



AS FILED
5/24

INCORPORATED VILLAGE OF

95 SPRUCE

Roslyn Harbor

PLANNING BOARD

APPLICATION FILING REQUIREMENTS

The following items must be included with this application. Incomplete applications will not be accepted.

PRE-SUBMISSION REQUIREMENTS:

The Applicant shall submit one (1) completed Application (as set forth below), to the Building Department for review of compliance with the application requirements. After the submission and preliminary review is deemed complete, eleven (11) complete formal application sets plus one (1) electronic copy of the completed Application must be submitted to the Building Department and Applicant will be scheduled for a hearing before the Planning Board.

All copies must be provided in a collated form with all surveys, maps, drawings, plans, etc. folded and made part of each set. Each set shall be enclosed in a separate envelope suitable for mailing. Partial or incomplete submissions may result in the rejection of the application.

GENERAL INFORMATION AND APPLICATION REQUIREMENTS:

1. Completed Planning Board Review Application signed and notarized, including attorney, surveyor, engineer and architect, contact information. Include property address and owners mailing address if different.
- ✓ 2. A site survey, dated within six (6) months from the date the application is filed with the Village, containing all data as indicated in "6." of the "Application Checklist", including showing existing structures, the location of proposed structures and a notation indicating any structures that are to be removed.
- ✓ 3. All applications should include detailed scaled drawings for the proposed land use, prepared by a licensed architect or engineer indicating the nature of all construction pertaining to the application. All drawings should include pertinent dimensions of constructions, distances to property lines and property elevations for primary and accessory structures. All drawings should adhere to the requirements set forth in the "Application Checklist".
- ✓ 4. Completed and signed Short Environmental Assessment Form.
- ✓ 5. Any variance from the approved "final" construction drawings, whether intentional or due to field conditions or unforeseen circumstances will require additional review and approval *prior* to construction. Any variance from approved documents is the responsibility of the owner and subject to removal or penalty if unauthorized. *Only written approvals will be considered valid.*
- ✓ 6. Any other information found by the Planning Board or Building Department to be necessary to reasonably determine compliance of the site plan, including, items listed in "Other Requirements" section of the Planning Board Review Application.
- ✓ 7. Payment for all required fees and deposits (\$1,500 filing fee and a \$5,000 per lot deposit) as set forth in the "Application Fees" section of the Planning Board Review Application. A minimum balance of \$2,000 per lot must be maintained after the initial deposit.

Version 2/2022

PUBLIC NOTICE

The Applicant must send notice of the public hearing to all neighboring property owners located within two hundred (200) feet of the subject parcel, by certified mail, return receipt requested, at least ten (10) days, but not more than twenty (20) days prior to the hearing. An affidavit of mailing shall be prepared, executed and delivered to the Clerk's office along with copies of the certified mail receipt cards no later than (3) days prior to the hearing.

The Planning Board may require that the applicant provide additional notice to the adjoining property owners as determined by the Planning Board on a case by case basis and within its sole discretion.

THE BUILDING DEPARTMENT MAY WAIVE ANY OF THE ABOVE REQUIREMENTS WHICH IT DETERMINES UNNECESSARY FOR A PARTICULAR APPLICATION, BUT SUCH WAIVER SHALL NOT BE BINDING UPON THE PLANNING BOARD.

ADDITIONAL INFORMATION MAY BE REQUESTED BY THE PLANNING BOARD DURING THE COURSE OF THE HEARING PROCESS.

THE RULES AND REGULATIONS SET FORTH HEREIN MAY FROM TIME TO TIME BE AMENDED BY THE PLANNING BOARD.

ALL COMPLETE APPLICATIONS MUST BE SUBMITTED IN PERSON TO THE CLERK'S OFFICE DURING REGULAR BUSINESS HOURS. NO APPLICATIONS WILL BE ACCEPTED BY MAIL.

Version 2/2022



INCORPORATED VILLAGE OF

Roslyn Harbor

PLANNING BOARD REVIEW APPLICATION

Project Location:

Name: 95 SPRUCE STREET
Address: 95 SPRUCE STREET
Tax Section: 20 Block: 73 Lot(s): 11 Zoning District(s): A Size of Project Site: 43,578.9

Applicant:

Name: PETER HAGEMANN
Address: 10 MINICOLA AVENUE ROSLYN HEIGHTS NY 11577
Email: phagen2058@aol.com Phone: 516 625 2595

Proposed Project:

New Construction 6318.36 sq. ft. Addition _____ sq. ft.
Accessory structures _____ sq. ft. / _____ use/type
Swimming pool _____ Yes _____ No
Retaining Wall ☒ Yes _____ No
Tennis Court _____ Yes _____ No
Sports Court _____ Yes _____ No
Deck _____ Yes _____ No
Other - Describe _____

Fill: ☒ Yes _____ No

Quantity in cubic yards 4125.0 CY

Number of truckloads 250

Source of fill CONSTRUCTION STORAGE YARD

Tree Removal permit _____ Yes ☒ No

Wetlands on site _____ Yes ☒ No

Identify All Required Permits and Approvals From the Village or Any Other Governmental Body.
Include record of application for and status of such permits or approvals.

ZONING APPLICATION FOR STEEP SLOPE RELIEF
WAS GRANTED 5/1/2022

Detailed Description of Proposed Project

A PROPOSED TWO STORY SINGLE FAMILY RESIDENCE
WITH ENTRY DRIVE AND RETAINING WALLS PER
THE FILED DRAWINGS

Does the project site contain underground oils tanks? ____ Yes ☒ No
If yes, indicate location of tank(s) on the site plan, and plans for removal, if any.

Describe grading activities and grade changes that will occur on the project site as a result of the proposal.

CREATE A FLAT AREA FOR THE PROPOSED DWELLING
WHILE MAINTAINING THE NATURAL STEEP SLOPE
CURRENTLY FOUND ON SITE

Will the proposed project result in the creation or modification of slopes with a gradient of 10% or greater? ☒ Yes ____ No

If yes, describe and indicate on site plans.

THE EXISTING GRADE IN THE REAR YARD IS
CURRENTLY 25 %

If there is an existing on-site sewage disposal system, is it to be maintained? ____ Yes ☒ No
Describe the proposed on-site sewage disposal system, or the proposed modifications to the existing system. Indicate location of both the existing system and proposed system on the site plan.

A PROPOSED NEW ON SITE SEWAGE DISPOSAL
SYSTEM IS PART OF THIS APPLICATION

Describe how soil erosion and stormwater runoff will be controlled during construction.

- PROPOSED SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED DRYWELLS, CATCH BASIN, AND YARD DRAINS AROUND THE DISTURBED AREA

OUTLINE OF PROPOSED STRUCTURES MUST BE STAKED OUT ON THE SITE.

PLANNING BOARD REVIEW APPLICATION CHECKLIST

ALL OF THE FOLLOWING MUST BE SUBMITTED FOR APPLICATION TO BE COMPLETE:

Submitted:

- ✓ Site Survey, showing all existing structures, prepared, signed, and sealed by a New York State licensed land surveyor, and dated within six (6) months from the date the application is filed with the Village.
- ✓ Color rendering of proposed principal structure(s) or dwelling.
- ✓ Site Plan for the proposed project, drawn at an engineering scale of not less than one inch equals 20 feet, signed and sealed by a NYS licensed architect or engineer, and which shall include the following information:

1. ☒ A title block located in the lower right-hand corner of the site plan shall include the name and address of the applicant and record owner of the property, the property's designation on the Nassau County Land and Tax Map, and the title of the project.
2. ☒ A date block of the site plan adjacent to the title block containing the date of preparation and dates of all revisions.
3. ☒ A key map showing the location of the property with reference to the surrounding areas and existing street intersections within 1000 feet of the boundaries of the subject property.
4. ☒ A written and graphic scale, as well as a North arrow.
5. ☒ Zoning District boundaries shall be shown on the site plan as they affect the parcel.
6. ☒ Survey data showing boundaries of the property, required building envelope and setback lines, and lines of existing and proposed streets, lots, reservations, easements and areas dedicated to public use, including grants, restrictions and rights-of-way.
7. ☒ Zoning Chart showing all area requirements of the zoning regulations and all existing and proposed zoning area calculations.
8. ☒ Reference to any existing covenants, restrictions, easements or exceptions that are in effect or are intended to cover all or any of the property. A copy of the recent title survey which describes such covenant, restriction, easements or exception shall be submitted with the application. If there are no known covenants, deed restrictions, easements or exceptions affecting the site, a notation to the effect shall be indicated on the site plan map.
9. ☒ Location of existing building footprints for all properties located immediately adjacent to the subject property.
10. ☒ Street addresses and driveway locations for all property located immediately adjacent to, and across the street from the subject property.
11. ☒ Location of existing structures on the site. The plan shall contain a notation indicating any structures that are to be removed.
12. ☒ All distances, as measured along the right-of-way lines of existing streets abutting the property, to the nearest intersection with any other street.
13. ☒ Location plans and elevations of all proposed structures.
14. ☒ **OUTLINE OF PROPOSED STRUCTURES ARE TO BE STAKED ON SITE.** Illustrations of all proposed structures as they relate to height / setback ratio requirements.
15. ☒ Height / setback ratio in both a graphic and numeric format for all four sides of the property.
16. ☒ Location of all existing and proposed impervious surfaces located on the property.
17. ☒ Location of all means of vehicular ingress and egress to and from the site onto public or private streets, showing the size and location of existing and proposed driveways, curb cuts, and sidewalks, if any.
18. ☒ All provisions for pedestrian access to the site and internal pedestrian circulation.
19. ☒ Location and design of any off-street parking areas, loading, or outdoor storage areas.
20. ☒ Existing elevations along the edge of the roadway pavement contiguous to the site.
21. ☒ Location of all proposed water lines, valves and hydrants and all sewer lines or alternative means of water supply or sewage disposal and treatment.
22. ☒ The proposed location, direction of illumination, power and time of proposed outdoor lighting.
23. ☒ The proposed location of mechanical equipment, including air conditioner units, pool maintenance equipment and generators.
24. ☒ Structural elevation calculations.
25. ☒ Location of all existing significant natural features, such as boulders, rock outcrops, watercourses, depressions, ponds, marshes, and other wetlands or tidal areas, whether or not officially mapped.

