



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

5/19/2020

TO:
PROPERTY OWNER: Eleftherios Elias
PROPERTY ADDRESS: 17 Club Road
SECTION/ BLOCK/ LOT: 21/M/529

APPLICATION NO: 11941
APPLICATION RECV'D: 5/19/2020
ZONE: Residence B

DESCRIPTION: The applicant proposes to demolish an existing structure and construct a new single family home.

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:

A. Applications for building permits. All building permit applications involving the proposed erection of any structure, other than accessory structures on previously improved property or additions to one-family dwellings where the gross floor area of the addition does not exceed 50% of the gross floor area of the existing dwelling.

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.

§ 107-5 Standards for approval and disapproval of applications.

The Planning Board shall consider each site plan submitted to it for compliance with the following criteria, objectives and standards:

A. Protection of the character of the neighborhood and prevention of depreciation of adjoining properties.

B. Achievement of a harmonious relationship and maximum compatibility among the uses shown on said site plan and uses located on adjoining and adjacent properties and districts.

*C. Adequacy of buffer landscaping, screening and building setbacks.[1]
[1] Editor's Note: See Ch. 138, Zoning, regarding buffer area requirements.*

D. Prevention of the overcrowding of land with structures and the inappropriate concentration of same.

F. Reduction and, where possible, prevention of excess water runoff on adjoining and adjacent properties and districts.

G. Adequacy of ingress, egress, interior circulation and parking and loading facilities, particularly in regard to vehicular and pedestrian safety.

§ 60-10 Type I actions.

For purposes of this chapter, Type I actions are those listed in Part 617. In addition to the list of actions in Part 617, the following actions are deemed by the Village to be Type I actions (where the following list conflicts directly with Part 617 listed actions (as determined by the Agency), the following list supersedes those provisions contained in Part 617):

T. Construction on or the development or use of a site which may result in objectionable odors, noise or vibration such that odors will occur routinely (more than one hour per day), noise will be produced which exceeds the ambient noise levels permitted for noise outside of structures or natural barriers that would act as a noise screen will be removed.



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.



INCORPORATED VILLAGE OF SEA CLIFF

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 # 11941 APPLICATION DATE 4/23/2020 PERMIT # _____

PROPERTY ADDRESS: 17 CLUB ROAD SECT: 21 BLOCK M LOT 529

Owner: ELEFThERIOS ELIAS

Address: 17 CLUB ROAD City: SEA CLIFF State: NY Zip: 11579
Phone: _____ Cell: 516.729.5231 Email: EELIAS07@ICLOUD.COM

Applicant: (If applicant is different from owner state relationship to owner)

Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

Architect: STEPHEN SCHEIBLY DIVERSIFIED DESIGN ASSOCIATES, ARCHITECTS P.C.

Address: 255 MAIN STREET City: HUNTINGTON State: NY Zip: 11743
Phone: 631.271.5400 X 102 Cell: 516.375.4015 Email: SSCHEIBLY@EDIVERSIFIED.COM

Contractor:

Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

Plumber:

Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

Electrician:

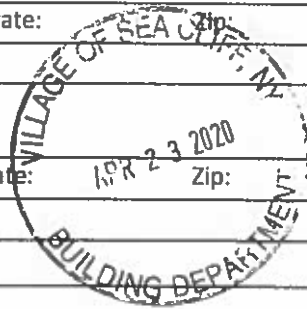
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

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 branch 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.

NEW TWO STORY WOOD FRAME RESIDENCE w/ FULL BASEMENT AND ATTACHED TWO CAR GARAGE.

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



BUILDING PERMIT

Owner: Deposits 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.

Cost of Improvement: \$ _____

Owner Signature: _____
 Owner Signature: _____

THEODORE KOKKORIS
 Notary Public, State of New York
 Reg. No. 01K04874085
 Qualified in Queens County
 Commission Expires 10-20-2022

Notary:

Date:

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

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

Application Fee	\$ 75 pd
Permit Fees	
Building	
Plumbing	
Electrical	
Mechanical	
Certificate	
Other	
Total Permit Fees	\$ _____

Examined for approval on _____ Approved by _____

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

Harriet Ditimis
Eleftherios and Alyssa Elias

APPLICATION

Village of Sea Cliff.
-----X

Proposing to demo existing structure
and construct new single family home

1. Name of applicant: Mr. and Mrs. Eleftherios Elias

2. Applicant's address: 17 Club Road Sea Cliff NY
11579

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: 17 Club Road, Village of Sea Cliff, N. Y. and is also known as Section 21, Block M, Lot(s) 529 and 558 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:

Harriet Ditimis
500 Bell Street West Hempstead NY 11552

-
6. The property is located in the D zoning district of the Village of Sea Cliff.
7. The subject property is located on the South side of Club Road (street).
8. The date on which the owner(s) acquired the property was March 25 2019.
9. The approximate dimensions of the property are 200 feet by 125 feet, and the total acreage of property is .49 acres.
10. The property is presently used for residential home.
-
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: residential home
14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 5/19/2020
15. The proposed construction use of the property does not comply with the following sections of the Village Code: _____
107-4, 107-5, 160-10

16. This is an application for:

an appeal

a variance

a special permit


other (describe): new construction

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)

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: Eleftherios Elias
Signature of applicant: 
Title of signatory: Eleftherios Elias
Date: 5/27/2020

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.

Eleftherios Elmas

Print Name

[Signature]

Signature

Sworn to before me this 26th
day of MAY 2020.

[Signature]

THEODORE KOLOKOURIS
Notary Public, State of New York
Reg. No. 01KO4874085
Qualified in Queens County
Commission Expires 10-20-2022

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)

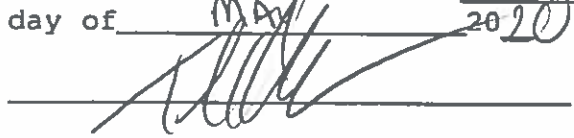
STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

Eleftherios Elias being duly sworn, deposes and says that (s)he is the owner of the property known as ~~XXXX~~ 17club road 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.



Sworn to before me on this 26th
day of MAY 2020.



THEODORE KOLOKOURIS
Notary Public, State of New York
Reg. No. 01KO4874085
Qualified in Queens County
Commission Expires 10-20-2022

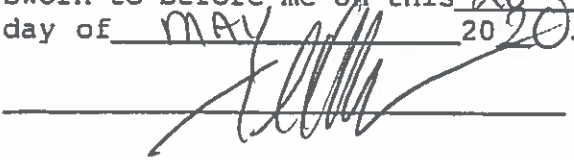
STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

Alyssa Elias being duly sworn, deposes and says that (s)he is the owner of the property known as 17club road 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.



