

**VILLAGE OF ROSLYN HARBOR  
BOARD OF ZONING APPEALS  
PUBLIC NOTICE**

A public hearing and meeting will be held before and by the Board of Zoning Appeals of the Incorporated Village of Roslyn Harbor, Nassau County, New York, at the Village Hall – 500 Motts Cove Road South in the Village, on May 11, 2022 at 7:00 P.M.

The hearing will be on the appeal of Allen and Natalie Shayanfekr, owner of a parcel of land located at 39 Spruce Street in the Village, designated as Section 20, Block 73, Lot 15 on the Nassau County Land and Tax Map.

The Appellant seeks variances to construct a one-family residence, swimming pool and terrace. The proposed one-family residence, swimming pool and terrace requires the following two (2) variances from the Zoning Board of Appeals:

1. proposed front yard coverage is 3,429.2 s.f. or 35.47%, while the maximum permitted front yard coverage is 2,416.85 s.f. or 25%.
2. proposed side yard setback of the parking area on the west side is 8 feet, while the minimum required setback is 10 feet.

The above appeal is on file at the office of the Village Clerk where it may be seen Monday through Friday, 8:00 a.m. to 2:00 p.m. until the time of the hearing.

If any individual requires special assistance to attend, please notify the Village Clerk at least 48 hours in advance of the hearing.

BY ORDER OF THE BOARD OF APPEALS  
Marla Wolfson  
Village Clerk - Treasurer

A-2022-037

SANDY K. QUENTZEL  
Mayor  
JOSHUA KOPELOWITZ  
Deputy Mayor



ABBY KURLENDER  
JASUN FIORENTINO  
JAMES FRISCIA  
Trustees

INCORPORATED VILLAGE OF

*Roslyn Harbor*

March 30, 2022

Peter Hagemann, Architect  
10 Mineola Avenue  
Roslyn Heights, NY 11577

Re: Proposed One-Family Residence, Swimming Pool, Terrace  
Owner: Allen and Natalie Shayanfekr  
39 Spruce Street, Roslyn Harbor, NY 11576  
Section 20, Block 73, Lot 15  
Zone: Residence R-A

Dear Applicant,

Please be advised that your application to maintain the above noted improvements is hereby denied for the following reasons under the Code of the Village of Roslyn Harbor:

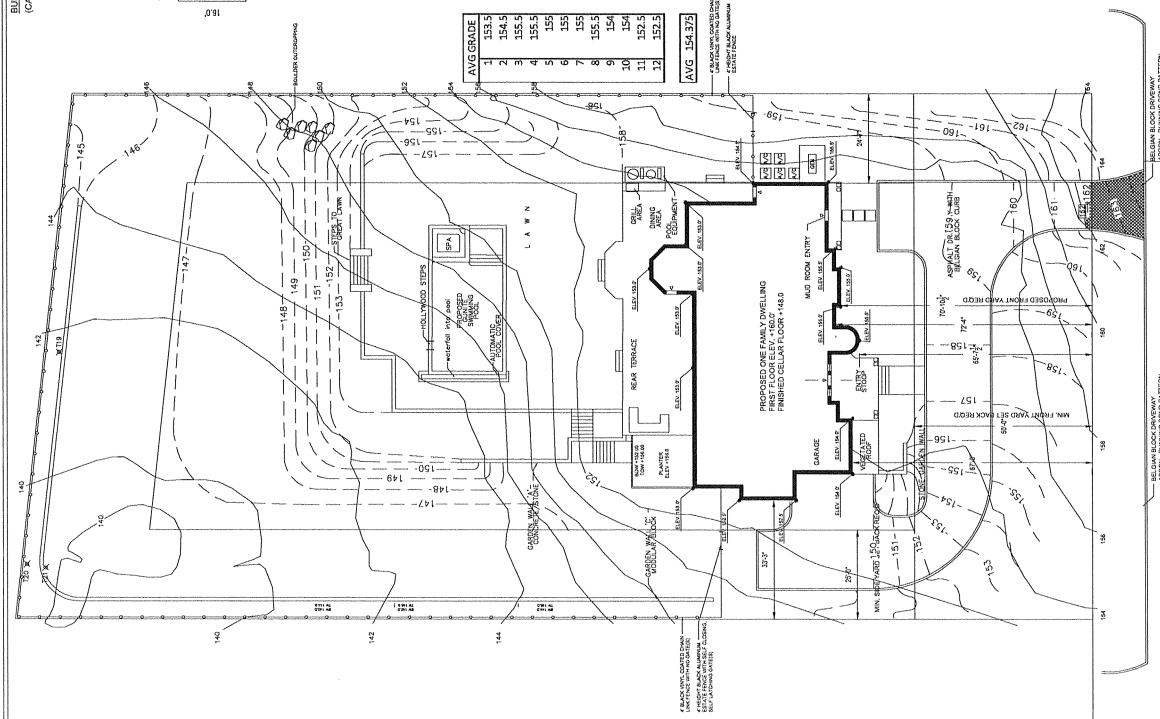
- 1) Pursuant to Section 275 Attachment 2- Front Yard Coverage  
The proposed front yard coverage is 3,429.2 s.f. or 35.47%,  
while the maximum permitted front yard coverage is 2,416.85 s.f. or 25%.
- 2) Pursuant to Section 275-18, G., (7), (b), [1]: Parking Area Setback  
The proposed side yard setback of the parking area on the west side is 8 feet,  
while the minimum required setback is 10 feet.

An application may be made to the Zoning Board of Appeals for their consideration of relief of the above requirements.

Respectfully Submitted,

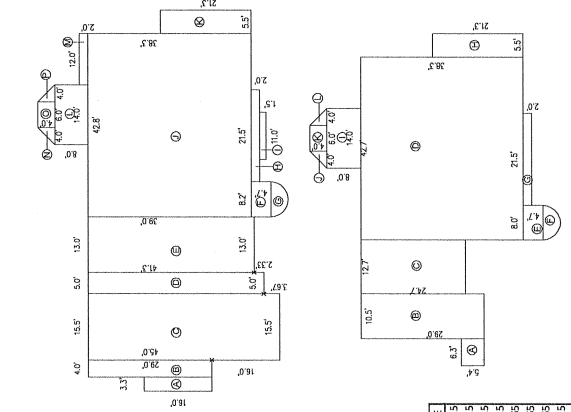
Peter Albinski  
Building Superintendent

# SHAYANFEKR RESIDENCE



1 PROPOSED PLOT PLAN  
SCALE 1/8" = 1'-0"

BUILDING AREA DIAGRAM (LOT COVERAGE DIAGRAM)  
(CALCULATED TO EXTERIOR FACE OF WALL)



## Rear Yard Coverage

Area: 25197.3 Sq.Ft.  
Rear Yard Area: 25197.3 Sq.Ft.  
Proposed Pool = 924.3 Sq.Ft.  
Proposed Terrace = 837.3 Sq.Ft.  
Proposed Steps = 188.8 Sq.Ft.  
Total Rear Yard Coverage: 1730.4 Sq.Ft.  
Percent Coverage = Rear Yard Coverage / Rear Yard Area x 100% = % Coverage  
Percent Coverage = 1730.4 Sq.Ft. / 25197.3 Sq.Ft. x 100% = % Coverage  
Percent Coverage = 6.87% < 20.0% M.C.

## Percent Coverage

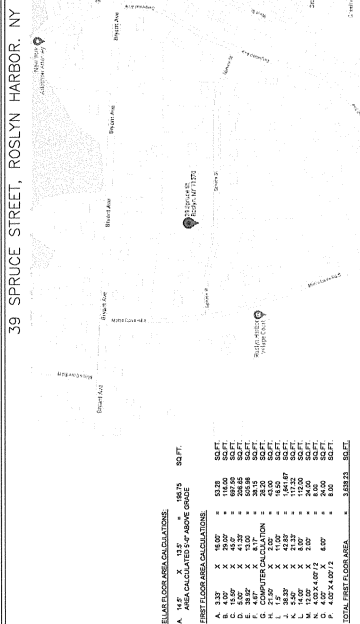
Area: 43561.45 Sq.Ft. 1.00 Acres  
Proposed Dwelling = 3640.5 Sq.Ft.  
Proposed Pool = 924.3 Sq.Ft.  
Proposed Mud Room Entry = 67.9 Sq.Ft.  
Proposed Front Entry & Walk = 331.9 Sq.Ft.  
Proposed Terrace = 837.3 Sq.Ft.  
Proposed Driveway = 3948.2 Sq.Ft.  
Proposed Rear Steps = 188.8 Sq.Ft.  
Total Coverage = 10611.3 Sq.Ft.  
Percent Coverage = Total Coverage / Lot Area x 100% = % Coverage  
Percent Coverage = 10611.3 Sq.Ft. / 43561.45 Sq.Ft. x 100% = % Coverage  
Percent Coverage = 24.36% < 25.0% M.C.