26. ☒ Location of all existing trees, identified by type or species and size, bearing a trunk circumference of eighteen (18") inches or greater measured at a point four (4') feet above original ground level.
27. ☒ Location of all proposed storm drainage structures, soil erosion and sediment control devices and utility facilities, including electric, water, telephone and cable television, which are located within the property lines.
28. ☒ The proposed stormwater drainage plan showing location of all inlet pipes, swales, berms and other drainage facilities, including roof leaders. Indicate proposed runoff calculations. Note surface water flow patterns, boundaries of any areas subject to flooding or stormwater overflows, and any anticipated flood hazard or changes planned in the surface water drainage pattern.
29. ☒ Existing and proposed contours according to Nassau County datum at intervals not to exceed two feet. Existing contours are to be indicated by solid lines; proposed contours are to be indicated by dashed lines. Identify all slopelands of 10% or greater.
30. ☒ Existing and proposed spot elevations at all critical locations, e.g. Drainage inlets, high and low points, foundation walls, top, and bottom of retaining walls, etc.
31. ☒ Disturbance Limit Line showing all areas of the site to remain undisturbed.
32. ☒ Delineation of Flood Plain Zone as shown on the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency and adopted by the Village of Roslyn Harbor.
33. ☒ Delineation of Coastal Erosion Hazard Area, if the property is located within the Village designated Coastal Management Zone.
34. ☒ Delineation of tidal and freshwater wetland areas as designated by the New York State Department of Environmental Conservation.
35. ☒ An approval box for the Village Engineer signature and corresponding date.

REMINDER: OUTLINE OF PROPOSED STRUCTURES MUST BE STAKED OUT ON THE SITE.

Landscaping Plan:

Submit a landscaping plan, drawn at a scale of not less than one inch equals 20 feet, matching the scale of the site plan, which contains the following information:

1. ☒ Outline of all existing and proposed structures, driveways, parking areas, walkways, and impervious surfaces to be located on the property.
2. ☒ The location of all existing significant natural features such as boulders, rock outcrops, watercourses, depressions, ponds, marshes, and other wetland or tidal areas whether or not officially mapped.
3. ☒ The location of all existing trees, identified by type or species and size, bearing a trunk circumference of eighteen (18") inches or greater measured at any point between ground level and a height of four (4') feet above the base of the trunk. All existing trees are to be tagged with individual, pre-numbered metal tags that are to be securely fastened to each tree. The plan must include an inventory of all of the trees on the site which shall list the tree diameter, species, and indicate whether the tree is proposed for removal or is to be preserved.
4. ☒ The location of all trees, shrubs, and/or any vegetation, identified by type or species, which are to be removed.
5. ☒ The location of all trees, shrubs, and/or any vegetation, identified by type or species, which are to be preserved.
6. ☒ The location of all trees, shrubs, and/or any other vegetation, identified by size, height, and type of species, that are to be provided. Each tree to be provided as a replacement tree under the conditions required by a Village Tree Removal permit, should be assigned an identification number, and shown on the proposed landscaping plan.
7. ☒ A separate plant material list of all trees and shrubs, identified by size, height and type of species that are to be provided. Each tree to be provided as a replacement tree under the conditions required by a Village Tree Removal permit, should be assigned an identification number, and included on the list.

Other Requirements:

1. Stormwater Pollution Prevention Plan (SWPPP).

If one (1) acre or more of land is to be disturbed, a Stormwater Pollution Prevention Plan (SWPPP) consistent with the requirements of Chapter 226 is required for site plan approval. The SWPPP shall meet the performance and design criteria and standards in Chapter 226. The approved site plan shall be consistent with the provisions of this Chapter 226.

✓ **2. Radius Map,** drawn to scale, showing the size and location of all parcels within a radius of two hundred (200) feet of the subject premises measured from all points of the subject premises and, if the subject premises is adjacent to a private road, all other parcels adjacent to the private road, together with section, block and lot numbers and names and mailing addresses of the property owner(s) of such properties. The property owner(s) are to be the last owner(s) of record of the property as shown on the current tax roll of the Village.

✓ **3. List of names of all owner(s) of property within a two hundred (200) foot radius** of the subject premises and, if the subject premises is adjacent to a private road, all other parcels adjacent to the private road, together with section, block and lot numbers and names and mailing addresses of the property owner(s) of such properties. The property owner(s) are to be the last owner(s) of record of the property as shown on the current tax roll of the Village.

N/A **4. Photographs of existing structures of the property and surrounding landscaping and screening.** Two (2) sets only.

5. Certificate of Title and deed(s) for the existing lots.

6. Letter from the Water District regarding availability of water to the site (for new structures only).

✓ **7. Copy of the original building permit application** that was reviewed by the Building Department.

8. Building Department Memorandum of Review.

✓ **9. Identification of all required permits or approvals** from the Village or any other governmental body, and a record of application for and status of any such permits or approvals.

✓ **10. All appropriate permit fees, charges, and deposits** required by the Village pursuant to Article XV of the Zoning Code.

Any other information found by the Planning Board or Building Department to be necessary to reasonably determine compliance of the site plan with this local and Village Law, Section 7-725-a. The Building Department may waive any of the above requirements it determines to be unnecessary for the appropriate review of a particular application but such waiver shall not be binding upon the Planning Board.

APPLICATION FEES: A \$750 Filing Fee* and a \$5,000** (per lot) Trust Deposit must be submitted with the application. A minimum balance of \$2,000 per lot must be maintained after the initial deposit.

*Planning Board Filing Fee is non-refundable.

**Planning Board Trust Deposit is for costs and expenses associated with the filing of an application. The applicant is obligated to pay all costs and expenses incurred by the Village in connection with their application. This includes, but is not limited to attorney's fees, engineering services, plan review, publication of notices and court reporter.



Roslyn Harbor

500 MOTTS COVE ROAD SOUTH, ROSLYN HARBOR, NY 11576
TEL # (516) 621-0368 FAX # (516) 621-1803
WWW.ROSLYNHARBOR.ORG

CONTACT INFORMATION

LOCATION OF SITE: 95 SPRUCE STREET	
SECTION: 20	BLOCK: 73
LOT: 11	
OWNER'S NAME: JOHN BINARI	EMAIL: john@johnbinari.com
ADDRESS: 60 CUTTERMILL RD GREAT NECK NY 11021 SUITE 609	
TELEPHONE: 516 661-1161	FAX/ADD'L PHONE:
ADD'L OWNER:	ADD'L OWNER:
ADDRESS:	ADDRESS:
TELEPHONE:	TELEPHONE:
FAX/ADD'L PHONE:	FAX/ADD'L PHONE:
ATTORNEY'S NAME:	EMAIL:
ADDRESS:	
TELEPHONE:	FAX/ADD'L PHONE:
SURVEYOR'S NAME: NORTHCOAST CIVIL	EMAIL: MIK RANT@NORTHCOASTCIVIL.COM
ADDRESS: 39 MAIN ST OYSTER BAY NY 11771	
TELEPHONE: 516 922 3031	FAX/ADD'L PHONE:
ENGINEER'S NAME: MIKE RANT	EMAIL:
ADDRESS: 39 MAIN ST OYSTER BAY NY 11771	
TELEPHONE: 516 922 3031	FAX/ADD'L PHONE:
ARCHITECT'S NAME: PETER HAGEMAN ARCHITECTS PC	EMAIL: phagem2858@aol.com
ADDRESS: 10 MINICOLA AVE ROSLYN HEIGHTS NY 11577	
TELEPHONE: 516 625 2595	FAX/ADD'L PHONE:

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: <u>95 SPRUCE ST.</u>							
Project Location (describe and attach a location map): <u>95 SPRUCE STREET, ROSLYN HARBOUR NY</u>							
Brief Description of Proposed Action: <u>A PROPOSED TWO STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO CAR GARAGE</u>							
Name of Applicant or Sponsor: <u>Peter Hageman</u>		Telephone: <u>516 625 2595</u>					
		E-Mail: <u>Phagem2858@aol</u>					
Address: <u>16 MINEOLA AVE</u>							
City/PO: <u>ROSLYN HTS NY</u>		State: <u>NY</u>	Zip Code: <u>11577</u>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? <u>1.0</u> acres							
b. Total acreage to be physically disturbed? <u>.25</u> acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>1.0</u> acres							
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (Specify):							
<input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ <i>A Proposed 2000 gal septic tank + leaching Pools</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:						
<input type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands				
<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES					
<input checked="" type="checkbox"/>	<input type="checkbox"/>					
16. Is the project site located in the 100-year flood plan?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES					
<input checked="" type="checkbox"/>	<input type="checkbox"/>					
17. Will the proposed action create storm water discharge, either from point or non-point sources?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES					
<input type="checkbox"/>	<input checked="" type="checkbox"/>					
If Yes,						
a. Will storm water discharges flow to adjacent properties?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES					
<input checked="" type="checkbox"/>	<input type="checkbox"/>					
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES					
<input type="checkbox"/>	<input checked="" type="checkbox"/>					
If Yes, briefly describe:						
Complete system of drywells						
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES					
<input checked="" type="checkbox"/>	<input type="checkbox"/>					
If Yes, explain the purpose and size of the impoundment:						
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES					
<input checked="" type="checkbox"/>	<input type="checkbox"/>					
If Yes, describe:						
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES					
<input checked="" type="checkbox"/>	<input type="checkbox"/>					
If Yes, describe:						
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>PETER HYGEMAN</u> Date: <u>5/19/2022</u></p> <p>Signature: <u>[Signature]</u> Title: <u>ARCHITECT</u></p>						

PRINT FORM



INCORPORATED VILLAGE OF
Roslyn Harbor

AFFIDAVIT OF PROPERTY OWNER

STATE OF NEW YORK) : SS
COUNTY OF NASSAU)

Jon Ryari, being duly sworn, deposes and says that Applicant resides at 7 The Drive Green Neck and is the owner of the property hereinbefore described and is the Applicant herein; that the statements contained in the foregoing Application and in any papers submitted herewith are in all respects true and complete to Deponent's knowledge, and hereby authorizes PETER HAGEMAN with address at 10 MINICOLA AVE ROSLYN HTS as his agent to make this application and to enter into agreements with respect to the subject property.