Sworn to before me on this 26th
day of MAY 2020.



THEODORE KOLOKOURIS
Notary Public, State of New York
Reg. No. 01KO4874085
Qualified in Queens County
Commission Expires 10-20-2022

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)

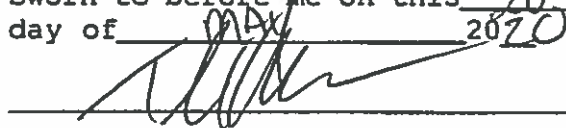
STATE OF NEW YORK) ss:

COUNTY OF NASSAU)

Harriet Ditis being duly sworn, deposes and says that (s)he is the owner of the property known as 17 CLUB ROAD 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.



Sworn to before me on this 26th day of MAY 2020.



THEODORE KOLOKOURIS
Notary Public, State of New York
Reg. No. 01KO4874085
Qualified in Queens County
Commission Expires 10-20-2022

STATE OF NEW YORK) ss:

COUNTY OF NASSAU)

_____ being duly sworn, deposes and says that (s)he is the owner of the property known as _____ 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.

Sworn to before me on this _____ day of _____ 20__ .

ZONING BOARD OF APPEALS _____
PLANNING BOARD ✓ (check one)
VILLAGE OF SEA CLIFF

In the Matter of the Application of
Harriet Ditimis
Eleftherios and Alyssa Elias

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

-----X
Proposing to demo existing
structure and construct a new
single family home.

STATE OF NEW YORK) COUNTY OF NASSAU)

ss: Eleftherios Elias, 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>
<i>None</i>			


Signature

Sworn to before me this 26th
day of MAY 2020



THEODORE KOLOKOURIS
Notary Public, State of New York
Reg. No. 01KO4874085
Qualified in Queens County
Commission Expires 10-20-2022



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: 

Date: 5/27/2020

GENERAL NOTES

- THE ARCHITECT SHALL ASSIST THE OWNER IN FILING AND OBTAINING ALL LOCAL BUILDING DEPARTMENT APPROVALS FOR THE CONSTRUCTION DOCUMENTS OF THIS PROJECT. ALL FEES RELATED TO THIS APPROVAL PROCESS SHALL BE PAID FOR BY THE OWNER UPON BUILDING DEPARTMENT APPROVAL, AND PROCURING A BUILDING PERMIT, THE GENERAL CONTRACTOR IS NOW RESPONSIBLE FOR THE TAKING OUT AND PAYMENT FOR ANY ADDITIONAL PERMITS AND/OR RELATED FEES REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT UNTIL THE "CERTIFICATE OF OCCUPANCY" IS SECURED.
- CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE CODES, CODE AMENDMENTS, STANDARDS, RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
LOCAL ZONING ORDINANCES
THE INTERNATIONAL RESIDENTIAL CODE - 2015 EDITION, 2ND PRINTING AS ADOPTED & AMENDED BY NYS & 2017 NYS SUPPLEMENT
LOCAL BUILDING DEPARTMENT REQUIREMENTS
WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (2015 EDITION)
- THE CONTRACTOR IS RESPONSIBLE FOR "METHODS AND MEANS OF CONSTRUCTION".
- CONTRACTOR SHALL PROVIDE, AND BE RESPONSIBLE FOR, ALL NECESSARY SHORING AND BRACING AS REQUIRED FOR THE SAFE INSTALLATION OF HIS WORK.
- SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, CONTRACTOR SHALL NOTIFY THE PROPER AUTHORITIES AND SUBMIT HIS DETAILS SHOWING THE PROPOSED METHOD TO ACCOMPLISH THE REQUIRED RESULT.
- WHEN OWNER/CONTRACTOR SIGN CONTRACT, THE AIA GENERAL CONDITIONS FORM A201 SHALL GOVERN.
- NO NOTE OR LACK THEREOF SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM THE EXECUTION OF ALL WORK IN ACCORDANCE WITH ALL STATE AND/OR LOCAL CODES.
- THE CONTRACTOR IS NOT TO SCALE DRAWING(S) AND IS TO USE DIMENSIONAL NOTATIONS ONLY.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO CONSTRUCTION AND SHALL REPORT TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF WORK ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK.
- THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ERRORS OR AMBIGUITIES IN AND BETWEEN THE PLANS, DRAWINGS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK. IF SUCH NOTICE IS NOT FURNISHED TO THE ARCHITECT, THE CONTRACTOR SHALL BE DEEMED TO HAVE INSPECTED THE PLANS, DRAWINGS, SPECIFICATIONS AND HAS FOUND THEM IN PROPER FORM FOR EXECUTION.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, WARNING LIGHTS, SIGNS, ETC., TO INSURE THE SAFETY OF THE WORK AREA.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, PERFORM ALL WORK AND INSTALL ALL MATERIALS IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE. CONTRACTOR IS RESPONSIBLE FOR INFORMATION THAT PERTAINS SOLELY TO THE FABRICATIONS PROCESS OR THE TECHNIQUES OF CONSTRUCTION AND FOR COORDINATION OF THE WORK OF ALL TRADES.
- ALL DISTURBED AREAS TO BE REPAIRED IN KIND BY GENERAL CONTRACTOR.
- MINOR ITEMS SUCH AS PATCHING, BLOCKING, TRIM, ETC. SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE WHETHER SHOWN OR NOTED ON THE DOCUMENTS OR NOT.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE, CLEAN AND ORDERLY FASHION FOR THE DURATION OF THE CONSTRUCTION PERIOD. ALL MATERIAL (CONCRETE, FILL, WOOD, ETC.) AND CONSTRUCTION DEBRIS TO BE REMOVED AT THE END OF EACH WORK DAY AND SHALL BE DISPOSED OF REGULARLY AT A LEGAL OFF-SITE WASTE FACILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED ANYWHERE WITHIN THE BOUNDARIES OF THE PROPERTY AND ANY DAMAGE SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE ARCHITECT AND OWNER.
- NOTATIONS ON ANY PLAN, ELEVATION, SECTION OR DETAIL ARE APPLICABLE TO ALL PLANS, ELEVATIONS, SECTIONS AND DETAILS.
- PROVIDE 1/2" MR. GYPSUM WALL BOARD ALL WALLS/CEILING OF "WET" AREAS (SHOWERS, TUBS, ETC.)
- ALL NEW APPLIANCES ARE AS SELECTED BY OWNER AND SHALL BE INSTALLED BY THE CONTRACTOR AS PER THE MANUFACTURERS SPECIFICATIONS.
- ALL INTERIOR WOOD TRIM/BASE SHALL BE AS SELECTED BY OWNER AND INSTALLED BY THE GENERAL CONTRACTOR.
- TYPE/LOCATION/EXTENT OF ALL NEW INTERIOR FINISHES (PAINT, CERAMIC TILE, VINYL TILE, CARPET, ETC.) SHALL BE AS SELECTED/DIRECTED BY OWNER.
- ALL ELECTRICAL, PLUMBING AND H.V.A.C. TO BE IN STRICT ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE LOCAL REGULATIONS.
- INSTALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
- PRIVATE GARAGE SHALL BE SEPARATED HORIZONTALLY AND VERTICALLY FROM THE RESIDENCE WITH NOT LESS THAN 3/8" TYPE X GYPSUM BOARD
- OPENINGS FROM A PRIVATE GARAGE INTO A RESIDENCE SHALL BE EQUIPPED WITH A 20 MINUTE FIRE RATED DOOR ASSEMBLY WITH A SELF-CLOSING DEVICE.
- CONTRACTOR TO SCHEDULE AND OBTAIN ALL NECESSARY UTILITY STAKE OUTS I.E. WATER, ELECTRIC, SEPTIC & GAS PRIOR TO COMMENCING WITH ANY SITE WORK.

