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

July 9, 2020

Jeffrey Cusick & Stephen Corbellini
86 Bayview Avenue
Northport, NY 11768

Dear Mr. Cusick & Corbellini:

Re: Building Permit Application No. 20-070 – Add/Alt: Construct New Accessory Structure, First Floor Deck and Retaining Wall to Existing Dwelling at 86 Bayview Ave., Northport, N.Y. S: 6 B: 3 L: 52
Residence District C

Your application to construct additions and alterations to the existing residence at the above-referenced address is hereby denied. Review of the schematic plot plan by Louise A. Agnes Architect P.C. & Associate dated 6/9/20 based upon a survey by JM Land Surveying dated 10/7/16 indicates that this is a non-conforming lot specific to Lot Area, Front Yard and Side Yard. Examination of schematic plot plan by Louise A. Agnes Architect P.C. & Associate dated 6/9/20, indicates that the construction would create a Lot Coverage of 26% and a footprint of 3,010 sf.

The proposed construction is, therefore, in violation of the Code of the Village of Northport, Chapter 306, "Zoning," Section 306-22K (1)(C), Section 306-22H (3), Section 306-23B (1), Section 306-23C (3).

The existing lot has several existing conditions for which variances are required:
Section 306-22 K (1)(C): Maximum Lot Coverage: 26% where 20% is required
Section 306-22 H (3): Side Yard: 2.5 feet where 18 feet is required
Section 306-23 B (1)(A): Detached Accessory Buildings: Minimum setback from street lines
Section 306-23 C (3): Detached Accessory Buildings: Side Yard: 3 feet where 7 feet is required

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
Asst. to the Mayor

cc: Village Attorney
ZBA Secretary

DEFENDANT'S EXHIBIT
1

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 7-15-20

Applicant Name Jeffrey Cusick + Stephen Corbellini
(Please Print)

Address 86 Bayview Ave. Northport, NY 11768

Telephone No. 631-796-7100 Email Address: Jeffcusick@gmail.com

Owner Name Jeffrey Cusick + Stephen Corbellini

Address 86 Bayview Ave, Northport, NY 11768

1. Application is hereby made for a variance or permit under Chapter 306, 306-22K, 306-22H, 306-23B, 306-23C
2. Location of Property
86 Bayview Ave, Northport E/S of Bayview Ave 116.5' S of Stanton St.
3. Location in Zone Designated as C
4. Reason for this request Construct 2 car garage that does not conform to code, 1st floor deck and retaining walls
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)
   5a. Please return the attached **"AFFIDAVIT OF POSTING"** completed and notarized to the ZBA office **PRIOR** to the scheduled hearing confirming that he or she has properly posted the sign(s).
6. Is there a school, or church within 200 feet of the premises? No
7. Approximate cost of work involved $120,000.00
8. Type of road asphalt patch, concrete width 33 Ft

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.

Stephen Corbellini
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 the and the burden is upon the applicant to present facts which satisfy these criteria.

DEFENDANT'S EXHIBIT 2

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?

yes 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

Northport Village (ZBA) Zoning Board of Appeals

"Request for Information Form"

KEY.

PROPOSED ADDITION

Front Yard Set Back (FY): 3'
Side Yard Set Back (SY): 2.5
Side Yard Aggregate (SYA): 22
(combination of the two closest side yards added together)
Rear Yard Set Back (RY): 67.74

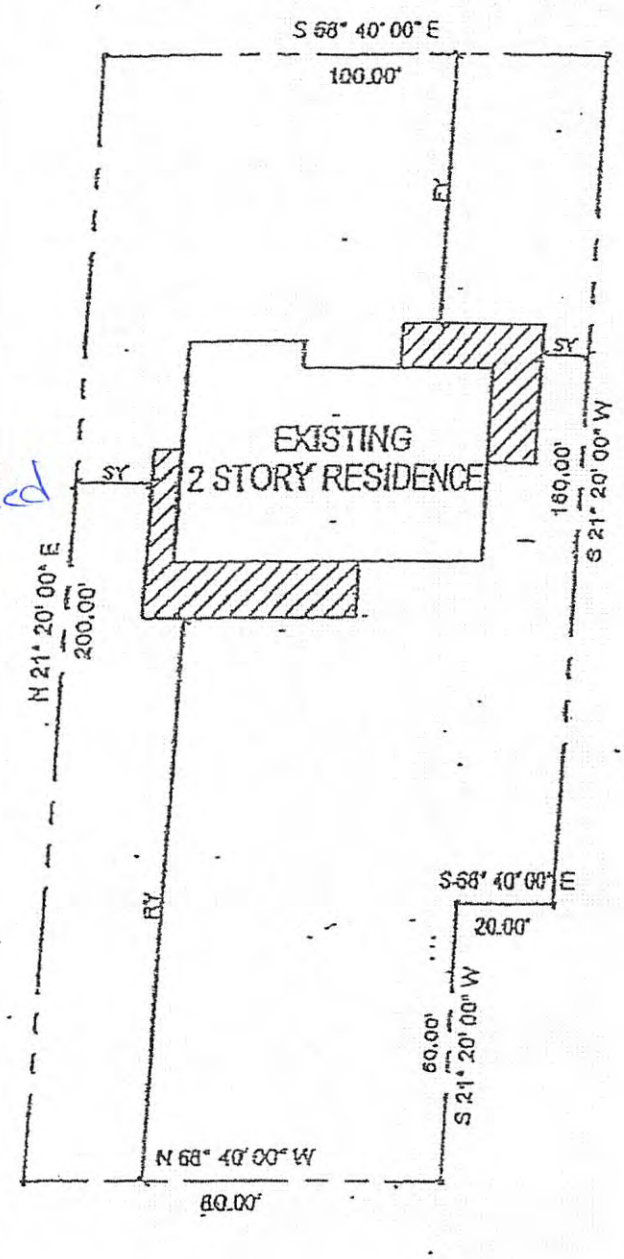
Existing Square Footage: see Attached
(list each structure seperately)

Existing Hieght of Structure:
Existing Lot Coverage (%): 17.5

Proposed Square Footage: 650 sq ft
(list each structure seperately)

Proposed Hieght of Addition: 14.11'
Proposed Lot Coverage (%): 23.18

STREET NAME



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

Jeffrey Cusick + Stephen Corbellini

Name of Action or Project:
86 Bayview Ave. Northport, NY 11768

Project Location (describe, and attach a location map):
86 Bayview Ave. Northport, NY 11768

Brief Description of Proposed Action:
Construct 2 car garage that does not conform to code
1st Floor deck and retaining walls

Name of Applicant or Sponsor:	Telephone: 631-796-7100
Jeffrey Cusick + Stephen Corbellini	E-Mail:

Address:
86 Bayview Ave.