• **If Corporate Applicant:**

Full Name of Corporation

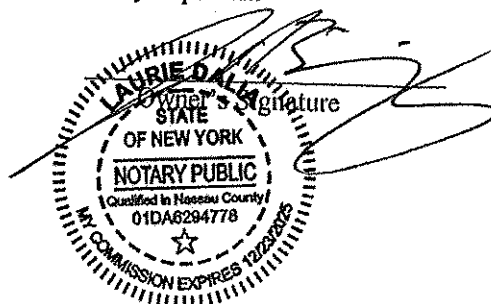
Title

Address of Corporation

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 22 DAY OF May, 2022

Laurie Dalia
Notary Public



AFFIDAVIT OF APPLICANT DESIGNEE

STATE OF NEW YORK) : SS
COUNTY OF NASSAU)

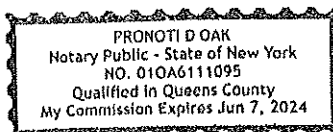
(Applicant) Peter Hageman, being duly sworn, deposes and says that he resides at 10 MINICOLA AVE ROSLYN HTS; and that he is the ARCHITECT of the property herein described and is authorized by (Architect, Engineer, Builder, Contractor) the Owner to make the foregoing application and that the statements contained herein and in any papers submitted herewith are in all respects true and complete.

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 18 DAY OF May, 2022

Grand F. Oak
Notary Public

Peter Hageman
Applicant's Signature



**BARGAIN AND SALE DEED WITH COVENANT AGAINST
GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)**

FORM 8007

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR
SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made as of November 12, 2021,

between

Ali Altmark and Liza Altmark, as tenants by the entirety, residing at 81 Turn Drive, Roslyn, NY
11576

party of the first part, and

JAB Spruce LLC, doing business at 22 Ravine Road, Great Neck, NY 11023

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00), lawful
money of the United States, 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 Roslyn Harbor, Town of North
Hempstead, County of Nassau, State of New York, more particularly described in Schedule A
attached hereto.

Street address: 95 Spruce Street, Roslyn Harbor, New York 11576
Tax Map Designation: Section 20, Block 73, Lot 11, Nassau County

BEING and intended to be the same premises conveyed to the party of the first part by deed
dated 7/9/2020 and recorded 7/21/2020 in Liber 13955 page 324, in the Office of the Clerk of the
County of Nassau, New York.

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.

Ali Altmark

Liza Altmark



TITLE

Title Number: 71180364

SCHEDULE A - DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Roslyn Harbor, Town of North Hempstead, County of Nassau and State of New York, known and designated as and by Lot No. 11 in Block 73, on a Roslyn Harbor Estates, Section 1, wholly within the limits of the Incorporated Village of Roslyn Harbor, Town of North Hempstead, Nassau County, New York, J.J. Bohn, Licensed Land Surveyor, Westbury, New York, December 12, 1949 of the County of Nassau on January 24, 1950 as Map No. 4857, which said lot is bounded and described according to said map as follows:

BEGINNING at a point on the northerly side of Spruce Street, distant 191.10 feet westerly from the extreme westerly end of the arc of a curve connecting the northerly side of Spruce Street with the westerly side of Dogwood Avenue;

RUNNING THENCE in a westerly direction along the northerly side of Spruce Street, along the arc of a curve having a radius of 514.99 feet, a distance of 149.42 feet;

THENCE North 09 degrees 48 minutes 05 seconds East, 288.01 feet;

THENCE South 80 degrees 21 minutes 10 seconds East, 146.93 feet;

THENCE South 09 degrees 48 minutes 06 seconds West, 312.50 feet to the northerly side of Spruce Street, the point or place of BEGINNING.

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
COUNTY OF NASSAU) ss.:

On the 11th day of November, 2021, before me, the undersigned, personally appeared Adi Altmark and Liza Altmark, 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 she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

ROBERT M. SCHAUFELD
NOTARY PUBLIC-STATE OF NEW YORK
No. 025C4756356
Qualified in Nassau County
My Commission Expires 12-31-2021

Deed

Title No. 71180364

Stewart

Ad: Altmark and Liza Altmark

To

JAB Spruce LLC

Section 20
Block 73
Lot 11

County or Town Nassau

Street Address 95 Spruce Street

Roslyn Harbor, New York 11576

Return By Mail To:

Robert M. Schaufeld, Esq.
85 Grace Avenue
Great Neck, NY 11021

Reserve This Space For Use Of Recording Office

FOR COUNTY USE ONLY

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

G1. SMS Code

G2. Date Deed Recorded

G3. Book

G4. Page

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location
 *STREET NUMBER 95 *STREET NAME Spruce Street
 *CITY OR TOWN North Hempstead *VILLAGE Roslyn Harbor 11576
 *LAST NAME/COMPANY JAB Spruce LLC *FIRST NAME
 *LAST NAME/COMPANY *FIRST NAME

2. Buyer Name
 *LAST NAME/COMPANY *FIRST NAME
 *LAST NAME/COMPANY *FIRST NAME

3. Tax Billing Address
 Indicate where future Tax Bills are to be sent (other than buyer address at bottom of form)
 *LAST NAME/COMPANY *FIRST NAME
 *STREET NUMBER AND NAME *CITY OR TOWN *STATE *ZIP CODE

4. Indicate the number of Assessment transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel (Only if Part of a Parcel) Check as they apply:
 4A. Planning Board with Subdivision Authority Exists ☐
 4B. Subdivision Approval was Required for Transfer ☐
 4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size
 *FRONT FEET X *DEPTH OR 1.01 *ACRES

6. Seller Name
 *LAST NAME/COMPANY Altmark *FIRST NAME Adi
 *LAST NAME/COMPANY Altmark *FIRST NAME Liza
 *LAST NAME/COMPANY *FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:
 A. One Family Residential ☐
 Check the boxes below as they apply:
 8. Ownership Type is Condominium ☐
 9. New Construction on a Vacant Land ☐
 10A. Property Located within an Agricultural District ☐
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date 11/05/2021
 *12. Date of Sale/Transfer 11/12/2021
 *13. Full Sale Price 995,000.00
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale .00

15. Check one or more of these conditions as applicable to transfer:
☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale between Related Companies or Partners in Business
☐ C. One of the Buyers is also a Seller
☐ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included in Sale Price
☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☒ J. None

Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YV) 21 *17. Total Assessed Value 1,068
 *18. Property Class 210 - 1 *19. School District Name 3-Roslyn
 *20. Tax Map Identifier(s) Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))
 S 20 B 73 L 11

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

[Signature]
 SELLER SIGNATURE DATE 11/12/21

BUYER SIGNATURE

[Signature]
 BUYER SIGNATURE DATE 11/12/21

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, a state or entity that is not an individual agent or fiduciary, then a name and contact information of an individual(s) responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Schneider Barry
 *LAST NAME *FIRST NAME
 (516) 322-2110 *AREA CODE *TELEPHONE NUMBER (EX. 999999)

22 Ravine Road
 *STREET NUMBER *STREET NAME
 Great Neck NY 11023
 *CITY OR TOWN *STATE *ZIP CODE

BUYER'S ATTORNEY

Schaufeld Robert
 *LAST NAME *FIRST NAME
 (516) 487-9507 *AREA CODE *TELEPHONE NUMBER (EX. 999999)



INCORPORATED VILLAGE OF
Roslyn Harbor

DISCLOSURE AFFIDAVIT
GENERAL MUNICIPAL LAW SECTION 809
(Conflict of Interest Affidavit)

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.
2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them
 - (a) is the applicant, or
 - (b) is an officer, director, partner or employee of the applicant, or
 - (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
 - (d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.
3. In the county of Nassau the provisions of subdivisions one and two of this section shall also apply to a party officer. "Party officer" shall mean any person holding any position or office, whether by election, appointment or otherwise, in any party as defined by subdivision four of section two of the election law.
4. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
5. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

Jonathan Bijari

, being duly sworn, deposes and says

1. I am the OWNER of the attached application.
(Owner, Contractor/Vendee)

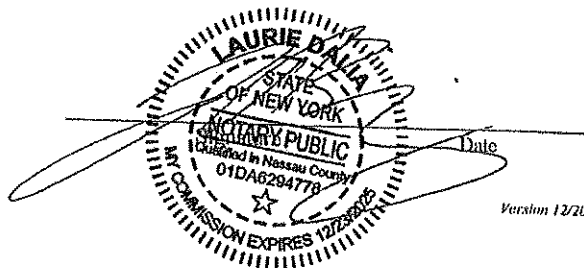
2. I make this affidavit for the purposes of complying with the requirements for the General Law Municipal Law Section 809.

3. No state officer of the State of New York, and no officer or employee of the County of Nassau, Town of North Hempstead, Town of Oyster Bay, or the Village of Roslyn Harbor has any interest in the person, partnership or association making the application to which is attached.

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 22 DAY OF May, 20 22

Laurie Dalia
NOTARY PUBLIC



Version 12/2021



Roslyn Harbor

500 NOTTS COVE ROAD SOUTH, ROSLYN HARBOR, NY 11576
TEL # (516) 621-0368 FAX # (516) 621-1803
WWW.ROSLYNHARBOR.ORG

BUILDING PERMIT APPLICATION

PERMIT NO: _____ DATE: _____ FEE \$ _____
C of O NO: _____ DATE: _____

NEW BUILDING ☒ ADDITION _____ ALTERATION _____ DECK _____ ACCESSORY STRUCTURE _____ OTHER _____

Owner's Name: Jon Bijari

Address: 95 SPRUCE STREET Section: 20 Block: 73 Lot (s): 11 Zone: A

Phone: 516-661-1161 Email: Jon @ Jon Bijari . com

Applicant's Name (If Other than Owner): PETER HAGEMANN ARCHITECT

Address: 10 MINICOLA AVENUE, ROSLYN HEIGHTS, N.Y. 11577

Phone: 516 625 2595 Email: Phagem2858@AOL.com

Description of Work in Detail: A PROPOSED TWO STORY SINGLE FAMILY RESIDENCE

Estimated Construction Cost \$ 1,375,000 Any tree removal? Yes ☒ No _____

NOTE: Total cost of construction may be computed by multiplying the number of sq. ft. of habitable floor area by a min. of \$250 per sq. ft. as per Building Inspector

No. Stories TWO Height 35 Ft. Will any part of a Building be removed? Yes ☒ No _____

Areas: Lot 93,578.9 sq. ft. Existing Bldg. NA sq. ft. Proposed Addition NA sq. ft. Lot Dimensions: _____

Lot Coverage: Existing Bldg. NA % Proposed Bldg./Addition NA % Front Yard 24.87 % Total 21.87 %

Distances from Proposed Bldg. to Property Line: 6318.36

Main Building 57.9 Ft. 31.5 Ft. 36.3 Ft. 185.5 Ft. Floor Area Ratio 14.97 % Height/Set Back Ratio 1:2

Front Yard Side Yard Side Yard Rear Yard

Any Slope Disturbance? Yes ☒ No _____ Any Grade Changes? Yes ☒ No _____

Architect/Engineer: Peter Hagemann Email: Phagem2858@AOL.com Phone: 625 2595

Contractor: Jon Bijari Email: Jon @ Jon Bijari . com Phone: 516 661-1161

Plumber: _____ Email: _____ Phone: _____

Electrician: _____ Email: _____ Phone: _____

FOR VILLAGE USE ONLY

BUILDING INSPECTOR APPROVAL

Signed: _____

Date: _____

NEW YORK 811: BY LAW YOU MUST CONTACT 811

LEAST 2 BUSINESS DAYS PRIOR TO DIGGING

PERMIT & APPROVED PLANS MUST BE
KEPT AT WORK SITE

APPLICANT MUST BE IN GOOD STANDING WITH
THE VILLAGE OFFICE BEFORE A PERMIT OR C of O
WILL BE ISSUED

Owner/Applicant's Name (Print) _____ Signature _____ Date _____

The following conditions and requirements must be met before a Certificate of Occupancy will be issued for the work described herein.

