VILLAGE *of* NORTHPORT
INCORPORATED IN 1894
224 Main Street, Northport, New York 11768, 631-261-7502, fax: 631-261-7521

January 16, 2020

Valeriy Kraydman
Forty Nine Dolphin Lane
Northport, NY 11768

Dear Ms. Kraydman:

Re: Building Permit Application No. 20-003 –Add/Alt to Residence
Forty Nine Dolphin Lane, Northport, N.Y. S:5 B:1 L: 27
Residence District A

Your application for a building permit to construct an addition/alteration to the dwelling at the above-referenced property is hereby denied. Examination of the plot plan by Louise Agnes Architect P.C. & Associate dated 1/15/20 and survey by Seccafico Land Surveying dated 12/4/19 indicates this is a non-conforming lot specific to Lot Width and Side Yard Setback. The proposed construction would create a side yard of approximately 20.4' and therefore is an addition to an existing nonconforming side yard.

The proposed construction, therefore, would be in violation of the Code of the Village of Northport, Chapter 306, "Zoning," Section 306-22D (1) and Section 306-22H (1) in the Residence A District.

Section 306-22D (1): Minimum Lot Width 175ft. required to 165ft. proposed.
Section 306-22H (1): Side Yard Setback from 35ft. required to 20.1ft proposed.

If you wish to file for variance relief from the Northport Zoning Board of Appeals, you may contact Georgina Cavagnaro at (631) 261-7502.

Sincerely,

INC. VILLAGE OF NORTHPORT

Donald Tesoriero
Plans Examiner/CEO

cc: Village Attorney
ZBA Secretary

DEFENDANT'S EXHIBIT
/

An original and seven copies of this application must be filed with the Village clerk together with a filing fee of $250.00 for each location.

INC. VILLAGE OF NORTHPORT
BOARD OF ZONING APPEALS
APPLICATION

Date 2-26-20

Applicant Name VALERIY KRAYDMAN
(Please Print)

Address 49 Dolphin Lane, Northport

Telephone No. 212-767-9510 Email Address:

Owner Name Valeriy Kraydman

Address 49 Dolphin Lane, Northport

1. Application is hereby made for a variance or permit under Chapter 306 Section 306-22D+H
2. Location of Property E/S of Dolphin Lane 167.14' N of Nautilus Ave Northport NY (#49)
3. Location in Zone Designated as district A
4. Reason for this request to add 170 sq ft of pitched roof to existing garage as well as interior alterations proposed 1st floor addition proposed portico proposed deck
5. Name and address of all property owners within 200 feet of the premises:
   (Mailing must be accomplished 14 days prior to hearing date and proof presented at the hearing)
6. Is there a school, or church within 200 feet of the premises? No
7. Approximate cost of work involved $ 180,000.00
8. Type of road asphalt width 50'

The undersigned hereby certifies that (he/she) (is/are) the owner(s) of the property referred to in this application and has (have) read the notice below.

Signature of Owner

NOTICE TO APPLICANTS TO BOARD OF ZONING APPEALS

Be advised that the Board must base its decisions on affirmative evidence. All determinations will, therefore, rest on presentation of factual proof.

The Board is bound by law in rendering decisions to follow the criteria set forth in and the burden is upon the applicant to present facts which satisfy these criteria.

DEFENDANT'S EXHIBIT 2

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
49 Dolphin Lane, Northport, NY

Project Location (describe, and attach a location map):
E/S Dolphin Lane 167.14' N of Nautilus Ave, Nortport (#49)

Brief Description of Proposed Action:
add 170 sq ft to pitched roof to existing garage as well as interior alterations proposed. 1st floor addition, proposed portico and proposed deck

Name of Applicant or Sponsor:	Telephone: 212-767-9510
Valeriy Kraydman / Mary Ellen Curtis	~~E-Mail:~~ 631-834-5470

Address:
49 Dolphin Lane / 22 North Creek Rd.

City/PO:	State:	Zip Code:
Northport	NY	11768

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☒	☐

3.a. Total acreage of the site of the proposed action? 46,862 acres
b. Total acreage to be physically disturbed? 1,886 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 46,862 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

Northport Village (ZBA) Zoning Board of Appeals

"Request for Information Form"

KEY.

PROPOSED ADDITION

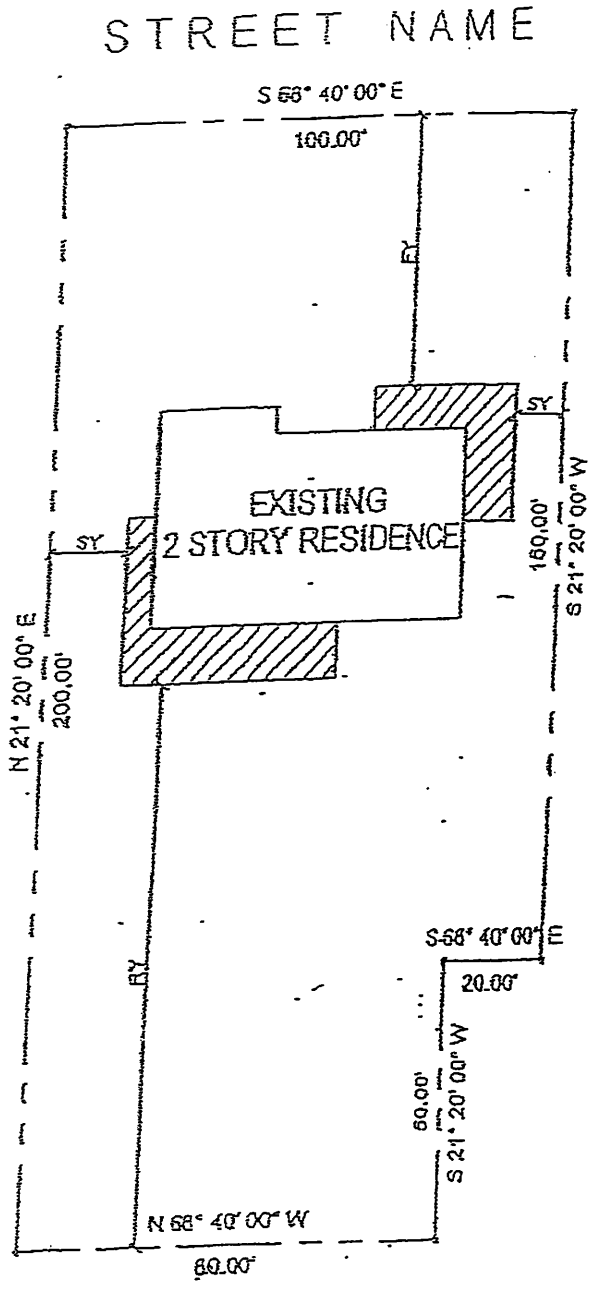
Front Yard Set Back (FY): E 86.1 P-68.6
Side Yard Set Back (SY): E 20.1 P20.1
Side Yard Aggregate (SYA): 101
(combination of the two closest side yards added together)
Rear Yard Set Back (RY): 60

Existing Square Footage: 3145
(list each structure seperately)
Existing Hieght of Structure: 21.4
Existing Lot Coverage (%): 3145

Proposed Square Footage: 1886
(list each structure seperately)
Proposed Hieght of Addition: 27.4
Proposed Lot Coverage (%): 9%

existing sq. ft.
House 1392
garage 953
Deck 800
3145

proposed sq. ft.
addition House 884
addition portico 92
Deck 910
1886



	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☒	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☒	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☒
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☒
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐
b. Is the proposed action located in an archeological sensitive area?	☒	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☒ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐
16. Is the project site located in the 100 year flood plain?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: dry well ☐ NO ☒ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☒	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: [illegible] Date: 2-26-20

Signature: Mary Ellen Curtis

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	2-26-20 Date
Mary Ellen Curtis Print or Type Name of Responsible Officer in Lead Agency	expediter Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

INC. VILLAGE OF NORTHPORT
BOARD OF ZONING APPEALS
CHECKLIST

This sheet must be completed, signed, and returned with your application.