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? .25 acres
b. Total acreage to be physically disturbed? 5,000 sq ~~acres~~
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .25 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

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

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	X	
b. Are public transportation service(s) available at or near the site of the proposed action?	X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X	
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: _____	X	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	X	
b. Is the proposed action located in an archeological sensitive area?	X	
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?	X	
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: _____	X	

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?	X	
16. Is the project site located in the 100 year flood plain?	X	
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	X	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☒ YES If Yes, briefly describe: dry well		

	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: Mary Ellen Curtis Date: 7-15-20

Signature:

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.

	7-15-20
Name of Lead Agency	Date
Mary Ellen Curtis	expediter
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

6-3-52 TAX MAP NO. LOCATION 86 Bayview Ave

FILED MAP

LOT NO.

PERMIT NO.	DATE	CO DATE	VARIANCE NO.	DATE
81-60 Woodburning Stove	11/16/81	12/16/81		
08-45 REPAIR/REBL. PORCH	3/14/08	5/28/10		
08-123P INSTALL GAS STOVE	8/13/08	5/28/10		

LETTER IN LIEU OF CO DATE 12/1/80

ZONING STATUS

SPECIAL USE PERMIT FOR:

DATE

REMARKS:

DEFENDANT'S EXHIBIT 3

DRAWN BY JM	CHECKED BY JM
CAD FILE DATE:	OCT. 2016
DRAWING NO.:	16\BAYVIEW AVE 86

Note: ALL SUBSURFACE STRUCTURES; WATER SUPPLY, SANITARY SYSTEMS, DRAINAGE, DRYWELLS AND UTILITIES, SHOWN ARE FROM FIELD OBSERVATIONS AND OR DATA OBTAINED FROM OTHERS.

THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

Premises known as:

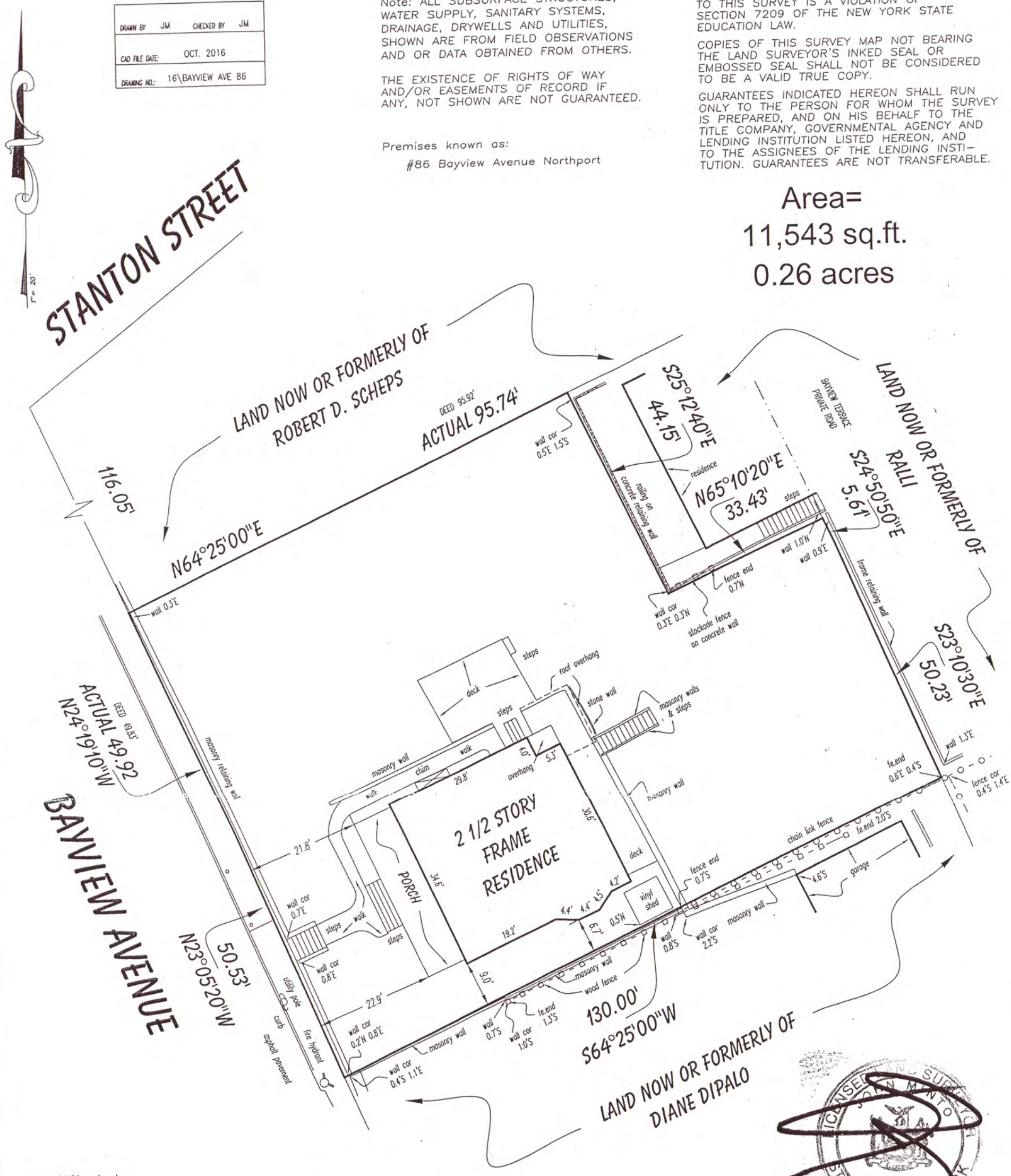
#86 Bayview Avenue Northport

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 SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE.

Area=
11,543 sq.ft.
0.26 acres



Certified to:

Fidelity National Title Insurance Company
JPMorgan Chase Bank
Stephen C. Corbellini & Jeffrey M. Cusick
DE Title Services, LLC

LAND SURVEYING
Mintoville@aol.com
SUBDIVISIONS
TITLE & MORTGAGE SURVEYS
TOPOGRAPHIC SURVEYS
LAND PLANNERS
SITE PLANS

JOHN MINTO, L.S.
LICENSED PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LIC. NO. 49866

PHONE: (631) 724-4832
FAX: (631) 724-5455

93 SMITHTOWN BOULEVARD SMITHTOWN, N.Y. 11787

Survey of Property

situate in the Incoporated

Village of Northport

Town of Huntington
Suffolk County, New York
Tax Map #404-06-03-52
Oct. 7, 2016 Scale 1"= 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DEFENDANT'S EXHIBIT 4

Conceptual Landscape Plan
CUSICK-CORBELLINI RESIDENCE

86 BAYVIEW AVE.
NORTHPORT, NY

SCALE: 1/8"=1'-0"