1. Approval is contingent on compliance with all provisions of the NYS Energy Conservation Construction Code and the NYS Building Construction Code.
2. Underwriters Electrical Certificate from Village approved agency.
3. Final as Built Survey.
4. Work must start within six (6) months and any extension must be granted by the Building Inspector.

This application is subject to all the Terms and Conditions of the following:
Board of Zoning Appeals Order Dated _____
Planning Board Order Dated _____
Board of Trustees Order Dated _____

Owner/Applicant's Name (Print) Jon Bijari Signature [Signature] Date 5/15/22



INCORPORATED VILLAGE OF
Roslyn Harbor

CONSTRUCTION REGULATIONS

I, the undersigned, do hereby acknowledge that I have read and understand the following partial list of rules and regulations pertaining to building construction in the Village of Roslyn Harbor below, and have explained the same to my employees:

1. **Hours:** Permitted times for construction and construction related activities (i.e. dumpster and material delivery) are Monday - Friday, 8am - 5pm only. There is no work allowed Saturdays, Sundays and Federal Holidays.
2. **No Signs:** No advertising signs permitted.
3. **Equipment & Vehicle Parking:** All equipment, trucks and vehicles must be parked on site. Immediately clean mud tracks and dirt trails leading to and from site. Place drip pans under all equipment when not in use. No idling of vehicles permitted. If there are non-construction vehicles that must park on the street, they must be on one side of the street only, as directed by the Building Inspector.
4. **Construction Plan Changes:** All construction shall be built to code and constructed per approved building plans. Any change from the approved building plans requires additional copies of revised plans for review and approval and may require an Application to Amend Building Permit. No inspection will be allowed until revised plans are approved.
5. **Portable Bathrooms:** Portable rest-rooms and sinks should be located at least 50 feet away from drainage inlets, whenever feasible, at least 10' from any lot line, and 15' from the roadway and 8' from any trees. Provide secondary containment underneath all portable rest-rooms and sinks. Provide perimeter controls around portable rest-rooms and sinks.
6. **Dumpsters/Waste:** No dumpster, construction debris, sand, dirt or building materials of any kind are permitted in any roadway. Do not store materials in driveway where they could run off into the storm drain. Always cover dumpsters with a rollback tarp. Sweep areas around dumpsters daily. Provide perimeter controls around dumpster areas to contain pollutants. Do not place liquid chemicals or waste in dumpsters.
7. **Washout Area:** Provide a washout area, such as a lined pit or container, for disposal of "wet" construction material (concrete, paint, stucco, oils, etc.), or for cleaning tools and equipment. Washout area must be maintained to ensure containment.
8. **Building Materials/Staging Area:** Building and construction materials stored on site must be elevated off the ground and covered when not in use to prevent runoff caused by wind or rain. Mix materials within a secondary containment. Keep a spill kit on site at all times.
9. **Concrete Trucks/Pumpers/Finishers:** Provide perimeter controls, such as tarps and gravel bags, around work areas to contain materials and residue. It is illegal to wash out materials and residue onto the ground or streets.
10. **Dirt/Stockpiles:** Cover temporary piles of soil/dirt with rollback tarp and contain using berms to prevent sediment from escaping. Dirt/stockpiles can be a maximum of 6'. Dispose of permanently removed dirt at a legal dumping site.
11. **Erosion Control:** Erosion control and stormwater is the responsibility of the contractor/homeowner. All required control elements must be in place prior to the start of construction and must be maintained throughout. Minimize exposure time of disturbed areas. Slopes, lots, and other areas where erosion can occur should not be left bare for long periods of time (2 weeks max.). Immediately re-vegetate bare areas or provide temporary protection to the site using mulch, straw matting, or fiber bonded matrix. Sand bags, gravel, hay bales, silt fences, fiber roll, and temporary detention basins can also help to control erosion, but are not long term solutions.
12. **Perimeter Control:** All construction sites must have perimeter controls. Work area must be surrounded with a 6' tall continuous chain link fence, reinforced silt fencing, hay bales, gravel bags and/or straw wattles (weighted down) per code and as directed by the Building Inspector or Village Engineer.

13. **Tracking Control:** It is the responsibility of the contractor/homeowner to prevent tracking dirt off site. Use gravel and corrugated steel plates to provide a stabilized entrance and exit for vehicles. Clean plates regularly and replace gravel when no longer effective. Maintain dust control and implement street sweeping and vacuuming, as needed.
 14. **Display Building Permit:** Building Permit must be displayed at all times while permit is open.
 15. **Tree Protection:** Tree protection for all trees in the work area must be in place prior to the start of construction and maintained throughout. Final grading within ten (10) feet of trees must be done by hand.
 16. **Tree Removal:** Removal of trees 18" in diameter or larger requires a Tree Removal Permit. Removal of any trees in a buffer zone requires approval by the Tree Committee or Building Department and may be subject to replacement. All tree permit applications should be submitted with the building permit application.
 17. **Inspections:** It is the responsibility of the contractor/homeowner to ensure that all inspections are performed as required. Failure to ensure any required inspection is a material breach of the conditions of the building permit.
 18. **Change of Contractor:** Written notification must be made to the Building Department if any of the undersigned contractors, for any reason, terminate or are terminated from the project. It is the responsibility of the property owner and contractor to provide written notification to the Building Department of any change of contractor.
 19. **Rodent Control:** All major construction sites must maintain rodent control elements.
 20. **Building Inspector/Additional Requirements:** The Building Inspector may require, at his own discretion, submission of additional plans, specifications, or data, by professionals or accredited and authoritative entities when necessary to assure compliance with applicable laws and regulations governing building construction (Village Code §100-6).
 21. **Authorization to Enter Premises:** The Building Inspector and/or Code Enforcement Officer is authorized to enter the premises covered by a Building Permit during the course of construction to ascertain compliance with zoning and building codes and regulations.
- Violations may result in the issuance of an appearance ticket and fines of up to \$3,000 to the general contractor and/or homeowner and the possible suspension or revocation of the building permit.
 - No building shall be occupied or used, in whole or part, for any purpose whatsoever, until all required inspections are completed, all required documents are submitted and a Certificate of Occupancy or Completion.
 - Building Permits expire one (1) year from date of issue and must be renewed prior to expiration. The first renewal is (6 months) ½ the amount of the original permit fee, second renewal (6 months) ½ the amount of the original permit fee. Any additional renewals are at the discretion of the Board of Trustees. Permits expired for more than one year may be subject to a full re-issue fee. Renewals and obtaining Certificates of Occupancy or Completion is the sole responsibility of the property owner and/or their agents. No exceptions will be made.
 - NEW YORK 811: BY LAW YOU MUST CONTACT 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO DIGGING

Jonathan Bijari
Owner's Name (Print)

Signature

Date

Jonathan Bijari
Contractor's Name (Print)

Signature

Date

95 Spruce
Property Address



Roslyn Harbor

BUILDING PERMIT APPLICATION

TO COMPLETE YOUR BUILDING PERMIT APPLICATION, PLEASE INCLUDE THE FOLLOWING INFORMATION AND COPIES OF ALL LICENSES AND CERTIFICATE OF INSURANCE

1. Architect's Name: PETER HAGEMANN ARCHITECTS, P.C.
Address: 10 MINDEOLA AVE. ROSLYN HEIGHTS, N.Y. 11577
Phone: 516 625 2595
Email: Phagem2858@aol.com
2. Engineer's Name: NORTHCOAST CIVIL
Address: 60 CUTTERMILL ROAD, GREAT NECK SUITE 609
Phone: 516 661-1161
Email: JON@JONBIJARI.COM
3. Contractor's Name: Byari Custom Homes
Address: _____
Phone: 516 661 1161
Email: Jon@JonBijari.com
4. Plumber's Name: _____
Address: _____
Phone: _____
Email: _____
5. Electrician's Name: _____
Address: _____
Phone: _____
Email: _____

COPIES OF ALL LICENSES AND CERTIFICATE OF INSURANCE
MUST BE INCLUDED WITH THE APPLICATION



**BUILDING PERMIT
RESIDENTIAL PROPERTY
DEPARTMENT OF ASSESSMENT
NASSAU COUNTY**

240 Old Country Road, Mineola, NY 11601

TOWN - CITY - VILLAGE OF:

NBHD# (ASSESSOR USE ONLY)

DATE REC'D (ASSESSOR USE ONLY)

