



# **INCORPORATED VILLAGE OF SEA CLIFF**

**OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT  
300 SEA CLIFF AVE SEA CLIFF N.Y. 11579 PHONE (516) 671-0080**

## **Notice of Review**

11/15/19

**TO:**

**PROPERTY OWNER:** Phillip Pizzuto  
**PROPERTY ADDRESS:** 298 Prospect Ave  
**SECTION/ BLOCK/ LOT:** 21/F/1961

**APPLICATION NO:** 11823  
**APPLICATION RECV'D:** 11/15/2019  
**ZONE:** Residence B

**DESCRIPTION:** The applicant proposes to construct an 18 x 30ft pool and surrounding patio.

**The Proposed Construction does not comply with the following Village of Sea Cliff Code Section(s):**

**§ 107-4 Review required.**

*[Amended 10-7-1996 by L.L. No. 1-1996; 12-10-2018 by L.L. No. 7-2018]*

*Site plan review, as provided herein, shall be required for the following, and the Planning Board shall approve, approve with modifications or disapprove applications, as follows:*

*E. Any substantial change in topography. For purposes of this section, any change in topography in excess of one foot in height or elevation, at any point or over any ten-foot linear area, shall be considered a substantial change.*

The applicant proposes to construct an 18 x 30ft pool and surrounding patio.

**Shane Dommin  
Village of Sea Cliff Building Department**

**Note; If the proposed construction does not comply with the Village Code, applicant may apply to the Zoning Board of Appeals for relief, within 60 days hereof. If the proposed construction requires Planning Board approval, an application to the Planning Board may be made. All plans are subject to the Building Codes of New York State.**



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OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT

300 SEA CLIFF AVE. P.O. BOX 340, SEA CLIFF, NY 11579 TEL 516-671-0080 FAX 516-671-6508

## BUILDING PERMIT

APPLICATION ID # 11823 APPLICATION DATE 11/15/19 PERMIT # \_\_\_\_\_

PROPERTY ADDRESS: 298 Prospect Ave Sea Cliff SECT: 21 BLOCK F LOT 1961

Owner: Phillip Pizzuto

Address: 298 Prospect Ave

City: Sea Cliff State: NY Zip: 11579

Phone: 631-236-2081 Cell: \_\_\_\_\_

Email: prelates@yahoo.com

Applicant: (if applicant is different from owner state relationship to owner) Agent Spectacular Pools, Inc.

Address: 3661 Horseblock Rd. Unit R City: Medford State: NY Zip: 11763

Phone: 631-696-3900 Cell: 631-678-3527 Email: dieter308@live.com

Architect: Labcrew Engineering, PC

Address: 273 Hawkins Avenue City: Ronkonkoma State: NY Zip: 11779

Phone: 631-676-4881 Cell: 631-356-5238 Email: labcrew@optonline.net

Contractor: Spectacular Pools Inc

Address: 3661 Horseblock Rd Unit R City: Medford State: NY Zip: 11763

Phone: 631-696-3900 Cell: 631-678-3527 Email: dieter308@live.com

Plumber: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Electrician: Bethel Electrical Contracting

Address: 1337-8 Lincoln Ave City: Holbrook State: NY Zip: 11741

Phone: 631-750-6555 Cell: 631-478-8518 Email: bethelec@optonline.net

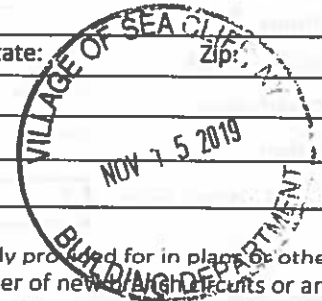
Other/Mechanical: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

A/C, Boiler, etc Model# \_\_\_\_\_

A/C, Boiler, etc Model# \_\_\_\_\_



**PROPOSED WORK:** Be as detailed as possible describing anything that is not going to be specifically provided for in plans or other supporting documents such as number of plumbing fixtures, new services, i.e. gas, water, electric, number of new electrical circuits or anything else billable by permit. Billable permit items are listed in Village Code Chapter 142-A as a pdf. Link. The building dept. is responsible for assessing permit fees.

Build inground swimming pool 18x30 with fence to code and spa



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## OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT

300 SEA CLIFF AVE, P.O. BOX 340, SEA CLIFF, NY 11579 TEL 516-671-0080 FAX 516-671-6508

### BUILDING PERMIT

Cost of Improvement:

\$ 58,150

**Owner:** Depos and says that they are the owner(s) in fee of the Premises, that the work proposed to be done upon the said Premises shall be completed in accordance with the approved application and accompanying plans, and that all the statements herein are true to the deponents own knowledge.

Owner Signature: Phillip Pizzuto

Owner Signature: Phillip Pizzuto

Date: November 22, 2019 Jennifer Sig

JENNIFER GERRITY  
NOTARY PUBLIC, State of New York  
No. 1GE8393557  
Qualified in Nassau County,  
Commission Expires 06/17/2021

Contractors must submit proof of current insurance (C-105.2 or U-26.3 for compensation and DB-120.1 for disability or DB-155 for disability) as required by NY State. Form CE-200 may be submitted if exempted. Nassau County requires licensing and liability insurance for residential work. Proof of these are also required of contractors prior to the issuance of the permit

#### OFFICIAL USE

##### FEES

##### REQUIRED CERTIFICATES

Application Fee

\$

50.00 75.00 pd 11/15/19

Permit Fees

\$100 PB pd 11/15/19

Building

Plumbing

Electrical

Mechanical

Certificate

Other

Total Permit Fees

\$

- Cert of Occupancy
- Cert of Approval
- Cert of Completion
- Cert of Compliance
- Cert of Tenancy
- Letter in Lieu

Approved by \_\_\_\_\_

Examined for approval on \_\_\_\_\_

**New State Law Requires:** Site visits by the Building Department prior to the issuance of any permit. Changes in project elements or design shall not be made until such changes are approved and documented with the Building Department.

**Village Code Requires:** Zoning variances become invalid if authorized work has not begun within six (6) months of Building Department Approval. Extensions may be applied for to the Zoning Board. (138-1304). Building Permits expire twelve (12) months after the approval. Two (2) subsequent six (6) month extensions may be applied with approval of the Building Department and payment of fees. Additional approvals require application (48-15)

ZONING BOARD OF APPEALS \_\_\_\_\_  
PLANNING BOARD  (check one)

-----x  
IN THE MATTER OF THE APPLICATION OF

Phillip Pizzuto

APPLICATION

Village of Sea Cliff.  
-----x

proposing to construct an 18x30 inground pool

1. Name of applicant: Phillip Pizzuto
2. Applicant's address: 298 Prospect Ave Sea Cliff NY

3. If the applicant is not an owner of the property which is the subject of this application, state the relationship of the applicant to the owner(s):  
\_\_\_\_\_

4. The property which is the subject of this application is located at: 298 Prospect Ave, Village of Sea Cliff, N. Y. and is also known as Section 21, Block F, Lot(s) 196 on the Nassau County Land and Tax Map.

5. The full name and residence address of all owners of the property (if applicant is not the sole owner) is:

Phillip Pizzuto  
maria Pizzuto



- 
6. The property is located in the Res B zoning district of the Village of Sea Cliff.
  7. The subject property is located on the NE side of Prospect Ave (street).
  8. The date on which the owner(s) acquired the property was April 21, 2015.
  9. The approximate dimensions of the property are 127 feet by 60 feet, and the total acreage of property is .17 acres.
  10. The property is presently used for Residence

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  11. Are there existing buildings on the property? 1 of 1
  12. Are there any outstanding village taxes on the property?  
No If so, for what years? \_\_\_\_\_
  13. The applicant or owner(s) wish to make use of the property for the purpose of: Residence
  14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 11-15-19
  15. The proposed construction use of the property does not comply with the following sections of the Village Code: 107-4  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16. This is an application for:

\_\_\_\_\_ an appeal

\_\_\_\_\_ a variance

~~\_\_\_\_\_ a special permit~~

other (describe): site plan

17. Description of the problem, or reasons for this application, that support the request for relief:

(Note to Applicant - this information is particularly important, and must constitute a complete statement of the grounds for the relief which you are seeking. You may use additional sheets of paper if necessary to provide a complete response)

looking to install pool

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

18. Has any previous application been made to the Zoning Board of Appeals or Planning Board for the relief sought in this application, or relief similar to that sought in this application? no If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination by the Zoning Board of Appeals or Planning Board.

