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c)  
a)

385 CHESTNUT DRIVE

385 CHESTNUT DR

ARB REVIEW COPY

11-7-16 mtg

11/03/2016





11/03/2016

# 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 385 CHESTNUT DRIVE • EAST HILLS • NY • 11576  
ADDRESS OF SUBJECT PREMISES

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

Section 7 Block 264 Lot 18 Zoning R-1

Owner Name ENZO VENERANDO Phone No. 646-302-9417

Owner Address: 385 CHESTNUT DRIVE • EAST HILLS • NY • 11576  
Phone No. 646-302-9417

Applicant Name ENZO VENERANDO

Applicant Address: 385 CHESTNUT DRIVE • EAST HILLS • NY • 11576

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: RENOVATE EXISTING TWO STORY WOOD FRAME

DWELLING • NEW REAR AND FRONT ADDITIONS

EXIST. TOTAL FLOOR AREA OF BLDG. 3,133 SQ. FT. EXIST. F.A.R. 13%

TOTAL FLOOR AREA OF ADDITIONS 1,996 SQ. FT. % AREA INCREASE 16.4%

PROP. TOTAL FLOOR AREA OF BLDG. 5,129 SQ. FT. PROP. F.A.R. 29.4%

AREA OF LOT 17,400 SQ. FT.

EXIST. BLDG AREA AT GRADE 1,915 S.F. % EXIST. LOT COVERAGE 11.3%

PROP. BLDG AREA AT GRADE 3,473 S.F. % PROP. LOT COVERAGE 28.1%

YARD DIMENSIONS: (AT NARROWEST POINT):

a) FRONT YARD 35.9' b) REAR YARD 64.8'

c) SIDE YARD 24.7' d) SIDE YARD 20.4'

HEIGHT OF EXISTING BLDG 27'-5" FT. HEIGHT OF BLDG PROPOSED 29'-10" FT.

NUMBER OF STORIES EXISTING 2 NUMBER OF STORIES PROPOSED 2



NOTES

All plant material guaranteed for a period of one year following acceptance by owner

All planting beds to be mulched with 2" of shredded bark.

All planting beds to receive 4" of screened topsoil prior to plant installation

No plant material, except lawn or groundcover, is to be located within 2' of any parking lot curbs

# LANDSCAPE PLAN

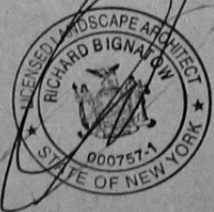
## VENEZIANO RESIDENCE

305 CHESTNUT DRIVE  
EAST HILLS, NY 11576  
NCTM # SEC. 7, BLK. 24, LOT 18

R.D. IGNATOW  
LANDSCAPE ARCHITECT

91 GREEN ST.  
HUNTINGTON, NY 11743-6998  
631-271-4124

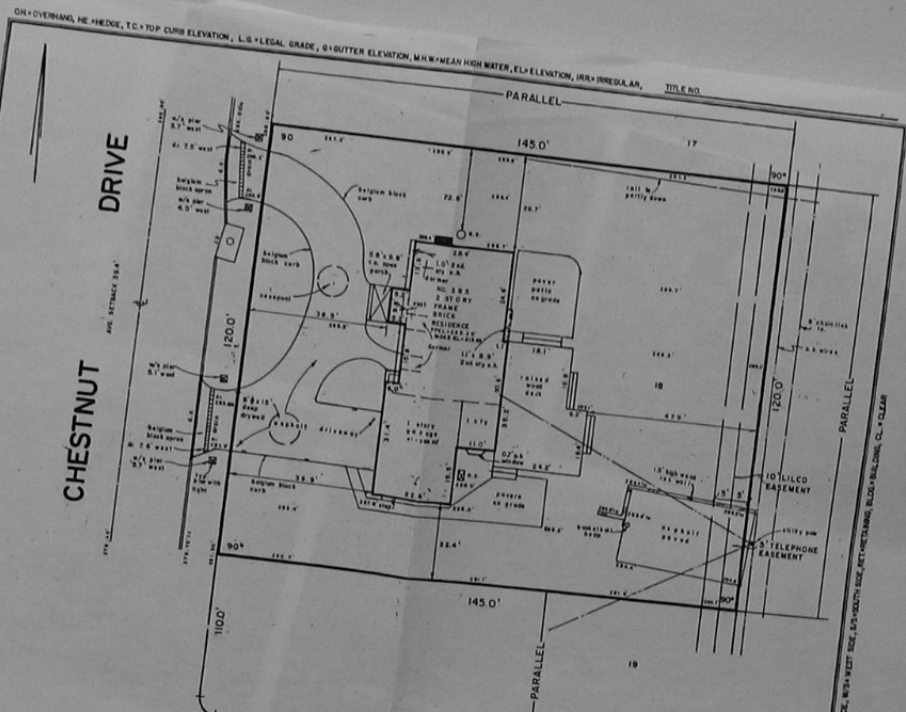
3-9-16  
REV. 5-24-16 - EMT, PBL  
REV. 9-19-16 - SITE PLAN



11/03/2016

ardiePar

SECTION 7 BLOCK 264 LOT 18 SCALE 1"=15' REVISION: FROM FRONT WALL TO PROOF OVER CEILING ENTRANCE.