SECTION	BLOCK	LOT(S)	SCH DIST #	PERMIT #	SPECIFIC ZONING DESIGNATION
20	73	11			
Location of Building (N.E.S.W. SIDE OF FOR CORNER OF)			N.E.S.W. SIDE OF		
ADDRESS OF PROPERTY 11676 SPRUCE STREET ROSLYN HARBOR NY			CITY, STATE, ZIP		
ESTIMATED COST OF CONSTRUCTION:			IF YOU WISH TO GROUP OR APPORTION LOTS PLEASE CALL 516-671-1500 FOR FURTHER INFORMATION		
WORK MUST BEGIN BY	PERMIT EXP DATE	LOT SIZE S.F.	# BLOCS ON LOT	PRINCIPLE TYPE OF CONSTRUCTION	
				<input type="checkbox"/> STEEL <input type="checkbox"/> MASONRY <input checked="" type="checkbox"/> FRAME	
DETAILED DESCRIPTION OF WORK (PLEASE PRINT CLEARLY)					
*INCLUDING, BUT NOT LIMITED TO: LOCATION, TYPE AND DIMENSIONS OF IMPROVEMENT					
A PROPOSED TWO STORY SINGLE FAMILY RESIDENCE					
PERMIT TYPE - CHECK ALL ITEMS THAT APPLY					
<input checked="" type="checkbox"/> NEW BUILDING <input type="checkbox"/> ADDITION (CHANGE IN S.F.) <input type="checkbox"/> DEMOLITION <input type="checkbox"/> ALTERATION (NO CHANGE IN S.F.) <input type="checkbox"/> MAINTENANCE (PRE EXISTING) <input type="checkbox"/> RECONSTRUCTION <input type="checkbox"/> DECK, TERRACE, PORCH, CARPORT <input type="checkbox"/> DOORMEN <input type="checkbox"/> OTHER			<input type="checkbox"/> FIRE DAMAGE <input type="checkbox"/> GARAGE/ OUT BUILDING <input checked="" type="checkbox"/> HVAC <input checked="" type="checkbox"/> PLUMBING <input type="checkbox"/> RELOCATION <input type="checkbox"/> REPLACEMENT <input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> TENNIS COURT <input type="checkbox"/> CHANGE IN USE		
DOES RESIDENCE HAVE THE FOLLOWING					
CENTRAL AIR YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>					
FINISHED ATTIC YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>					
BASEMENT FINISH					
1/4 <input type="checkbox"/> 1/2 <input type="checkbox"/> 3/4 <input type="checkbox"/> FULL <input type="checkbox"/>					
PROPOSED TOTAL PLUMBING FIXTURES					
FLOOR/FIXTURE	BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	
BATHROOM SINK		2	5		
TOILET		2	4		
BATHTUB			1		
STALL SHOWER		1	9		
BIDET					
KITCHEN SINK		1			
WET BAR					
NUMBER OF EXISTING AND PROPOSED BATHS					
NUMBER OF EXISTING FULL BATHS		NUMBER OF PROPOSED FULL BATHS		6	
NUMBER OF EXISTING HALF BATHS		NUMBER OF PROPOSED HALF BATHS		1	
HALF BATH EQUALS TWO FIXTURES, FULL BATH EQUALS THREE OR MORE FIXTURES					
NEW CO NEEDED		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
VARIANCE OBTAINED		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
CONSTRUCTION/RENOVATION IN EXCESS OF 50%		YES <input type="checkbox"/> NO <input type="checkbox"/>			
SURVEY ENCLOSED		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
PLEASE ATTACH ALL PERMITS & SURVEY IF AVAILABLE					
DATE OF GRANTING OF PERMIT					
SEPARATE APPLICATION SHALL BE MADE FOR EACH BUILDING					
FIELD REPORT ON REVERSE					

Signature of Applicant/Contact Person - Sign & Print

10 Mineola Ave

Address of Applicant/Contact Person

625 2895

Telephone



INCORPORATED VILLAGE OF
Roslyn Harbor

AFFIDAVIT OF PROPERTY OWNER

STATE OF NEW YORK) : SS
COUNTY OF NASSAU)

Jon Bijari, being duly sworn, deposes and says that Applicant resides at 95 Spruce St, and is the owner of the property hereinbefore described and is the Applicant herein; that the statements contained in the foregoing Application and in any papers submitted herewith are in all respects true and complete to Deponent's knowledge, and hereby authorizes P. Hageman with address at 10 Mineola Ave, Roslyn as his agent to make this application and to enter into agreements with respect to the subject property.

• **If Corporate Applicant:**

Full Name of Corporation

Title

Address of Corporation

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 17 DAY OF February, 2022
Laurie Dalia
Notary Public - State of New York
No. 01DA6294778
Qualified in Queens County
My Commission Expires 12-23-2024

[Signature]
Owner's Signature

AFFIDAVIT OF APPLICANT DESIGNEE

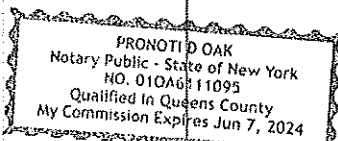
STATE OF NEW YORK) : SS
COUNTY OF NASSAU)

(Applicant) Peter Hageman, being duly sworn, deposes and says that he resides at 10 Mineola Ave, Roslyn Hts 11755; and that he is the ARCHITECT of the property herein described and is authorized by the Owner to make the foregoing application and that the statements contained herein and in any papers submitted herewith are in all respects true and complete.

[Signature]
Applicant's Signature

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 16 DAY OF Feb, 2022
[Signature]
Notary Public





INCORPORATED VILLAGE OF
Roslyn Harbor

DISCLOSURE AFFIDAVIT
GENERAL MUNICIPAL LAW SECTION 809
(Conflict of Interest Affidavit)

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.
2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them
 - (a) is the applicant, or
 - (b) is an officer, director, partner or employee of the applicant, or
 - (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
 - (d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.
3. In the county of Nassau the provisions of subdivisions one and two of this section shall also apply to a party officer. "Party officer" shall mean any person holding any position or office, whether by election, appointment or otherwise, in any party as defined by subdivision four of section two of the election law.
4. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
5. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

Jon Bujari, being duly sworn, deposes and says

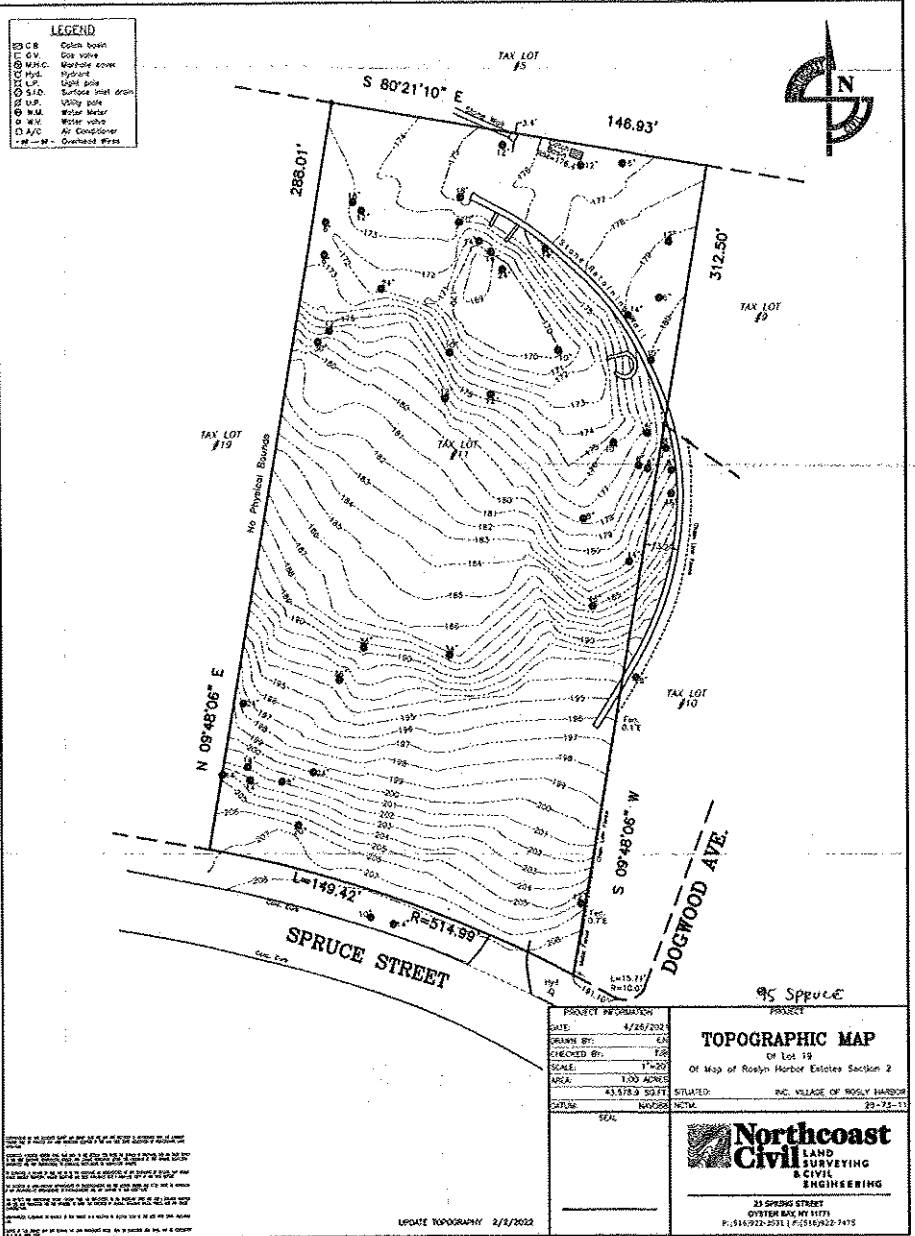
1. I am the owner of the attached application.
(Owner, Contractor Vendee)
2. I make this affidavit for the purposes of complying with the requirements for the General Law Municipal Law Section 809.
3. No state officer of the State of New York, and no officer or employee of the County of Nassau, Town of North Hempstead, Town of Oyster Bay, or the Village of Roslyn Harbor has any interest in the person, partnership or association making the application to which is attached.