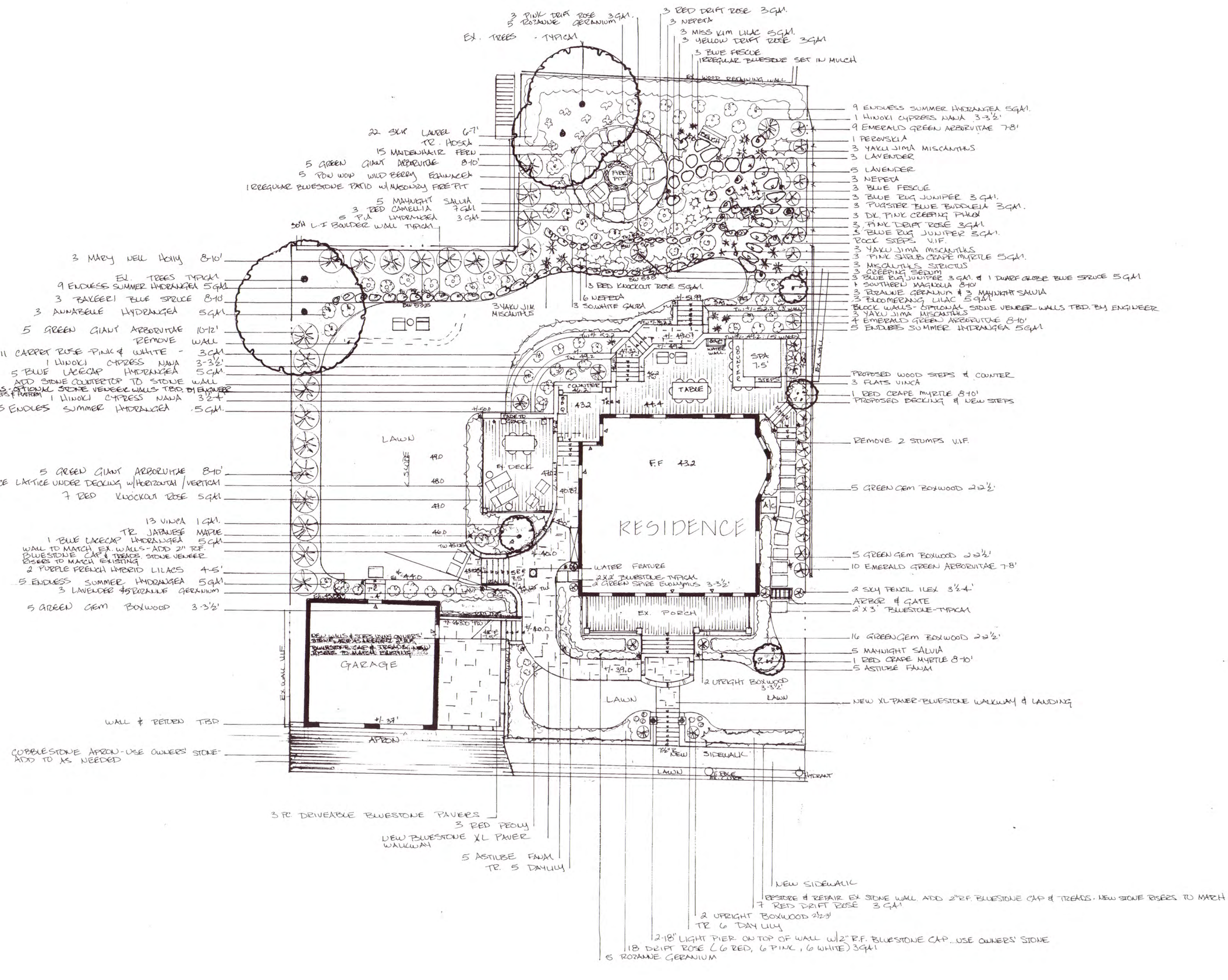
LANDSCAPE DESIGNER
PATRICIA HOPKINS
E. SETAUKET, NY
631-474-7460

LIGHTING KEY:
Δ = UP
Φ = LOW

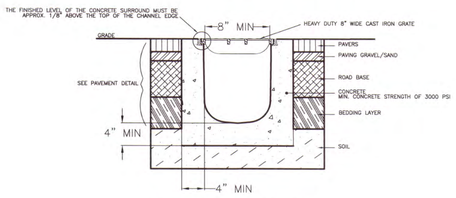
SEPT. 2019

DEFENDANT'S EXHIBIT
5

GENERAL NOTES:
THIS DRAWING IS AN INSTRUMENT OF SERVICE RENDERED TO THE CLIENT FOR THE PURPOSE OF COST ESTIMATES AND GENERAL PLANT LAYOUT. IT IS NOT FOR CONSTRUCTION. ALL WORK TO CONFORM TO STATE AND LOCAL CODES. CONTRACTOR RESPONSIBLE FOR WORKMANSHIP AND WARRANTIES.

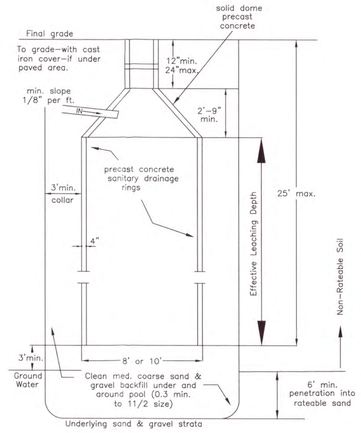


ATLAS LOCATION



STRIP DRAIN DETAIL

SCALE: NTS



DRYWELL DETAIL

SCALE: NTS

DRAINAGE SYSTEM "A" CALCULATIONS

Proposed Garage Area = 325.0 s.f.
Runoff = 325.0 s.f. x 4"/12 = 108.3 cu.f.

108.3 cu.f./ 42.2 cu.f. per ft. of ring
= 2.6 ft. req'd.

Rear Yard Tributary Area = 4000 s.f.
Runoff = 4000 s.f. x 4"/12 x 0.25 = 333.3 cu.f.

333.3 cu.f./ 42.2 cu.f. per ft. of ring
= 7.9 ft. req'd.

Total Storage Required = 10.5 ft. of 8 ft. Diam. rings

Total Storage Provided = 12 ft. of 8 ft. Diam. rings

DRAINAGE SYSTEM "B" CALCULATIONS

Proposed Driveway Area = 240.0 s.f.
Runoff = 240.0 s.f. x 4"/12 = 80.0 cu.f.

80.0 cu.f./ 68.5 cu.f. per ft. of ring
= 1.2 ft. req'd.