19. Has any previous application been made to the Zoning Board of Appeals or Planning Board for any other relief with respect to the property which is the subject of this application? No  
If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination of the Zoning Board of Appeals or Planning Board.
20. Are there any outstanding violation notices affecting the subject premises? no
21. Are there any pending court proceedings involving the subject premises? no
22. The undersigned applicant states under penalty of perjury that the foregoing statements and information, and all statements and information contained in papers submitted herewith, are true, correct and complete, to best of the signer's knowledge.

Name of applicant: Phillip Pizzuto  
Signature of applicant: Phillip Pizzuto  
Title of signatory: owner  
Date: 11-22-19



AFFIDAVIT OF APPLICANT

STATE OF NEW YORK) SS:

COUNTY OF NASSAU )

The undersigned, being duly sworn, deposes and says that deponent has read the foregoing application subscribed by applicant, and knows the contents thereof, and that the contents of the application are true of the deponent's personal knowledge, except as to the matters stated to be upon information and belief, as to which matters deponent believes the contents to be true.

If the applicant is a corporation, the deponent is an officer thereof, to wit the \_\_\_\_\_, and is authorized by the Board of Directors of the corporation to execute this application on behalf of the corporation.

If the applicant is a partnership, the deponent is a general partner thereof, and has authority to execute this application in the name of the partnership.

If the applicant is a limited liability company, the deponent is member thereof, and has authority to execute this application in the name of the company.

Phillip Pizzuto  
Print Name

Phillip Pizzuto  
Signature

Sworn to before me this 22  
day of November 2019.

Jennifer Gerrity

JENNIFER GERRITY  
NOTARY PUBLIC, State of New York  
No. 01GE8393557  
Qualified in Nassau County  
Commission Expires 08/17/2023



AFFIDAVIT OF OWNER(S)  
(To be completed only if the applicant is not the sole owner)  
(All owners must sign either as owner or applicant)

STATE OF NEW YORK) ss:

COUNTY OF NASSAU )

Philip D. Pizzuto being duly sworn, deposes and says that (s)he is the owner of the property known as 278 Prospect Avenue, Sea Cliff NY 11579 in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.

Philip Pizzuto

Sworn to before me on this 12<sup>th</sup>  
day of November 2019.

WILSON ADIEL VIVAS  
Notary Public - State of New York  
No. 02VI6386501  
Qualified in Queens County  
My Comm. Expires Jan. 28, 2023

STATE OF NEW YORK) ss:

COUNTY OF NASSAU )

Maria Pizzuto being duly sworn, deposes and says that (s)he is the owner of the property known as 278 Prospect Avenue, Sea Cliff NY 11579 in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.

Maria Pizzuto

Sworn to before me on this 12<sup>th</sup>  
day of November 2019.

WILSON ADIEL VIVAS  
Notary Public - State of New York  
No. 02VI6386501  
Qualified in Queens County  
My Comm. Expires Jan. 28, 2023

ZONING BOARD OF APPEALS \_\_\_\_\_  
PLANNING BOARD  (check one)  
VILLAGE OF SEA CLIFF

-----X

In the Matter of the Application of

DISCLOSURE  
AFFIDAVIT  
General Municipal Law  
Section 809

Phillip Pizzuto  
-----X

STATE OF NEW YORK) COUNTY OF NASSAU )

Proposing to Install 18x30 pool

ss: Phillip Pizzuto, being duly sworn, deposes and says:

1. I am the (applicant with respect to) (owner of the premise which are the subject of) the attached application.
2. I make this affidavit for the purposes of complying with the requirements of General Municipal Law Section 809.
3. No officer of the State of New York, and no officer or employee of the County of Nassau, the Town of North Hempstead or the Village of Sea Cliff, and no party officer of any political party, has an interest in the attached application within the meaning of General Municipal Law Section 809, except as stated hereinafter (if none, state "NONE"):

<u>Name</u>	<u>Address</u>	<u>Position</u>	<u>Nature of Interest</u>
<u>None</u>			

Phillip Pizzuto  
Signature

Sworn to before me this 22  
day of November 2019.

Jennifer Gerry  
JENNIFER GERRITY  
NOTARY PUBLIC, State of New York  
No. 01GE8393557  
Qualified in Nassau County  
Commission Expires 06/17/2023



**Incorporated Village of Sea Cliff**  
**Office of the Superintendent of Buildings**  
Sea Cliff Village Hall, 300 Sea Cliff Ave., Sea Cliff, New York 11579

**Inspection Authorization**

I hereby authorize the members of the Zoning Board and/or Planning Board, the Superintendent of Buildings, and Legal Counsel to the Zoning Board and/or Planning Board to enter upon and inspect my property prior to the Zoning Board and/or Planning Board rendering a determination on this application.

Homeowner: *Paul J. Berto*

Date: 11-22-19



# Labcrew Engineering, P.C.

ENGINEER, PLANNER, SITE DESIGN

December 11, 2020

Village of Sea Cliff  
300 Sea Cliff Avenue  
PO Box 340  
Sea Cliff, New York 11579

**RE: New In-Ground Pool**  
**298 Prospect Ave**  
**Sea Cliff, NY 11579**

To Whom It May Concern,

This is to certify that the designed construction of a swimming pool on the subject premises will contain stormwater runoff onsite. There is currently an existing 8' diameter by 12' effective depth drywell located in the front yard, and a proposed 8' diameter by 12' effective depth drywell in the back yard.

The following calculations demonstrate the drainage system capacity to capture runoff from a 2" rainfall event;

**Front Yard:**

Dwelling: $\pm 1,038$ Sq.Ft. * 0.167' (2" Rainfall)	= 173.0 Cu.Ft.
Driveway: $\pm 750$ Sq.Ft. * 0.167' (2" Rainfall)	= 125.0 Cu.Ft.
Walkway: $\pm 120$ Sq.Ft. * 0.167' (2" Rainfall)	= 20.0 Cu.Ft.
<hr/>	
Total Stormwater Runoff	= 318.0 Cu.Ft.
Existing Drywell Capacity: (42.24 Cf/Ft * 12')	= 506.9 Cu.Ft.

**Back Yard:**

Pool/Spa: $\pm 580$ Sq.Ft. * 0.167' (2" Rainfall)	= 96.7 Cu.Ft.
Patio: $\pm 1,920$ Sq.Ft. * 0.167' (2" Rainfall)	= 320.0 Cu.Ft.
<hr/>	
Total Stormwater Runoff	= 416.7 Cu.Ft.
Proposed Drywell Capacity: (42.24 Cf/Ft * 12')	= 506.9 Cu.Ft.