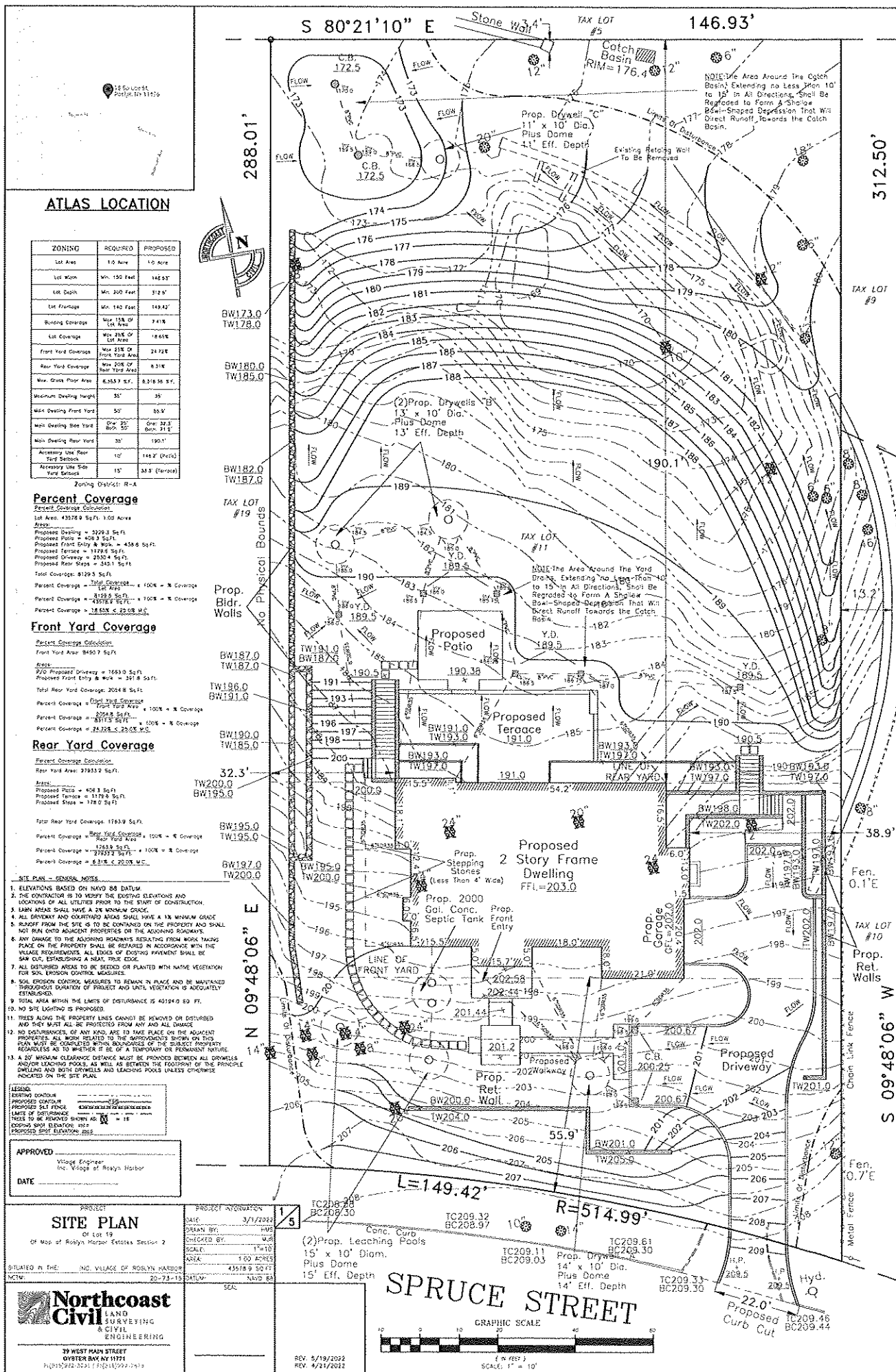
SUBSCRIBED AND SWORN TO BEFORE ME

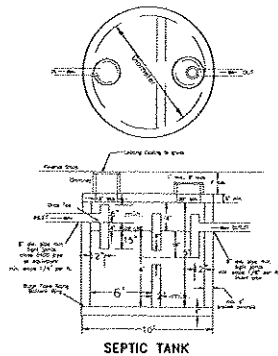
THIS 17 DAY OF February, 2022
NOTARY PUBLIC STATE OF NEW YORK
James J. Dineen
NOTARY PUBLIC Qualified in Queens County
My Commission Expires 12-23-2024

[Signature]
Signature

2/17/22
Date







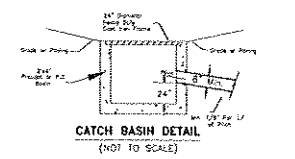
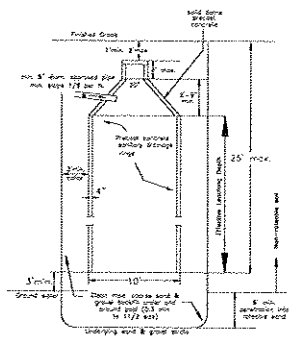
- DETAILS OF CONSTRUCTION**
1. A minimum of 1 foot apparent vertical gravel screen outlet.
 2. A 15' minimum in diameter by 3' high apparent vertical screen.
 3. All apparent vertical screen surface is 1/2" thick with 1/2" mesh.
 4. All screen is 1/2" thick with 1/2" mesh.
 5. All screen is 1/2" thick with 1/2" mesh.

SANITARY CALCULATIONS:

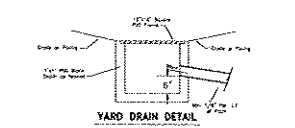
No. of Bedrooms = 8 min.
 1 Day = 8 x 150 gal/bed/day = 1200 gal/day

Leaching Capacity:
 1/2 inch hole (covered) = 1 gal/sq ft/day
 Area of 10' Dia. Ring = 78.5 sq ft
 = 2 x 78.5 sq ft = 157 sq ft per ft. of ring
 Leaching Rate = 1 gal/sq ft/day x 157 sq ft of ring
 = 157 gal/day/ft. of ring

Leaching Pools Required:
 = 1200 gal/day ÷ 157 gal/day/ft. of ring
 = 7.64 ft. of ring req'd.
 = Use 9' ft. of 10' Dia. Ring



NOTE: 8" DIA. MINIMUM PIPE TO BE CONNECTED TO CATCH BASIN



DRAINAGE CALCULATIONS SYSTEM A:

25' Proposed Driveway Area = 675 sq ft
 Runoff = 675 sq ft x 3.7/12 = 207.8 cu ft.
 207.8 cu ft / 68.5 cu ft. per ft. of ring
 = 3.03 ft. req'd.

Proposed Driveway Area = 2500 sq ft
 Runoff = 2500 sq ft x 3.7/12 = 770.8 cu ft.
 770.8 cu ft / 68.5 cu ft. per ft. of ring
 = 11.25 ft. req'd.

Proposed Front Entry & Driveway Area = 4358 sq ft
 Runoff = 4358 sq ft x 3.7/12 = 1329.9 cu ft.
 1329.9 cu ft / 68.5 cu ft. per ft. of ring
 = 19.41 ft. req'd.

Total Storage Required = 13.7 ft. of 10' Dia. Ring
 Total Storage Provided = 14.0 ft. of 10' Dia. Ring

DRAINAGE CALCULATIONS SYSTEM B:

25' Proposed Driveway Area = 675 sq ft
 Runoff = 675 sq ft x 3.7/12 = 207.8 cu ft.
 207.8 cu ft / 68.5 cu ft. per ft. of ring
 = 3.03 ft. req'd.

Proposed Driveway Area = 2500 sq ft
 Runoff = 2500 sq ft x 3.7/12 = 770.8 cu ft.
 770.8 cu ft / 68.5 cu ft. per ft. of ring
 = 11.25 ft. req'd.

Proposed Front Entry & Driveway Area = 4358 sq ft
 Runoff = 4358 sq ft x 3.7/12 = 1329.9 cu ft.
 1329.9 cu ft / 68.5 cu ft. per ft. of ring
 = 19.41 ft. req'd.

Total Storage Required = 13.7 ft. of 10' Dia. Ring
 Total Storage Provided = 14.0 ft. of 10' Dia. Ring

DRAINAGE CALCULATIONS SYSTEM C:

25' Proposed Driveway Area = 675 sq ft
 Runoff = 675 sq ft x 3.7/12 = 207.8 cu ft.
 207.8 cu ft / 68.5 cu ft. per ft. of ring
 = 3.03 ft. req'd.

Proposed Driveway Area = 2500 sq ft
 Runoff = 2500 sq ft x 3.7/12 = 770.8 cu ft.
 770.8 cu ft / 68.5 cu ft. per ft. of ring
 = 11.25 ft. req'd.

Proposed Front Entry & Driveway Area = 4358 sq ft
 Runoff = 4358 sq ft x 3.7/12 = 1329.9 cu ft.
 1329.9 cu ft / 68.5 cu ft. per ft. of ring
 = 19.41 ft. req'd.

Total Storage Required = 13.7 ft. of 10' Dia. Ring
 Total Storage Provided = 14.0 ft. of 10' Dia. Ring

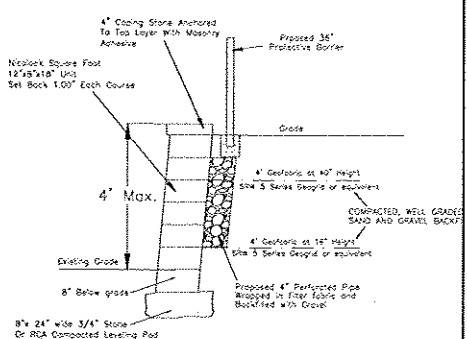
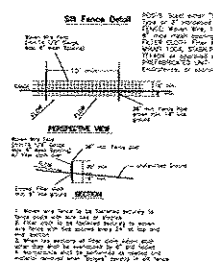
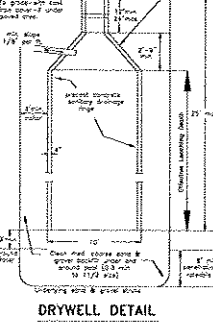
DRAINAGE CALCULATIONS SYSTEM D:

25' Proposed Driveway Area = 675 sq ft
 Runoff = 675 sq ft x 3.7/12 = 207.8 cu ft.
 207.8 cu ft / 68.5 cu ft. per ft. of ring
 = 3.03 ft. req'd.

Proposed Driveway Area = 2500 sq ft
 Runoff = 2500 sq ft x 3.7/12 = 770.8 cu ft.
 770.8 cu ft / 68.5 cu ft. per ft. of ring
 = 11.25 ft. req'd.

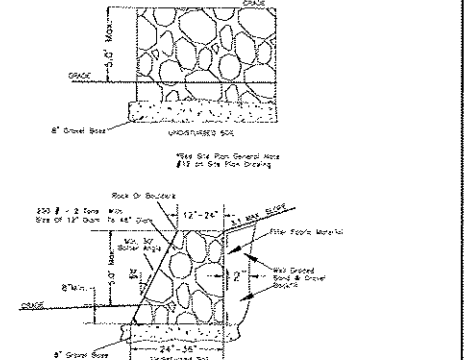
Proposed Front Entry & Driveway Area = 4358 sq ft
 Runoff = 4358 sq ft x 3.7/12 = 1329.9 cu ft.
 1329.9 cu ft / 68.5 cu ft. per ft. of ring
 = 19.41 ft. req'd.