Please answer the following questions:

yes Is the need for the variance or other relief listed on the application?

yes Does the Letter of Denial reflect all structures and improvements that need legalization on your property? ALL STRUCTURES on the lot must have a Certificate of Occupancy or must be legalized via this application process.

yes Are there eight (8) copies of the letter of denial?

yes Are there eight (8) copies of a legible survey showing all existing structures or improvements on the lot, (with their dimensions) and exact distances from all property lines?

yes Are all proposed improvements (with their dimensions) and exact distances from the property lies and set backs noted on the ~~survey~~? site plan

yes Is the size and configuration of all improvements, including a side view of the existing and proposed improvements with elevation measurements included with the site plan?

— Is the approximate contour of the grade surrounding the improvement contained on the site plan? (Only applicable if the grade effects the applicant's ability to construct an improvement)

Yes Is the size and location of any vegetation, trees, cesspools, or natural conditions affecting the applicant's ability to construct the improvement noted on the site plan?

I have read and answered all of the above questions.

APPLICANT SIGNATURE

5-1-27 TAX MAP NO. LOCATION 49 Dolphin Lane 345

FILED MAP Rolling Ridge, Sec. 3

LOT NO. 90

PERMIT NO.	DATE	CO DATE	VARIANCE NO.	DATE
69-1 Above ground pool	1/17/69	5/1/79	#1285 Denied	10/16/19
68-64 add. to existing				
garage & deck	11/14/68	5/1/79		
66-55 Residence.	7/22/66	11/1/66		
86-130 addition	10/7/86	6/15/87		
87-71 deck	7/1/87	5/1/87		

LETTER IN LIEU OF CO DATE

ZONING STATUS

SPECIAL USE PERMIT FOR:

DATE

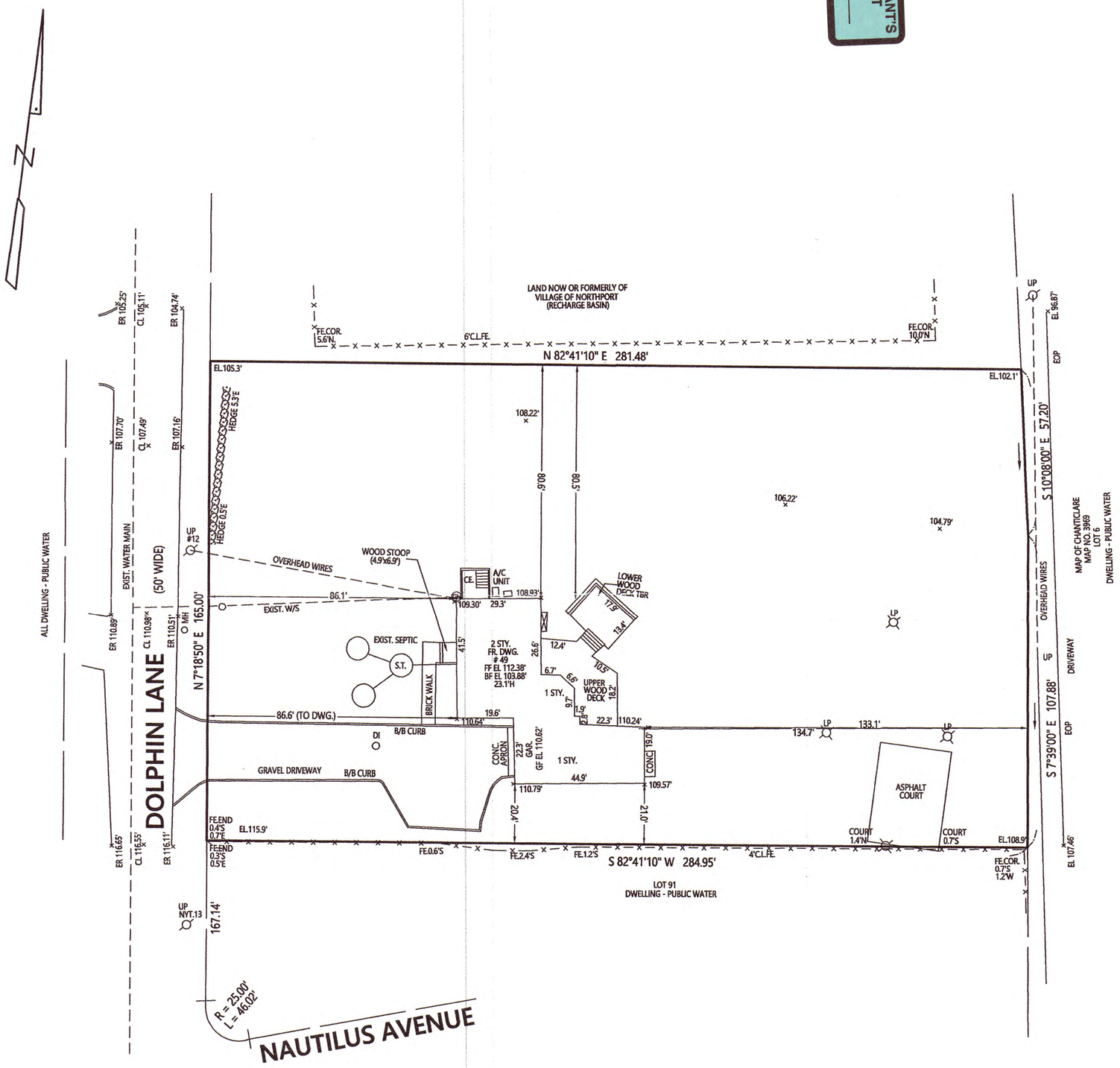
REMARKS:

DEFENDANT'S EXHIBIT 3

DEFENDANT'S EXHIBIT

SURVEY OF LOT 90
MAP OF ROLLING RIDGE
AT NORTHPORT, SECTION THREE
SITUATED AT
VILLAGE OF NORTHPORT
TOWN OF HUNTINGTON
SUFFOLK COUNTY, NEW YORK

F: 10/07/1959 MAP NO. 3069
S.C.T.M. NO. 404-5-1-27



PARCEL DATA ZONE RESIDENCE A	
AREA	= 46,862 SF/1.1 AC
ALL DWELLINGS WITHIN 150' ARE CONNECTED TO PUBLIC WATER.	
ELEVATIONS BASED ON NAVD 1988 DATUM	

GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE. UNDERGROUND UTILITIES EASEMENTS NOT SHOWN AND UTILITY POLE LOCATIONS ARE NOT GUARANTEED.

THE OFFSET DIMENSION SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE, THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITION TO BUILDINGS AND OTHER CONSTRUCTION. THE EXISTENCE OF RIGHT OF WAYS, WETLANDS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS SIGNATURE AND RED INK OR EMBOSSED SEAL SHALL NOT BE CONSIDERED A TRUE VALID COPY.