## Front Yard Coverage

Area: 9687.4 Sq.Ft.  
Front Yard Area: 9687.4 Sq.Ft.  
P/O Proposed Driveway = 3149.0 Sq.Ft.  
Proposed Front Entry & Walk = 198.6 Sq.Ft.  
Proposed Front R/O = 81.6 Sq.Ft.  
Total Front Yard Coverage: 3428.2 Sq.Ft.  
Percent Coverage = Front Yard Coverage / Front Yard Area x 100% = % Coverage  
Percent Coverage = 3428.2 Sq.Ft. / 9687.4 Sq.Ft. x 100% = % Coverage  
Percent Coverage = 35.47% < 25.0% M.C.

## Percent Coverage

Area: 43561.45 Sq.Ft. 1.00 Acres  
Proposed Dwelling = 3640.5 Sq.Ft.  
Proposed Pool = 924.3 Sq.Ft.  
Proposed Mud Room Entry = 67.9 Sq.Ft.  
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Proposed Terrace = 837.3 Sq.Ft.  
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Percent Coverage = 10611.3 Sq.Ft. / 43561.45 Sq.Ft. x 100% = % Coverage  
Percent Coverage = 24.36% < 25.0% M.C.



| ZONING                          | REQUIRED                   | PROPOSED                |
|---------------------------------|----------------------------|-------------------------|
| Lot Area                        | 1.0 Acre                   | 1.0 Acre                |
| Lot Width                       | Min. 150 Feet              | 147.18'                 |
| Lot Depth                       | Min. 200 Feet              | 304.10'                 |
| Lot Frontage                    | Min. 140 Feet              | 147.18'                 |
| Building Coverage               | Max 15% Of Lot Area        | 8.36%                   |
| Lot Coverage                    | Max 25% Of Lot Area        | 24.36%                  |
| Front Yard Coverage             | Max 25% Of Front Yard Area | 35.47%                  |
| Rear Yard Coverage              | Max 20% Of Rear Yard Area  | 6.87%                   |
| Max. Gross Floor Area           | 6,353.7 S.F.               | 6,303.65 S.F.           |
| Maximum Dwelling Height         | 35'                        | 35'                     |
| Main Dwelling Front Yard        | 50'                        | 65.7'                   |
| Main Dwelling Side Yard         | On: 25'<br>Bot: 50'        | On: 24.7'<br>Bot: 50.0' |
| Main Dwelling Rear Yard         | 35'                        | 167.2'                  |
| Accessory Use Rear Yard Setback | 10'                        | 105.1' (Pool)           |
| Accessory Use Side Yard Setback | 15'                        | 24.7' (Terrace)         |

## Front Yard Coverage

Area: 9687.4 Sq.Ft.  
Front Yard Area: 9687.4 Sq.Ft.  
P/O Proposed Driveway = 3149.0 Sq.Ft.  
Proposed Front Entry & Walk = 198.6 Sq.Ft.  
Proposed Front R/O = 81.6 Sq.Ft.  
Total Front Yard Coverage: 3428.2 Sq.Ft.  
Percent Coverage = Front Yard Coverage / Front Yard Area x 100% = % Coverage  
Percent Coverage = 3428.2 Sq.Ft. / 9687.4 Sq.Ft. x 100% = % Coverage  
Percent Coverage = 35.47% < 25.0% M.C.

## Percent Coverage

Area: 43561.45 Sq.Ft. 1.00 Acres  
Proposed Dwelling = 3640.5 Sq.Ft.  
Proposed Pool = 924.3 Sq.Ft.  
Proposed Mud Room Entry = 67.9 Sq.Ft.  
Proposed Front Entry & Walk = 331.9 Sq.Ft.  
Proposed Terrace = 837.3 Sq.Ft.  
Proposed Driveway = 3948.2 Sq.Ft.  
Proposed Rear Steps = 188.8 Sq.Ft.  
Total Coverage = 10611.3 Sq.Ft.  
Percent Coverage = Total Coverage / Lot Area x 100% = % Coverage  
Percent Coverage = 10611.3 Sq.Ft. / 43561.45 Sq.Ft. x 100% = % Coverage  
Percent Coverage = 24.36% < 25.0% M.C.

PHAT

architects  
Peter Hagemann Architects, P.c  
10 Minola Avenue  
Roslyn Heights, NY 11577  
Tel. 516-434-2895  
Cell. 516-3439507  
Fax. 516-421-0796

| No. | Date       | Description             |
|-----|------------|-------------------------|
| 1   | 03-15-2022 | ISSUE FOR PERMIT LETTER |
| 2   | 03-22-2022 | PLAN UPDATE             |
| 3   | 03-15-2022 | ADDED PLANTER           |

Project Title:  
SHAYANFEKR RESIDENCE  
39 SPRUCE STREET  
ROSLYN HARBOR, NY

Peter Hagemann

FLOOR AREA  
CALCULATION  
PROPOSED SITE PLAN

Drawing Title:  
FLOOR AREA  
CALCULATION  
PROPOSED SITE PLAN

Drawn By:  
Scale:  
Checked By:  
Date:

Project No.  
Drawing No.

PHAT 202  
G-001

| Revisions |                                    |
|-----------|------------------------------------|
| No.       | Date Description                   |
| 1         | 02-15-2022 ISSUE FOR DENIAL LETTER |
| 2         | 02-22-2022 PLAN UPDATE             |
| 3         | 03-15-2022 ADDED PLANTER           |

[illegible]

|                       |
|-----------------------|
| <b>Project Title:</b> |
|-----------------------|

SHAYANFEKR RESIDENCE  
39 SPRUCE STREET  
ROSLYN HARBOR, NY

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**Peter Hagemann**

**Drawing Title:**

PROPOSED  
CELLAR PLAN

|           |             |
|-----------|-------------|
| Drawn By: | Checked By: |
|-----------|-------------|

1

|        |       |
|--------|-------|
| Scale: | Date: |
|--------|-------|

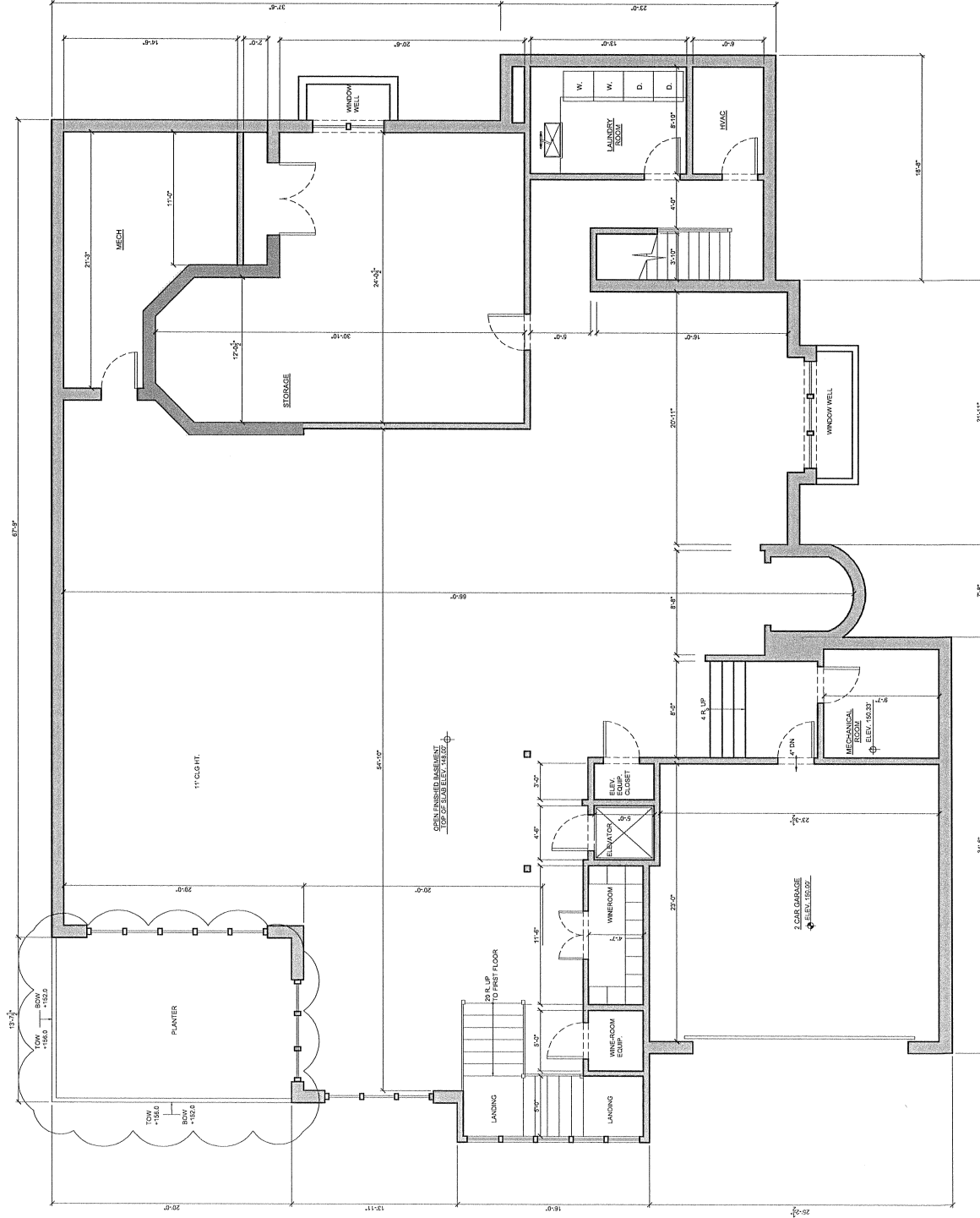
| Question                             | Answer                                                                         |
|--------------------------------------|--------------------------------------------------------------------------------|
| 1. What is the purpose of the study? | To determine the effect of the use of a computer on the performance of a task. |
| 2. What is the independent variable? | The use of a computer.                                                         |
| 3. What is the dependent variable?   | The performance of a task.                                                     |
| 4. What is the hypothesis?           | The use of a computer will improve the performance of a task.                  |
| 5. What is the conclusion?           | The use of a computer significantly improved the performance of a task.        |