Total Storage Required = 13.7 ft. of 10' Dia. Ring
 Total Storage Provided = 14.0 ft. of 10' Dia. Ring



(NOT TO SCALE)

- WALL NOTES:**
1. Minimum embankment as noted on detail.
 2. Backfill with clean sand and gravel.
 3. Open area of unit to be filled with backfill.
 4. All sand and gravel backfill to be compacted to 95% standard proctor test.
 5. Wall to be set back 20" every course.
 6. All disturbed and retrofitted areas to be stabilized and revegetated.
 7. Geotextile to be set at heights specified on detail.
 8. And to be SWS 5 Series geotextile or equivalent.
 9. Use Versa-Lock Square Foot 12"x18"x16" Unit.
 10. Set Back 100" Each Course.



(NOT TO SCALE)

- WALL NOTES:**
1. 8" course below grade.
 2. Cover filter fabric on Wall Graded Sand and Gravel Back Fill.
 3. 200# to 2 Tons of Rocks and Boulders.
 4. 12" to 36" Dia. Rocks and Boulders.
 5. Wall to be set back in minimum 30 Degrees.
 6. All disturbed and retrofitted areas to be stabilized and revegetated.

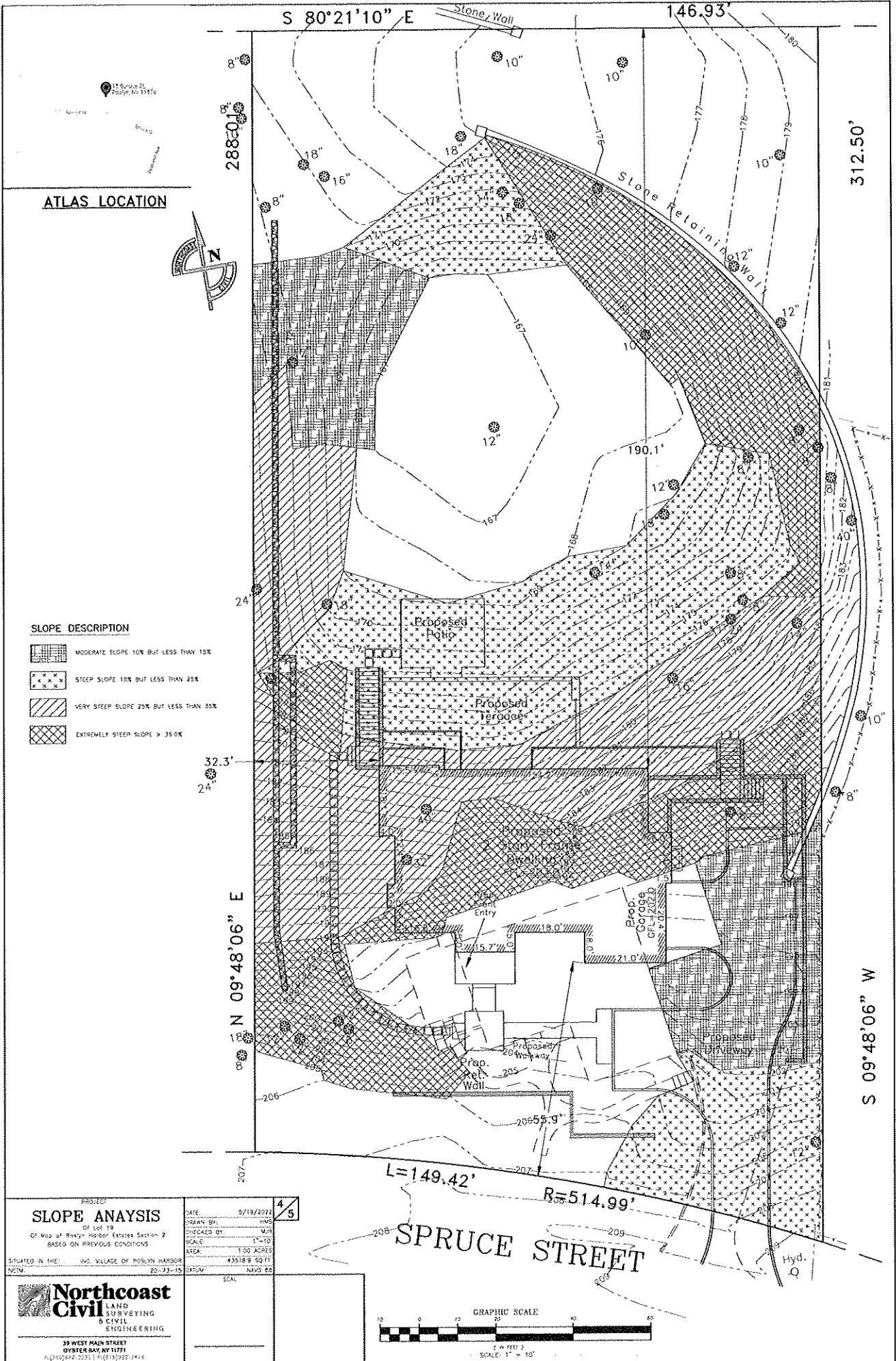
PROJECT DETAIL SHEET OF Lot 19 Of Map of Roslyn Harbor Estates Section 2		PROJECT INFORMATION DATE: 3/1/2022 DRAWN BY: KMS CHECKED BY: KMS SCALE: 1"=10' AREA: 1.00 ACRES ELEVATION: 43578.9 50 FT. DATUM: NAVD 83		3/5
SITUATED IN THE: INV. VILLAGE OF ROSLYN HARBOR SECTION: 20-75-15		NORTH 20-75-15		
Northcoast Civil LAND SURVEYING & CIVIL ENGINEERING 39 WEST MAIN STREET OYSTER BAY, NY 11771 P: (516) 292-7031 / F: (516) 292-7470		REV. 5/12/2022 REV. 4/21/2022		

ATLAS LOCATION



SLOPE DESCRIPTION

- MODERATE SLOPE 10% BUT LESS THAN 15%
- STEEP SLOPE 15% BUT LESS THAN 25%
- VERY STEEP SLOPE 25% BUT LESS THAN 35%
- EXTREMELY STEEP SLOPE > 35.0%



SLOPE ANALYSIS

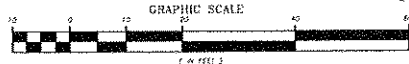
OF LOT 19
OF MAP OF ROSKIN HARBOR ESTATES SECTION 2
BASED ON PREVIOUS CONDITIONS

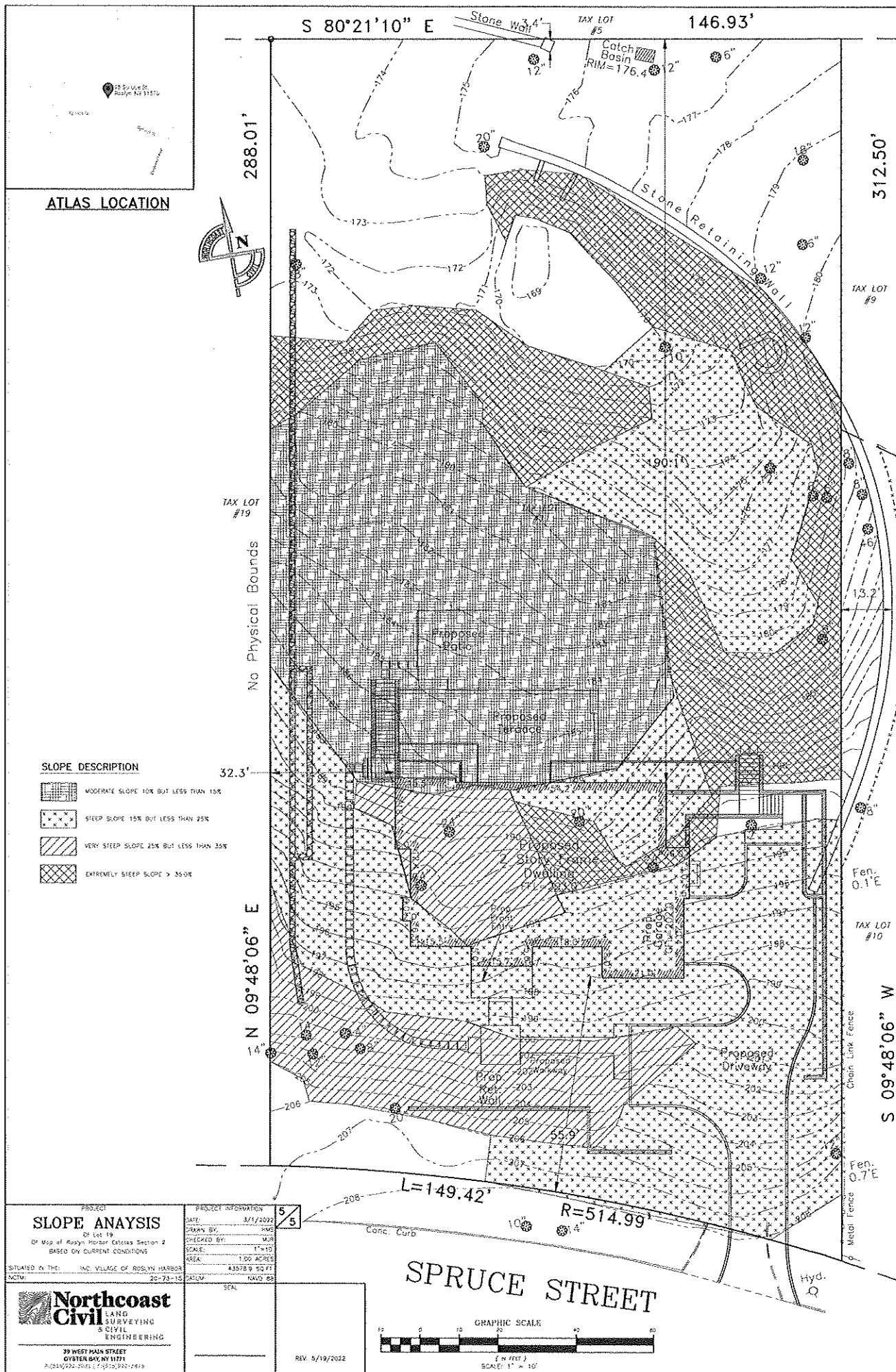
SITUATED IN THE: VILLAGE OF ROSKIN HARBOR
ACRES: 22.73-15

Northcoast Civil
LAND SURVEYING & CIVIL ENGINEERING
33 WEST MAIN STREET
OYSTER BAY, NY 11771
TEL: (516) 492-2231 FAX: (516) 492-2418

DATE: 5/19/2023
DRAWN BY: HWS
CHECKED BY: MJS
SCALE: 1"=10'
AREA: 1.00 ACRES
ELEVATION: 439.18 53.51
DATE: 22-73-15

L=149.42' R=514.99'
SPRUCE STREET





[illegible]