CESSPOOL & BRTWELL LOCATED BY OTHERS  
 MAP OF PROPERTY  
 BLOCK \_\_\_\_\_  
 LOT AS SHOWN  
 LOCATION INC. VILLAGE OF EAST HILLS, NASSAU COUNTY, NEW YORK  
 CERTIFIED ONLY TO \_\_\_\_\_

DATE 8-17-2009 3:29:08 PM  
 NOT RESPONSIBLE FOR BASEMENTS AND SUB SURFACE CONDITIONS OTHER THAN SHOWN

SETBACKS & DIMENSIONS SHOWN NOT TO BE USED FOR THE REMOVAL, RELOCATION OR LAYOUT OF FENCES, HEDGES, CURBS, WALLS OR ANY STRUCTURES.

SURVEY SOLELY TO BE USED FOR BLDG. DEPT. USE ONLY NOT TO BE USED FOR MORTGAGE OR TITLE PURPOSES

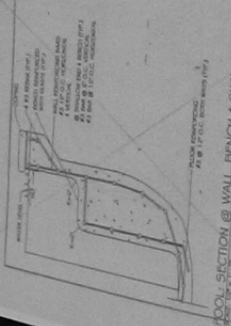
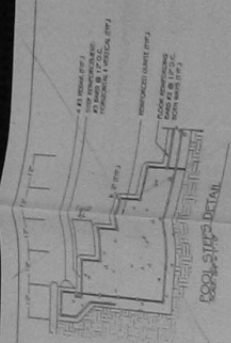
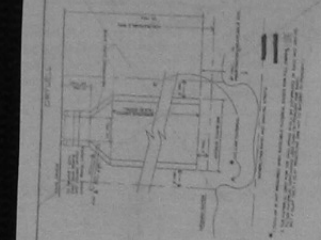
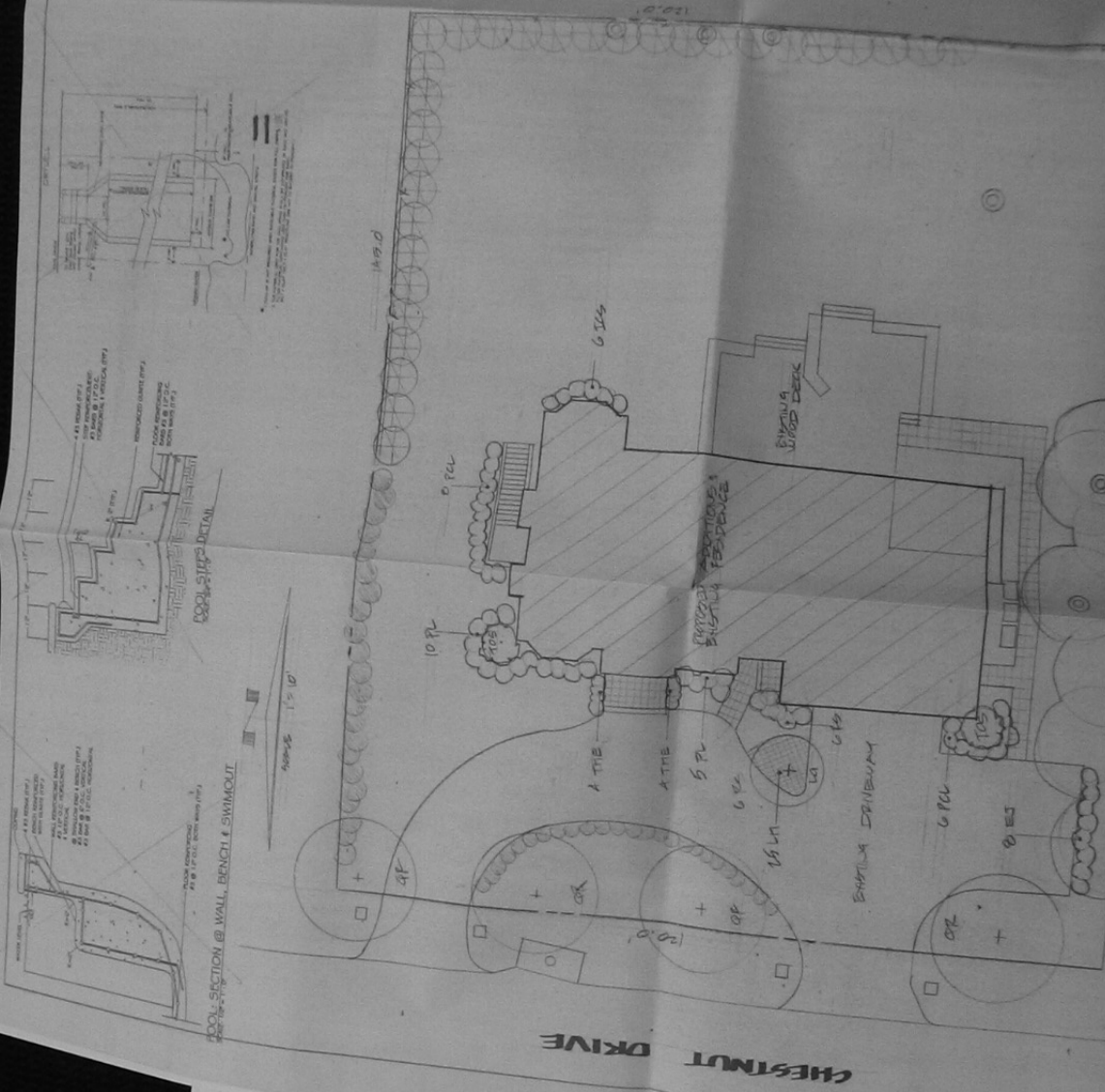