Project No. \_\_\_\_\_ Drawing No. \_\_\_\_\_

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PHAT 202 A-100

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PROPOSED CELLAR FLOOR PLAN

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

PHAT

architects

Peter Hagemann Architects, P.c  
10 Minicola Avenue  
Roslyn Heights, N.Y. 11577  
Tel. 516-435-2495  
Cell. 516-5439507  
Fax. 516-421-0796

| Revisions | No. | Date       | Description             |
|-----------|-----|------------|-------------------------|
|           | 1   | 02-15-2022 | ISSUE FOR DENIAL LETTER |
|           | 2   | 02-22-2022 | PLAN UPDATE             |

Project Title:  
SHAYANFETR RESIDENCE  
39 SPRUCE STREET  
ROSLYN HARBOR, NY

Peter Hagemann

Drawing Title:

PROPOSED FIRST  
FLOOR PLAN

Drawn By: Checked By:

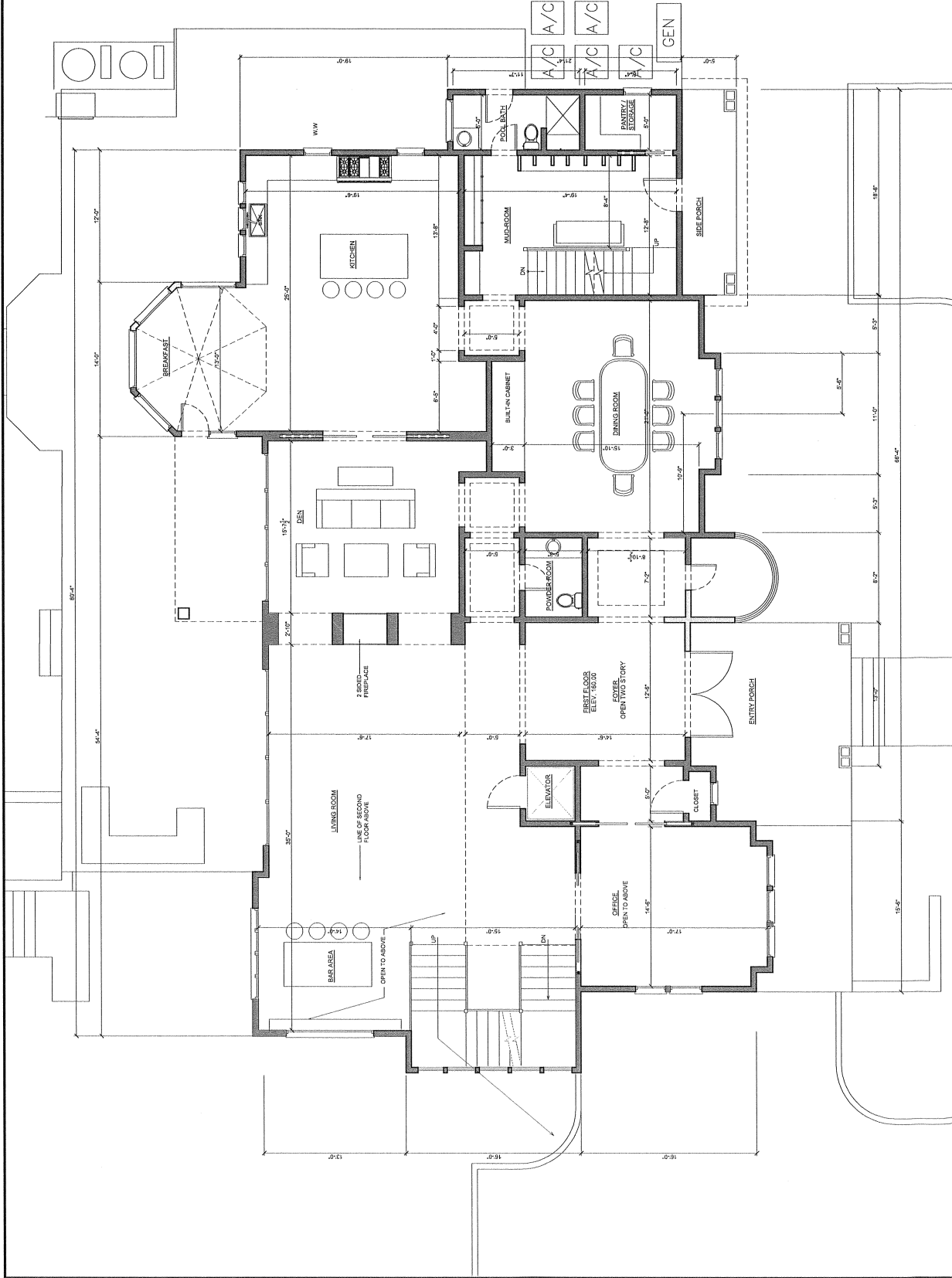
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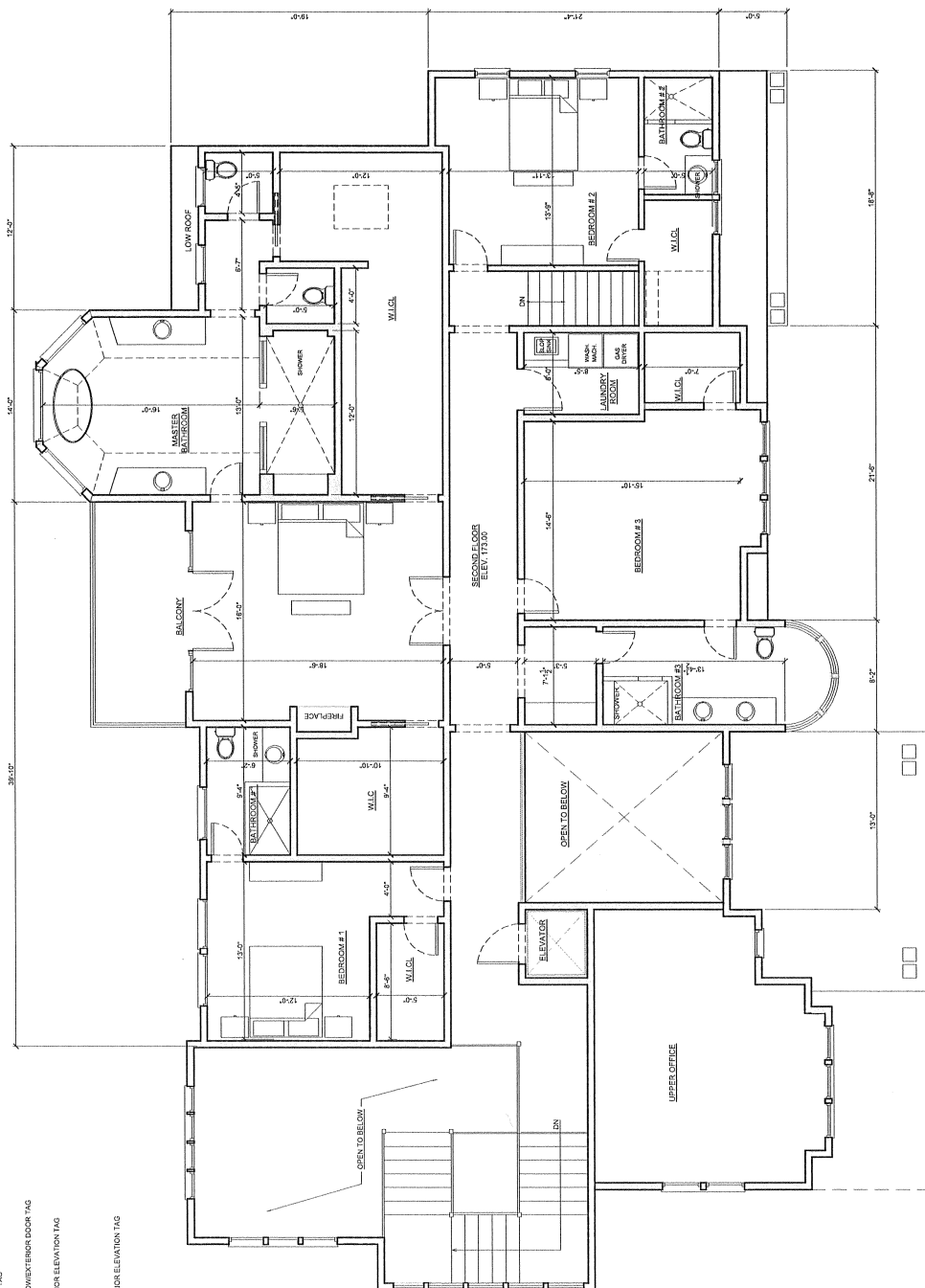
Project No. Drawing No.