ALL LOCATIONS OF AND DISTANCES TO WELLS AND CESSPOOLS ARE BY LOCATIONS FROM HOMEOWNERS, FIELD OBSERVATIONS AND/OR INFORMATION OBTAINED FROM OTHERS. SINCE MOST ARE NOT VISIBLE THESE LOCATIONS AND DIMENSIONS CANNOT BE CERTIFIED.

STATE OF NEW YORK
PAT T. SECCAFICO
049287
LICENSED LAND SURVEYOR

SECCAFICO LAND SURVEYING

P.O. BOX 244
CENTER MORICHES, NEW YORK 11934

PHONE: (631) 878-0120 PHONE: (631) 278-5330
EMAIL: PSECCAFICO@OPTONLINE.NET

PAT C. SECCAFICO,PLS
NYS LIC. NO. 051040

PAT T. SECCAFICO,PLS
NYS LIC. NO. 049287

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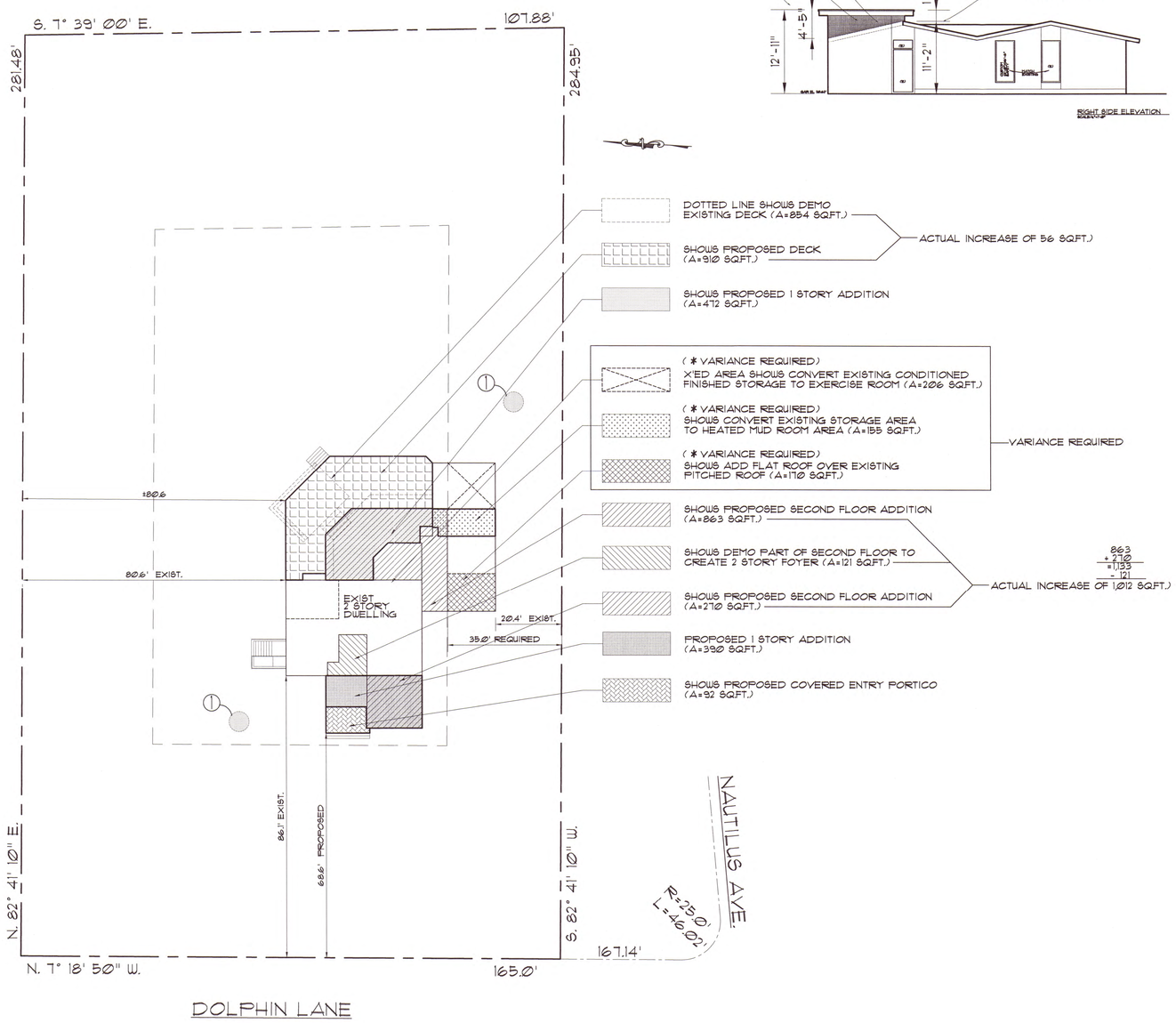
FILE NO. 61743.00 SCALE: 1" = 30'

REVISED: 12/04/2019 (NO FIELD INSPECTION)
DATE: 01/08/2019



SCHEMATIC PLOT PLAN

SCALE: 1"=20'-0"

ZONE: RESIDENCE A	REQUIRED	EXIST.	PROPOSED	VARIANCE REQUIRED
LOT SIZE	43,560	46,862	NA	NO
FRONT YARD	65'	86.1'	68.6'	NO
REAR YARD	60'			NO
SIDE YARD 1	35'	20.4'	35'	*YES
SIDE YARD 2	40'	80.6'		NO
TOTAL SIDE YARD	75'	100.7'		NO
LOT COVERAGE	12%	6.7%	9.0%	NO
MAX HEIGHT	30'	21.4'	27'-4"	NO

* VARIANCE REQUIRED FOR ROOF CHANGE ONLY FROM SLOPED ROOF TO FLAT ROOF. EXTEND WALL UP TO UNDERSIDE OF NEW ROOF, ADD NEW GRAGE DOORS

EXISTING LOT COVERAGE CALCULATIONS

EXISTING HOUSE FOOTPRINT	1,392 S.F.
EXISTING GARAGE/STORAGE	953 S.F.
EXISTING DECK	800 S.F.
TOTAL LOT COVERAGE	3,145 S.F.

$$\% \text{ LOT COVERAGE} = \frac{\text{TOTAL LOT COV.}}{\text{LOT SQ. FT.}} = \frac{3,145}{46,862} = 6.7\%$$

PROPOSED LOT COVERAGE CALCULATIONS

EXISTING HOUSE FOOTPRINT	1,392 S.F.
EXISTING GARAGE/STORAGE	953 S.F.
PROPOSED FIRST FLOOR ADDITIONS	884 S.F.
PROPOSED COVERED ENTRY PORTICO	92 S.F.
PROPOSED DECK	910 S.F.
TOTAL LOT COVERAGE	4,231 S.F.

$$\% \text{ LOT COVERAGE} = \frac{\text{TOTAL LOT COV.}}{\text{LOT SQ. FT.}} = \frac{4,231}{46,862} = 9.0\%$$

SHOWS (1) 10' DIA X 8' RING

544 C.F.

TOTAL = 544 C.F.

ALL LEADERS TO TIE INTO DRYWELLS

DRYWELL CALCULATIONS

ROOFED AREA INCLUDING OVERHANG = 2865 S.F.

2865 S.F. X 4" (RAINFALL) = 946 CU.FT.

FOR 946 CU.FT. USE (2) 10'-0" DIA X 8'-0" HIGH = 1,088 CU.FT. (OK)

THIS IS AN ARCHITECTS PLOT PLAN & IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR
INFORMATION OBTAINED FROM SURVEY PREPARED BY:

SECCAFICO LAND SURVEYING
P.O. BOX 244
CENTER MORICHES, NY. 11934
DATED: 01/08/2019

IMPORTANT NOTE:
ALL DIMENSIONS ARE (±) AND ARE TO BE VERIFIED WITH ACTUAL. THIS IS AN ALTERATION. EXISTING DIMENSIONS MAY VARY DUE TO WALLS BEING OUT OF PLUMB ETC. HOLD O.A. DIMENSIONS AND THE ONES NOTED AS "HOLD" ONLY.