ELIAS RESIDENCE

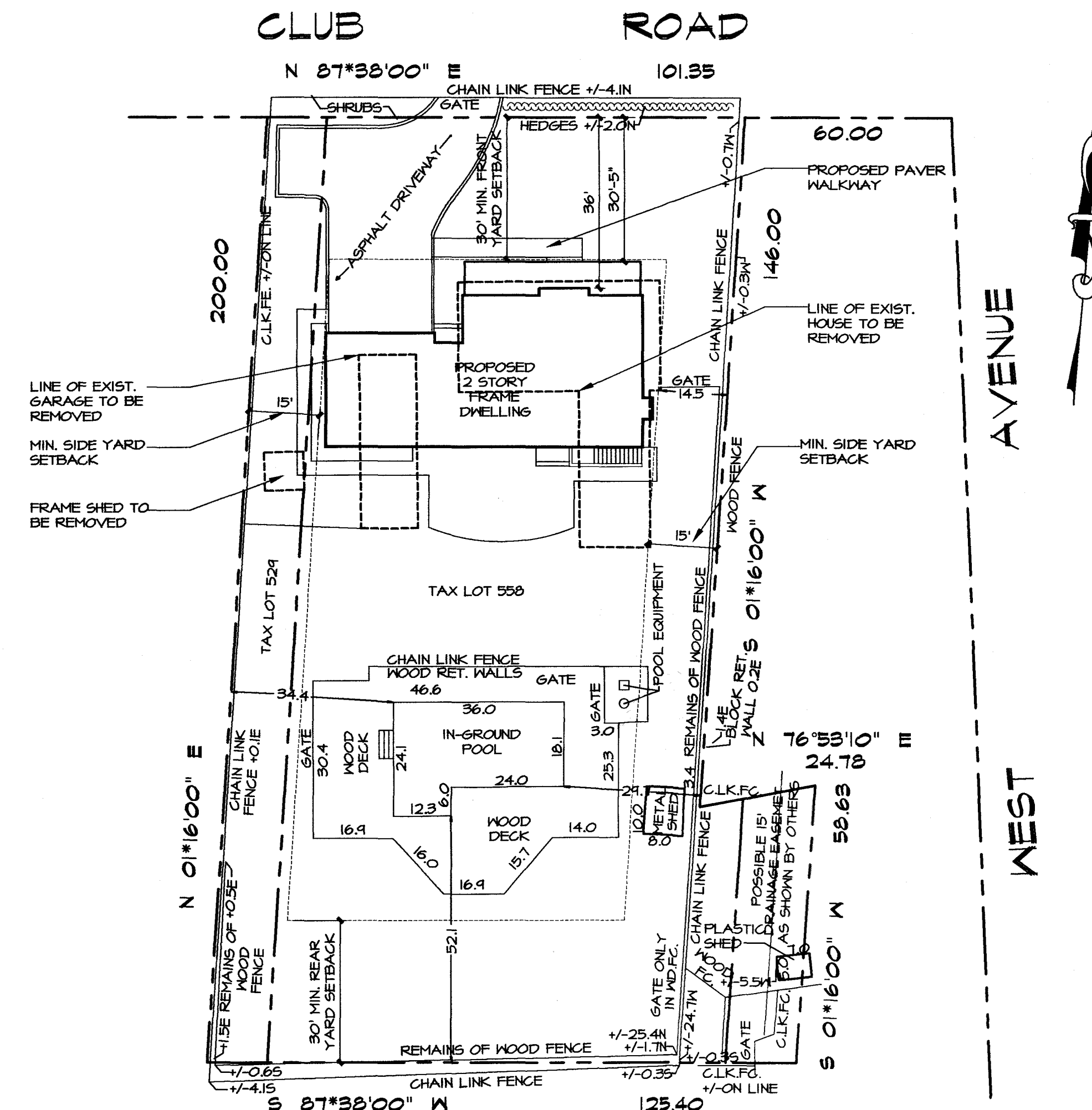
17 CLUB ROAD SEA CLIFF, NEW YORK 11579

IRC ENERGY CODE CALCULATIONS

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE BY WEATHERING		WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS ZONE X	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	SPEED (MPH)	TOP-GRAPHIC EFFECTS		HEAVY	MOD. TO HEAVY					
30 PSF	130	NO	"B"	SEVERE	3'-0"	MOD. TO HEAVY	15	YES	1500 OR LESS	52.4

THIS PROJECT IS IN COMPLIANCE WITH:
THE INTERNATIONAL RESIDENTIAL CODE - 2015 EDITION, 2ND PRINTING AS ADOPTED & AMENDED BY NYS & 2017 NYS SUPPLEMENT
APFA WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS - 2015 EDITION
THE INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION
THE ZONING CODE OF THE INCORPORATED VILLAGE OF SEA CLIFF
NFPA 70 STANDARD - 2011 EDITION
NATIONAL ELECTRICAL CODE 2014