1 PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

PHAT 202 A-101





PROPOSED SECOND FLOOR PLAN

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

PHAT

architects

Peter Hagemann Architects, P.c  
10 Minnola Avenue  
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Cell. 516-3439507  
Fax. 516-621-0796

| No. | Date       | Description             |
|-----|------------|-------------------------|
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| 2   | 05-25-2022 | PLAN UPDATE             |
| 3   | 07-15-2022 | ADJUST CENTER           |

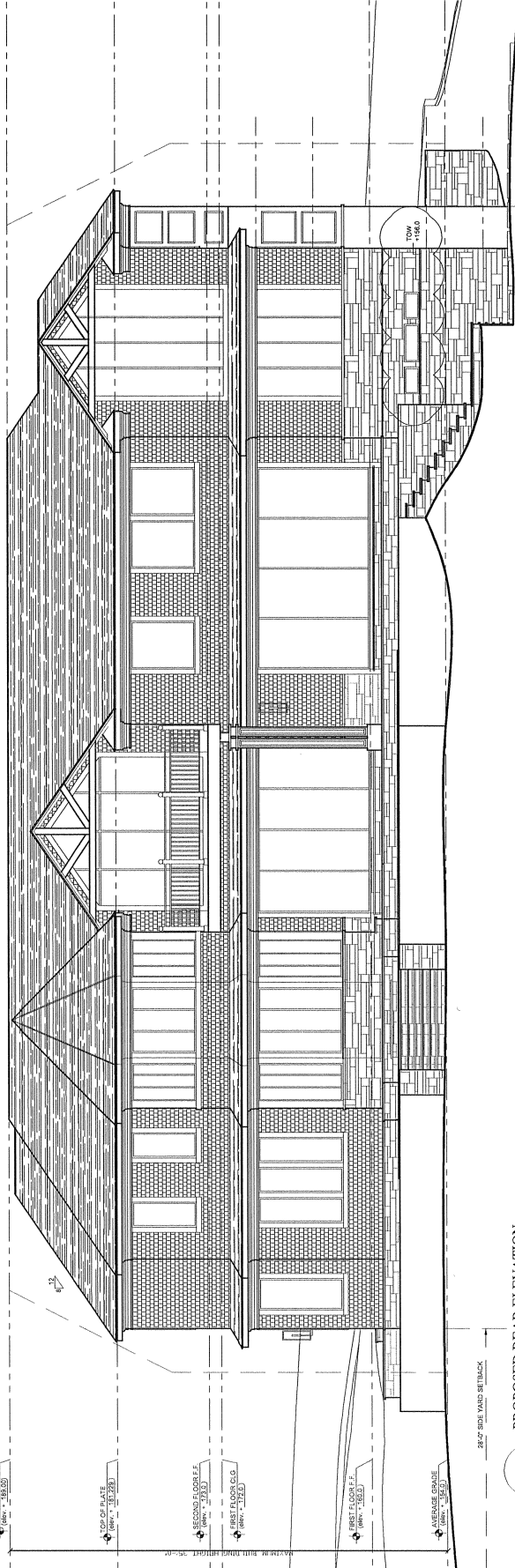
Project Title:  
SHAY ANTEKR RESIDENCE  
39 SPRUCE STREET  
ROSLYN HARBOR, NY

Peter Hagemann

Drawing Title:  
PROPOSED REAR & LEFT  
ELEVATIONS

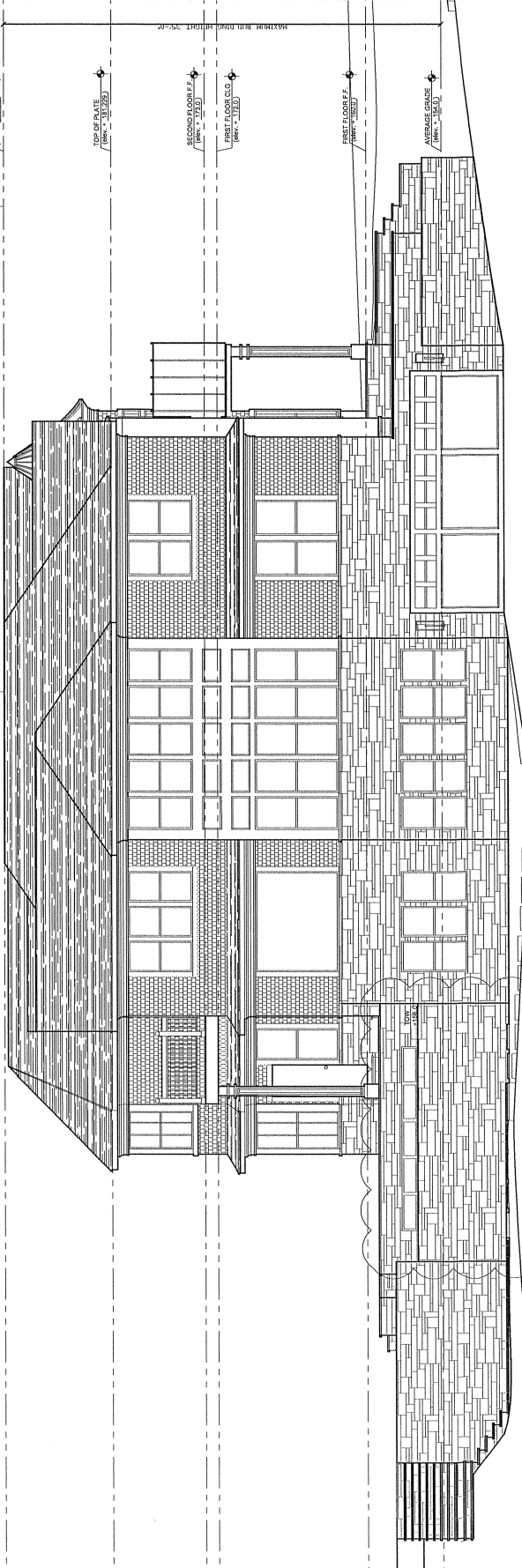
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| Drawn By:    | Checked By:  |
| Scale:       | Date:        |
| Project No.: | Drawing No.: |

PHAT 202 A-201



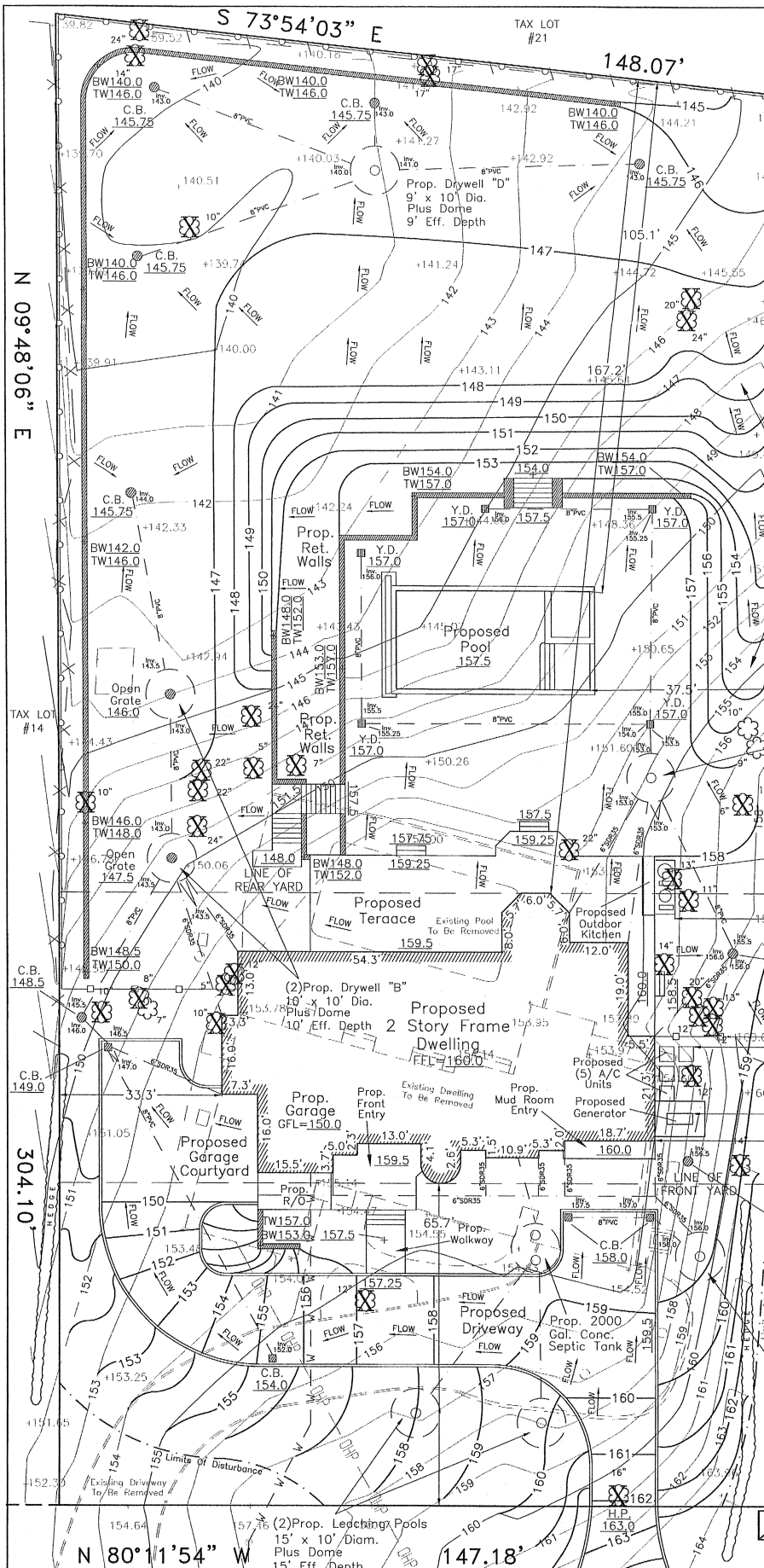
1 PROPOSED REAR ELEVATION

1/8" = 1'-0"