OWNERSHIP AND USE OF DOCUMENTATION:
DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECTS OR PURPOSE, TO MODIFY OR COPY THESE DRAWINGS AND SPECIFICATIONS WITHOUT EXPRESS WRITTEN PERMISSION OF LOUISE A. AGNES ARCHITECT IS PROHIBITED BY FEDERAL LAW AND STRICT EXIST FOR SUCH VIOLATIONS.

SEAL: ARCHITECTS SEAL LOUISE A. AGNES STATE OF NEW YORK 12/26/20

DATE: 12/26/20

SHEET TITLE: SCHEMATIC PLOT PLAN ZONING ANALYSIS

NO.	DATE	REVISIONS	BY
1	01/15/2020	REVISE ZONING TABLE	LEW

PROJECT: KRAYDMAN RESIDENCE
49 DOLPHIN LANE
NORTHPORT, NY 11768

LOUISE A. AGNES ARCHITECT P.C. & ASSOCIATE
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTURE
162 Laurel Avenue
NORTHPORT, NEW YORK 11768
(631) 754-2950
Fax: (631) 261-9485

DRAWING NO. 1

1 of 1 SHTS

PROJECT NO. 1860
SCALE: AS NOTED
DATE:
DRAWN BY: L.E.W.
CHECKED BY: L.A.

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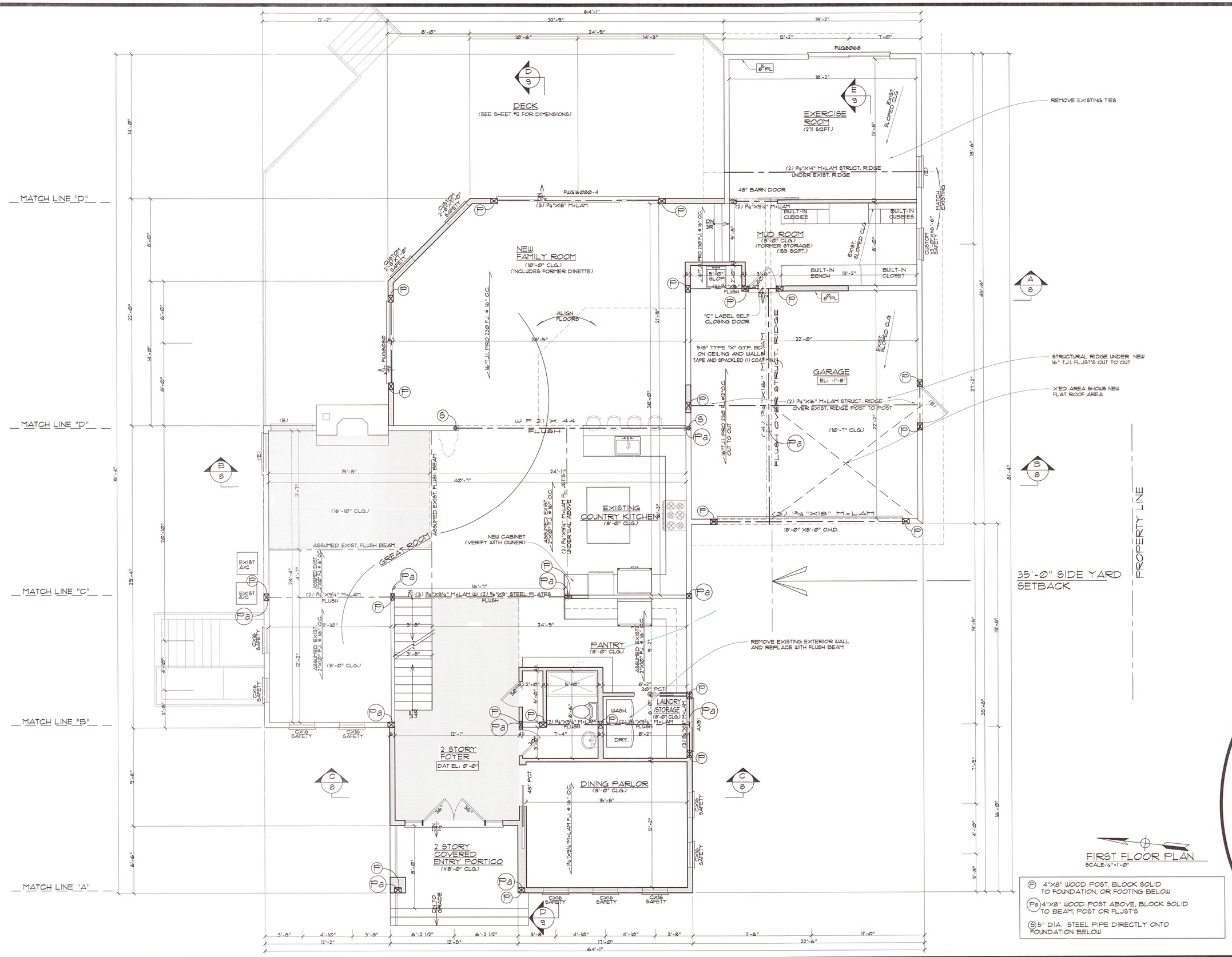

FIRST FLOOR PLAN
SCALE: ¼"=1'-0"

(P) 4"X8" WOOD POST, BLOCK SOLID TO FOUNDATION, OR FOOTING BELOW

(Pa) 4"X8" WOOD POST ABOVE, BLOCK SOLID TO BEAM, POST OR FLJST'S

(S) 5" DIA. STEEL PIPE DIRECTLY ONTO FOUNDATION BELOW

IMPORTANT NOTE:

ALL DIMENSIONS ARE (±) AND ARE TO BE VERIFIED IN FIELD, SINCE THIS IS AN ALTERATION. EXISTING DIMENSIONS MAY VARY DUE TO WALLS BEING OUT OF PLUMB, ETC. MOVE O.A. DIMENSIONS AND THE ONES NOTED AS "HOLD" ONLY.

OWNERSHIP AND USE OF DOCUMENTATION:
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SEAL: LOUISE A. AGNES ARCHITECT P.C. 162 LAUREL AVE. NORTHPORT, N.Y. 11768