Proposed Garage Area = 325.0 s.f.
Runoff = 325.0 s.f. x 4"/12 = 108.3 cu.f.

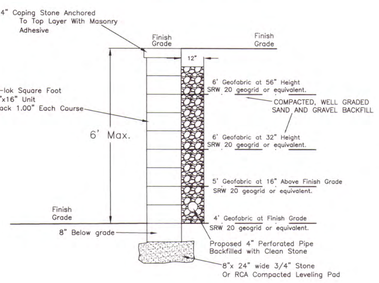
108.3 cu.f./ 68.5 cu.f. per ft. of ring
= 1.6 ft. req'd.

Side & Front Walkway Area = 380.0 s.f.
Runoff = 380.0 s.f. x 4"/12 = 126.7 cu.f.

126.7 cu.f./ 68.5 cu.f. per ft. of ring
= 1.8 ft. req'd.

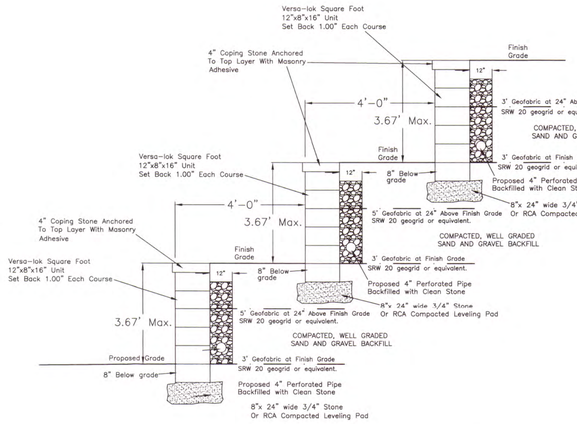
Total Storage Required = 4.6 ft. of 10 ft. Diam. rings

Total Storage Provided = 8 ft. of 10 ft. Diam. rings



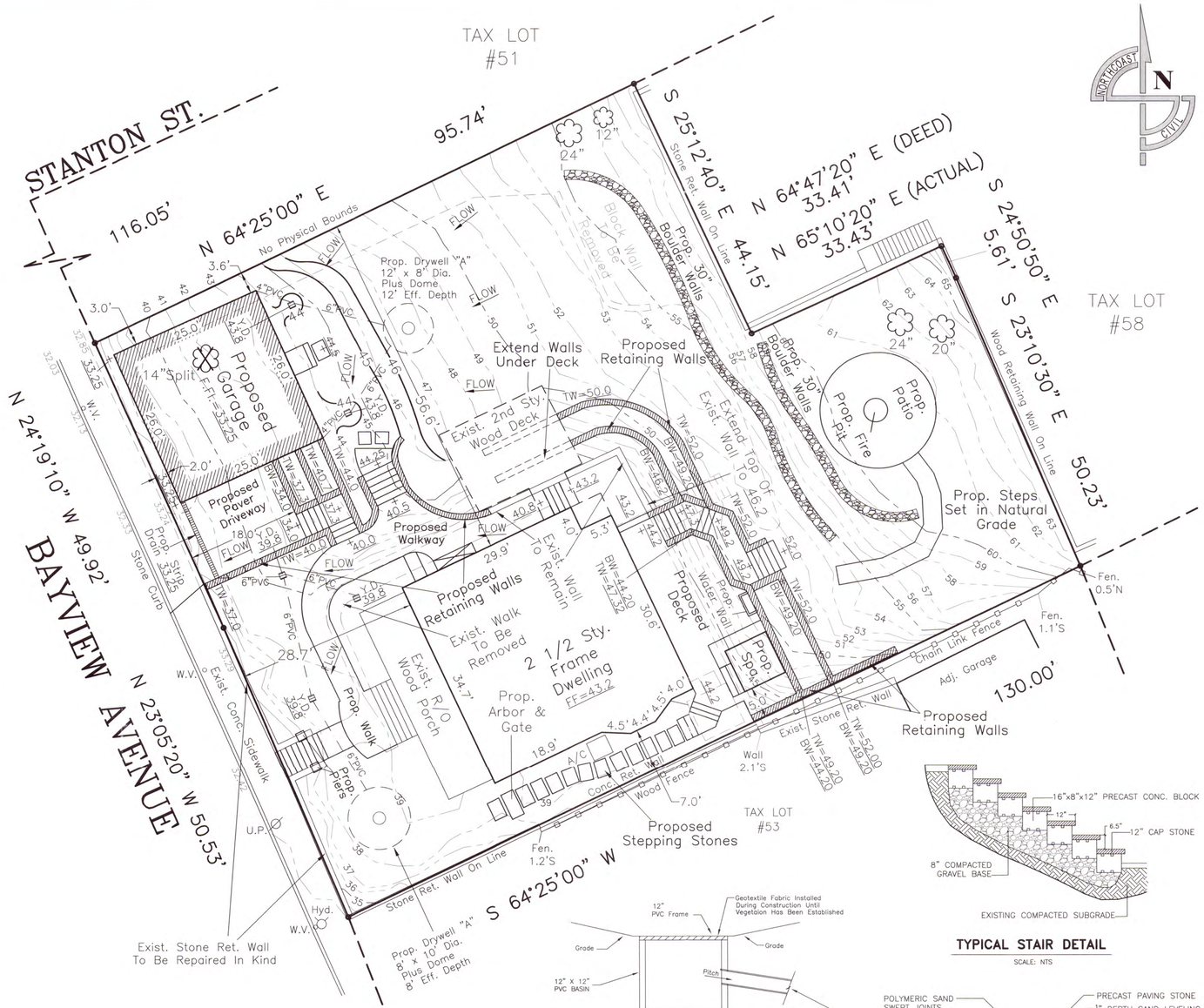
6' RETAINING WALL DETAIL

SCALE: NTS



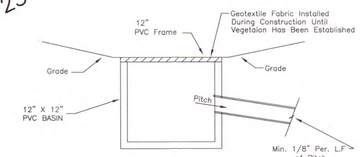
DRIVEWAY TIERED RETAINING WALL DETAIL

SCALE: NTS



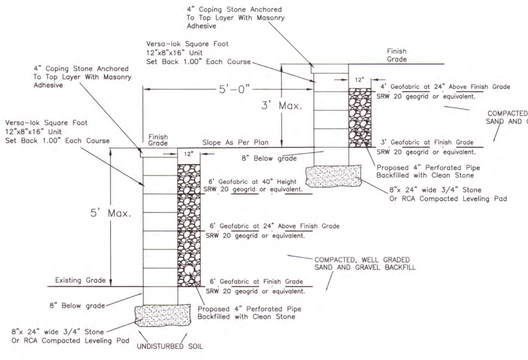
TYPICAL STAIR DETAIL

SCALE: NTS



YARD DRAIN DETAIL

SCALE: NTS

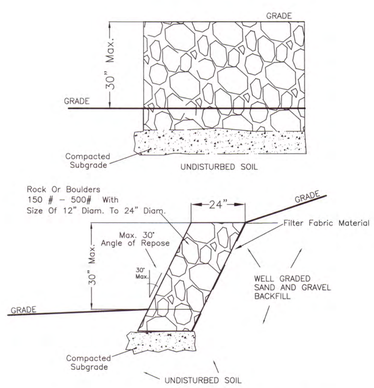


REAR YARD TIERED RETAINING WALL DETAIL

SCALE: NTS

WALL NOTES:

1. Minimum 8" block below grade
2. Backfill with clean sand and gravel
3. Open area of unit to be filled with bankrun
4. All sand and gravel backfill to be compacted in 6" lifts.
5. Wall to be set back 1.00" every course
6. All disturbed and regraded areas to be stabalized and revegetated.
7. Geofabric to be set at heights shown on plan and to be SRW20 geogrid or equivalent.
8. Use Versa-Lok Square Foot 12"x8"16" Unit Set Back 1.00" Each Course



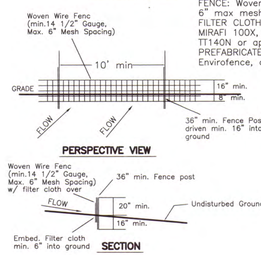
DRY STACKED BOULDER DETAIL

SCALE: NTS

WALL NOTES:

1. 8" course below grade
2. Cover Filter Fabric on Well Graded Sand and Gravel Back Fill
3. 150# To 500# Of Rocks And Boulders
4. 12" To 24" Diam. Rocks And Boulders
5. Wall to be set back 30 Degrees Angle Of Respose
6. All disturbed and regraded areas to be stabalized and revegetated.

Silt Fence Detail



POSTS: Steel either "T" or "U" Type or 2" Hardwood
FENCE: Woven Wire, 14 1/2 ga. 6" max mesh opening
FILTER CLOTH: Filter X, MIRAFI 100X, STABALINKA TT140N or approved equal.
PREFABRICATED UNIT: Geofab, Envirofence, or approved equal

1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid. section.
3. When two sections of filter cloth adjoin each other they shall be overlapped by 6" and folded.
4. Maintenance shall be performed as needed and material removed when "bulges" develop in silt fence.

GENERAL NOTES

NOTE: ELEVATIONS BASED ON NAVD 88 DATUM

NOTE: ALL DISTURBED AREAS TO BE SEEDED OR PLANTED WITH NATIVE VEGETATION FOR SOIL EROSION CONTROL MEASURES

NOTE: SOIL EROSION CONTROL MEASURES TO REMAIN IN PLACE AND BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND UNTIL VEGETATION IS ESTABLISHED

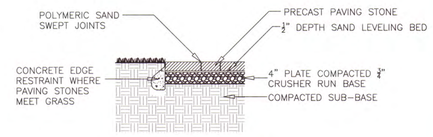
NOTE: TOTAL AREA WITHIN LIMITS OF DISTURBANCE IS 3567.4 SQ. FT.

Legend:
Exist. Contour As Shown:
Prop. Contour As Shown:
Exist. Spot Grade: 21.00
Prop. Spot Grade: 184.75
Limits of Disturbance As Shown:
Trees To Be Removed As Shown:
Total Trees To Be Removed: 1

GRAPHIC SCALE

10 0 10 20 40 60

(IN FEET)
SCALE: 1" = 10'



PAVING STONE DETAIL

SCALE: NTS

PROJECT INFORMATION	
DATE	3/3/2020
DRAWN BY:	TM
CHECKED BY:	MJR
SCALE:	1"=10'
AREA:	0.264 ACRES
	11,542.9 SQ. FT.
DATUM:	NAVD'88