PHA

architects

Peter Hagemann Architects, P.C.
10 Minerva Avenue
Roslyn Heights, N.Y. 11577
Tel. 516-425-2595
Cell. 516-343-9507
Fax. 516-423-0796

Revisions

No. Date Description

1 2/17/2022 REVISED AS PER CLIENT

Project Title:

PROPOSED ONE FAMILY DWELLING
95 SPRUCE STREET
ROSLYN HARBOR, NY 11579

Peter Hagemann

Drawing Title:

PROPOSED REAR &
RIGHT ELEVATION

Drawn by:

P. Hagemann, RA

Scale:

As Indicated

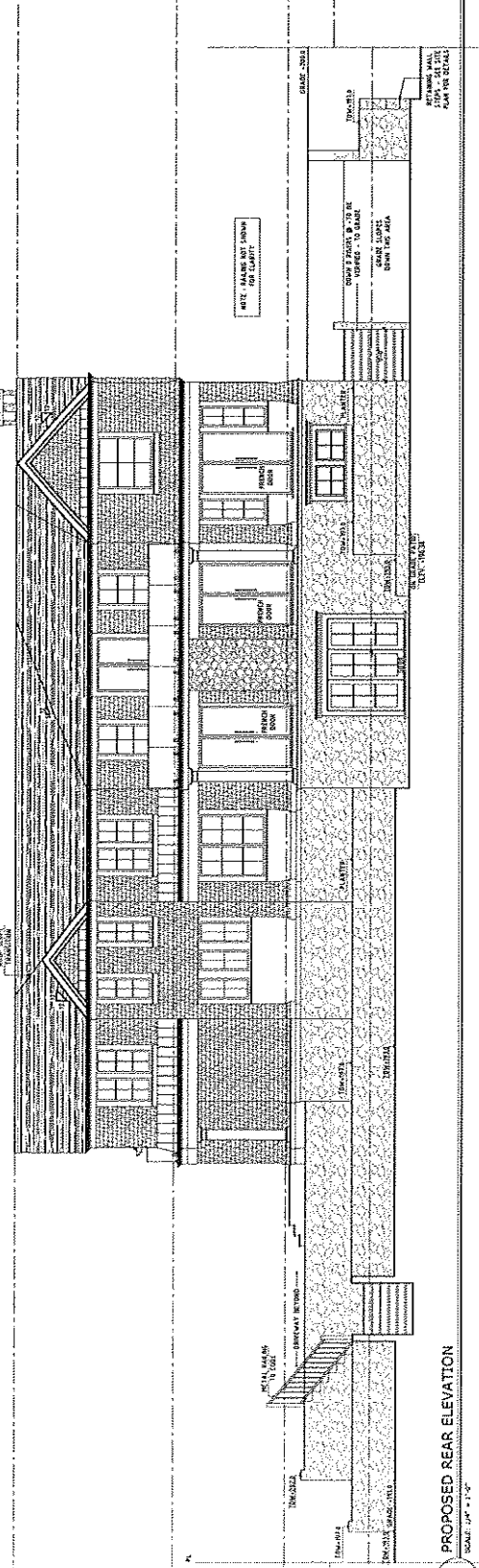
Project No.

February, 17, 2022

Drawing No.

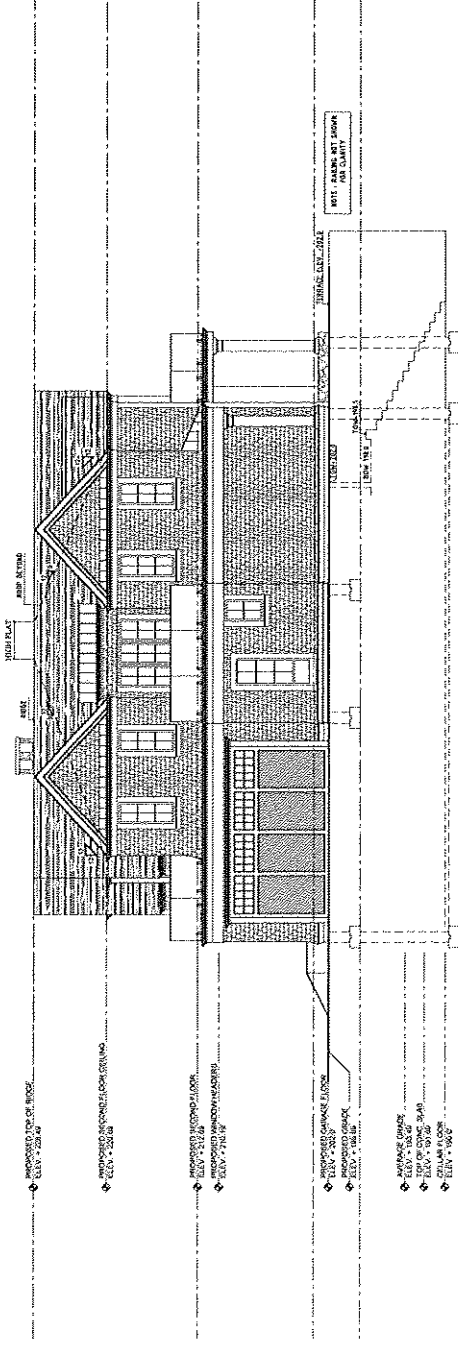
PHAT-1102

A-200



1 PROPOSED REAR ELEVATION

SCALE: 3/8" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION

SCALE: 3/8" = 1'-0"

PHA

architects

Peter Hagemann Architects, P.c

10 Milecota Avenue

Roslyn Heights, N.Y. 11577

Tel. 516-621-5696

Cell. 516-349-9007

Fax. 516-621-0796

Revisions

No. Date Description

1 2/17/2021 REVISED AS PER CLIENT

Project Title:

PROPOSED ONE FAMILY DWELLING
95 SPRUCE STREET
ROSLYN HARBOR, NY 11579

Peter Hagemann

Drawing Title:

PROPOSED FRONT &
LEFT ELEVATION

Drawn By:

P. Hagemann, RA

Date:

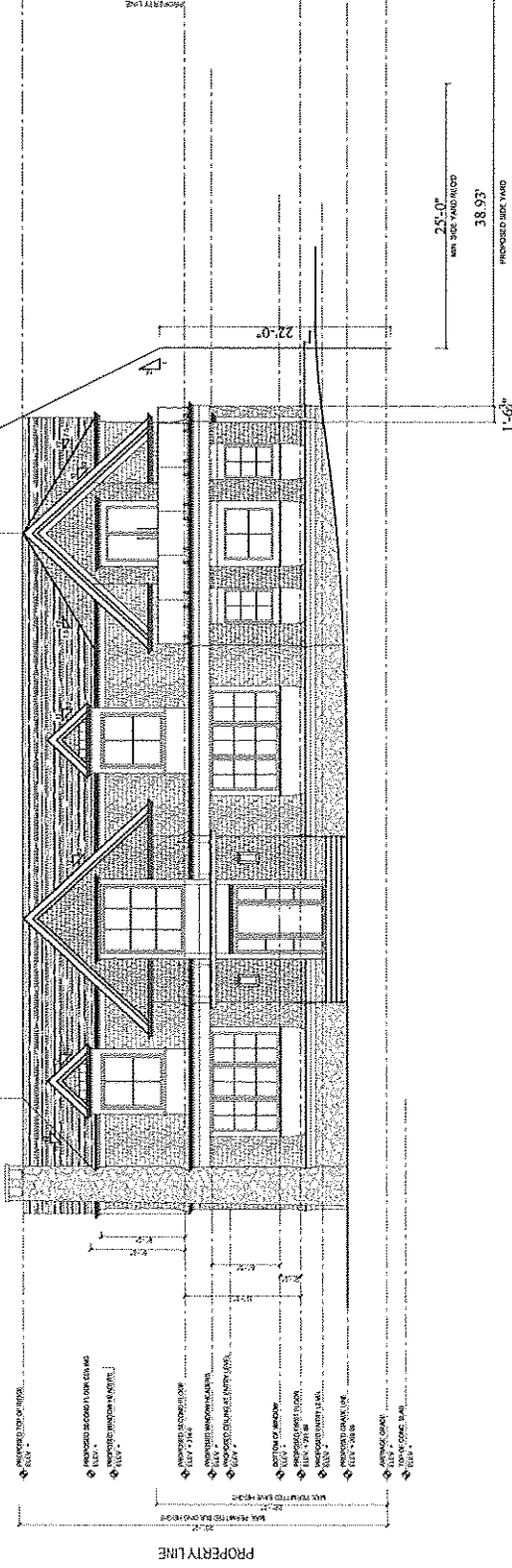
February 17, 2022

Project No.

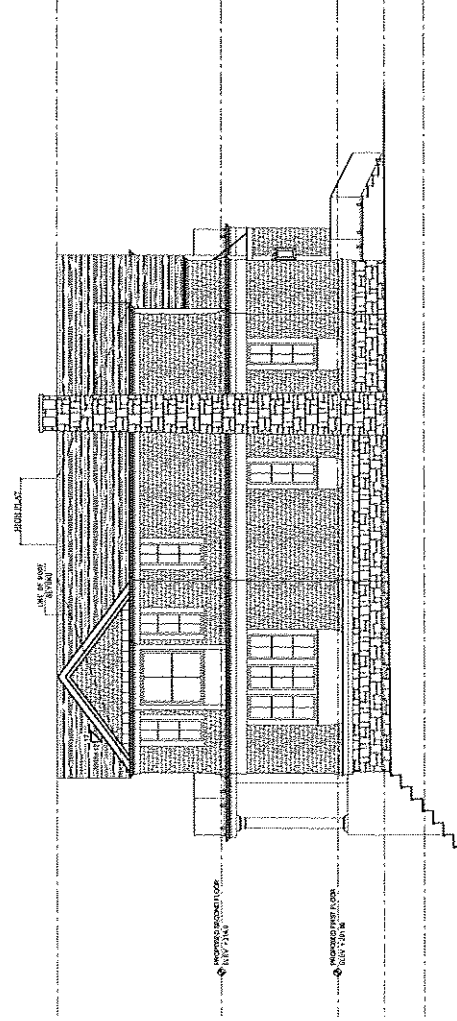
PHAT-1102

A-200

HIGH FLAT 26'-9" ABOVE FIRST FLOOR PLY (MAX)



1 PROPOSED FRONT ELEVATION
SCALE: 3/8" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION
SCALE: 3/8" = 1'-0"