DATE: 12/20/2019

NO.	DATE	REVISIONS	BY

SHEET TITLE: FIRST FLOOR PLAN

PROJECT: KRAYDMAN RESIDENCE
49 DOLPHIN LANE
NORTHPORT, NY 11768

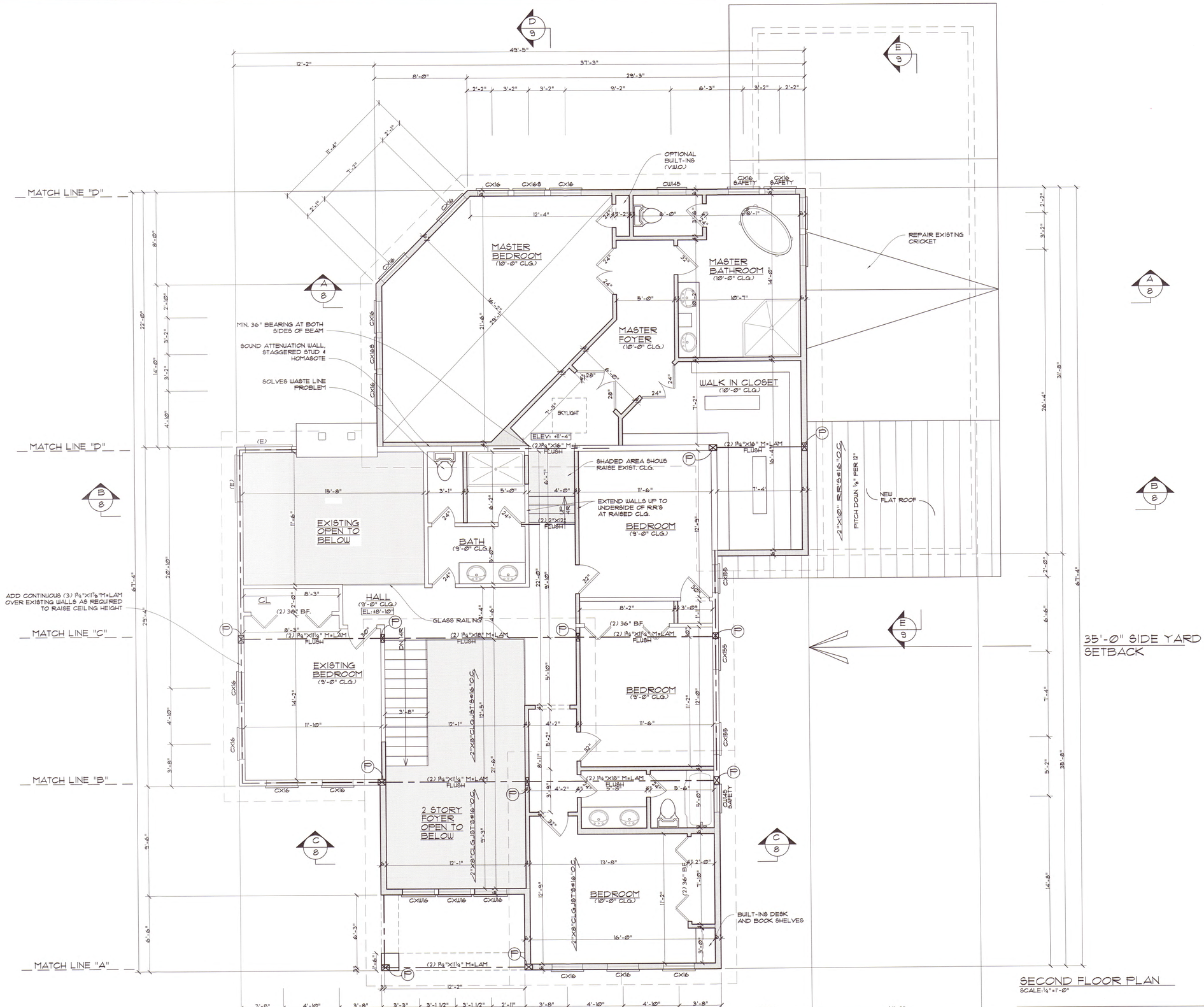
LOUISE A. AGNES ARCHITECT P.C. & ASSOCIATE
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTURE
162 Laurel Avenue
NORTHPORT, NEW YORK 11768
(631) 754-2950
Fax: (631) 261-9485

DRAWING NO. 5
5 of 5 SHTS

PROJECT NO. 1960
SCALE: AS NOTED
DATE:
DRAWN BY:
CHK'D:

LOUISE A. AGNES ARCHITECT P.C.

DEFENDANT'S EXHIBIT 6



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

(P) 4"X8" POST BLOCK SOLID TO POST OR BEAM BELOW

IMPORTANT NOTE:

ALL DIMENSIONS ARE (±) AND ARE TO BE VERIFIED IN FIELD, SINCE THIS IS AN ALTERATION. EXISTING DIMENSIONS MAY VARY DUE TO WALLS BEING OUT OF PLUMB, ETC. HOLD O.A. DIMENSIONS AND THE ONES NOTED AS "HOLD" ONLY.

OWNERSHIP AND USE OF DOCUMENTATION:
DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSE, TO MODIFY OR COPY THESE DRAWINGS AND SPECIFICATIONS WITHOUT EXPRESS WRITTEN PERMISSION OF LOUISE A. AGNES ARCHITECT IS PROHIBITED BY FEDERAL LAW AND STRICT EXIST FOR SUCH VIOLATIONS.

SEAL: ARCHITECTS SERVICE ADVISED NOT ISSUED
DATE: 12/20/2019

SHEET TITLE: SECOND FLOOR PLAN

NO.	DATE	REVISIONS	BY

PROJECT: KRAYDMAN RESIDENCE
49 DOLPHIN LANE
NORTHPORT, NY 11768

LOUISE A. AGNES ARCHITECT P.C. & ASSOCIATE
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTURE
162 Laurel Avenue
NORTHPORT, NEW YORK 11768
(631) 754-2950
Fax: (631) 261-9485

DRAWING NO. 6
6 of 5 SHTS

PROJECT NO. 1960
SCALE: AS NOTED
DATE:
DRAWN BY: L.E.W.
CHECKED BY: L.A.

© 2019 LOUISE A. AGNES ARCHITECT P.C.

WALLS ARE DESIGNED AND SHALL BE CONSTRUCTED AS PER R602.3, WALL STUDS SHALL BE A MINIMUM NUMBER 3 STANDARD OR STUD GRADE LUMBER. STUDS ARE TO BE AT 16"O.C. AS PER 602.3.1 AND TABLE 602.3(5)

ALL WALLS, EXTERIOR, INTERIOR (BOTH BEARING AND NON LOAD BEARING) SHALL HAVE FIRE BLOCKING AS PER R302.11, R604.4 & R602.5

DRILLING AND NOTCHING IN WALL STUDS IS PERMITTED AS PER R602.6.

DRILLING AND NOTCHING IN TOP PLATES IS PERMITTED AS PER R602.6.1

GYPSUM BOARD SHALL CONFORM TO ASTM C22, C 475, C 514, C 1002, C 1047, C1177, C1178, C1278, C1396, OR C1658 AND FOR BOARD SUPPORT,APPLICATION AND FASTENING ISAHLL BE IN ACCORDANCE TO THE PROVISIONS IN SECTION IN R702

CERAMIC TILE SURFACES SHALL SHALL BE INSTALLLED IN ACCORDANCE WITH ANSI A108.1, A108.4, A108.5, 108.6, A108.11, A118.1, A118.3, A136.1 AND A137.1. MATERIALS USED FOR BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R702.4.2, AND ISTALL IN ACCORDANCE WITH THE MANUFACTUERERS RECOMMENDATIONS.

WOOD VENEER PANELING AND HARDBOARD PANELING SHAL BE PLACED ON WOOD OR COLD FORMED STEEL FRAMING SPACED NOT MORE THAN 16"O.C.. WOOD VENEER AND HARD BOARD PANELING LESS THAN ¼" NOMINAL THICKNESS SHALL NOT HAVE LESS THAN ⅜" GYP. PANEL BACKER. WOOD VENEER PANELING NOT LESS THAN ¼" NOMINAL THICKNESS SHALL CONFORM TO ANSI/HPVA HP-1. HARDBOARD PANELING SHALL CONFORM TO CPA/ANSI A135.5.