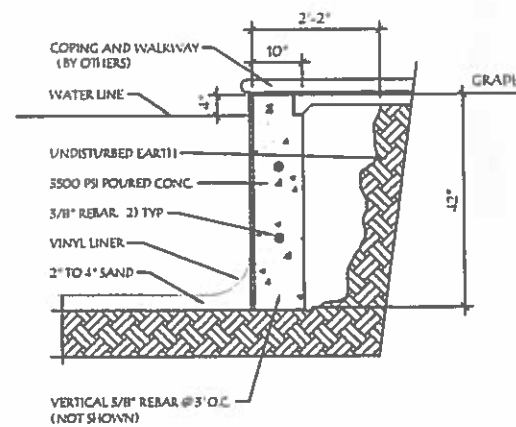
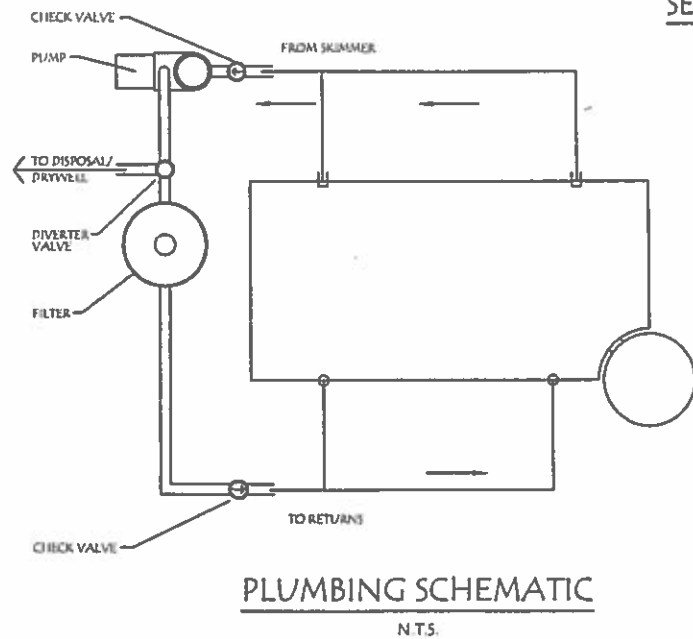
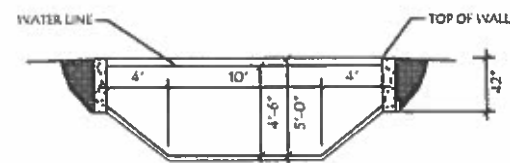
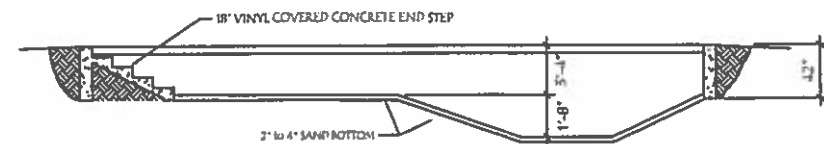
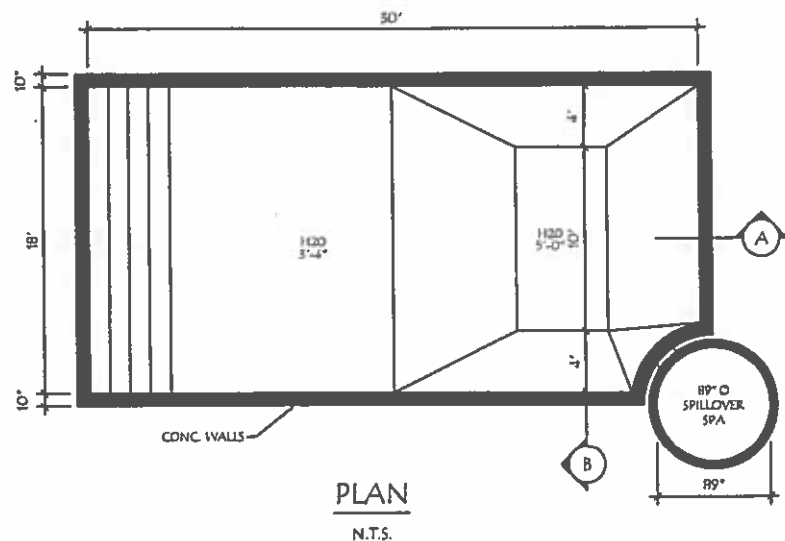
Should you have any further questions or require additional information please don't hesitate to contact me at my office, 631-676-4881 or via email at [labcrew@optonline.net](mailto:labcrew@optonline.net)

Your Truly,

  
Christopher T. Labate, P.E.  
Principal



273 Hawkins Avenue  
Ronkonkoma, New York 11779  
Tel: 631-676-4881  
Fax: 631-676-4882  
Email: [labcrew@optonline.net](mailto:labcrew@optonline.net)



**NOTES**

- NO SOIL SURCHARGE PERMITTED WITHIN 4 FEET OF EXCAVATION AT THE SHALLOW END, OR 6 FEET OF EXCAVATION AT THE DEEP END.
- THIS POOL MEETS THE REQUIREMENTS OF ANSI/NSPI-5 "AMERICAN NATIONAL STANDARD FOR RESIDENTIAL INGROUND SWIMMING POOLS" AND 1996 BOCA CODE-SECTION 421. DIVING EQUIPMENT IS NOT ALLOWED.
- SWIMMING POOL SHALL BE COMPLETELY AND CONTINUOUSLY SURROUNDED WITH A BARRIER CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R326.5.3 OF THE INTERNATIONAL RESIDENTIAL CODE (2016) AND IN CONFORMITY WITH ALL SECTIONS OF THE INC. VILLAGE OF SEA CLIFF CODE. ACCESS GATES SHALL COMPLY WITH SECTION R326.5.2 OF THE IRC AND BE SELF CLOSING, SELF LATCHING AND BE SECURELY LOCKED WHEN POOL IS NOT IN USE OR SUPERVISED. ALL GATES ARE TO OPEN AWAY FROM THE POOL AREA.
- DURING CONSTRUCTION THE CONTRACTOR SHALL ERECT A TEMPORARY BARRIER AROUND THE EXCAVATION IN ACCORDANCE WITH THE CODE OF THE INC. VILLAGE OF SEA CLIFF.
- POOL MUST BE EQUIPPED WITH AN APPROVED POOL ALARM CAPABLE OF DETECTING A CHILD ENTERING THE WATER AND SOUNDING AN AUDIBLE ALARM WHEN DETECTED THAT IS AUDIBLE AT POOLSIDE AND AT ANOTHER LOCATION ON THE PREMISES WHERE THE POOL IS LOCATED. THE ALARM MUST BE INSTALLED, MAINTAINED AND USED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. THE ALARM MUST MEET ASTM F2208 "STANDARD SPECIFICATION FOR POOL ALARMS. THE DEVICE MUST OPERATE INDEPENDENT (NOT ATTACHED TO OR DEPENDENT ON) OF PERSONS.
- POOL SUCTION FITTINGS (EXCEPT FOR SURFACE SKIMMERS) MUST BE PROVIDED WITH A COVER THAT CONFORMS TO ASME/ANSI A112.19.8M OR A MINIMUM 18" x 23" DRAIN GRATE OR A CHANNEL DRAIN SYSTEM. POOL CIRCULATION SYSTEM MUST BE EQUIPPED WITH ATMOSPHERIC VACUUM RELIEF IN THE EVENT THE GRATE COVERS LOCATED WITHIN THE POOL BECOME MISSING OR BROKEN. SUCH VACUUM RELIEF SYSTEMS SHALL CONFORM WITH ASME A112.19.17 OR BE A GRAVITY SYSTEM APPROVED BY THE INC. VILLAGE OF SEA CLIFF. POOL SHALL BE PROVIDED WITH A MINIMUM OF 2 SUCTION FITTINGS OF THE ABOVE MENTIONED TYPE. THE SUCTION FITTINGS SHALL BE SEPARATED BY A MINIMUM OF 3' AND MUST BE PIPED SUCH THAT WATER IS DRAWN THROUGH THEM SIMULTANEOUSLY THROUGH A VACUUM RELIEF-PROTECTED LINE TO THE PUMP (OR PUMPS). VACUUM/ PRESSURE CLEANING FITTINGS SHALL BE IN AN ACCESSIBLE POSITION, MINIMUM OF 6" AND NO GREATER THAN 12" BELOW THE MINIMUM OPERATIONAL WATER LEVEL OR BE AN ATTACHMENT TO THE SKIMMER/SKIMMERS.
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 70 (NEC) PRINCIPALLY ARTICLE 680 AND THE IRC SECTIONS 4201 THROUGH 4206. ALL ELECTRICAL DEVICES MUST BE APPROVED BY UNDERWRITERS LABORATORIES AND BE PROTECTED BY A GROUND FAULT CURRENT INTERRUPTER (GFCI) CURRENT CARRYING ELECTRICAL CONDUCTORS EXCEPT FOR THOSE PROVIDING POWER TO POOL LIGHTING AND POOL EQUIPMENT SHALL MEET THE SEPARATION REQUIREMENTS OF TABLE E4203.5. ALL METAL ENCLOSURES, FENCES OR RAILINGS NEAR OR ADJACENT TO THE SWIMMING POOL THAT MAY BECOME ELECTRICALLY CHARGED DUE TO CONTACT WITH AN ELECTRICAL CIRCUIT SHALL BE EFFECTIVELY GROUNDED.
- WATER SOURCE FILLING THE POOL SHALL BE EQUIPPED WITH A BACKFLOW PROTECTION DEVICE IN ACCORDANCE WITH NYS PLUMBING CODE 608.
- ALL PIPING IS DIAGRAMMATIC UNLESS OTHERWISE STATED.
- WALKS IF PROVIDED SHALL BE NONSLIP AND SLOPE AWAY FROM POOL EDGE.
- A MEANS OF EGRESS FOR DEEP AND SHALLOW ENDS MUST BE PROVIDED IN ACCORDANCE WITH ANSI/NSPI-5 SECTION 6.
- CONTRACTOR TO PLACE THE POOL IN ACCORDANCE WITH INC. VILLAGE OF SEA CLIFF CODE SETBACKS.
- ALL DRAINAGE FROM THE POOL SHALL BE MAINTAINED ON THE SUBJECT PROPERTY.
- THE DESIGN IS BASED ON A DRAINAGE SOIL WITH < 10% SILT. GROUND WATER SHALL NOT EXIST WITHIN THE EXCAVATION. IF GROUND WATER EXISTS WITHIN 6'-0" FROM GRADE, DEWATERING FACILITIES WILL BE REQUIRED.
- ALL GAS AND OIL HEATERS (IF INSTALLED) FOR THE INGROUND SWIMMING POOL SHALL BE NATIONAL APPLIANCE ENERGY CONSERVATION ACT (NAECA) COMPLIANT. POOL HEATERS SHALL BE TESTED IN ACCORDANCE WITH ANSI Z21.56 AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. OIL FIRED POOL HEATERS SHALL BE TESTED IN ACCORDANCE WITH UL726. POOL HEATERS SHALL BE LOCATED OR GUARDED TO PROTECT AGAINST ACCIDENTAL CONTACT OF HOT SURFACES BY PERSONS. POOL HEATERS SHALL BE PROVIDED WITH TEMPERATURE AND PRESSURE-RELIEF VALVES. FOR HEATERS NOT PROVIDED WITH AN INTEGRAL BYPASS SYSTEM. A BYPASS LINE SHALL BE INSTALLED FROM INLET TO OUTLET TO ADJUST WATER FLOW THROUGH THE HEATER. POOL HEATERS SHALL BE PROVIDED WITH THE FOLLOWING ENERGY CONSERVATION MEASURES:
  - AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH HEATING SYSTEM.
  - ALL POOL HEATERS SHALL BE EQUIPPED WITH AN ON-OFF SWITCH MOUNTED FOR EASY ACCESS TO ALLOW SHUTTING OFF THE OPERATION OF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING AND TO ALLOW RESTARTING WITHOUT RELIGHTING THE PILOT LIGHT.
  - HEATED SWIMMING POOLS SHALL BE EQUIPPED WITH A POOL COVER (EXEMPTED FROM THIS REQUIREMENT ARE OUTDOOR POOLS DERIVING 20% OF THE ENERGY FOR HEATING FROM RENEWABLE SOURCES AS COMPUTED OVER AN OPERATING SEASON)
  - TIME CLOCKS SHALL BE INSTALLED SO THE PUMP CAN BE SET TO RUN DURING OFF-PEAK ELECTRICAL DEMAND PERIODS AND CAN BE SET TO RUN THE MINIMUM TIME NECESSARY TO MAINTAIN THE POOL WATER IN A CLEAN AND SANITARY CONDITION IN ACCORDANCE WITH APPLICABLE SANITARY CODE OF NEW YORK STATE.
- THIS DRAWING IS FOR STRUCTURAL SHELL ONLY. ALL ACCESSORIES AND APPURTENANCES ARE DEFINED BY OTHERS.
- BACKFILL WITH CLEAN EARTH, FREE OF ROOTS AND DEBRIS. DO NOT ALLOW THE HEIGHT OF BACKFILL TO EXCEED THE HEIGHT OF THE WATER IN THE POOL BY MORE THAN 8", OR THE WATER TO EXCEED BACKFILL BY MORE THAN 8"
- PLACE CONCRETE ON SANDY TO LOAM SOIL. REMOVE ANY CLAY DEPOSIT AND REPLACE W/ COMPACTED CLEAN BACKFILL.
- THERE IS NO MAIN DRAIN IN THIS POOL. SUCTION FOR POOL WATER CIRCULATION IS PROVIDED BY THE SKIMMERS ONLY. THIS MEETS REQUIREMENTS OF THE IRC-SECTION R326.6 FOR ENTRAPMENT PROTECTION.
- THE POOL WAS DESIGNED IN ACCORDANCE WITH THE FOLLOWING:
  - THE INTERNATIONAL RESIDENTIAL CODE (IRC) - CHAPTER 42 (2016)
  - THE INTERNATIONAL ENERGY CONSERVATION CONSTRUCTION CODE-SECTION R403.10 (2015)
  - THE INTERNATIONAL FUEL GAS CODE (2015)
  - THE NEW YORK STATE CODE SUPPLEMENT-SECTION R326 (2017)
  - THE NEW YORK STATE SANITARY CODE
  - ANSI/ NSPI-5 STANDARD FOR RESIDENTIAL IN-GROUND SWIMMING POOLS.
  - BOCA CODE-SECTION 421.
  - CODE OF THE INC. VILLAGE OF SEA CLIFF.
  - ALL BACKWASH TO BE SELF-CONTAINED ON-SITE.

