTAL FLOOR AREA OF BLDG. 6,086.83 SQ. FT. PROP. F.A.R. _____

AREA OF LOT 17,527.5 SQ. FT.

EXIST. BLDG AREA AT GRADE N/A S.F. % EXIST. LOT COVERAGE N/A

PROP. BLDG AREA AT GRADE 3,006.84 S.F. % PROP. LOT COVERAGE 17.15%

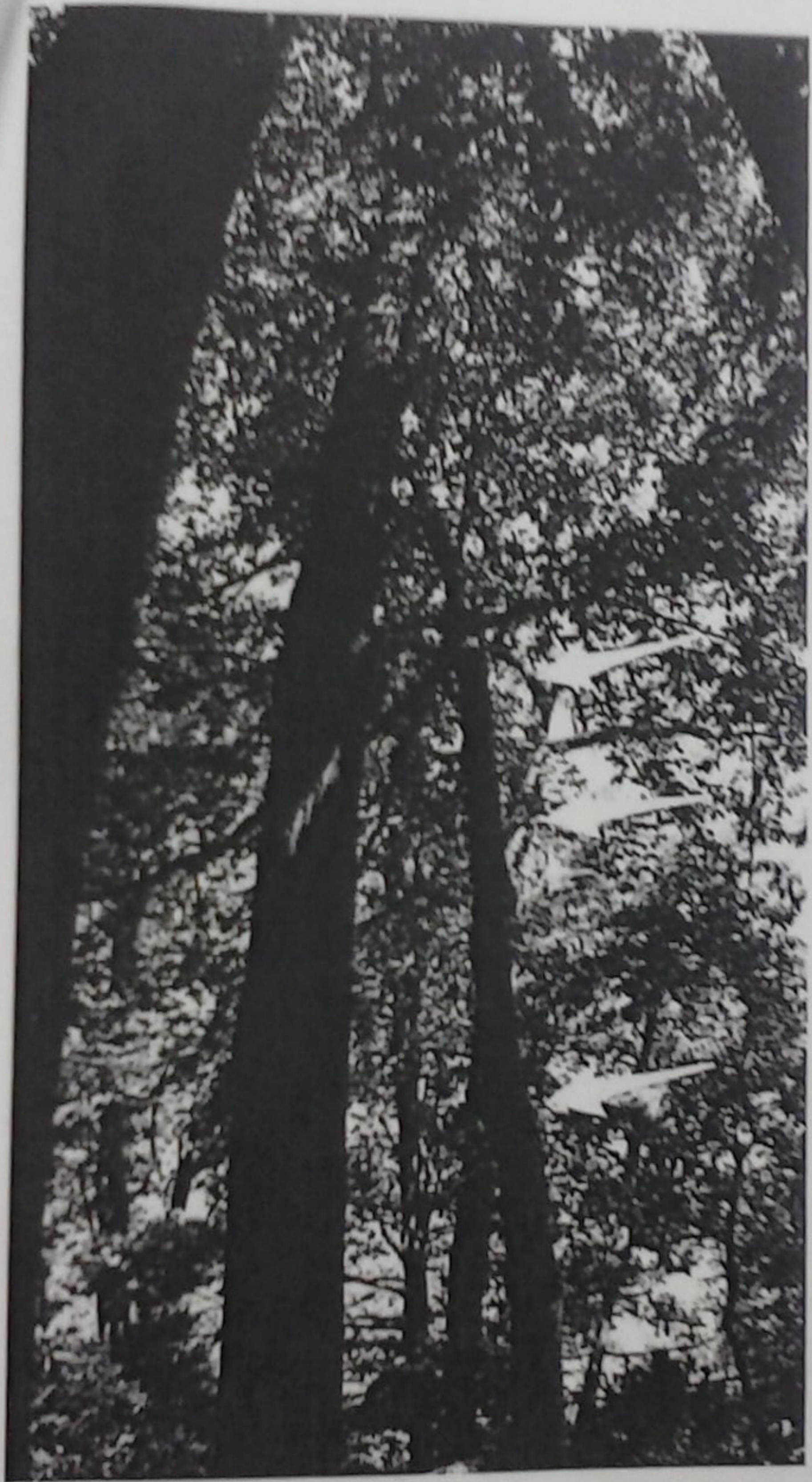
YARD DIMENSIONS: (AT NARROWEST POINT):