VINYL SIDING SHALL BE CERTIFIED AND LABELED AS CONFORMING TO THE REQUIREMENTS OF ASTM D 3679 BY AN APPROVED QUALITY CONTROL AGENCY AND SHALL BE INSTALLED AS PER R703.11

RAFTERS SHALL BE FRAMED NOT MORE THAN 1½" OFFSET FROM EACH OTHER TO RIDGE BOARD OR DIRECTLY OPPOSITE FROM EACH OTHER WITH GUSSET PLATES AS A TIE. RIDGE BOARD SHALL BE NOT LESS THAN 1 INCH NOMINAL THICKNESS AND NOT LESS IN DEPTHTHAN THE CUT END OF THE RAFTER. AT VALLEYS AND HIPS THERE SHALL BE A HIP OR VALLEY RAFTER NOT LESS THAN 2 INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT. WHERE THE ROOF PITCH IS LESS THAN 3 UNITS VERTICAL IN 12 UNITS HORIZONTAL, STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS, SUCH AS RIDGE BEAMS, HIPS AND VALLEYS, SHALL BE DESIGNED AS BEAMS.

CEILING JOIST AND RAFTER CONNECTION- CEILING JOISTS AND RAFTER SHALL BE NAILED TO EACH OTHER IN ACCORDANCE WITH TABLE R802.5.1(9), AND THE RAFTER SHALL BE NAILED TO THE TOP PLATE IN ACCORDANCE WITH TABLE R 602.3(1). CEILING JOISTS SHALL BE CONTINUOUS OR SUCURELY JOINED IN ACCORDANCE WITH TABLE 82.5.1(9) EWHERE THEY MEET OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT RAFTERSTO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHERE SUCH JOISTS ARE PARALLEL TO THE RAFTERS.

WHERE THE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTER AT THE TOP PLATE, JOIST CONNECTED HIGHER IN THE ATTIC SHALL BE INSTALLED AS A RAFTER TIE, OR RAFTER TIES SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE. WHERE CEILING JOISTS ARE NOT PARALLEL TO THE RAFTER, RAFTER TIES SHALL BE INSTALLED. RAFTER TIES SHALL NOT BE LESS THAN 2 INCHES BY 4 INCHES (NOMINAL), INSTALLED IN ACCORDANCE WITH THE CONNECTION REQUIREMENTS IN TABLE R 802.5.1(9), OR CONNECTIONS OF EQUIVALENT CAPACITIES SHALL BE PROVIDED. WHERE CEILING JOISTS OR RAFTERS TIES ARE NOT PROVIDED, THE RIDGE FORMED BY THE RAFTERS SHALL BE SUPPORTED BY A WALL OR GIRDER DESIGNED AN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

COLLAR TIES OR RIDGE STRAPS TO RESIST WIND UPLIFT SHALL BE CONNECTED IN THE UPPER THIRD OF THE ATTIC SPACE IN ACCORDANCE WITH TABLE R 602.3(1).

COLLAR TIES SHALL NOT BE LESS THAN 1 INXH BY 4 INCH (NOMINAL), SPACED NOT MORE THAN 4 FEET ON CENTER

BEARING- THE ENDS OF EACH RAFTER OR CEILING JOIST SHALL HAVE NOT LESS THAN 1¼" OF BEARING ON WOOD OR METAL AND NOT LESS TAN 3" ON MASONRY OR CONCRETE. THE BEARING ON MASONRY OR CONCRETE SHALL BE DIRECT, OR A SILL PLATE IT 2" MINIMUM NOMINAL THICKNES SHALL BE PROVIDED UNDER RAFTER OR CEILING JOIST. THE SILL PLATE SHALL PROVIDE A MINIMUN NOMINAL BEARING OF 48 SQUARE INCHES.

CUTTING, DRILLING AND NOTCHING OF STRUCTURAL ROOF MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTIONS R 802.7.1, R 802.7.1.1, R 802.7.1.2 & R 802.7.2.

CEILING JOISTS ARE TO BE SPACES AS PER TABLES R 802.4(1), R 802.4(2) AND TO BE DOUG FIR LARCH #2

ENERGY NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CONSTRUCTION CODE. THE AUTHORITY HAVING JURISDICTION SHALL BE PERMITTED TO DETERMINE AN ENERGY EFFICIENCY PROGRAM TO EXCEED THE ENERGY EFFICIENCY REQUIRED BY THIS CODE.
2. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED. CERTIFICATE SHALL COMPLY WITH IRC N1101.14.
3. ATTIC OR CRAWLSPACE ACCESS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION THE SURROUNDING SURFACES.
4. INSULATION COMPONENTS OF THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CRITERIA LISTED IN TABLE 402.4.1.1. WHERE REQUIRED BY CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS TO VERIFY COMPLIANCE.
5. TESTING - BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED HAVING LESS OR EQUAL TO 3 AHC50 IN CZ 4A, 5, 6A, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.
6. DUCTS- SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. R-8 @ 3" OR GREATER DIAMETER AND R-6 AT DUCTS LESS THAN 3" IN DIAMETER

6a. DUCT SEALING- DUCTS, AIR HANDLERS AND FILTERS BOXES SHALL BE SEALED.

7. DUCT TESTING- DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY AN APPROVED THIRD PARTY.
8. BUILDING CANTILEVERS SHALL NOT BE USED AS DUCTS AND PLENUMS.
9. MECHANICAL SYSTEM PIPING INSULATION CARRYING FLUIDS LESS THAN 105F DEGREES OR GREATER THAN 55F DEGREES SHALL BE INSULATED WITH R-3 MIN.
10. MECHANICAL VENTILATION- SHALL MEET REQUIREMENTS OF THE IRC/IMC.
11. EQUIPMENT SIZING- PER ACCA MANUAL S, BASED ON LOADS CALCULATED PER ACCA MANUAL J AS PROVIDED BY THIRD PARTY HERS RATER.
12. LIGHTING. A MIN. OF 75% OF PERMANENTLY INSTALLED FIXTURES MUST HAVE HIGH-EFFICIANCY LAMPS.
13. ALL, PLUMBING AND ELECTRICAL SYSTEMS SHALL MEET THE IRC CHAPTER 11 ENERGY EFFICIENCY, INTERNATIONAL MECHANICAL CODE., INTERNATIONAL ENERGY CONSERVATION CODE. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUBMIT IN DETAIL THE DESIGNS, CALCULATIONS AND DRAWINGS, WRITTEN STATEMENTS OF THE MECHANICAL, AIR CONDITIONING, VENTILATION HEATING SYSTEMS (NEW, EXISTING OR UPGRADED) STAMPED BY A PROFESSIONAL ENGINEER IF REQUIRED BY THE BUILDING DEPARTMENT.
14. ADDITIONS, ALTERATIONS OR RENOVATION, SHALL COMPLY WITH IECC 2015. ALTERED PORTIONS OF THE EXISTING BUILDING IS NOT REQUIRED TO COMPLY WITH THIS CODE.
15. MINIMUM ONE PROGRAMMABLE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM IN ACCORDANCE WITH SECTION CONTROL SYSTEMS.
16. ALL EXTERIOR WALL/FLOOR/CEILING JOISTS SHALL BE AIR SEALED AND INSULATED IN ACCORDANCE WITH TABLE R402.4.1.1. APPLY A FRESH BEAD OF CAULK TO THE TOP AND BOTTOM PLATE IMMEDIATELY PRIOR TO INSTALLING GYPSUM WALL BOARD.