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"
SITE PLAN INFORMATION ADAPTED FROM SURVEY PREPARED BY EMPIRE STATE LAND SURVEYOR, P.C., GLEN HEAD, NY AND DATED FEBRUARY 21, 2019

ZONING INFORMATION

ITEM	PERMITTED/ REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000 S.F.	21,580.61 S.F.
MAXIMUM LOT COVERAGE	30% (6,414.18 SF)	2,326.55 SF
MINIMUM FRONT PROPERTY LINE	100 FEET	101.35 FEET
MINIMUM LOT WIDTH	90% FRONT PROPERTY LINE = 90 FEET	101.1 FEET
MINIMUM FRONT YARD SETBACK	30 FEET	30.4 FEET
MINIMUM LOT WIDTH @ SETBACK	100 FEET	101.3 FEET
MINIMUM SIDE YARD SETBACK	15 FEET	15.5 FEET
MINIMUM REAR YARD SETBACK	30 FEET	130 FEET
MAXIMUM BUILDING HEIGHT	2 STORIES OR 30 FEET	28.33 FEET (SEE A-2001 A-201 FOR HEIGHT SETBACK RATIO PLANE)
MINIMUM GROSS FLOOR AREA (1ST FLR.)	1,000 S.F.	1,933.3 S.F.
MAXIMUM GROSS FLOOR AREA	14% LOT AREA = 4,100.31 S.F.	4,054.9 S.F.

SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(X-X)	SECTION REFERENCE - SEE DWG. AS NOTED	(X)	ELEVATION TAG - SEE DWG. AS NOTED	(X)	DOOR REFERENCE - SEE DOOR SCHEDULE
(X-X)	DETAIL REFERENCE - SEE DWG. AS NOTED	(XXX)	NOTE REFERENCE - SEE NOTE LEGEND FOR ADD'L INFO.	(X)	WINDOW REFERENCE - SEE WINDOW SCHEDULE
(X)	ELEVATION BENCHMARK	(XX)	WALL TYPE REFERENCE - SEE WALL TYPES	(X)	REVISION TAG
(101)	ROOM NUMBER TAG	(X)	FURNITURE / EQUIPMENT REFERENCE - SEE SCHEDULE		

LIST OF DRAWINGS

NO.	DESCRIPTION
CS-1	SITE PLAN, GENERAL NOTES
A-101	FOUNDATION PLAN
A-102	FIRST FLOOR PLAN
A-103	SECOND FLOOR CONSTRUCTION PLAN, NOTES AND DETAILS
A-200	EXTERIOR ELEVATIONS
A-201	EXTERIOR ELEVATIONS

THE DESIGN, DRAWINGS, SPECIFICATIONS, AND ALL OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE, AND ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE DESIGNS CONTAINED HEREIN ARE INTENDED FOR THE SPECIFIC LOCATION INDICATED AND ARE NOT TO BE USED IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND RETAINS ALL COMMON LAW, STATUTORY AND OTHER RESERVE RIGHTS, INCLUDING COPYRIGHT. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER DOCUMENTS BEARING AN ARCHITECTURAL SEAL IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED THE ALTERING ARCHITECT SHALL AFFIX SEAL TO THE ITEM ALONG WITH THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND NOTE THE SPECIFIC DESCRIPTION OF THE ALTERATION. (AS PER THE NEW YORK STATE EDUCATION LAW ARTICLE 147-ARCHITECTURE, SECTION 7301)

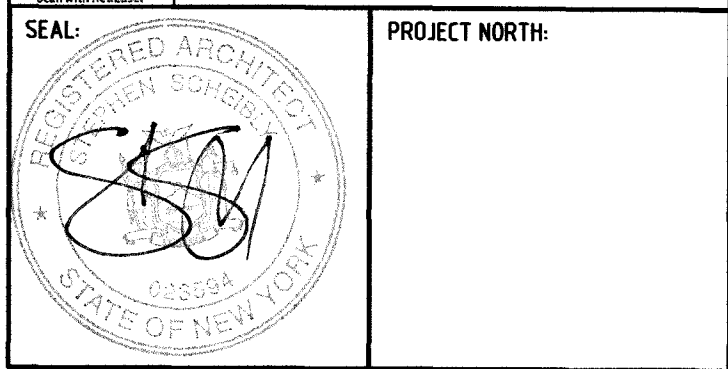
NOTES:

NO.	DATE	DESCRIPTION
1	03.16.20	D.D. DRAWINGS SUBMITTED TO BUILDING DEPT.

ISSUANCE:

DIVERSIFIED DESIGN ARCHITECTS, P.C.