**SPECHT-TACULAR POOLS INC.**  
 3661 HORSEBLOCK ROAD  
 BUILDING R  
 MEDFORD, NEW YORK 11765

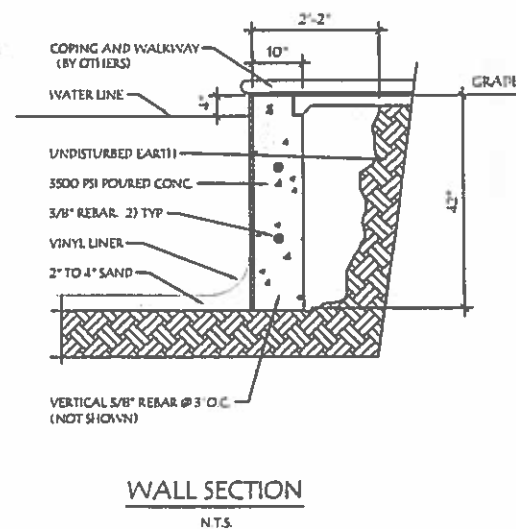
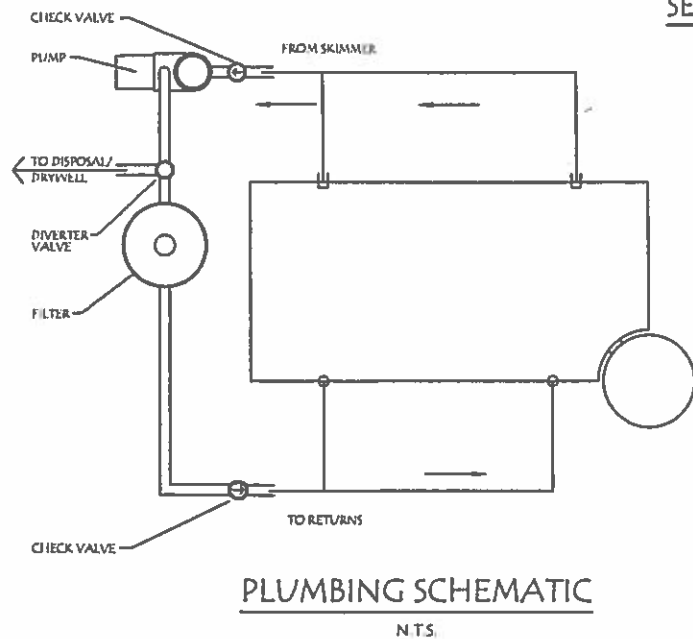
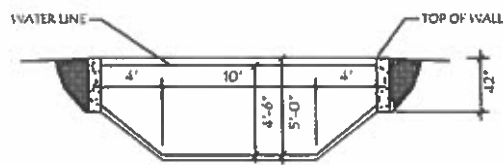
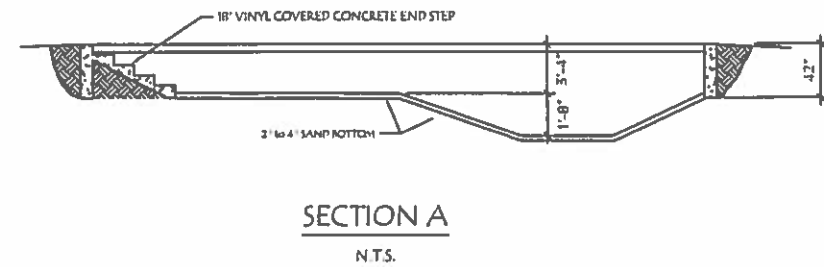
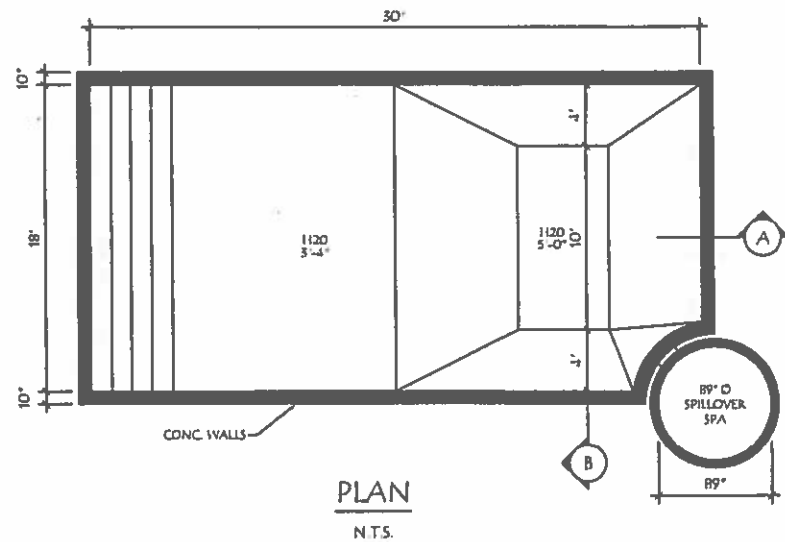
Project Proposed pool for:  
**The Pizzuto Residence**  
 298 Prospect Avenue  
 Sea Cliff, NY 11579