2 PROPOSED LEFT ELEVATION

1/8" = 1'-0"



ATLAS LOCATION

| ZONING                          | REQUIRED                    | PROPOSED               |
|---------------------------------|-----------------------------|------------------------|
| Lot Area                        | 1.0 Acre                    | 1.0 Acre               |
| Lot Width                       | Min. 150 Feet               | 147.16'                |
| Lot Depth                       | Min. 200 Feet               | 304.10'                |
| Lot Frontage                    | Min. 140 Feet               | 147.16'                |
| Building Coverage               | Max. 15% Of Lot Area        | 8.36%                  |
| Lot Coverage                    | Max. 25% Of Lot Area        | 24.36%                 |
| Front Yard Coverage             | Max. 25% Of Front Yard Area | 35.47%                 |
| Rear Yard Coverage              | Max. 25% Of Rear Yard Area  | 6.87%                  |
| Max. Gross Floor Area           | 6,353.7 S.F.                | 6,303.65 S.F.          |
| Maximum Dwelling Height         | 35'                         | 35'                    |
| Main Dwelling Front Yard        | 50'                         | 65.7'                  |
| Main Dwelling Side Yard         | One: 25' Both: 50'          | One: 24.7' Both: 50.0' |
| Main Dwelling Rear Yard         | 35'                         | 167.2'                 |
| Accessory Use Rear Yard Setback | 10'                         | 105.1' (Pass)          |
| Accessory Use Side Yard Setback | 15'                         | 24.7' (Terrace)        |

Percent Coverage

Percent Coverage Calculation:  
Lot Area: 43561.45 Sq.Ft. 1.00 Acres  
Area:  
Proposed Dwelling = 3640.5 Sq.Ft.  
Proposed Pool = 924.3 Sq.Ft.  
Proposed Mud Room Entry = 67.9 Sq.Ft.  
Proposed Front Entry & Walk = 331.9 Sq.Ft.  
Proposed Terrace = 1416.5 Sq.Ft.  
Proposed Front Yard = 1132.5 Sq.Ft.  
Proposed Driveway = 3945.2 Sq.Ft.  
Proposed Rear Steps = 168.8 Sq.Ft.  
Total Coverage: 10611.3 Sq.Ft.  
Percent Coverage =  $\frac{10611.3 \text{ Sq.Ft.}}{43561.45 \text{ Sq.Ft.}} \times 100\% = 24.36\%$   
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Front Yard Coverage

Percent Coverage Calculation:  
Front Yard Area: 9667.4 Sq.Ft.  
Area:  
P/O Proposed Driveway = 3149.0 Sq.Ft.  
Proposed Front Entry & Walk = 198.6 Sq.Ft.  
Proposed Front Yard = 816.8 Sq.Ft.  
Total Front Yard Coverage: 3429.2 Sq.Ft.  
Percent Coverage =  $\frac{3429.2 \text{ Sq.Ft.}}{9667.4 \text{ Sq.Ft.}} \times 100\% = 35.47\%$   
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Percent Coverage =  $\frac{3429.2 \text{ Sq.Ft.}}{9667.4 \text{ Sq.Ft.}} \times 100\% = 35.47\%$

Rear Yard Coverage

Percent Coverage Calculation:  
Rear Yard Area: 25197.3 Sq.Ft.  
Area:  
Proposed Pool = 924.3 Sq.Ft.  
Proposed Terrace = 637.3 Sq.Ft.  
Proposed Steps = 168.8 Sq.Ft.  
Total Rear Yard Coverage: 1730.4 Sq.Ft.  
Percent Coverage =  $\frac{1730.4 \text{ Sq.Ft.}}{25197.3 \text{ Sq.Ft.}} \times 100\% = 6.87\%$   
Percent Coverage =  $\frac{1730.4 \text{ Sq.Ft.}}{25197.3 \text{ Sq.Ft.}} \times 100\% = 6.87\%$   
Percent Coverage =  $\frac{1730.4 \text{ Sq.Ft.}}{25197.3 \text{ Sq.Ft.}} \times 100\% = 6.87\%$

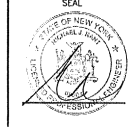
- SITE PLAN - GENERAL NOTES**
- ELEVATIONS BASED ON NAVD 88 DATUM.
  - THE CONTRACTOR IS TO VERIFY THE EXISTING ELEVATIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
  - LAWN AREAS SHALL HAVE A 2% MINIMUM GRADE.
  - ALL DRIVEWAY AND COURTYARD AREAS SHALL HAVE A 1% MINIMUM GRADE.
  - RUNOFF FROM THE SITE IS TO BE CONTAINED ON THE PROPERTY AND SHALL NOT RUN ONTO ADJACENT PROPERTIES OR THE ADJOINING HIGHWAYS.
  - ANY DAMAGE TO THE ADJOINING ROADWAYS RESULTING FROM WORK TAKING PLACE ON THE PROPERTY SHALL BE REPAIRED IN ACCORDANCE WITH THE VILLAGE REQUIREMENTS. ALL EDGES OF EXISTING PAVEMENT SHALL BE SAW CUT, ESTABLISHING A NEAT, TRUE EDGE.
  - DISTURBED AREAS TO BE SEEDS OR PLANTED WITH NATIVE VEGETATION FOR SOIL EROSION CONTROL MEASURES.
  - SOIL EROSION CONTROL MEASURES TO REMAIN IN PLACE AND BE MAINTAINED THROUGHOUT DURATION OF PROJECT AND UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.
  - TOTAL AREA WITHIN THE LIMITS OF DISTURBANCE IS 42847.4 SQ. FT.
  - NO SITE LIGHTING IS PROPOSED.
  - TREES ALONG THE PROPERTY LINES CANNOT BE REMOVED OR DISTURBED AND THEY MUST ALL BE PROTECTED FROM ANY AND ALL DAMAGE.
  - NO DISTURBANCES, OF ANY KIND, ARE TO TAKE PLACE ON THE ADJACENT PROPERTIES. ALL WORK RELATED TO THE IMPROVEMENTS SHOWN ON THIS PLAN MUST BE COMPLETED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY REGARDLESS AS TO WHETHER IT BE OF A TEMPORARY OR PERMANENT NATURE.
  - A 20' MINIMUM CLEARANCE DISTANCE MUST BE PROVIDED BETWEEN ALL DRIVELLS AND/OR LEACHING POOLS, AS WELL AS BETWEEN THE FOOTPRINT OF THE PRINCIPLE DWELLING AND BOTH DRIVELLS AND LEACHING POOLS UNLESS OTHERWISE INDICATED ON THE SITE PLAN.
  - EXISTING SURVEYING CONDITIONS TAKEN FROM SURVEY PREPARED BY NY LANDSURVEYOR, LAST DATED 8-28-2021.

LEGEND:  
EXISTING CONTOUR  
PROPOSED CONTOUR  
PROPOSED LOT LINE  
LIMITS OF DISTURBANCE  
TREES TO BE REMOVED SHOWN AS - 33  
EXISTING SPOT ELEVATION: 100.0  
PROPOSED SPOT ELEVATION: 268.0

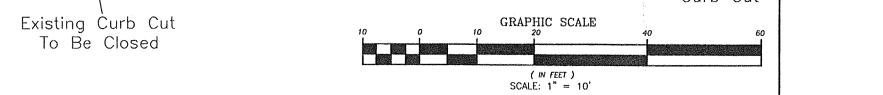
APPROVED: Village Engineer  
Inc. Village of Roslyn Harbor  
DATE: \_\_\_\_\_

PROJECT INFORMATION  
DATE: 2/10/2022  
DRAWN BY: JMS  
CHECKED BY: MJP  
SCALE: 1"=10'  
AREA: 1.00 ACRES  
43561.45 SQ.FT.  
DATUM: NAVD 88