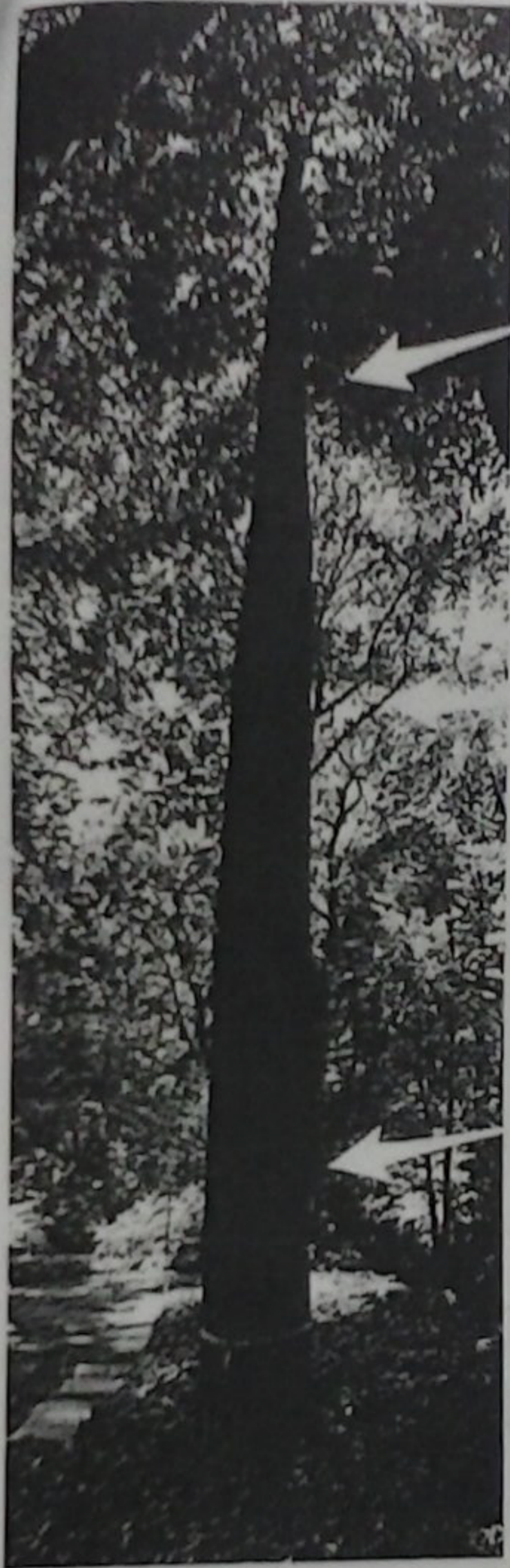
a) FRONT YARD 39.21' b) REAR YARD 56.23'

c) SIDE YARD (A) 21.11' d) SIDE YARD (B) 20.95'

HEIGHT OF EXISTING BLDG N/A FT. HEIGHT OF BLDG PROPOSED 28'-6" FT.

NUMBER OF STORIES EXISTING N/A NUMBER OF STORIES PROPOSED 2





Peter

Peter Felix
President

ISA Certified Arborist NY0263

ISA Tree Risk Assessment Qualified

www.treehealth.com

www.Rhizofuel.com

516-781-6464

Cell 516-641-2567

TREE HEALTH

"Caring for Plants from the Soil Up"



July 22, 2016

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

RE: Tree Inspection of 115 Sycamore Drive East Hills, NY 11576

To whom it may concern:

As per your request, I inspected two trees to be removed at 115 Sycamore Dr. On the permit the trees are listed as a beech tree and a tulip. It is a Beech tree and an Oak. Both trees are in good health and are not impeding the health or growth of adjacent trees.

If you have any questions please call me at 516-781-6464

Sincerely,

Peter Felix
ISA Certified Arborist NY0263



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

Received

JUN 28 2016

Inc. Village of East Hills
 209 Harbor Hill Rd
 East Hills, NY 11576

**TREE REMOVAL/ALTERATION PERMIT
 APPLICATION**

A) DESCRIPTION:

Property Owner: JESSICA GUETA Phone: 516-519-1016
 Address of Property: 115 Sycamore Dr. East Hills, NY 11576
 Section: 7 Block: 249 Lot(s): 54 Date: 06/27/16

Tree Info:

Total # of Trees to be Removed: 2

Species of Tree:	Diameter:	Reason for Removal:
<u>BEECH TREE</u>	<u>12"</u>	<u>OVERCROWDING ADJACENT PARENT TREE</u>
<u>TULIP TREE</u>	<u>20"</u>	<u>OVERCROWDING + DETRIMENTAL TO ADJACENT TREE</u>

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]

GUETA RESIDENCE

115 SYCAMORE DRIVE, ROSLYN, NY 11

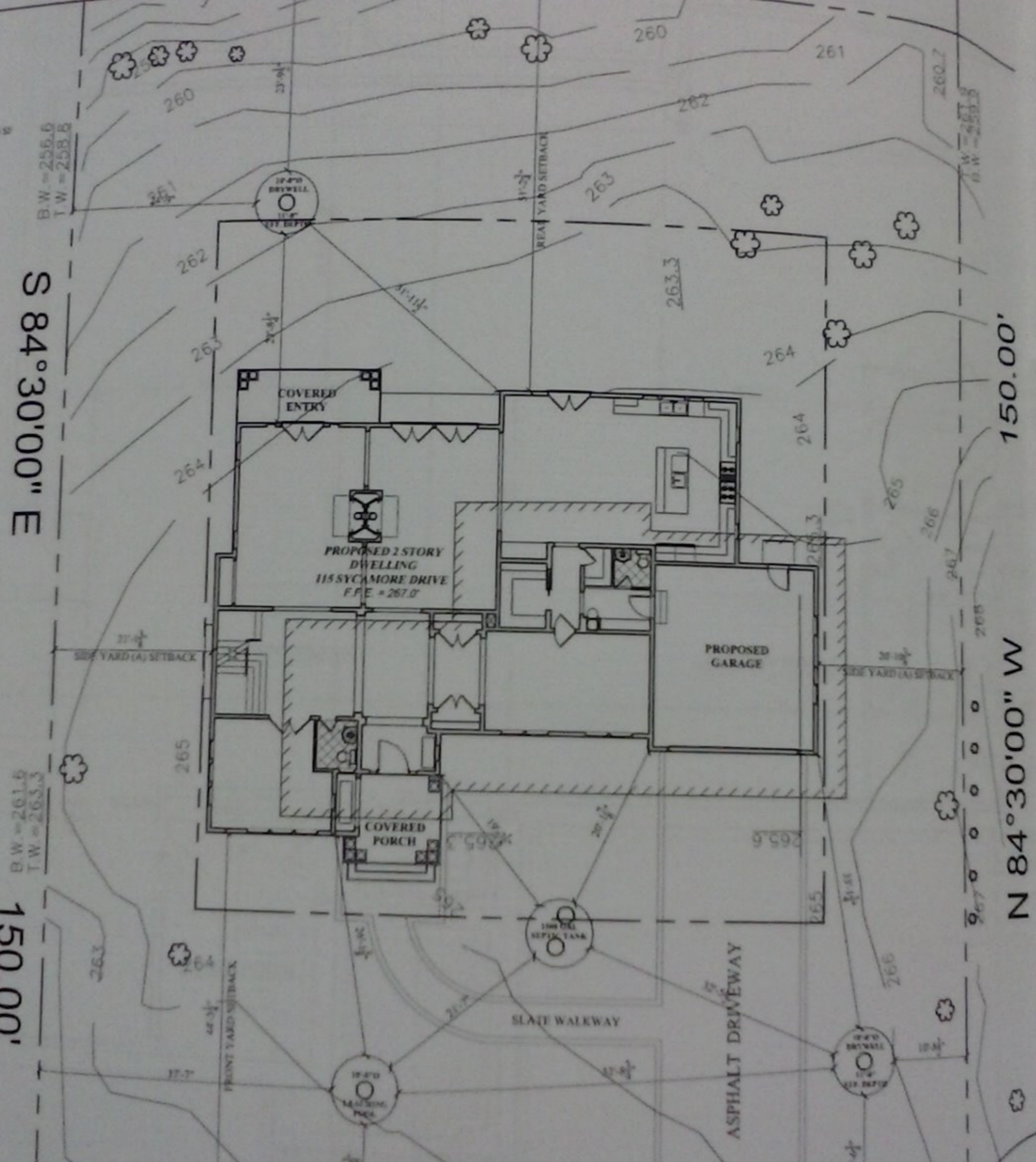


1

PROPOSED FRONT ELEVATION

SCALE N.T.S.