10/4/19

**LABREW ENGINEERING, P.C.**  
 273 Hawkins Ave  
 Ronkonkoma, NY 11779  
 Tel: (631) 676-4881  
 Fax: (631) 676-4882  
 Labrew@optonline.net

Christopher Thomas Labate License # 088475





**NOTES**

1. NO SOIL SURCHARGE PERMITTED WITHIN 4 FEET OF EXCAVATION AT THE SHALLOW END, OR 6 FEET OF EXCAVATION AT THE DEEP END.
2. THIS POOL MEETS THE REQUIREMENTS OF ANSI/NSPI-5 "AMERICAN NATIONAL STANDARD FOR RESIDENTIAL INGROUND SWIMMING POOLS" AND 1996 BOCA CODE-SECTION 421. DIVING EQUIPMENT IS NOT ALLOWED.
3. SWIMMING POOL SHALL BE COMPLETELY AND CONTINUOUSLY SURROUNDED WITH A BARRIER CONSTRUCTED IAW REQUIREMENTS OF SECTION R326.5.3 OF THE INTERNATIONAL RESIDENTIAL CODE (2016) AND IN CONFORMITY WITH ALL SECTIONS OF THE INC. VILLAGE OF SEA CLIFF CODE. ACCESS GATES SHALL COMPLY WITH SECTION R326.5.2 OF THE IRC AND BE SELF CLOSING, SELF LATCHING AND BE SECURELY LOCKED WHEN POOL IS NOT IN USE OR SUPERVISED. ALL GATES ARE TO OPEN AWAY FROM THE POOL AREA.
4. DURING CONSTRUCTION THE CONTRACTOR SHALL ERECT A TEMPORARY BARRIER AROUND THE EXCAVATION IAW THE CODE OF THE INC VILLAGE OF SEA CLIFF.
5. POOL MUST BE EQUIPPED WITH AN APPROVED POOL ALARM CAPABLE OF DETECTING A CHILD ENTERING THE WATER AND SOUNDING AN AUDIBLE ALARM WHEN DETECTED THAT IS AUDIBLE AT POOLSIDE AND AT ANOTHER LOCATION ON THE PREMISES WHERE THE POOL IS LOCATED. THE ALARM MUST BE INSTALLED, MAINTAINED AND USED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. THE ALARM MUST MEET ASTM F2208 "STANDARD SPECIFICATION FOR POOL ALARMS. THE DEVICE MUST OPERATE INDEPENDENT (NOT ATTACHED TO OR DEPENDENT ON) OF PERSONS.
6. POOL SUCTION FITTINGS (EXCEPT FOR SURFACE SKIMMERS) MUST BE PROVIDED WITH A COVER THAT CONFORMS TO ASME/ANSI A112.19.8M OR A MINIMUM 18" x 23" DRAIN GRATE OR A CHANNEL DRAIN SYSTEM. POOL CIRCULATION SYSTEM MUST BE EQUIPPED WITH ATMOSPHERIC VACUUM RELIEF IN THE EVENT THE GRATE COVERS LOCATED WITHIN THE POOL BECOME MISSING OR BROKEN. SUCH VACUUM RELIEF SYSTEMS SHALL CONFORM WITH ASME A112.19.17 OR BE A GRAVITY SYSTEM APPROVED BY THE INC. VILLAGE OF SEA CLIFF. POOL SHALL BE PROVIDED WITH A MINIMUM OF 2 SUCTION FITTINGS OF THE ABOVE MENTIONED TYPE. THE SUCTION FITTINGS SHALL BE SEPARATED BY A MINIMUM OF 3' AND MUST BE PIPED SUCH THAT WATER IS DRAWN THROUGH THEM SIMULTANEOUSLY THROUGH A VACUUM RELIEF-PROTECTED LINE TO THE PUMP (OR PUMPS). VACUUM/ PRESSURE CLEANING FITTINGS SHALL BE IN AN ACCESSIBLE POSITION, MINIMUM OF 6" AND NO GREATER THAN 12" BELOW THE MINIMUM OPERATIONAL WATER LEVEL OR BE AN ATTACHMENT TO THE SKIMMER/SKIMMERS.
7. ALL ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 70 (NEC) PRINCIPALLY ARTICLE 680 AND THE IRC SECTIONS 4201 THROUGH 4206. ALL ELECTRICAL DEVICES MUST BE APPROVED BY UNDERWRITERS LABORATORIES AND BE PROTECTED BY A GROUND FAULT CURRENT INTERRUPTER (GFCI) CURRENT CARRYING ELECTRICAL CONDUCTORS EXCEPT FOR THOSE PROVIDING POWER TO POOL LIGHTING AND POOL EQUIPMENT SHALL MEET THE SEPARATION REQUIREMENTS OF TABLE E4203.5. ALL METAL ENCLOSURES, FENCES OR RAILINGS NEAR OR ADJACENT TO THE SWIMMING POOL THAT MAY BECOME ELECTRICALLY CHARGED DUE TO CONTACT WITH AN ELECTRICAL CIRCUIT SHALL BE EFFECTIVELY GROUNDED.
8. WATER SOURCE FILLING THE POOL SHALL BE EQUIPPED WITH A BACKFLOW PROTECTION DEVICE IAW NYS PLUMBING CODE 608.
9. ALL PIPING IS DIAGRAMMATIC UNLESS OTHERWISE STATED.
10. WALKS IF PROVIDED SHALL BE NONSLIP AND SLOPE AWAY FROM POOL EDGE.
11. A MEANS OF EGRESS FOR DEEP AND SHALLOW ENDS MUST BE PROVIDED IAW ANSI/NSPI-5 SECTION 6.
12. CONTRACTOR TO PLACE THE POOL IAW INC. VILLAGE OF SEA CLIFF CODE SETBACKS.
13. ALL DRAINAGE FROM THE POOL SHALL BE MAINTAINED ON THE SUBJECT PROPERTY.
15. THE DESIGN IS BASED ON A DRAINAGE SOIL WITH < 10% SILT. GROUND WATER SHALL NOT EXIST WITHIN THE EXCAVATION. IF GROUND WATER EXISTS WITHIN 6'-0" FROM GRADE, DEWATERING FACILITIES WILL BE REQUIRED.
16. ALL GAS AND OIL HEATERS (IF INSTALLED) FOR THE INGROUND SWIMMING POOL SHALL BE NATIONAL APPLIANCE ENERGY CONSERVATION ACT (NAECA) COMPLIANT. POOL HEATERS SHALL BE TESTED IAW ANSI Z21.56 AND SHALL BE INSTALLED IAW MANUFACTURERS SPECIFICATIONS. OIL FIRED POOL HEATERS SHALL BE TESTED IAW UL726. POOL HEATERS SHALL BE LOCATED OR GUARDED TO PROTECT AGAINST ACCIDENTAL CONTACT OF HOT SURFACES BY PERSONS. POOL HEATERS SHALL BE PROVIDED WITH TEMPERATURE AND PRESSURE-RELIEF VALVES. FOR HEATERS NOT PROVIDED WITH AN INTEGRAL BYPASS SYSTEM, A BYPASS LINE SHALL BE INSTALLED FROM INLET TO OUTLET TO ADJUST WATER FLOW THROUGH THE HEATER. POOL HEATERS SHALL BE PROVIDED WITH THE FOLLOWING ENERGY CONSERVATION MEASURES:
  - 16.1 AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH HEATING SYSTEM.
  - 16.2 ALL POOL HEATERS SHALL BE EQUIPPED WITH AN ON-OFF SWITCH MOUNTED FOR EASY ACCESS TO ALLOW SHUTTING OFF THE OPERATION OF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING AND TO ALLOW RESTARTING WITHOUT RELIGHTING THE PILOT LIGHT.
  - 16.3 HEATED SWIMMING POOLS SHALL BE EQUIPPED WITH A POOL COVER (EXEMPTED FROM THIS REQUIREMENT ARE OUTDOOR POOLS DERIVING 20% OF THE ENERGY FOR HEATING FROM RENEWABLE SOURCES AS COMPUTED OVER AN OPERATING SEASON)
  - 16.4 TIME CLOCKS SHALL BE INSTALLED SO THE PUMP CAN BE SET TO RUN DURING OFF-PEAK ELECTRICAL DEMAND PERIODS AND CAN BE SET TO RUN THE MINIMUM TIME NECESSARY TO MAINTAIN THE POOL WATER IN A CLEAN AND SANITARY CONDITION IAW APPLICABLE SANITARY CODE OF NEW YORK STATE.
17. THIS DRAWING IS FOR STRUCTURAL SHELL ONLY. ALL ACCESSORIES AND APPURTENANCES ARE DEFINED BY OTHERS.
18. BACKFILL WITH CLEAN EARTH, FREE OF ROOTS AND DEBRIS. DO NOT ALLOW THE HEIGHT OF BACKFILL TO EXCEED THE HEIGHT OF THE WATER IN THE POOL BY MORE THAN 8", OR THE WATER TO EXCEED BACKFILL BY MORE THAN 8"
19. PLACE CONCRETE ON SANDY TO LOAM SOIL. REMOVE ANY CLAY DEPOSIT AND REPLACE W/ COMPACTED CLEAN BACKFILL.
20. THERE IS NO MAIN DRAIN IN THIS POOL. SUCTION FOR POOL WATER CIRCULATION IS PROVIDED BY THE SKIMMERS ONLY. THIS MEETS REQUIREMENTS OF THE IRC- SECTION R326.6 FOR ENTRAPMENT PROTECTION.
21. THE POOL WAS DESIGNED IAW THE FOLLOWING:
  - 21.1. THE INTERNATIONAL RESIDENTIAL CODE (IRC) - CHAPTER 42 (2016)
  - 21.2. THE INTERNATIONAL ENERGY CONSERVATION CONSTRUCTION CODE-SECTION R403.10 (2015)
  - 21.3. THE INTERNATIONAL FUEL GAS CODE (2015)
  - 21.4. THE NEW YORK STATE CODE SUPPLEMENT-SECTION R326 (2017)
  - 21.5. THE NEW YORK STATE SANITARY CODE.
  - 21.6. ANSI/ NSPI-5 STANDARD FOR RESIDENTIAL IN-GROUND SWIMMING POOLS.
  - 21.7. BOCA CODE-SECTION 421.
  - 21.8. CODE OF THE INC. VILLAGE OF SEA CLIFF.
  22. ALL BACKWASH TO BE SELF-CONTAINED ON-SITE.