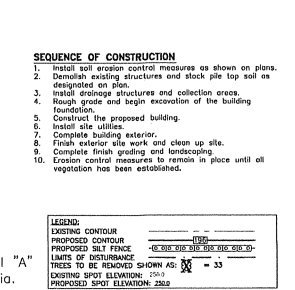
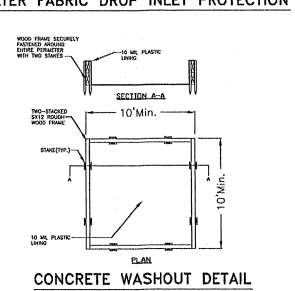
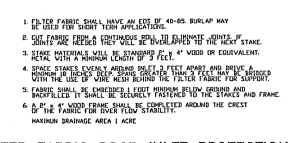
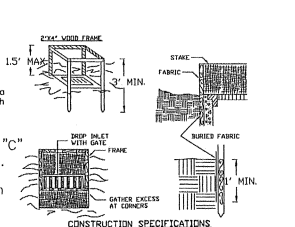
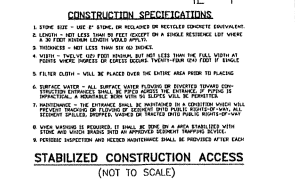
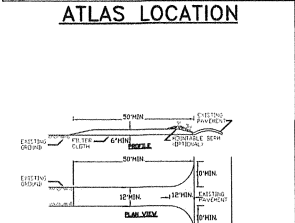
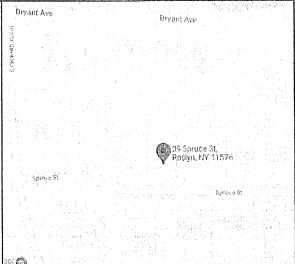
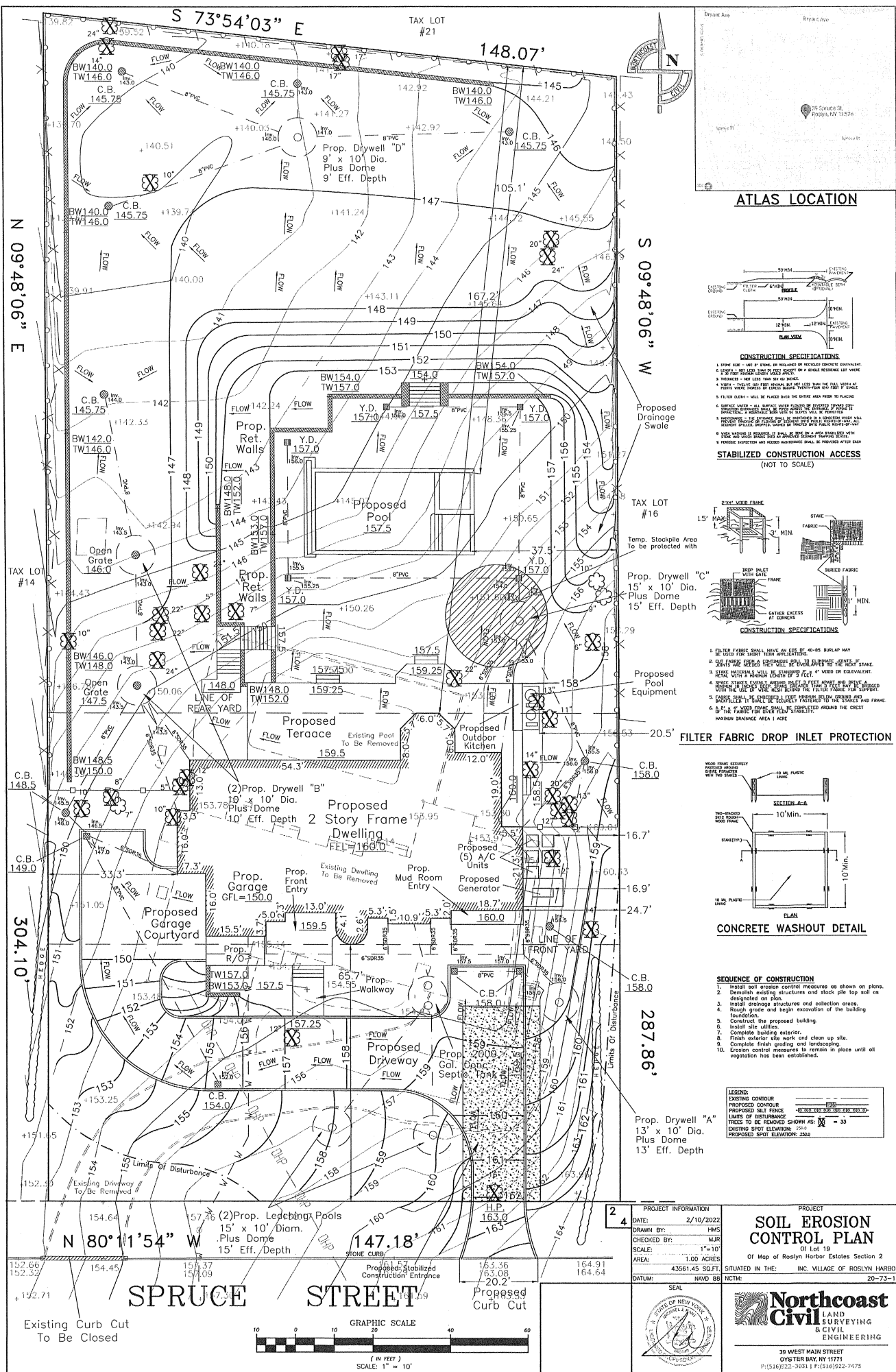
PROJECT  
SITE PLAN  
Of Lot 19  
Of Map of Roslyn Harbor Estates Section 2  
SITUATED IN THE: INC. VILLAGE OF ROSLYN HARBOR  
20-73-15



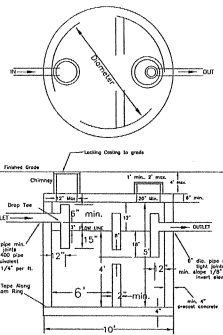
**Northcoast Civil** LAND SURVEYING & ENGINEERING  
39 WEST MAIN STREET  
OYSTER BAY, NY 11771  
P: (516) 922-3031 | F: (516) 922-2475







|                                                                               |                  |                                                |  |
|-------------------------------------------------------------------------------|------------------|------------------------------------------------|--|
| PROJECT INFORMATION                                                           |                  | PROJECT                                        |  |
| DATE:                                                                         | 2/10/2022        | SOIL EROSION CONTROL PLAN                      |  |
| DRAWN BY:                                                                     | HMS              | Of Lot 19                                      |  |
| CHECKED BY:                                                                   | MJR              | SIT Map of Roslyn Harbor Estates Section 2     |  |
| SCALE:                                                                        | 1"=10'           | SITUATED IN THE: INC. VILLAGE OF ROSLYN HARBOR |  |
| AREA:                                                                         | 1.00 ACRES       | 20-73-15                                       |  |
| DATUM:                                                                        | 43561.45 SQ.FT.  | NCTM:                                          |  |
| SEAL                                                                          | Northcoast Civil |                                                |  |
| 39 WEST MAIN STREET<br>OYSTER BAY NY 11771<br>P:(516)222-3031 F:(516)222-7475 |                  |                                                |  |



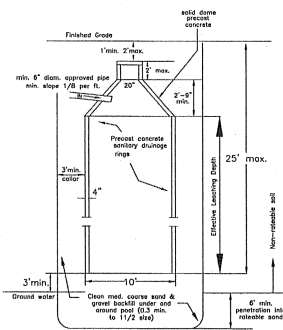
**SEPTIC TANK**

- DETAILS OF CONSTRUCTION**
1. A minimum of 4 inches approved reinforced precast concrete bottom.
  2. An 10 feet in diameter by 5 feet high approved reinforced precast concrete solid ring.
  3. An approved reinforced precast concrete 6 inch thick slab top in lean areas or a traffic bearing slab in driveway.
  4. Dry T must be placed or otherwise firmly attached.
  5. Liquid depth must be 4 feet minimum.

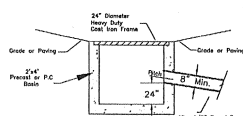
**SANITARY CALCULATIONS:**

No. of Bedrooms = 5 min.  
Gal./Day = 6 x 150 gal./day/bedrm.  
= 900 gal./day

Leaching Capacity:  
1/2 Rule (Flow Collected) = 1 gal./s.f./day  
Area of 10' Diam. Ring = 2 R R  
= 2 x 3.1415 x 5 = 31.4 s.f. per ft. of ring  
Leaching Rate = 1 gal./s.f./day x 31.4 s.f./ft. of ring  
= 31.4 gal./day/ft. of ring  
Leaching Pools Required:  
= 900 gal./day ÷ 31.4 gal./day/ft. of ring  
= 28.7 ft. of ring req'd.  
= Use 30 ft. of 10 ft. Diam. Rings

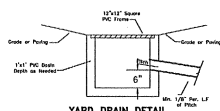


**LEACHING POOL DETAIL**



**CATCH BASIN DETAIL**

NOTE: 8.0\"/>



**YARD DRAIN DETAIL**

**DRAINAGE CALCULATIONS SYSTEM A:**

33K Proposed Dwelling Area = 1213.5 s.f.  
Runoff = 1213.5 s.f. x 3/12 = 303.4 cu.ft.  
303.4 cu.ft./ 68.5 cu.ft. per ft. of ring  
= 4.4 ft. req'd.