WETTED AREA
AREA OF REAR YARD - 2.96 A.C.
MAXIMUM ALLOWED COVERAGE - 40%
MINIMUM SETBACK - 10' TO SIDE
MINIMUM COVERAGE - 40% TO SIDE
MINIMUM SETBACK - 10' TO SIDE



S 84°30'00" E

150.00'

B.W. = 261.5
T.W. = 263.3

B.W. = 255.6
T.W. = 258.8

150.00'

N 84°30'00" W

102.79'

TAX LOT #53

TAX LOT #55

COVERED ENTRY
PROPOSED 2 STORY DWELLING
115 SYCAMORE DRIVE
F.F.E. = 267.0'
COVERED PORCH
100 GAL SEPTIC TANK
SLATE WALKWAY
ASPHALT DRIVEWAY
PROPOSED GARAGE
REAR YARD SETBACK
FRONT YARD SETBACK
SIDE YARD (A) SETBACK

260
261
262
263
264
265
266
267
10" CITY WATER
10" CITY SEWER
10" CITY WATER
10" CITY SEWER

◆ MICHAEL JAY WALLIN ◆
A R C H I T E C T

40 E. CARVER ST., HUNTINGTON, NY, 11743

PHONE (631) 271-7344

FAX (631) 271-7351

EMAIL: MICHAEL@MJWARCHITECT.COM

◆ GUETA ◆
RESIDENCE

115 EVCAMORE DRIVE, ROSLYN, NY
VILLAGE OF EAST HILLS
NASSAU COUNTY

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE INSTRUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES OF THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER INSTRUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNER'S USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT FOR OTHERS WITHOUT WRITTEN CONSENT FROM ARCHITECT.



5	SKIP LAUREL	PRUNUS LAURO. 'SCHIPKAENESIS'	4-5'
20	MANHATTAN EUONYMUS	MANHATTAN EUONYMUS	2.5-3'
PERENNIALS AND GROUNDCOVER			
7	HOSTA	HOSTA	1 GAL
10	CAREX 'ICE DANCE'	CAREX 'ICE DANCE'	1 GAL
85	LIRIOPE SPICATA	LIRIOPE SPICATA	1 GAL
45	ASSORTED FERNS		1 GAL
7	ASTILBE		1 GAL
15	NEPETA 'WALKERS LOW'	NEPETA 'WALKERS LOW'	1 GAL
5	PACHYSANDRA		FLATS

TREE REMOVAL

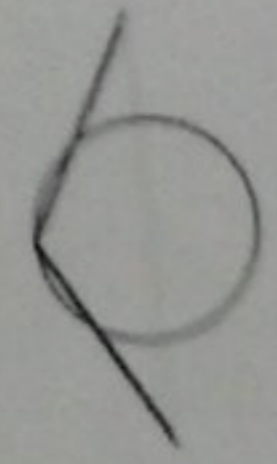
CODE	SIZE	COMMON NAME	REMOVE	REASON FOR REMOVAL
T1	12"	BEECH TREE	X	OVERCROWDING ADJACENT PARENT TREE
T2	20"	TULIP TREE	X	OVERCROWDING ADJACENT PARENT TREE

1.1. DUE TO THE SIZE AND MATURITY OF THE EXISTING TREES, THERE IS NO ROOM FOR REPLACEMENT TREES IN ADDITION TO WHAT IS SHOWN ON THIS PLAN. THIS SHALL BE CONFIRMED BY THE VILLAGE TREE WARDEN OR THE ARB.

GUETA RESIDENCE

115 SYCAMORE DRIVE
VILLAGE OF EAST HILLS
section 7, block 249, lot 54

SCALE: 1" = 10'-0"
0' 5' 10' 20' 30'



DATE: JUNE 28, 2016
REV:



6-29-16

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE FIRM/INDIVIDUAL PROFESSIONAL WHO HAS THE PRIMARY AUTHORSHIP OF HAS SEALED THIS DOCUMENT, TO ALTER ANY ITEM OR PORTION OF THIS DOCUMENT IN ANY WAY.