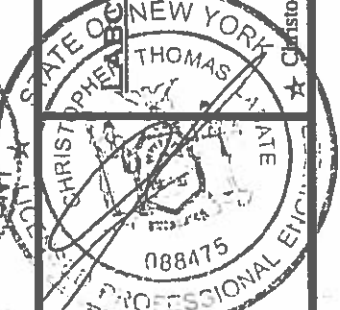
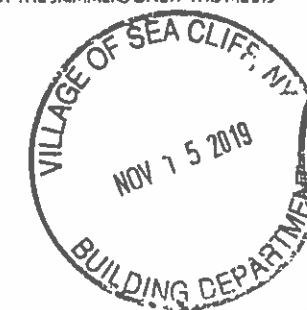
**SPECHT-TACULAR POOLS INC.**  
3661 HORSEBLOCK ROAD  
BUILDING R  
MEDFORD, NEW YORK 11763

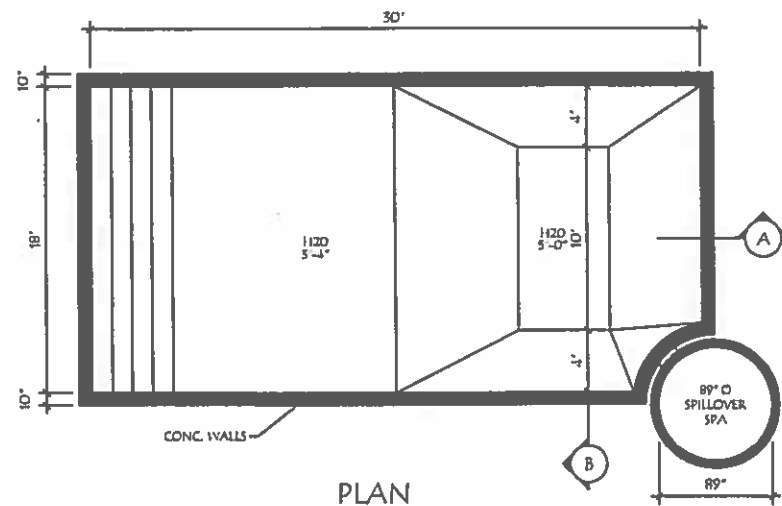
Project  
Proposed pool for:  
**The Pizzuto Residence**  
298 Prospect Avenue  
Sea Cliff, NY 11579

10/4/19

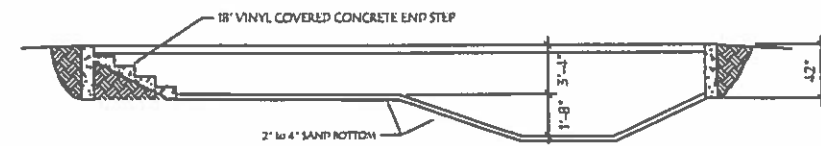
**LABREW ENGINEERING, P.C.**  
273 Hawkins Ave  
Ronkonkoma, NY 11779  
Tel: (631) 676-4881  
Fax: (631) 676-4882  
Labrew@oponline.net

Christopher Thomas Labate License # 088475

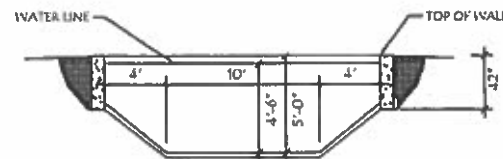




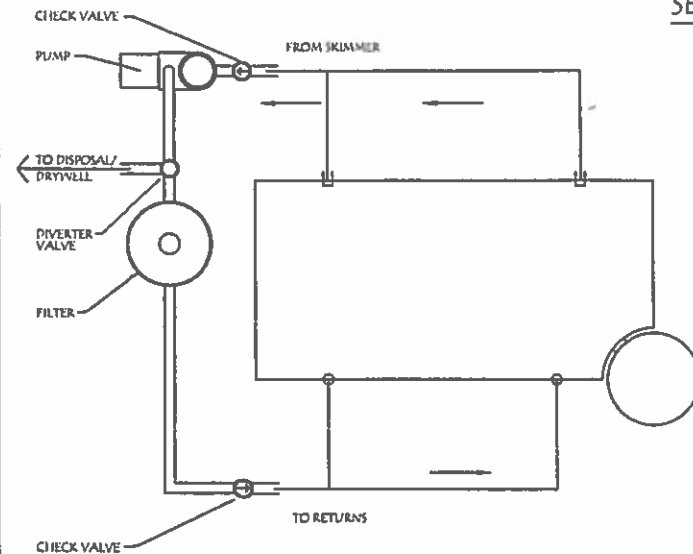
PLAN  
N.T.S.



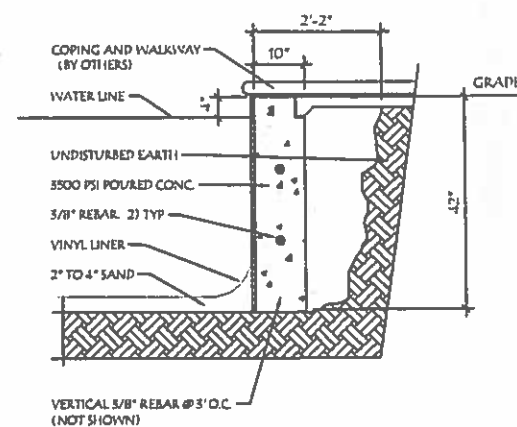
SECTION A  
N.T.S.



SECTION B  
N.T.S.



PLUMBING SCHEMATIC  
N.T.S.



WALL SECTION  
N.T.S.