355 MAIN STREET • SUITE 200 • HUNTINGTON, NY 11743
P. 631.271.5400 • WWW.DDAARCHITECTS.NET • F. 631.271.4844
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Diversified Design Associates - Architects, P.C.
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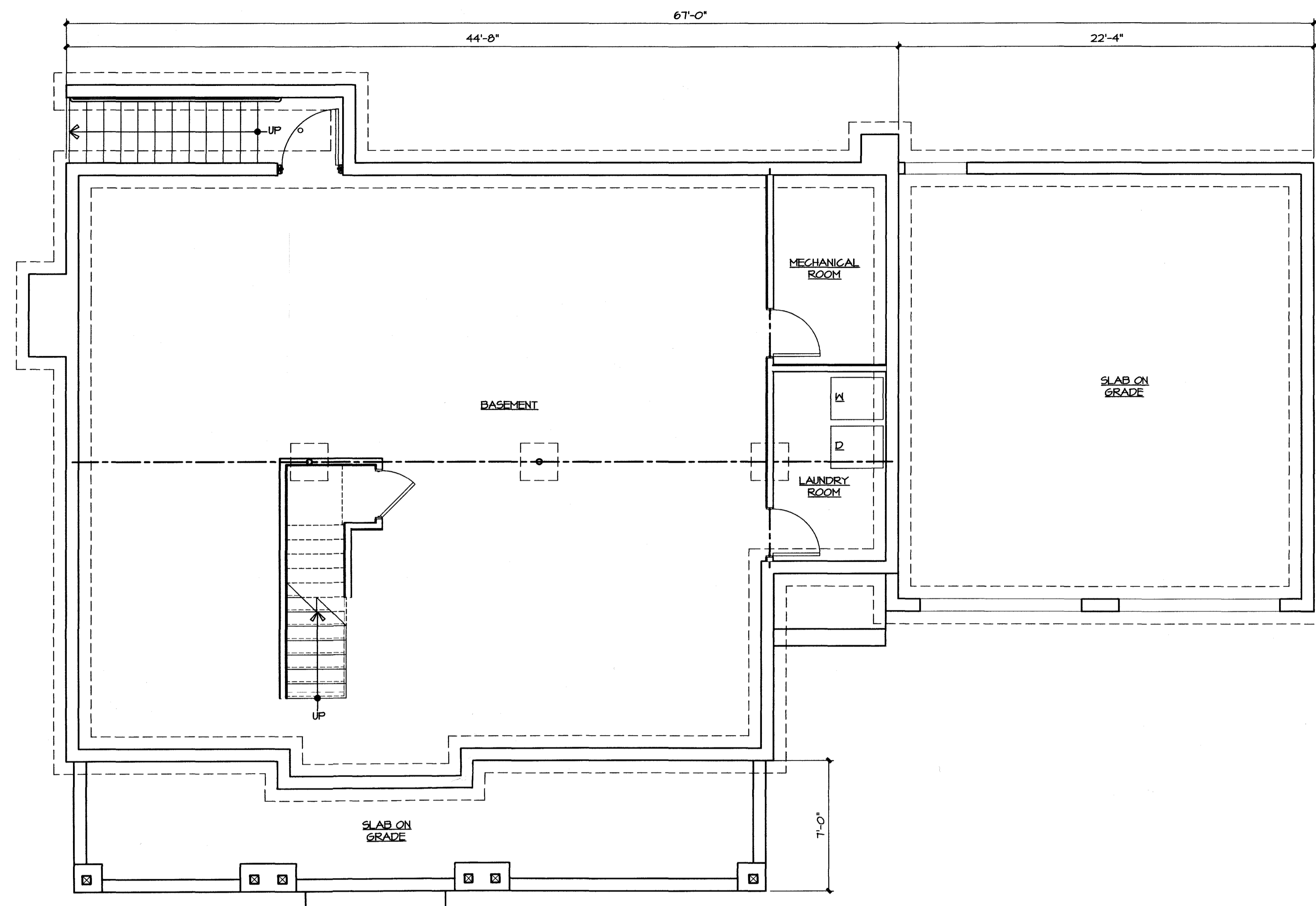


PROJECT TITLE:
**RENOVATIONS & ALTERATIONS TO THE:
ELIAS RESIDENCE**

17 CLUB ROAD
SEA CLIFF, NEW YORK 11579

DRAWING TITLE:
**GENERAL NOTES
LIST OF DRAWINGS
ARCHITECTURAL SITE PLAN**

DRAWN BY: SDE	SHEET NO.
CHECKED BY: SJS	CS-1
DATE: 03.01.20	
SCALE: AS NOTED	
PROJECT NO: 1910	



1 FOUNDATION PLAN
 A101 1/4" = 1'-0"
 BASEMENT FLOOR AREA: 1,378 S.F.

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NOTES:

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NO.	DATE:	DESCRIPTION:
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PROJECT TITLE:
RENOVATIONS & ALTERATIONS TO THE:
ELIAS RESIDENCE

17 CLUB ROAD
 SEA CLIFF, NEW YORK 11579

DRAWING TITLE:
FOUNDATION PLAN
 NOTES AND DETAILS

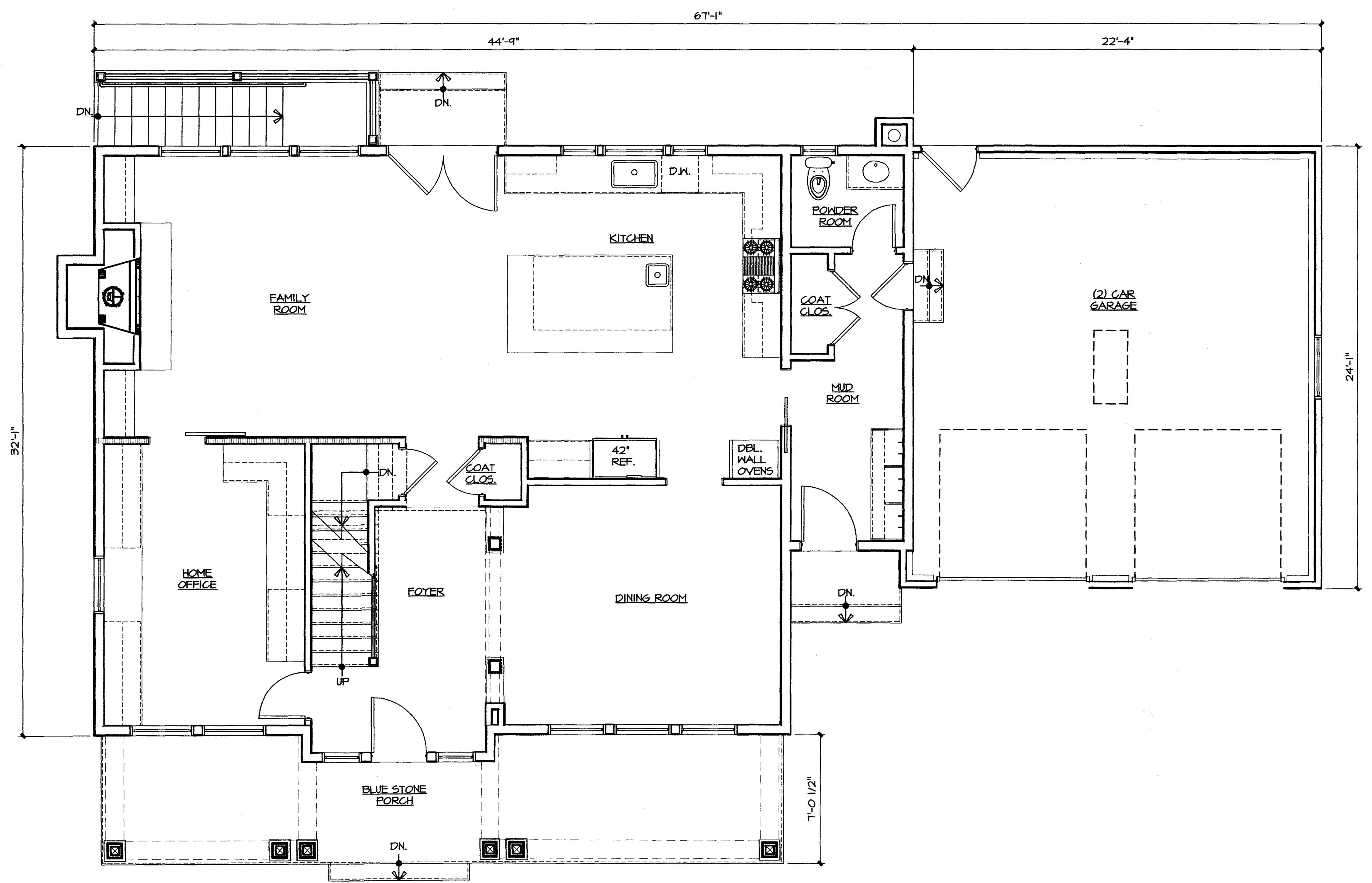


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NOTES:



1 FIRST FLOOR PLAN
A102 1/4" = 1'-0"

FIRST FLOOR AREA: 1,933.3 S.F. (INC. GARAGE)

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PROJECT NORTH: [North Arrow pointing towards the top-right of the page]

PROJECT TITLE:
**RENOVATIONS & ALTERATIONS TO THE:
ELIAS RESIDENCE**

17 CLUB ROAD
SEA CLIFF, NEW YORK 11579

DRAWING TITLE:
**FIRST FLOOR PLAN
NOTES AND DETAILS**

VILLAGE OF SEA CLIFF
APR 23 2020
BUILDING DEPARTMENT

WALL LEGEND
N.T.S.

--- WALLETS/CONSTRUCTION TO BE REMOVED. PATCH/REPAIR ALL SURFACES ADJACENT TO DEMO WITH MATERIALS TO MATCH AND ALIGN FLUSH WITH EXISTING.

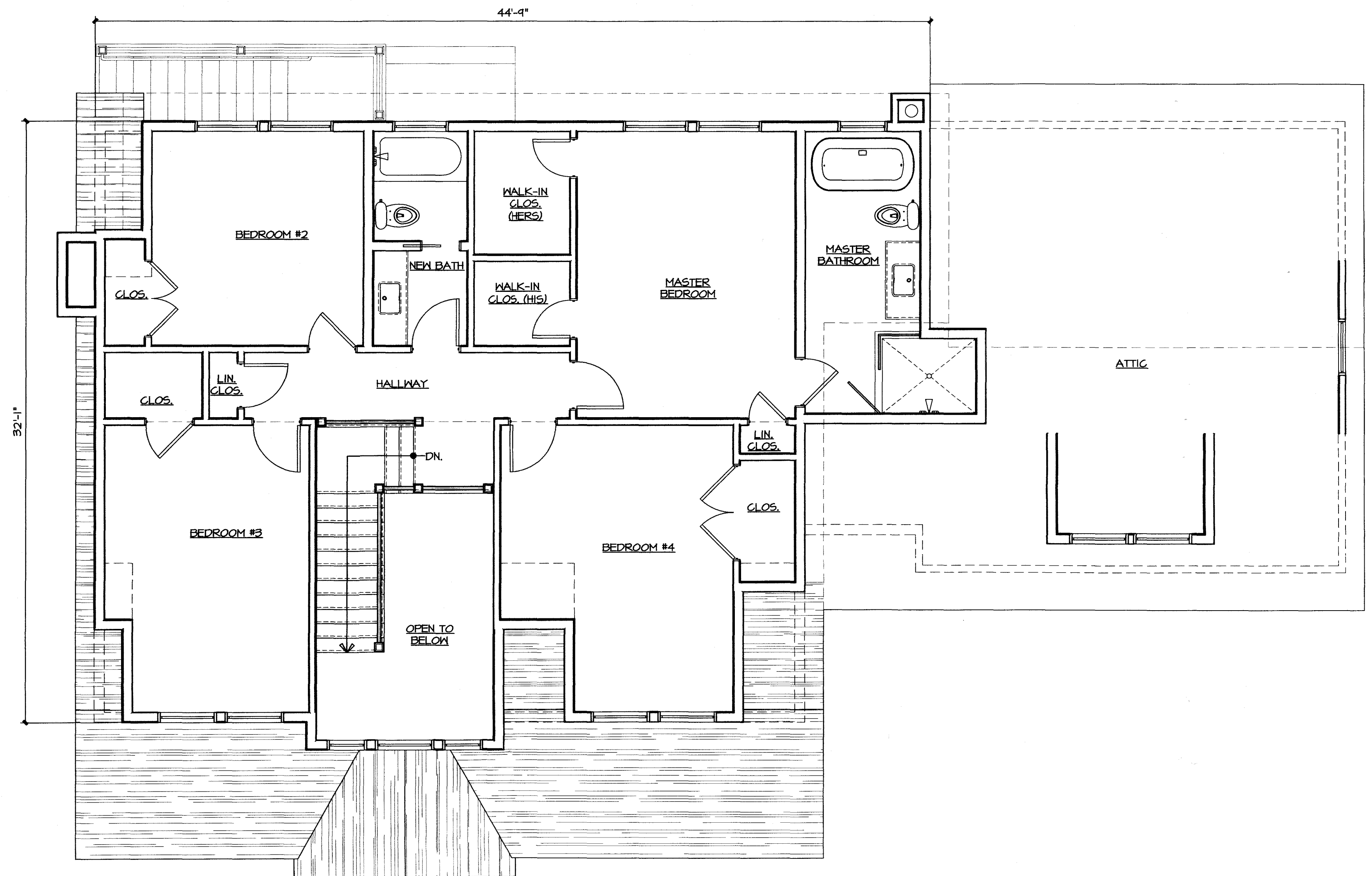
===== NEW WALL CONSTRUCTION:
INTERIOR WALLS: U.O.N.
1/2" GYPSUM WALL BOARD OVER 2"x4" WOOD STUDS @ 16" o.c.
EXTERIOR WALLS: U.O.N.
HYDROGAP HOUSE WRAP AS MANUF. BY BENJAMIN OBDYKE OVER 1/2" CDX PLYWOOD OVER 2"x6" WOOD STUDS @ 16" o.c. W 1/2" R-21 BATT INSULATION AND 1/2" GYPSUM WALL BOARD.

▨ NEW FOUNDATION WALL

===== EXISTING WALL CONSTRUCTION TO REMAIN

NOTE:
ALL GYPSUM WALLS AND CEILINGS ARE TO BE TAPED AND SPACKLED (THREE COATS) AND PAINTED WITH ONE COAT PRIMER AND TWO COATS FINISHED COLOR AS SELECTED BY OWNER. PROVIDE WATER RESISTANT GYPSUM WALL BOARD IN ALL DAMP/WET LOCATIONS.