P/O Proposed Driveway Area = 1875.0 s.f.  
Runoff = 1875.0 s.f. x 3/12 = 468.8 cu.ft.  
468.8 cu.ft./ 68.5 cu.ft. per ft. of ring  
= 6.8 ft. req'd.

Proposed Front Walkway Area = 331.9 s.f.  
Runoff = 331.9 s.f. x 3/12 = 82.9 cu.ft.  
82.9 cu.ft./ 68.5 cu.ft. per ft. of ring  
= 1.2 ft. req'd.

Total Storage Required = 12.4 ft. of 10 ft. Diam. rings  
Total Storage Provided = 15.0 ft. of 10 ft. Diam. rings

**DRAINAGE CALCULATIONS SYSTEM B:**

33K Proposed Dwelling Area = 1213.5 s.f.  
Runoff = 1213.5 s.f. x 3/12 = 303.4 cu.ft.  
303.4 cu.ft./ 68.5 cu.ft. per ft. of ring  
= 4.4 ft. req'd.

P/O Proposed Driveway Area = 2073.2 s.f.  
Runoff = 2073.2 s.f. x 3/12 = 518.3 cu.ft.  
518.3 cu.ft./ 68.5 cu.ft. per ft. of ring  
= 7.6 ft. req'd.

P/O Proposed Terrace Area = 480.2 s.f.  
Runoff = 480.2 s.f. x 3/12 = 120.1 cu.ft.  
120.1 cu.ft./ 68.5 cu.ft. per ft. of ring  
= 1.8 ft. req'd.

Front Tributary Area = 3000.0 s.f.  
Runoff = 3000.0 s.f. x 3/12 x 0.3 = 225.0 cu.ft.  
225.0 cu.ft./ 68.5 cu.ft. per ft. of ring  
= 3.3 ft. req'd.

Rear Tributary Area = 2220.0 s.f.  
Runoff = 2220.0 s.f. x 3/12 x 0.3 = 167.5 cu.ft.  
167.5 cu.ft./ 68.5 cu.ft. per ft. of ring  
= 2.7 ft. req'd.

Total Storage Required = 10.7 ft. of 10 ft. Diam. rings  
Total Storage Provided = 17.0 ft. of 10 ft. Diam. rings

**DRAINAGE CALCULATIONS SYSTEM C:**

33K Proposed Dwelling Area = 1213.5 s.f.  
Runoff = 1213.5 s.f. x 3/12 = 303.4 cu.ft.  
303.4 cu.ft./ 68.5 cu.ft. per ft. of ring  
= 4.4 ft. req'd.

Proposed Pool Area = 924.3 s.f.  
Runoff = 924.3 s.f. x 3/12 = 231.1 cu.ft.  
231.1 cu.ft./ 68.5 cu.ft. per ft. of ring  
= 3.4 ft. req'd.

P/O Proposed Terrace Area = 935.3 s.f.  
Runoff = 935.3 s.f. x 3/12 = 234.1 cu.ft.  
234.1 cu.ft./ 68.5 cu.ft. per ft. of ring  
= 3.4 ft. req'd.

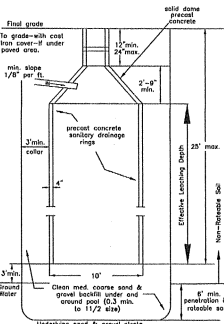
Rear Tributary Area = 3000.0 s.f.  
Runoff = 3000.0 s.f. x 3/12 x 0.3 = 225.0 cu.ft.  
225.0 cu.ft./ 68.5 cu.ft. per ft. of ring  
= 3.3 ft. req'd.

Total Storage Required = 14.5 ft. of 10 ft. Diam. rings  
Total Storage Provided = 15.0 ft. of 10 ft. Diam. rings

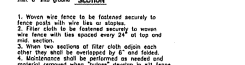
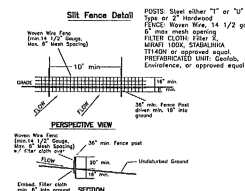
**DRAINAGE CALCULATIONS SYSTEM D:**

Rear Tributary Area = 7500.0 s.f.  
Runoff = 7500.0 s.f. x 3/12 x 0.3 = 562.5 cu.ft.  
562.5 cu.ft./ 68.5 cu.ft. per ft. of ring  
= 8.2 ft. req'd.

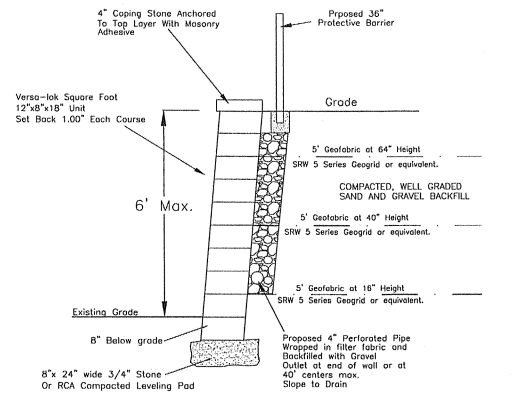
Total Storage Required = 8.2 ft. of 10 ft. Diam. rings  
Total Storage Provided = 9.6 ft. of 10 ft. Diam. rings



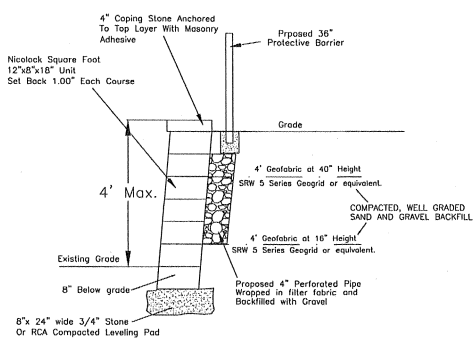
**DRYWELL DETAIL**



1. Wood silt fence to be installed securely to keep grade with wire tie or staples.
2. Filter cloth to be installed securely to secure silt fence with line spaced every 24\"/>



**6' RETAINING WALL DETAIL (NOT TO SCALE)**

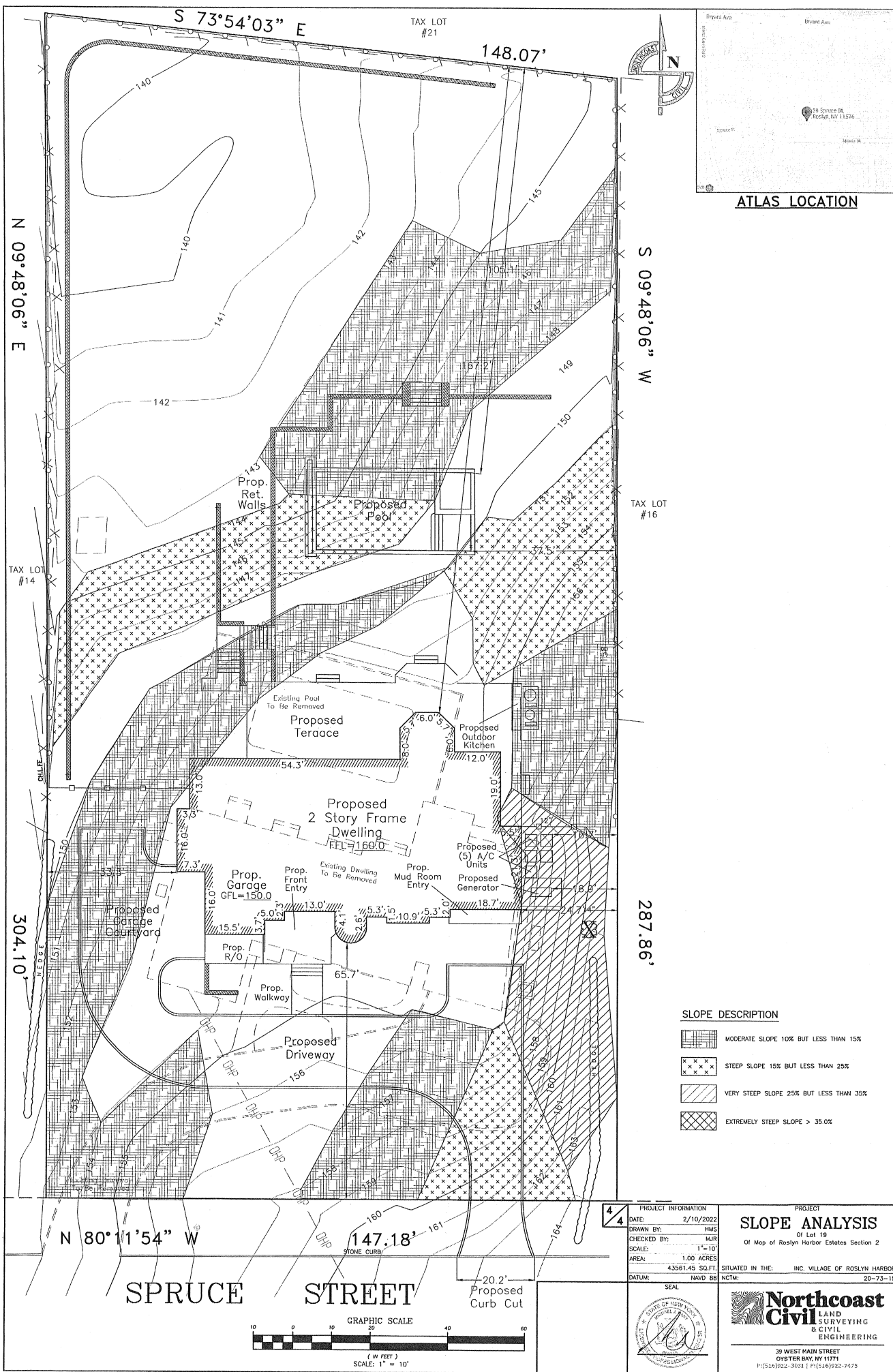


**4' RETAINING WALL DETAIL (NOT TO SCALE)**

- WALL NOTES:**
1. Minimum embedment as noted on detail.
  2. Backfill with clean sand and gravel.
  3. Open area of unit to be filled with banturk.
  4. All sand and gravel backfill to be compacted in 6\"/>