PROJECT

SITE PLAN

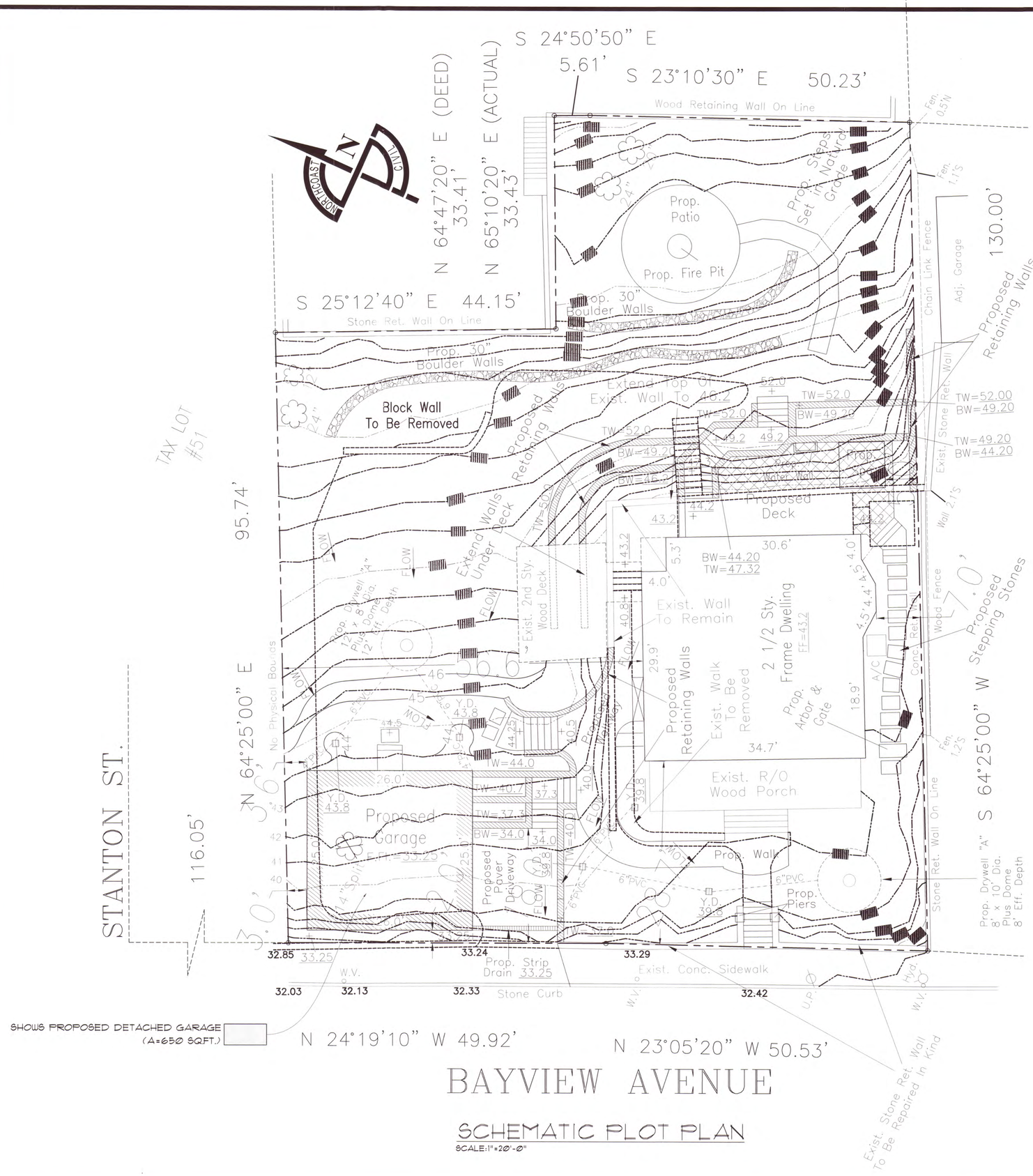
OF PROPERTY

SITUATED: INC. VILLAGE OF NORTHPORT, N.Y.
NCTM: 404-6-3-52

SEAL

Northcoast Civil
LAND SURVEYING & CIVIL ENGINEERING
23 SPRING STREET
OYSTER BAY, NY 11771
P:(516)922-3031 | F:(516)922-74

DEFENDANT'S EXHIBIT



SCHEMATIC PLOT PLAN

SCALE: 1"=20'-0"

ACCESSORY STRUCTURE (GARAGE)

ZONE: RESIDENCE C	REQUIRED	EXIST.	PROPOSED	VARIANCE REQUIRED
LOT SIZE	14,520	11,543	NA	NO
FRONT YARD	28.7'	NA	2'	YES
REAR YARD	2'/4'	NA	NA	NO
SIDE YARD 1	7'	NA	3'	YES
SIDE YARD 2	22'	NA	NA	NO
MAX. ACCESS.	650 S.F.	NA	650	NO
LOT COVERAGE	20%	18.3%	26%	YES
MAX HEIGHT	15'	NA	14'-11"	NO

DECK

ZONE: RESIDENCE C	REQUIRED	EXIST.	PROPOSED	VARIANCE REQUIRED
LOT SIZE	14,520	11,543	NA	NO
FRONT YARD	35'	28.7'	NA	NO
REAR YARD	40'	±58'	±49'	NO
SIDE YARD 1	18'	7'	2.5'	YES
SIDE YARD 2	22'	56.6'	NA	NO
LOT COVERAGE	20%	18.3%	26%	YES

EXISTING LOT COVERAGE CALCULATIONS

EXISTING HOUSE FOOTPRINT	1,498 S.F.
EXISTING REAR DECK	282 S.F.
EXISTING LEFT SIDE DECK	288 S.F.
EXISTING LEFT SHED	49 S.F.
TOTAL LOT COVERAGE	2,117 S.F.

$$\% \text{ LOT COVERAGE} = \frac{\text{TOTAL LOT COV.}}{\text{LOT SQ. FT.}} = \frac{2,117}{11,543} = 18.3\%$$

PROPOSED LOT COVERAGE CALCULATIONS

TOTAL EXIST. LOT COVERAGE	2,117 S.F.
PROPOSED GARAGE	650 S.F.
PROPOSED REAR DECK	243 S.F.
TOTAL LOT COVERAGE	3,010 S.F.

$$\% \text{ LOT COVERAGE} = \frac{\text{TOTAL LOT COV.}}{\text{LOT SQ. FT.}} = \frac{3,010}{11,543} = 26\%$$

LANDSCAPE DESIGNER AND SURVEYOR
TO CALCULATE STEEP SLOPE ALLOWANCES
AND RETAINING WALL HEIGHTS INCLUDING FINISHED ELEVATIONS

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

BLADYKAS & PANETTA
L.S., P.E., P.C.
23 Spring Street
Oyster Bay, N.Y.
DATED: 07/12/2019

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

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SHEET TITLE: SCHEMATIC PLOT PLAN ZONING ANALYSIS

NO.	DATE	REVISIONS	BY

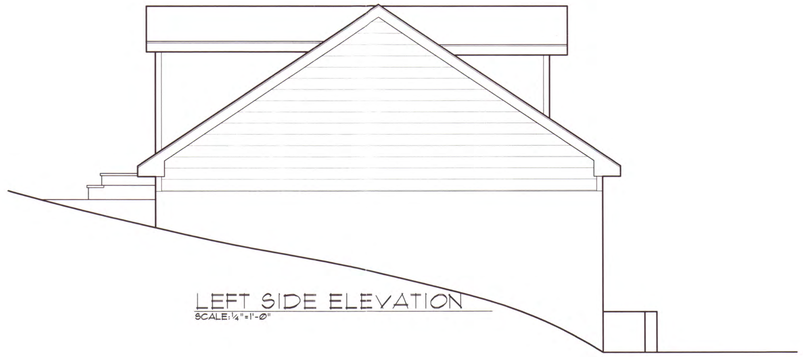
PROJECT: CUSICK-CORBELLINI
86 BAYVIEW AVE.
NORTHPORT, NY. 11768

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

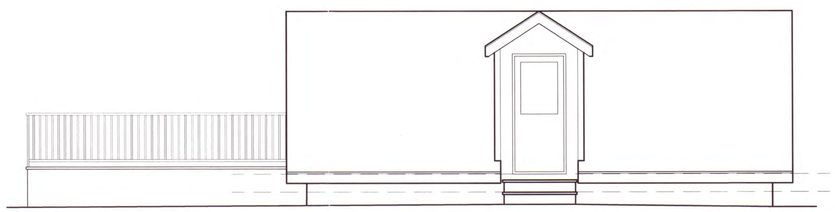
1 of 3 SHTS

PROJECT NO. 1949
SCALE: AS NOTED
DATE: 6/09/2020
DRAWN BY: L.E.W.
CHECKED BY: L.A.