DRAWN BY: SDE	SHEET NO.
CHECKED BY: SJS	A-102
DATE: 03.01.20	
SCALE: AS NOTED	
PROJECT NO. 1910	



1 SECOND FLOOR PLAN
A103 1/4" = 1'-0"

SECOND FLOOR AREA: 1,311.6 S.F.
ATTIC SPACE HAVING A CEILING HEIGHT OF 7FT OR MORE: 242 S.F.

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NOTES:

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RENOVATIONS & ALTERATIONS TO THE: ELIAS RESIDENCE

17 CLUB ROAD
SEA CLIFF, NEW YORK 11579

DRAWING TITLE:
**SECOND FLOOR PLAN
NOTES AND DETAILS**

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CHECKED BY: SJS	A-103
DATE: 03.01.20	
SCALE: AS NOTED	
PROJECT NO. 1910	

WALL LEGEND
N.T.S.

- WALLS/CONSTRUCTION TO BE REMOVED. PATCH/REPAIR ALL SURFACES ADJACENT TO DEMO WITH MATERIALS TO MATCH AND ALIGN FLUSH WITH EXISTING.
- ===== NEW WALL CONSTRUCTION:
INTERIOR WALLS, U.O.N.
1/2" GYPSUM WALL BOARD OVER 2"x4" WOOD STUDS @ 16" o.c.
EXTERIOR WALLS, U.O.N.
"HYDROGAP" HOUSE WRAP AS MANUF. BY BENJAMIN OBDYKKE OVER 1/2" CDX PLYWOOD OVER 2"x6" WOOD STUDS @ 16" o.c. W/ 1/2" R-21 BATT INSULATION AND 1/2" GYPSUM WALL BOARD.
- [Pattern] NEW FOUNDATION WALL
- ===== EXISTING WALL CONSTRUCTION TO REMAIN

NOTE:
ALL GYPSUM WALLS AND CEILINGS ARE TO BE TAPED AND SPACKLED (THREE COATS) AND PAINTED WITH ONE COAT PRIMER AND TWO COATS FINISHED COLOR AS SELECTED BY OWNER. PROVIDE WATER RESISTANT GYPSUM WALL BOARD IN ALL DAMP/WET LOCATIONS.

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NOTES:



1 FRONT ELEVATION
A200 1/4" = 1'-0"



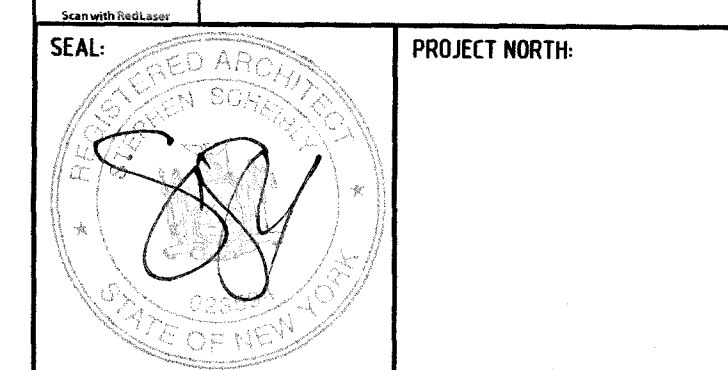
2 REAR ELEVATION
A200 1/4" = 1'-0"

1	03.16.20	D.D. DRAWINGS SUBMITTED TO BUILDING DEPT.
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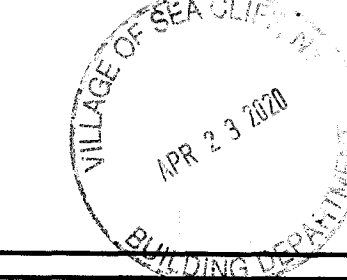
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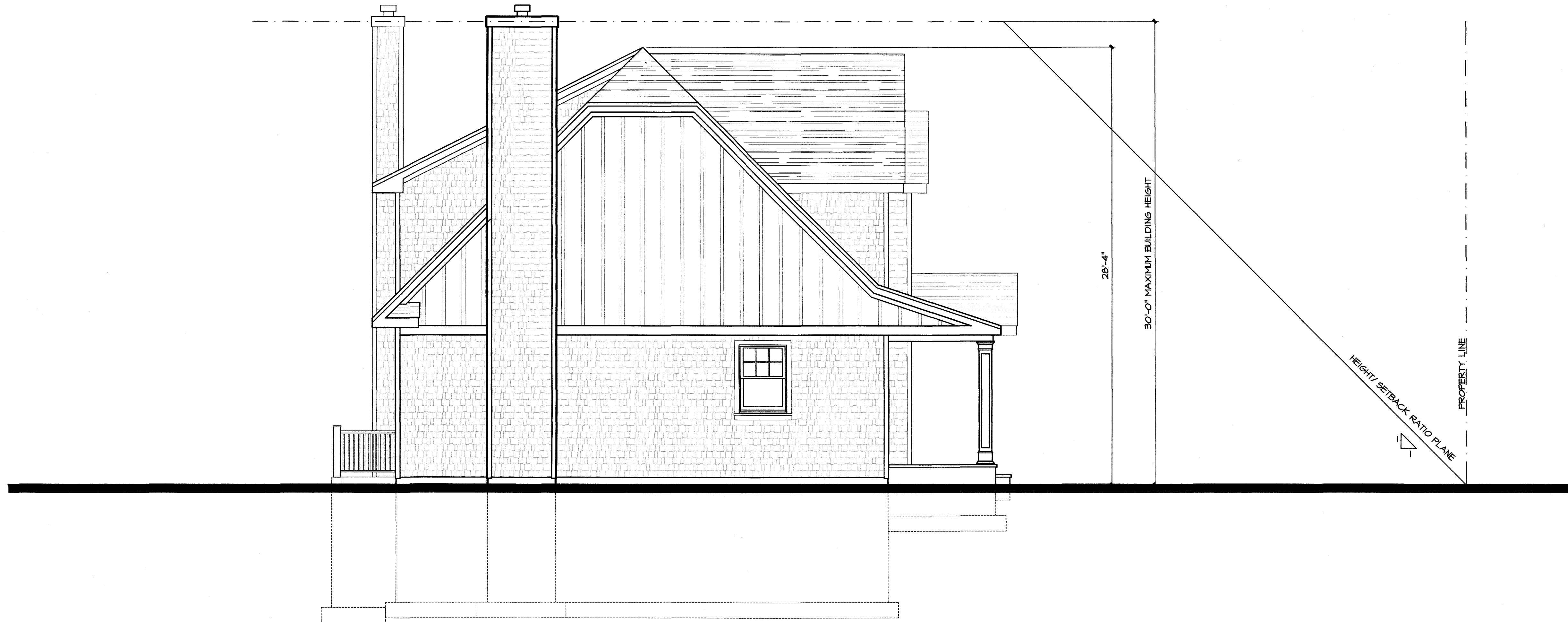
PROJECT TITLE:
RENOVATIONS & ALTERATIONS TO THE:
ELIAS RESIDENCE