|                |                     |                  |                                                                                                   |  |
|----------------|---------------------|------------------|---------------------------------------------------------------------------------------------------|--|
| <div>3/4</div> | PROJECT INFORMATION |                  | PROJECT                                                                                           |  |
|                | DATE:               | 2/10/2022        | <div>DETAIL SHEET</div> <div>Of Lot 19</div> <div>Of Map of Roslyn Harbor Estates Section 2</div> |  |
|                | DRAWN BY:           | HMS              |                                                                                                   |  |
|                | CHECKED BY:         | MJR              |                                                                                                   |  |
|                | SCALE:              | 1"=10'           |                                                                                                   |  |
|                | AREA:               | 1.00 ACRES       |                                                                                                   |  |
|                |                     | 43561.45 SQ.FT.  |                                                                                                   |  |
| DATUM:         | NAVD 88             | SITUATED IN THE: | INC. VILLAGE OF ROSLYN HARBOR                                                                     |  |
|                |                     | NCTM:            | 20-73-15                                                                                          |  |







| QTY.                   | COMMON NAME              | BOTANICAL NAME               | SIZE   |
|------------------------|--------------------------|------------------------------|--------|
| <b>DECIDUOUS TREES</b> |                          |                              |        |
| 1                      | BLOODGOOD MAPLE          | ACER PALMATH BLOODGOOD       | 10-12' |
| 5                      | MAPLE                    | ACER RUBRUM OCTOBER GLORY    | 9-35'  |
| 9                      | OAK                      | QUERCUS PALSTRIS             | 9-35'  |
| 1                      | NUTBUD                   | GRSIS CANADENSIS             | 8-10'  |
| 1                      | SACER MAGNOLIA           | MAGNOLIA SOULANIANA          | 8-10'  |
| 1                      | STEWARTIA                | STEWARTIA FREDCZAKELLA       | 8-10'  |
| 1                      | VITEK                    | VITEK                        | 8-10'  |
| 1                      | YTHCHAZEL                | HAMMILL'S VIRGINIANA         | 4-8'   |
| <b>EVERGREEN TREES</b> |                          |                              |        |
| 1                      | BREIDLE GREEN ARBORVITAE | THUJA OCCIDENTALIS SHAWDOD   | 6-11'  |
| 15                     | GRINELL SHIRT ARBORVITAE | THUJA PLICATA GREEN GIANT    | 8-10'  |
| 18                     | NORSE ARBORVITAE         | THUJA OCCIDENTALIS NORA      | 7-8'   |
| 3                      | TURNAY SPRUCE            | PICEA ABIES                  | 8-10'  |
| <b>SHRUBS</b>          |                          |                              |        |
| 15                     | AZALEA                   | AZALEA DELAWARE VALLEY WHITE | 24-30" |
| 31                     | BOXWOOD                  | BOXUD SP.                    | 9-16"  |
| 27                     | CHERRY LAUREL            | PRUNUS LAURO, OTTO LYNNEN    | 24-30" |
| 1                      | CHINA GIRL HOLLY         | ILEX CHINA GIRL              | 38-42" |
| 1                      | DRIFT ROSE               | ROSA THE DRIFT               | 9-6AL  |
| 25                     | FAIRY ROSE               | ROSA THE FAIRY               | 9-6AL  |
| 15                     | FORSYTHIA                | FORSYTHIA INTERMEDIA         | 30-36" |
| 15                     | HATHFIELD YEW            | TAXUS HATHFIELD              | 36-42" |
| 1                      | HYDRANGEA                | RHOZODENDRON HYDRANGEA       | 36-42" |
| 57                     | HYDRANGEA                | HYDRANGEA NICKO BLUE         | 30-36" |
| 34                     | ILEX STEEDS              | ILEX CRENATA STEEDS          | 4-8'   |
| 5                      | LEATHERLEAF VIBURNUM     | RHOZODENDRON RUM             | 30-36" |
| 32                     | PALM RHOZODENDRON        | RHOZODENDRON PALM            | 30-36" |
| 15                     | PRUNUS LAURO             | PRUNUS LAURO, SCHIFFERENSIS  | 36-42" |
| 15                     | REISOLA                  | VIBURNUM CARLESSII           | 9-6AL  |
| 1                      | REISOLA                  | REISOLA WHITE AND ROSES      | 9-6AL  |
| 235                    | ASORTED PERENNIALS       | PERENNIALS                   | 1' GAL |

## TREE REMOVAL SCHEDULE

| CODE | SIZE   | COMMON NAME | KEEF | REMOVE | REASON FOR REMOVAL          |
|------|--------|-------------|------|--------|-----------------------------|
| T1   | TN 6"  | THUA        | X    |        | DRIVEWAY/HOUSE CONSTRUCTION |
| T2   | TN 6"  | THUA        | X    |        | HOUSE CONSTRUCTION          |
| T3   | 12 10" | MAHUA       | X    |        | DRIVEWAY CONSTRUCTION       |
| T4   | 12 10" | CHERRY      | X    |        | MAJOR LEANT TO HOUSE        |
| T5   | 12 10" | TA-05       | X    |        | HOUSE CONSTRUCTION          |
| T6   | 12 10" | CEKAR       | X    |        | HOUSE CONSTRUCTION          |
| T7   | 12 10" | TA-05       | X    |        | HOUSE CONSTRUCTION          |
| T8   | 12 10" | TA-05       | X    |        | HOUSE CONSTRUCTION          |
| T9   | 12 10" | CHERRY      | X    |        | HOUSE CONSTRUCTION          |
| T10  | 12 10" | PINE        | X    |        | HOUSE CONSTRUCTION          |
| T11  | 12 10" | CEKAR       | X    |        | HOUSE CONSTRUCTION          |
| T12  | 12 10" | MAHUA       | X    |        | HOUSE CONSTRUCTION          |
| T13  | 12 10" | PINE        | X    |        | HOUSE CONSTRUCTION          |
| T14  | 6"     | CHERRY      | X    |        | HOUSE CONSTRUCTION          |
| T15  | 6"     | MAHUA       | X    |        | SITE BRACING                |
| T16  | 6"     | MAHUA       | X    |        |                             |
| T17  | 24"    | CHERRY      | X    |        |                             |
| T18  | 12 16" | DEAD TREE   | X    |        | TREE IS DEAD                |
| T19  | 12 16" | MALBERRY    | X    |        | SITE BRACING                |
| T20  | 12 10" | TA-05       | X    |        | SITE BRACING                |
| T21  | 12 10" | TA-05       | X    |        | SITE BRACING                |
| T22  | 12 10" | MAHUA       | X    |        | SITE BRACING                |
| T23  | 24"    | ASH         | X    |        | HOUSE CONTRIBUTE BRACING    |
| T24  | 24"    | TA-05       | X    |        | HOUSE CONTRIBUTE BRACING    |
| T25  | 12 10" | TA-05       | X    |        | HOUSE CONTRIBUTE BRACING    |
| T26  | 12 10" | PINE        | X    |        | HOUSE CONTRIBUTE BRACING    |
| T27  | 24"    | PINE        | X    |        | HOUSE CONTRIBUTE BRACING    |
| T28  | 24"    | PINE        | X    |        | HOUSE CONTRIBUTE BRACING    |
| T29  | 24"    | CHERRY      | X    |        | HOUSE CONTRIBUTE BRACING    |
| T30  | 6"     | CHERRY      | X    |        | TREE IS DEAD                |
| T31  | 6"     | CEKAR       | X    |        | HOUSE CONSTRUCTION          |
| T32  | 10"    | HEMLOCK     | X    |        | HOUSE CONSTRUCTION          |
| T33  | 24"    | HEMLOCK     | X    |        | HOUSE CONSTRUCTION          |
| T34  | 24"    | MAHUA       | X    |        | HOUSE CONSTRUCTION          |
| T35  | 10"    | MAHUA       | X    |        | HOUSE CONSTRUCTION          |

FREE INVENTORY PERFORMED BY MICHAEL A. MAINLAND, I.S.A. CERTIFIED ARBORIST  
OCTOBER 13, 2021

## LANDSCAPE PLAN

SHAYANFEK RESIDENCE  
34 SPRUCE STREET  
ROSLYN HARBOR, NEW YORK  
section 20, block TS, lot 15



SCALE: 1" = 20'-0"

DATE: FEBRUARY 14, 2022



**Steven Dubner**  
**Landscaping**

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