

THE TOWN OF EAST HAVEN
**Architectural Review Board Meeting
Agenda**

September 10, 2015 MEETING
8:00 p.m.

125 Ash Drive – Mr. Mitchell Silbowitz
Façade renovation

(Return from August meeting – revised plans and materials list have been submitted)

37 Magnolia Lane – Mr. and Mrs. Adam Grayson
Rear additions
(no tree removals)

185 Poplar Drive – Mr. and Mrs. Gartenberg
Replace siding

72 Planting Field Road – Mr. Moritz Maroof
New House
(2 tree removals)

✓ **41 Great Oaks Road – Highline Developers LLC (Hedvat)**
New house
(3 tree removals)

80 Birch Drive – Mr. Adam Mesh (Robert Beer, Developer)
New house
(7 tree removals)

ARCHITECTURAL REVIEW BOARD APPLICATION

INCORPORATED VILLAGE OF EAST HILLS ARCHITECTURAL REVIEW BOARD

ASE NO: _____ FEE _____ RECEIVED BY _____

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

as 41 Great Oaks - Rd, Roslyn NY 11577
ADDRESS OF SUBJECT PREMISES

Received

AUG 07 2015

THE VILLAGE OF EAST HILLS
ARCHITECTURAL REVIEW BOARD
200 HILLSIDE AVENUE
ROSLYN, NY 11576

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

Section 7 Block 117 Lot 187 Zoning R-2

Owner Name Highline Developers LLC Phone No. 917-501-6366

Owner Address: 10 Mineola Ave 2nd FL Roslyn Heights NY 11577

Applicant Name Shahram Helvati Phone No. 917-501-6366

Applicant Address: 10 Mineola Ave 2nd FL Roslyn Heights NY 11577

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: New construction of a single family house with attached garage.

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

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

PROP. TOTAL FLOOR AREA OF BLDG. 4,498.4 SQ. FT. PROP. F.A.R. 35.8% < 36%

AREA OF LOT 12,571 SQ. FT.

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

PROP. BLDG AREA AT GRADE 2395 S.F. % PROP. LOT COVERAGE 19.05% < 25%

YARD DIMENSIONS: (AT NARROWEST POINT):

a) FRONT YARD 39' 8" b) REAR YARD 42' 1"

c) SIDE YARD 13' d) SIDE YARD 25'

HEIGHT OF EXISTING BLDG N/A FT. HEIGHT OF BLDG PROPOSED 27' 10" 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: Shahram Hedvat Phone: 917-501-6366
 Address of Property: 41 Great Oaks Road
 Section: 7 Block: 117 Lot(s): 187 Date: 8/6/15

Tree Info:

Total # of Trees to be Removed: 3

Species of Tree:	Diameter:	Reason for Removal:
<u>River birch</u>	<u>16"</u>	<u>Driveway</u>
<u>Yew</u>	<u>10"</u>	<u>Driveway</u>
<u>Beech</u>	<u>18"</u>	<u>Grade Change</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]

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AUG 07 2015

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

25.00 app fee
pd # 47279



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
MAY 12 2015
INC. VILLAGE OF EAST HILLS
209 HARBOR HILL RD
EAST HILLS, NY 11576

**TREE REMOVAL/ALTERATION PERMIT
APPLICATION**

A) DESCRIPTION:

Property Owner: HIGHLINE DEVELOPERS LLC Phone: (917) 501-6366
Address of Property: 41 GREAT OAKS, EAST HILLS, NY 11577
Section: 7 Block: 117 Lot(s): 187 Date: 5/11/15

Tree Info:

Total # of Trees to be Removed:	Species of Tree:	Diameter:	Reason for Removal:
<u>6</u>	<u>8" Birch</u>	<u></u>	<u>Proposal Downcut</u>
	<u>10" Birch</u>	<u>N</u>	<u>N</u>
	<u>10" Cedar</u>	<u>N</u>	<u>N</u>
	<u>16" Birch</u>	<u>N</u>	<u>N</u>
	<u>20" Oak</u>	<u></u>	<u>SANITARY SYSTEM</u>
	<u>24" Oak</u>	<u></u>	<u>FRONT DRYWELL</u>

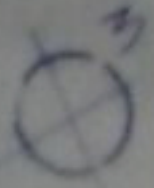
Is the above tree work part of a construction/renovation project, either ongoing or planned in the next 12 months? [YES] [NO]

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

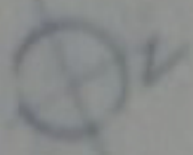
ET. FOR THE HEDGES
TO RETAIN

N 30° 33' 00" W 17.45'