17 CLUB ROAD
SEA CLIFF, NEW YORK 11578

DRAWING TITLE:
EXTERIOR ELEVATIONS



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CHECKED BY: SJS	A-200
DATE: 03.01.20	
SCALE: AS NOTED	
PROJECT NO. 1910	



1 LEFT ELEVATION
A201 1/4" = 1'-0"



2 RIGHT ELEVATION
A201 1/4" = 1'-0"

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NOTES:

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	PROJECT NORTH
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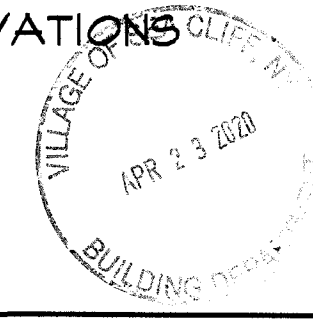
PROJECT TITLE:

RENOVATIONS & ALTERATIONS TO THE:

ELIAS RESIDENCE

17 CLUB ROAD
SEA CLIFF, NEW YORK 11579

DRAWING TITLE:
EXTERIOR ELEVATIONS



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PROJECT NO. 1910	

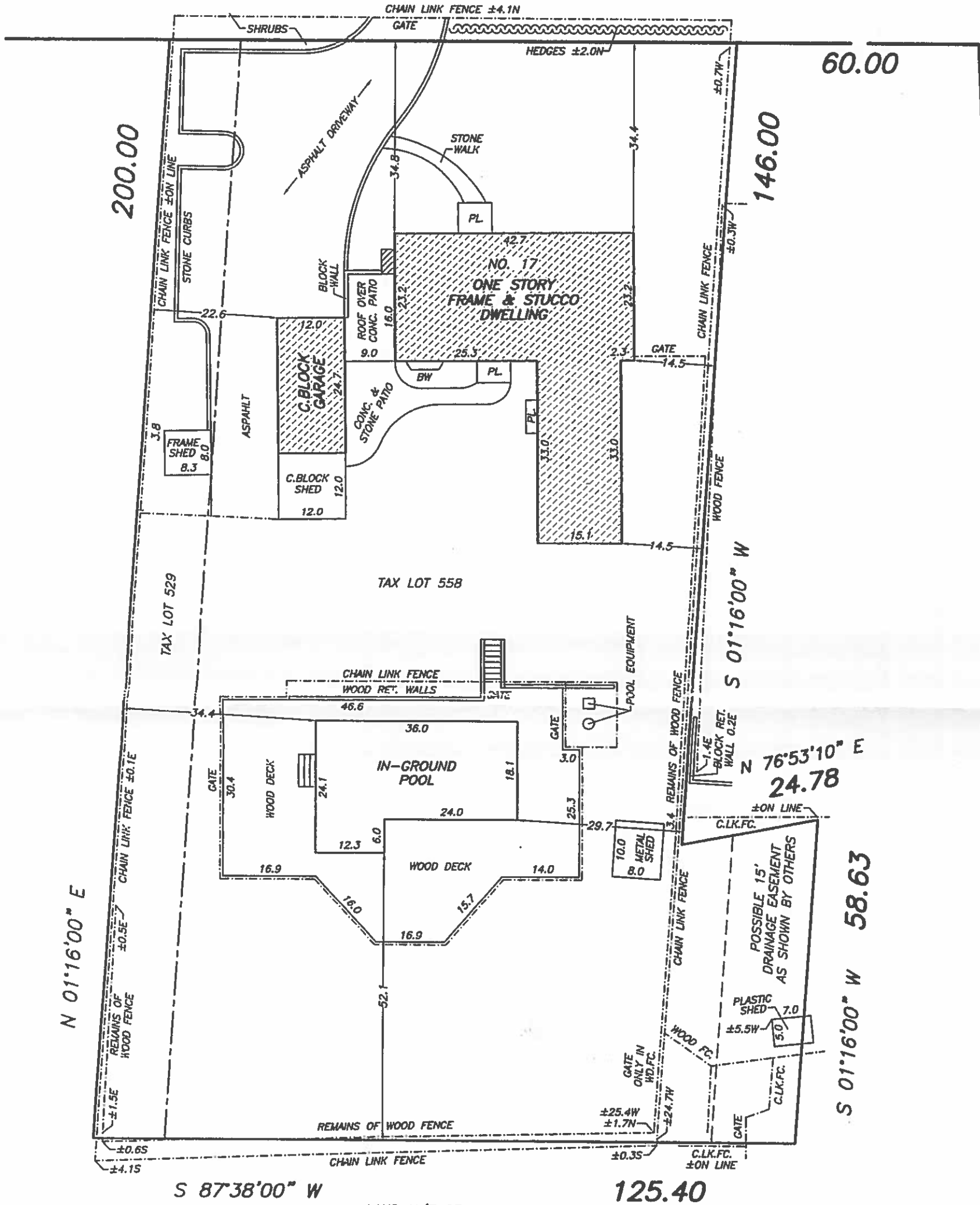
MAP OF PROPERTY SITUATED IN
SEA CLIFF
NASSAU COUNTY, N.Y.
TAX SECT.: 21 TAX BLOCK: M TAX LOT: 529 & 558

CLUB

ROAD

N 87°38'00" E

101.35



AVENUE

WEST

S 87°38'00" W

125.40

LAND N/F OF L. R. KOH
NOW OF CENTRAL SCHOOL DISTRICT #1

SCALE: 1"=20'

SURVEYED: FEBRUARY 27, 2019

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Records of Albert A. Bianco
Stephen J. Reid - M. Berry Carman - G. W. Haviland
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(516)-240-6901



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VILLAGE OF SEA CLIFF, NY
MAY 27 2020
BUILDING DEPARTMENT