NOTES

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- POOL SUCTION FITTINGS (EXCEPT FOR SURFACE SKIMMERS) MUST BE PROVIDED WITH A COVER THAT CONFORMS TO ASME/ANSI A112.19.1M OR A MINIMUM 18" x 23" DRAIN GRATE OR A CHANNEL DRAIN SYSTEM. POOL CIRCULATION SYSTEM MUST BE EQUIPPED WITH ATMOSPHERIC VACUUM RELIEF IN THE EVENT THE GRATE COVERS LOCATED WITHIN THE POOL BECOME MISSING OR BROKEN. SUCH VACUUM RELIEF SYSTEMS SHALL CONFORM WITH ASME A112.19.17 OR BE A GRAVITY SYSTEM APPROVED BY THE INC. VILLAGE OF SEA CLIFF. POOL SHALL BE PROVIDED WITH A MINIMUM OF 2 SUCTION FITTINGS OF THE ABOVE MENTIONED TYPE. THE SUCTION FITTINGS SHALL BE SEPARATED BY A MINIMUM OF 3' AND MUST BE PIPED SUCH THAT WATER IS DRAWN THROUGH THEM SIMULTANEOUSLY THROUGH A VACUUM RELIEF-PROTECTED LINE TO THE PUMP (OR PUMPS) VACUUM/ PRESSURE CLEANING FITTINGS SHALL BE IN AN ACCESSIBLE POSITION, MINIMUM OF 6" AND NO GREATER THAN 12" BELOW THE MINIMUM OPERATIONAL WATER LEVEL OR BE AN ATTACHMENT TO THE SKIMMER/SKIMMERS.
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  - HEATED SWIMMING POOLS SHALL BE EQUIPPED WITH A POOL COVER (EXEMPTED FROM THIS REQUIREMENT ARE OUTDOOR POOLS DERIVING 20% OF THE ENERGY FOR HEATING FROM RENEWABLE SOURCES AS COMPUTED OVER AN OPERATING SEASON)
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- PLACE CONCRETE ON SANDY TO LOAM SOIL. REMOVE ANY CLAY DEPOSIT AND REPLACE W/ COMPACTED CLEAN BACKFILL.
- THERE IS NO MAIN DRAIN IN THIS POOL. SUCTION FOR POOL WATER CIRCULATION IS PROVIDED BY THE SKIMMER. THIS MEETS REQUIREMENTS OF THE IRC- SECTION R326.6 FOR ENTRAPMENT PROTECTION.
- THE POOL WAS DESIGNED IAW THE FOLLOWING:
  - THE INTERNATIONAL RESIDENTIAL CODE (IRC) - CHAPTER 42 (2016)
  - THE INTERNATIONAL ENERGY CONSERVATION CONSTRUCTION CODE-SECTION R403.10 (2015)
  - THE INTERNATIONAL FUEL GAS CODE (2015)
  - THE NEW YORK STATE CODE SUPPLEMENT-SECTION R326 (2017)
  - THE NEW YORK STATE SANITARY CODE.
  - ANSI/ NSPI-5 STANDARD FOR RESIDENTIAL IN-GROUND SWIMMING POOLS.
  - BOCA CODE-SECTION 421.
  - CODE OF THE INC. VILLAGE OF SEA CLIFF.
  - ALL BACKWASH TO BE SELF-CONTAINED ON-SITE.

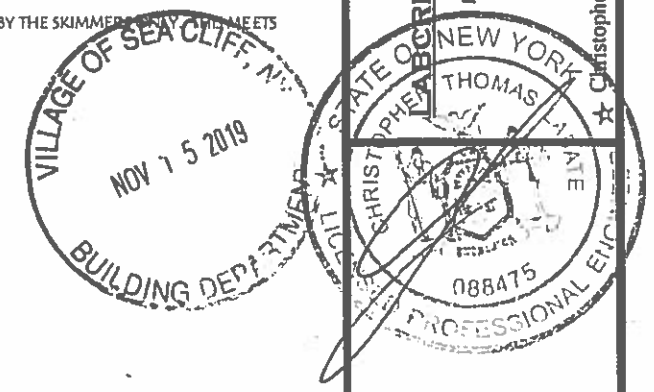
SPECHT-TACULAR POOLS INC.  
3661 HORSEBLOCK ROAD  
BUILDING R  
MEDFORD, NEW YORK 11765

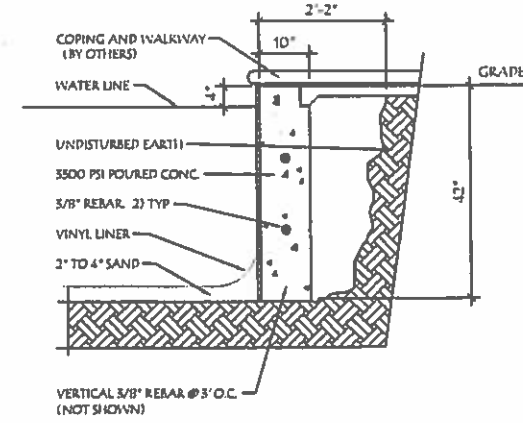
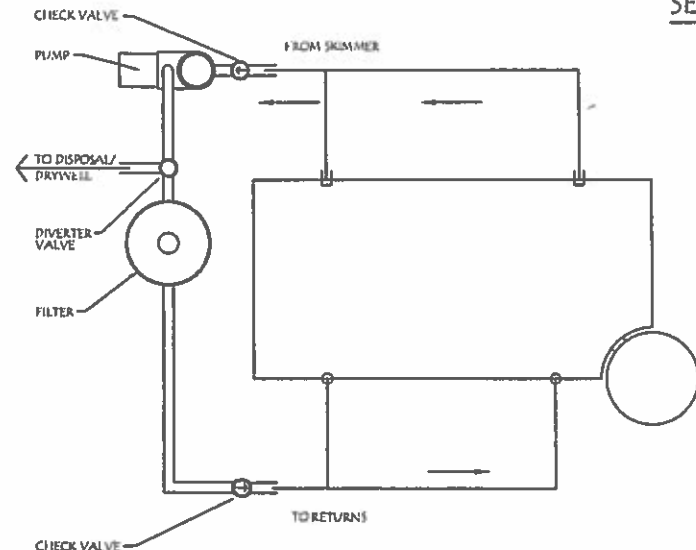
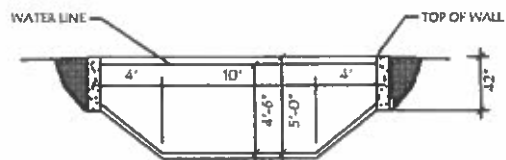
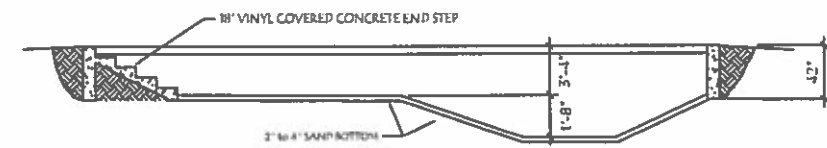
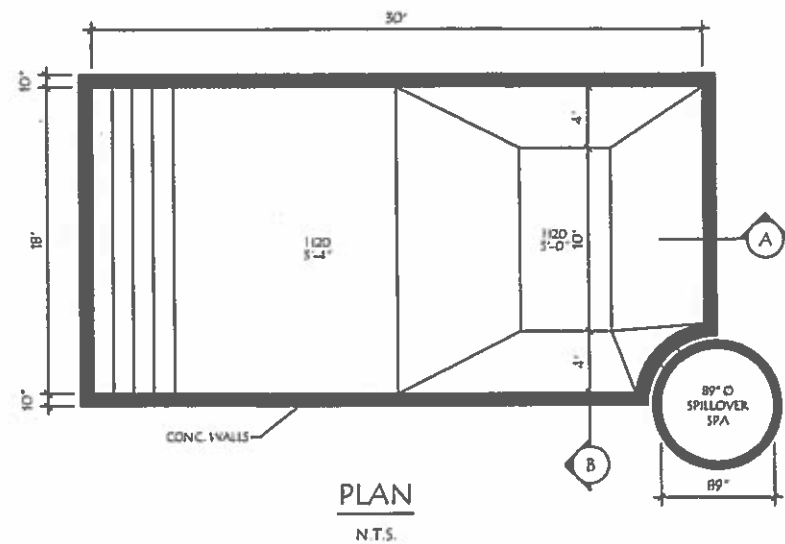
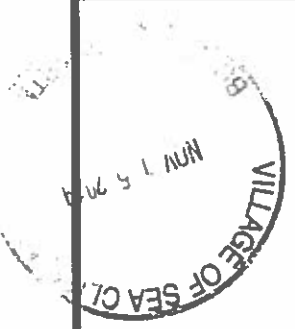
Project Proposed pool for:  
**The Pizzuto Residence**  
298 Prospect Avenue  
Sea Cliff, NY 11579

10/4/19

LABREW ENGINEERING, P.C.  
273 Hawkins Ave  
Ronkonkoma, NY 11779  
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Fax: (831) 676-4882  
Labrew@optonline.net

Christopher Thomas Labate License # 088475





**NOTES**

- NO SOIL SURCHARGE PERMITTED WITHIN 4 FEET OF EXCAVATION AT THE SHALLOW END, OR 6 FEET OF EXCAVATION AT THE DEEP END.
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  - BOCA CODE-SECTION 421.
  - CODE OF THE INC VILLAGE OF SEA CLIFF.
  - ALL BACKWASH TO BE SELF-CONTAINED ON-SITE.