NOTE: ALL WINDOW SILL HEIGHTS UNDER 24" ABOVE FINISHED FLOOR TO HAVE ASTM F2090 COMPLIANT WINDOW OPENING CONTROL DEVICES. IF WINDOW SILL IS LESS THAN BUT UNDER 72" ABOVE EXTERIOR GRADE OR SURFACES, WINDOW OPENING CONTROL DEVICE IS NOT REQUIRED.

ANDERSON WINDOWS HAVE A 15% RETURN CHARGE ON STANDARD WINDOWS (IN STOCK) AND WILL NOT ACCEPT RETURNS ON SPECIAL ORDERS. CONTRACTORS/OWNERS TO VERIFY THAT WINDOW SIZES SHOWN ON THEIR PLANS ARE CORRECT PRIOR TO ORDERING WINDOWS. RETURN CHARGES / NO RETURNS ALLOWED ARE THE RESPONSIBILITY OF THE CONTRACTOR.

REAR ELEVATION
SCALE: ¼"=1'-0"

FRONT ELEVATION
SCALE: ¼"=1'-0"

IMPORTANT NOTE:
ALL DIMENSIONS ARE (±) AND ARE TO BE VERIFIED IN FIELD, SINCE THIS IS AN ALTERATION. EXISTING DIMENSIONS MAY VARY DUE TO WALLS BEING OUT OF PLUMB, ETC. HOLD O.A. DIMENSIONS AND THE ONES NOTED AS "HOLD" ONLY.

OWNERSHIP AND USE OF DOCUMENTATION:
DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSE. TO MODIFY OR COPY THESE DRAWINGS AND SPECIFICATIONS WITHOUT EXPRESS WRITTEN PERMISSION OF LOUISE A. AGNES ARCHITECT IS PROHIBITED BY FEDERAL LAW AND STRICT EXIST FOR SUCH VIOLATIONS.

SEAL: ARCHITECTS SEAL IS VOID IF NOT REGISTERED
REGISTERED ARCHITECT LOUISE A. AGNES No. 15258 STATE OF NEW YORK
DATE: 12/20/2019

NO.	DATE	REVISIONS	BY

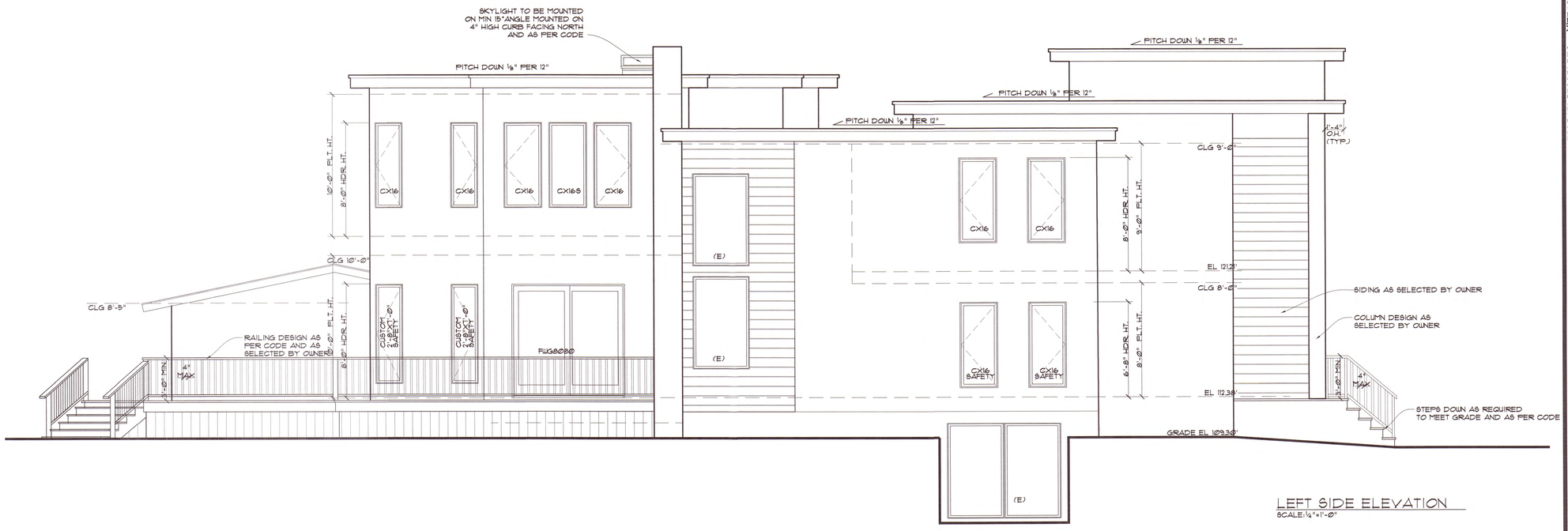
SHEET TITLE:
FRONT ELEVATION
REAR ELEVATION

PROJECT:
KRAYDMAN RESIDENCE
49 DOLPHIN LANE
NORTHPORT, NY 11768

LOUISE A. AGNES ARCHITECT P.C. & ASSOCIATE
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTURE
162 Laurel Avenue
NORTHPORT, NEW YORK 11768
(631) 754-2950
Fax: (631) 261-9485

DRAWING NO. 10

PROJECT NO. 1960
SCALE: AS NOTED
DATE:
DRAWN BY: L.E.W.
CHECKED BY: L.A.

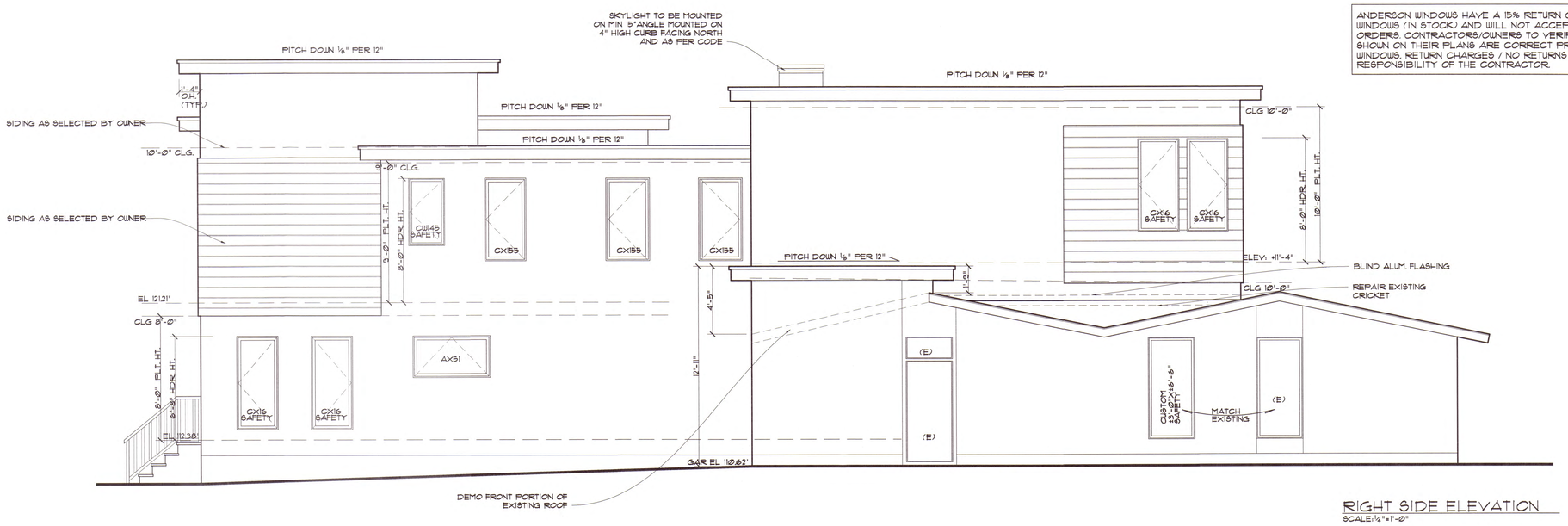


LEFT SIDE ELEVATION

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

NOTE: ALL WINDOW SILL HEIGHTS UNDER 24" ABOVE FINISHED FLOOR TO HAVE ASTM F2090 COMPLIANT WINDOW OPENING CONTROL DEVICES. IF WINDOW SILL IS LESS THAN BUT UNDER 72" ABOVE EXTERIOR GRADE OR SURFACES, WINDOW OPENING CONTROL DEVICE IS NOT REQUIRED.