FERRANTELLI LAND SURVEYING, P.C.  
 12 WEST WALL, PLAINVIEW, NY 11803  
 (516) 248-2768 FAX (516) 248-2769

PARALLEL 145' 0" PARALLEL 120' 0" PARALLEL 145' 0" PARALLEL 110' 0"

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SHUTTER PLANT KEY  
 (Symbol: circle with cross) PLANTING  
 (Symbol: circle with dots) PLANTING  
 (Symbol: circle with horizontal lines) PLANTING



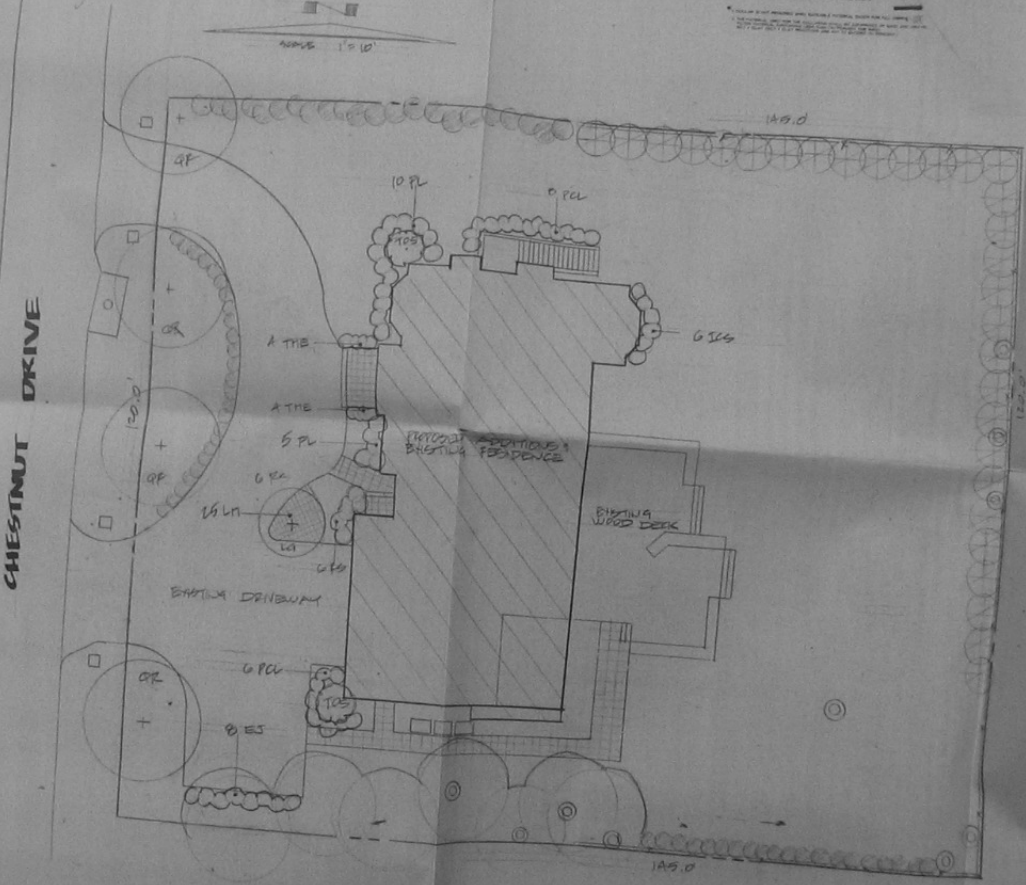
CHESTNUT DRIVE



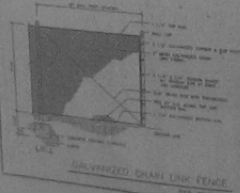
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POOL SECTION @ WALL BENCH & SWIMOUT

POOL STEPS DETAIL



- EROTIA PLANT KEY**
- ⊕ EROTIA BURGON TREE TO
  - ⊕ EROTIA SHRUBS TO
  - ⊕ EROTIA DECIDUOUS TREE TO



**ITALLOS**  
**GRASS CURB**  
 MANUFACTURED BY ITALLOS



11/03/2016