Project Proposed pool for:  
 10/14/19  
 The Pizzuto Residence  
 298 Prospect Avenue  
 Sea Cliff, NY 11579

**LABCREW ENGINEERING, P.C.**  
 273 Hawkins Ave  
 Ronkonkoma, NY 11779  
 Tel: (631) 676-4881  
 Fax: (631) 676-4882  
 Labcrew@optonline.net

License # 088475

Christopher Thomas Labate

**SPECHT-TACULAR POOLS INC.**  
 3661 HORSEBLOCK ROAD  
 BUILDING R  
 MEDFORD, NEW YORK 11763



Puzzuto

Dieter Specht

Fri 11/8/2019 12:05 PM

To: dawn.spechtacular@live.com <dawn.spechtacular@live.com>



Pizzuto

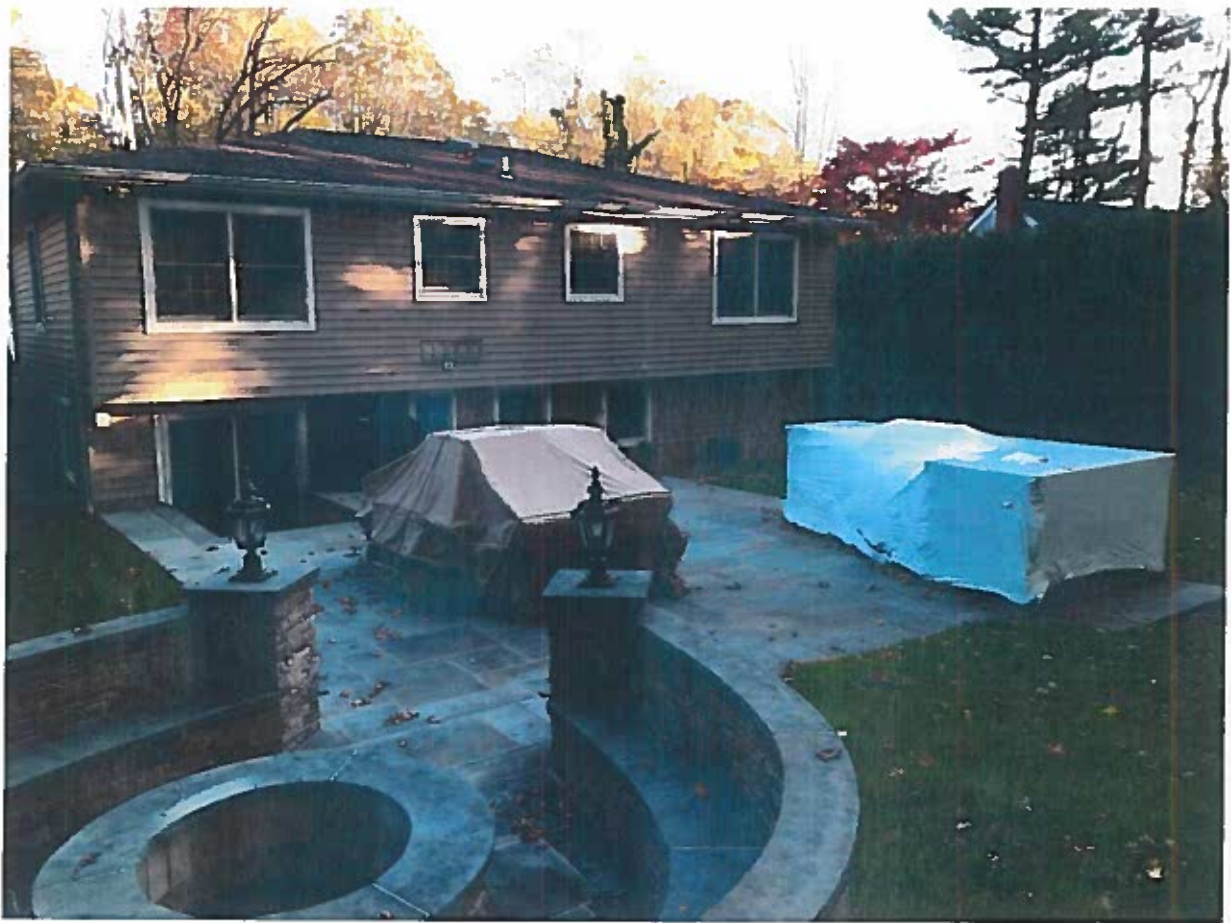
Dieter Specht

Fri 11/8/2019 12:21 PM

To: dawn.spechtacular@live.com <dawn.spechtacular@live.com>



Sent from my iPhone



Sent from my iPhone







Sent from my iPhone



~~OR CURRENT OWMER~~

~~NEW YORK~~

~~PIZZUTO PHILLIP D & MARIA  
OR CURRENT OWMER  
298 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579~~

Pizzuto  
298 Prospect Ave

~~DAROUVAR MICHELE MALONE & SIAMAK  
OR CURRENT OWMER  
296 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579~~

~~OR CURRENT OWMER~~

~~NEW YORK~~

~~EHMANN WAYNE & JENNIE  
OR CURRENT OWMER  
285 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579~~

~~KANARIS NICOLE  
OR CURRENT OWMER  
300 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579~~

~~BAADARANI MO & REBECCA VICTOR  
OR CURRENT OWMER  
303 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579~~

~~GOLDSTEIN DOROTHY  
OR CURRENT OWMER  
294 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579~~

~~SLOOP REDHEAD INC  
OR CURRENT OWMER  
299 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579~~

~~BUSCHING ALLEN & CLAIRE  
OR CURRENT OWMER  
290 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579~~

~~MEYERS MICHAEL & BARBARA  
OR CURRENT OWMER  
304 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579~~





**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of Nassau, ss:

On the 21st day of April in the year 2015, before me, the undersigned, personally appeared

**ROSARIO PIZZUTO and FRANCES PIZZUTO**

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

SUSAN T. BARAN  
Notary Public, State of New York  
No. 01BA4866280  
Qualified in Suffolk County  
Commission Expires Aug. 4, 2018

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**Bargain and Sale Deed  
With Covenants**

Title No. CT34

TO

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE**

On the day of January in the year 2014, before me, the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Notary Public

DISTRICT:

SECTION: 21

BLOCK: F

LOT: 1961

COUNTY OR TOWN: Town of Oyster Bay, County of Nassau

RETURN BY MAIL TO:

**PHILLIP D. PIZZUTO and MARIA PIZZUTO**  
298 PROSPECT AVENUE  
SEA CLIFF, NY 11579

DISTRIBUTED BY



YOUR TITLE EXPERTS  
The Judicial Title Insurance Agency LLC

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.**

**THIS INDENTURE**, made the 21<sup>st</sup> day of April, in the year 2015  
**BETWEEN**

**ROSARIO PIZZUTO AND FRANCES PIZZUTO RESIDING AT 298 PROSPECT AVENUE,  
SEA CLIFF, NY 11579**

party of the first part, and

*FP RP*  
**PHILLIP D. PIZZUTO AND MARIA PIZZUTO, AS HUSBAND & WIFE, RESIDING AT 298 PROSPECT AVENUE, SEA  
CLIFF, NY 11579**

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of One Dollar (\$1.00) and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York.

SECTION 21, BLOCK F, LOT 1961  
known as 298 Prospect Avenue, Sea Cliff, NY 11579  
as more fully described in Exhibit A attached hereto

being and intended to be the premises conveyed to the party of the first part by deed dated July 30, 2009 and recorded October 2, 2009 at Liber 12545, Page 777.

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid. **AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

*Rosario Pizzuto*  
\_\_\_\_\_  
ROSARIO PIZZUTO  
*Frances Pizzuto*  
\_\_\_\_\_  
FRANCES PIZZUTO