ANDERSON WINDOWS HAVE A 15% RETURN CHARGE ON STANDARD WINDOWS (IN STOCK) AND WILL NOT ACCEPT RETURNS ON SPECIAL ORDERS. CONTRACTORS/OWNERS TO VERIFY THAT WINDOW SIZES SHOWN ON THEIR PLANS ARE CORRECT PRIOR TO ORDERING WINDOWS. RETURN CHARGES / NO RETURNS ALLOWED ARE THE RESPONSIBILITY OF THE CONTRACTOR.



RIGHT SIDE ELEVATION

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

IMPORTANT NOTE:

ALL DIMENSIONS ARE (±) AND ARE TO BE VERIFIED IN FIELD, SINCE THIS IS AN ALTERATION EXISTING DIMENSIONS MAY VARY DUE TO WALLS BEING OUT OF PLUMB, ETC. NOMINAL O.A. DIMENSIONS AND THE ONES NOTED AS "HOLD" ONLY.

OWNERSHIP AND USE OF DOCUMENTATION:
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SEAL: ARCHITECTS SEAL

DATE: 12/20/2018

SHEET TITLE: RIGHT SIDE ELEVATION LEFT SIDE ELEVATION

NO.	DATE	REVISIONS	BY

PROJECT: KRAYDMAN RESIDENCE 49 DOLPHIN LANE NORTHPORT, NY 11768

LOUISE A. AGNES ARCHITECT P.C. & ASSOCIATE
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTURE
162 Laurel Avenue
NORTHPORT, NEW YORK 11768
(631) 754-2950
Fax: (631) 261-9485

DRAWING NO. 11

11 of 5 SHTS

PROJECT NO. 1960

SCALE: AS NOTED

DATE:

DRAWN BY: L.E.W.

CHECKED BY: L.A.

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BOARD OF ZONING APPEALS
INCORPORATED VILLAGE OF NORTHPORT
Northport, New York 11768

A RESOLUTION
IN CONNECTION WITH THE APPLICATION OF
VALERIY KRAYDMAN

Application No.: 1285
Owner(s): Valeriy Kraydman
Applicant: Nina Jordan
Premises: 49 Dolphin Lane, Northport, New York

WHEREAS, the property under application no. 1285 is 49 Dolphin Lane, is located in a Residence "A" district(collectively hereinafter "Subject Property"); and

WHEREAS, the applicant submitted plans to the Building Department to erect a proposed alteration and add a new attached garage; and

WHEREAS, the Building Department issued a letter of denial dated February 28, 2019 which set forth the need for two variances as follows:

306-22D (1) minimal lot width 175 feet required, 165 feet proposed
306-22 H (1) side yard setback of 35 feet required and 20.1 feet proposed; and

WHEREAS, the applicant submitted a survey, architectural plans and other evidence for the Board's review and Members of this Board have reviewed the subject premises and neighborhood in light of these submissions; and

WHEREAS, after due notice a public hearing of the Board of Zoning Appeals of the Village of Northport was held March 27, 2019 at 7:00 p.m. in the Village Hall in Northport and all interested persons attending the hearing were given the opportunity to speak regarding the within Application; and

WHEREAS, all testimony has been carefully considered and all pertinent facts are noted in the formal decision annexed hereto and incorporated by reference in this Resolution; and

WHEREAS, the Zoning Board of Appeals has determined that the application is a Type II action pursuant to 6 NYCRR Part 617 and not subject to any further action under SEQRA; and

NOW THEREFORE IT IS hereby resolved that the aforesaid application is **DENIED** in accordance with the decision annexed hereto and incorporated by Reference in this Resolution.

The foregoing resolution was offered by: Ms. Handel

and seconded by: Mr. Swift

DEFENDANT'S EXHIBIT 7

Roll Call Vote:

	In Favor	Opposed	Abstain
Mr. Cangemi	X		
Mr. Ramme	X		
Ms. Pushee	absent		
Ms. Handel	X		
Mr. Swift	X		

Dated:

Northport, New York

10/16/19

Andrew Cangemi, Chair
Board of Zoning Appeals of the
Incorporated Village of Northport

FILED IN THE
OFFICE OF THE
VILLAGE CLERK
DATE 10/17/19
SIGNED Georgia Cartagena

DECISION
IN CONNECTION WITH THE APPLICATION OF
VALERIY KRAYDMAN
APPLICATION NO. 1285

A Zoning Board Hearing was held on March 27, 2019 to hear the request of the Applicant to add a new attached garage and 2 story addition to the subject premises

The Applicant indicated that he/she intends to expand living space and add a new attached garage and pursuant to proposed plans requires relief under Village of Northport Zoning Board Section 306-22-H(1) in that a 35-foot side yard setback is required and 20.1 feet is proposed. Further the residence "A" District currently requires 175feet lot width and the property currently has lot width of 165 feet which existed as of date of construction of the current residence. Currently side yard setback for house is 20.1 feet, but a second story is being added. Further, garage is being added but will retain 20.1-foot setback.

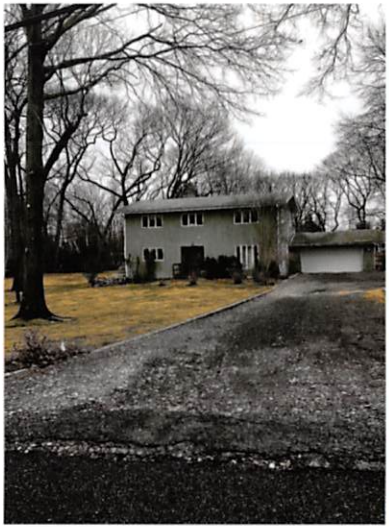
Testimony was heard from neighbor at 63 Nautilus concerned about length and height of proposed structure.

The Board has had the opportunity to review the proposed plans which indicate a second story addition on the southeast side of the property. The proposed addition is 22.3 feet in width and 66 feet in length.

The proposed addition will create a side yard of 20 feet when 35 feet is required and is two stories in height. Based upon a review of the plans and the testimony at the hearing the Board is of the belief that the side yard variance of 20 feet where 35 feet is required is substantial and would create an undesirable change to the neighborhood. The subject house is situated on the lot where the owner could construct the proposed addition on the other side of the house and would not require a substantial variance. Accordingly, the benefit sought by the applicant can be achieved in another way without an adverse effect on the neighborhood.

Subsequent to the hearing the applicant has submitted a request for permission to appear before the Board with a revised submission.

Accordingly, the application is denied based upon the above factors, but the owner is encouraged to submit a revised application clearly indicating the proposed modifications.



DEFENDANT'S EXHIBIT

8

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DEFENDANT'S
EXHIBIT
9
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