0.79



PROPOSED
PPE



12 TOS

0.72

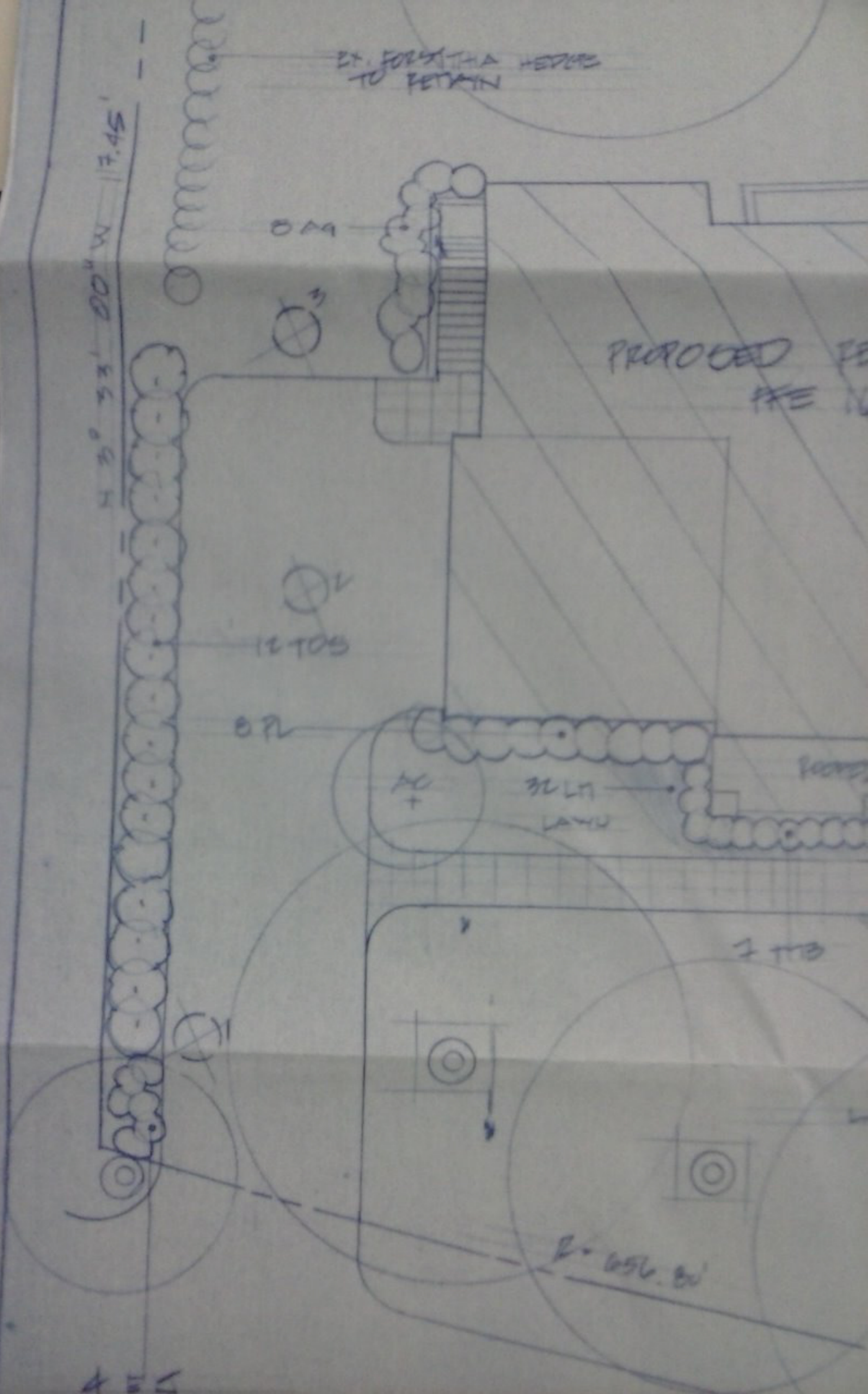
AC +

MULTI
LAWU

7 TOS

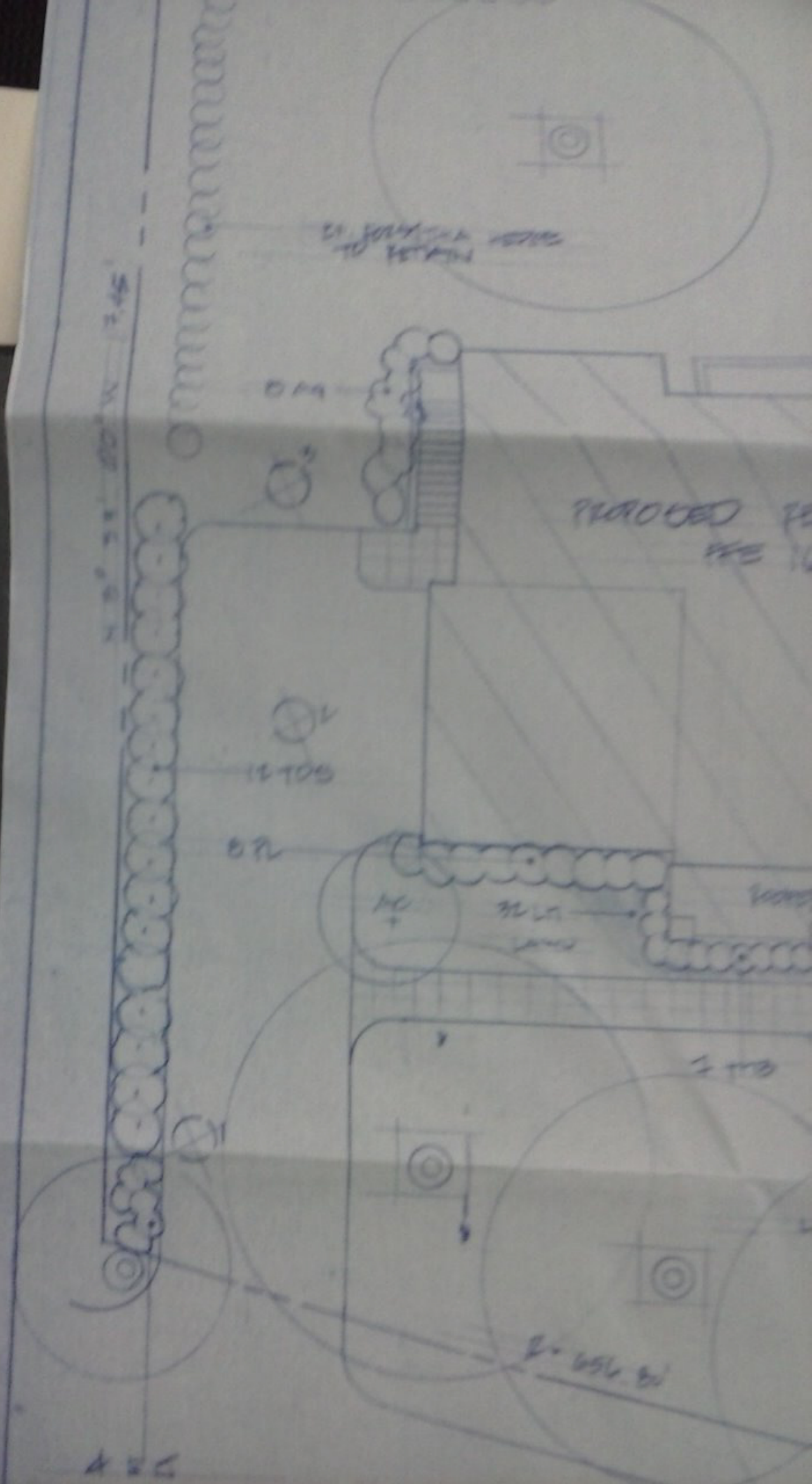
R. 656.01

4 1/2



GREAT OAKS ROAD





AREA
SUB

EJ 1A
LM 52
PL 0
TMB 16

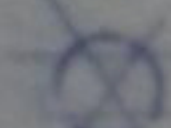
EUCALYPTUS
LIRIODENDRON
PRUNUS
TAXUS


TUSSELAG
LAURUS
MIRTA
BROWNII
OTO
LYKEU

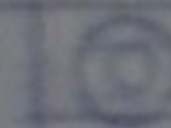
LILY
CHESTNUT
PRAW

TREE REMOVAL KEY

#	DBH	SPECIES	REASON FOR REMOVAL
1	6"	PINE BIRCH	DRIVEWAY
2	0"	YEW	GRADE CHANGE
3	0"	BEECH	

 EXISTING TREES TO BE REMOVED

 EXISTING TREES TO REMAIN

 EXISTING TREES TO BE PROTECTED

LANDSCAPE PLAN
PROPOSED RESIDENCE

41 GREAT OAKS ROAD
EAST HILLS, NY
NORTH # SEC. 7, BLK. 117, LOT 107

F.D. IGNIATOW
LANDSCAPE ARCHITECT

91 GREEN ST.
HUNTINGTON, NY
631A-142-K9

DATE: 7-13-15
96M-3-418

RECEIVED
ALTA 0
Per

Received

AUG 07 2015

STATE OF NEW YORK
DEPARTMENT OF TAXATION AND FINANCE

00000

AI
E/C

1-2

INCORPORATED VILLAGE OF EAST HILLS
GENERAL RECEIPT

48

Aug. 7

Received from

Highline Developers

two thousand + ⁰⁰/₁₀₀

For

ALB application

41 Great Oaks

FUND	CODE	AMOUNT
GENERAL FUND		2000.-
FUND		
FUND		

✓ # 1007
By *mf*