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

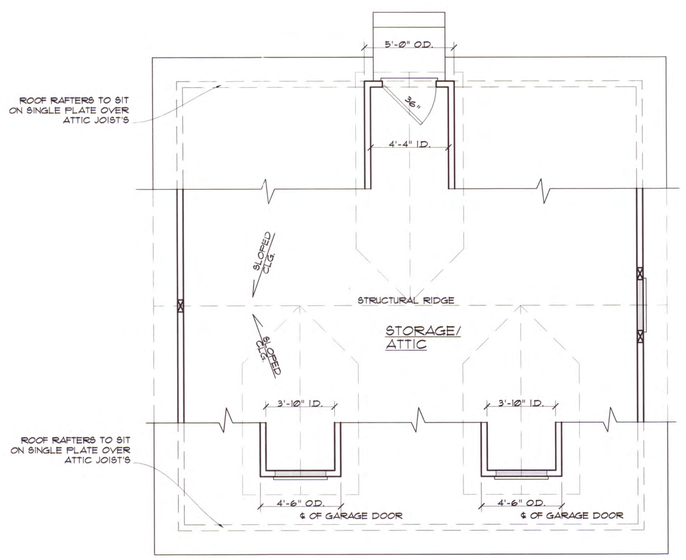
RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



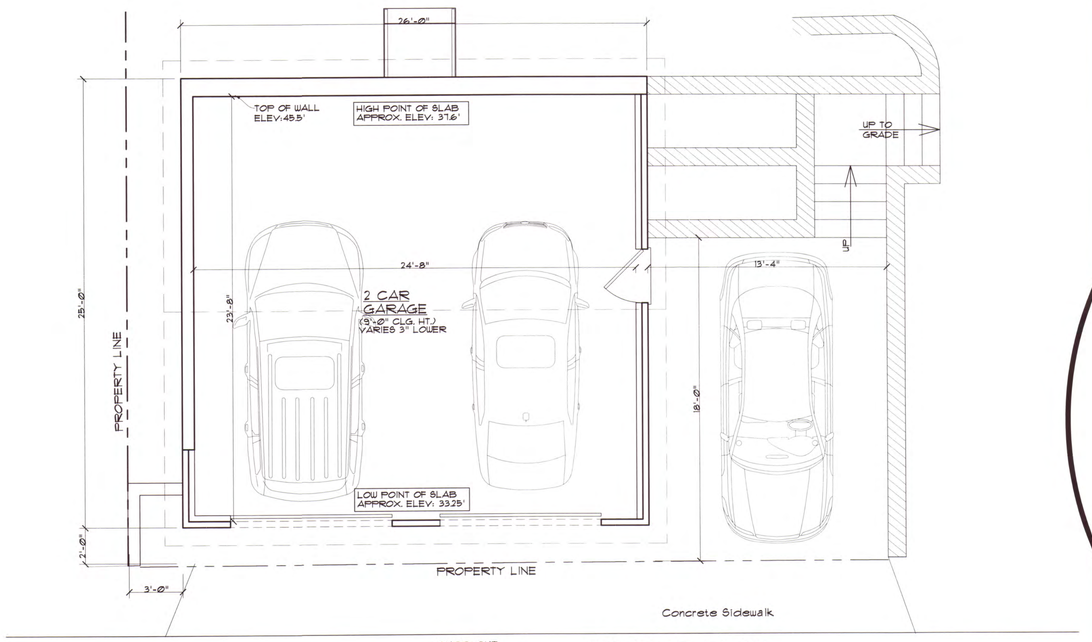
REAR ELEVATION
SCALE: 1/4"=1'-0"

LANDSCAPE DESIGNER AND SURVEYOR TO CALCULATE STEEP SLOPE ALLOWANCES AND RETAINING WALL HEIGHTS

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



STORAGE/ATTIC PLAN
SCALE: 1/4"=1'-0"



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

IMPORTANT NOTE:
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SHEET TITLE: ELEVATIONS STORAGE LOFT PLAN GARAGE PLAN

NO.	DATE	REVISIONS	BY

DATE:

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NORTHPORT, NY. 11768

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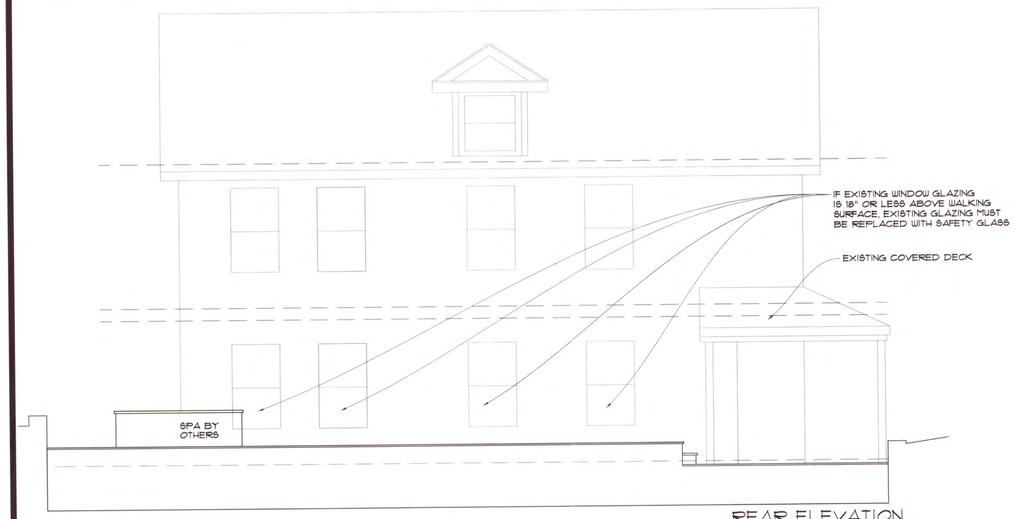
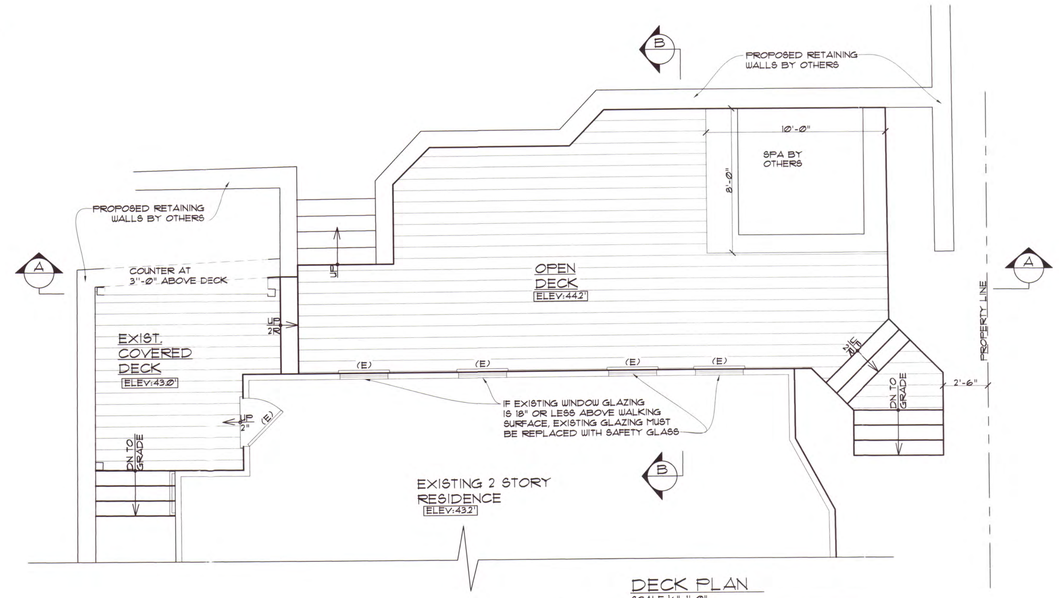
DRAWING NO. 2
2 of 3 SHTS