Steven Dubner Landscaping

140 Half Hollow Road
Dix Hills, New York 11746
631.777.1800 ph - 631.777.1806 fax

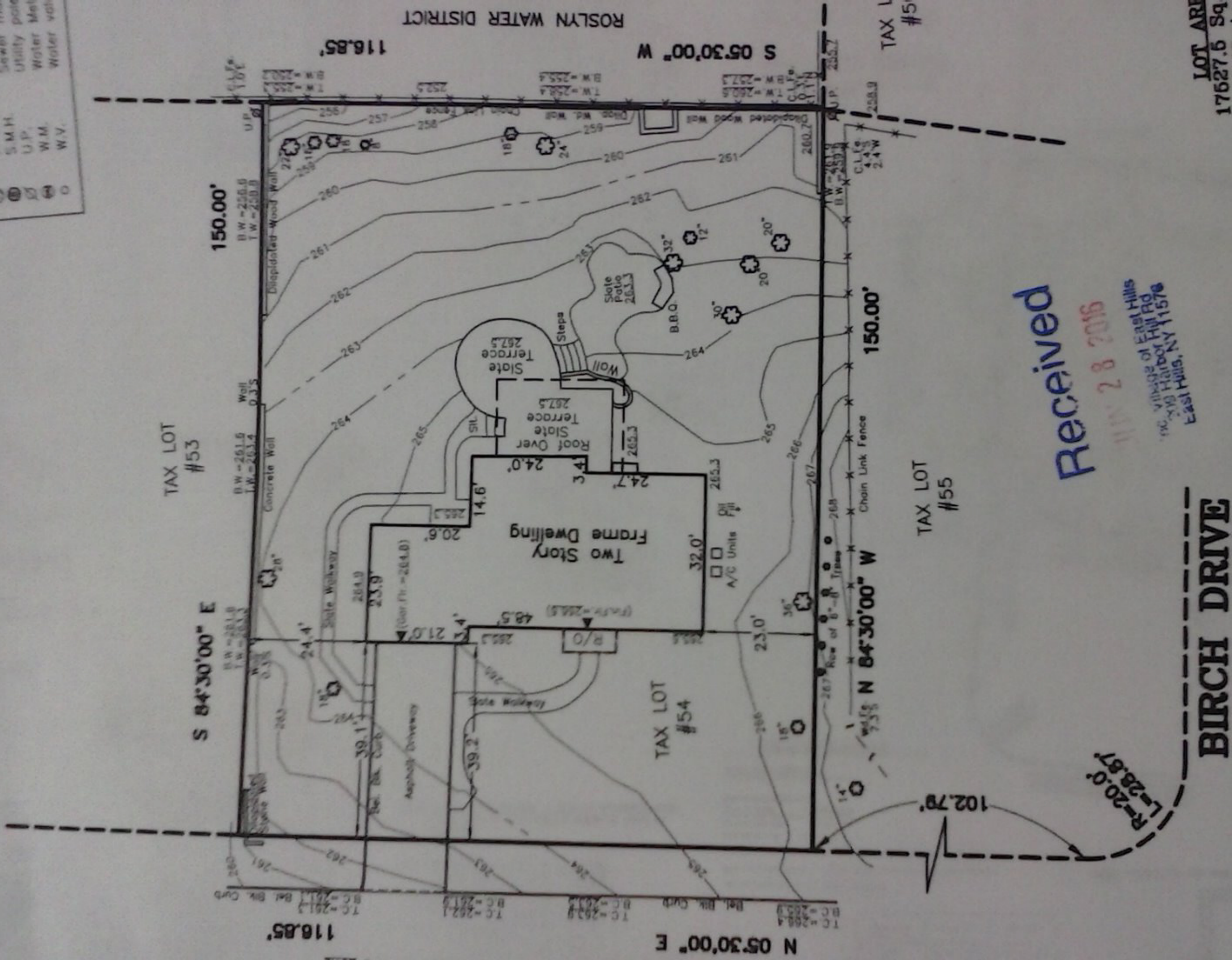
MOVED

Light
Surface
Sewer
Utility
Water
Water

L.P.
S.I.D.
S.M.H.
U.P.
W.M.
W.V.



SYCAMORE DRIVE



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Village of East Hills
219 Harbor Hill Rd
East Hills, NY 11576

BIRCH DRIVE

LOT AREA
17627.5 Sq
0.40 Ac

CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

GUARANTEES INDICATED HEREIN SHALL RUN ONLY TO THE SURVEYOR AND NOT TO ANY OTHER PARTY. THE SURVEY IS PREPARED, AND ON THEIR PART, THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL LIABILITY INSURANCE POLICY.

Nassau County Tax Map
Sec. 7 Blk. 2

NOTE: ELEVATIONS ARE BASED ON NAVD'88