PROJECT NO. 1949
SCALE: AS NOTED
DATE: 6/09/2020
DRAWN BY:
CHECKED BY:

DEFENDANT'S EXHIBIT 8

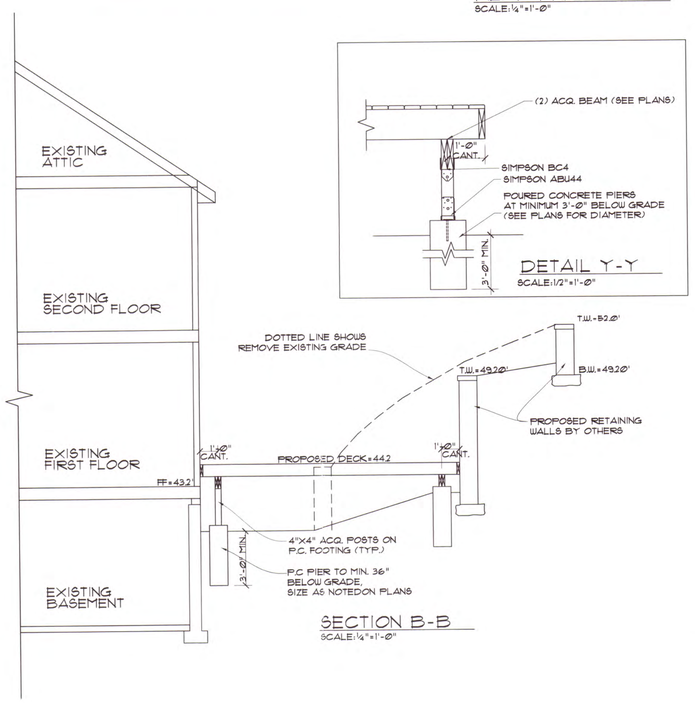


REAR ELEVATION
SCALE: 1/4"=1'-0"



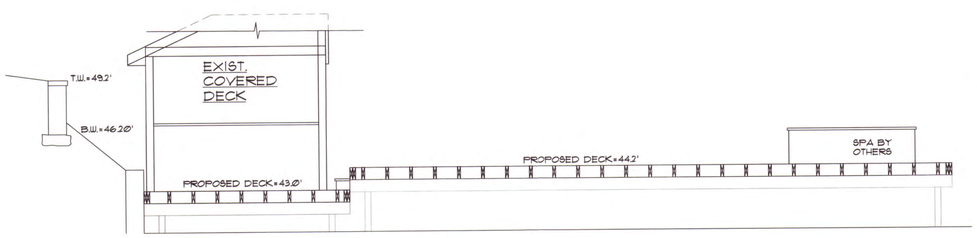
DECK PLAN
SCALE: 1/4"=1'-0"

RECONSTRUCTED EXISTING DECK = 282 SQ.FT.
PROPOSED DECK = 243 SQ.FT.
TOTAL REAR DECK = 525 SQ.FT.

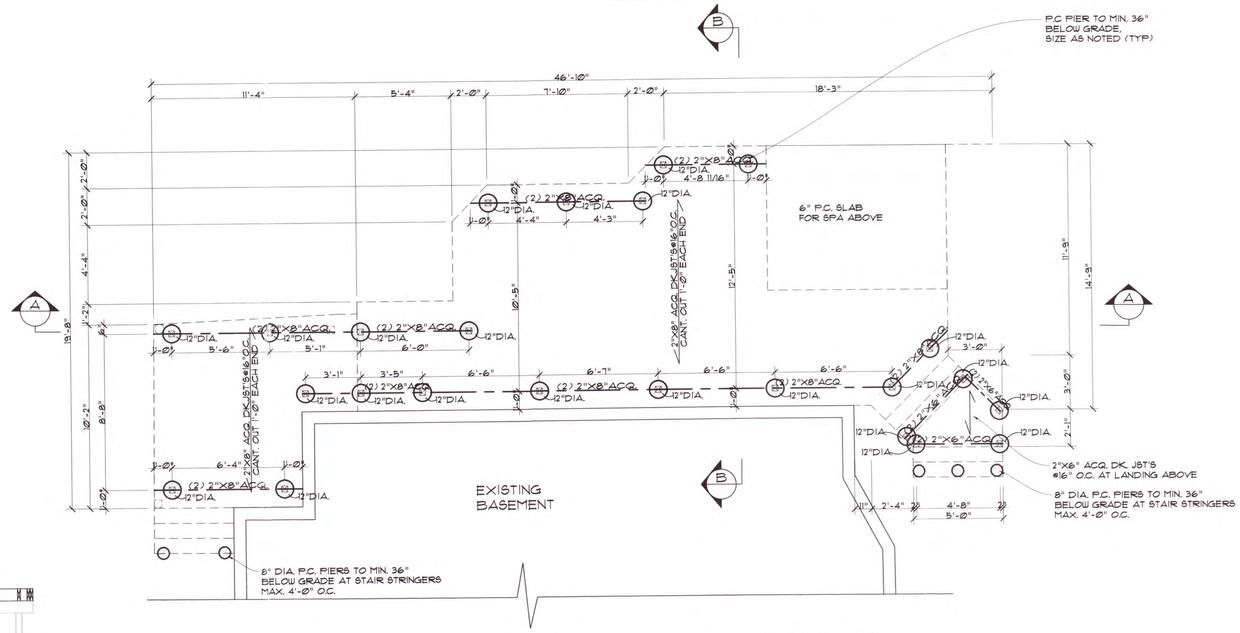


DETAIL Y-Y
SCALE: 1/2"=1'-0"

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



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



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

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DATE:

NO.	DATE	REVISIONS	BY

SHEET TITLE:

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DRAWING NO. 3

3 of 3 SHTS

PROJECT NO. 1949
SCALE: AS NOTED
DATE: 6/09/2020
DRAWN BY: L.E.W.
CHECKED BY: L.A.

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Order: **0122804001143**

Name:

Phone:

EID:

CVS Photo

Order Date: 7/20/2020

Order Total: $62.55

4x6	17	$6.63	
8x10	8	$55.92	

Local order with pickup and

Prices do not include sale

DEFENDANT'S EXHIBIT

9

tabbies