

B. "Long"

INC. VILLAGE OF PLANDOME  
SITE PLAN REVIEW

Name \_\_\_\_\_

Address \_\_\_\_\_ Zone \_\_\_\_\_

Section 3 Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Description of Proposed Work In Detail \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Any addition or reconstruction of all or part of a principal structure which equals or exceeds 50% of the square footage of the gross floor area of the structure as originally constructed or as last modified pursuant to a building permit issued prior to July 09, 1996 or any reconstruction of a principal structure damaged by fire or other incident, the cost of which equals or exceeds 50% of the market value of the structure at the time the damage occurred. Any on site sanitary waste system that is failing or in a failed state and lacks a septic tank or leaching pools of adequate capacity must be upgraded to comply with the minimum standards of the New York State Health Department 10NYCRR Appendix 75-A and Nassau County Health Department Manual for on-site sanitary waste disposal systems.

Submitted \*

1) Application for a building permit.

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2) Application for an on-site sanitary permit signed and stamped by a licensed PE together with test dig or test borings where applicable..

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3) Site survey showing all existing structures, prepared signed and sealed by a New York State licensed surveyor.

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4) Site plan for the proposed land use, drawn at a scale of not less than one inch equals 20 feet, signed and sealed by a New York State licensed architect or engineer, and which shall include the following information:

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(a) A title block located in the lower tight-hand corner of the site plan and 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.

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(b) A date block of the site plan adjacent to the title block containing the date of preparation and dates of all revisions.

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(c) A key map showing the location of the property with reference to surrounding areas and existing street intersections within 1,000 feet of the boundaries of the subject premises.

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(d) A written and graphic scale, as well as a North arrow

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(e) Zoning District boundaries shall be shown on the site plan as they affect the parcel.

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(f) Survey data showing boundaries of the property, required building 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.

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(g) 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 such covenant, restriction, easement 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.

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(h) Location of existing structures on the site. The plan shall contain a notation indicating any structures that are to be removed.

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(i) All distances as measured along the right-of-way lines of existing streets abutting the property, to the nearest intersection with any other street.

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(j) Location plans and elevations of all proposed structures. Existing elevations at grade of each side of the structure as well as proposed final elevations at grade shall be shown. Outline of proposed structures should be staked on site.

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(k) Location, dimensions and setbacks of all existing and proposed driveways and location of all walkways and non-vegetative surfaces on the property.

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(l) Location of all existing storm draining structures, soil erosion and sediment control devices and utility facilities, including electric, water, telephone and cable television, which are located within the property lines.

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(m) 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 dash lines.

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(n) Existing and proposed spot elevations at all critical locations, i.e. drainage inlets, high and low points, foundation walls, top and bottom of retaining walls, etc.

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(o) Existing elevations of the road right-of-way contiguous to the site.

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(p) The location of all existing significant natural features such as boulders, rock, outcrops, watercourses, depressions, ponds, marshes, and other wetlands, whether or not officially mapped.

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(q) All means of vehicular ingress and egress to and from the site onto public or private streets, showing the size and location of driveways and curb cuts and sidewalks, if any.

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(r) The location of all proposed water lines, valves and hydrants and all sewer lines or alternative means of water supply or sewage disposal and treatment.

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(s) The proposed location, direction of illumination, power and time of proposed outdoor lighting.

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(t) The location and calculations of the proposed storm water drainage system.

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(u) Zoning calculations in four column format; 1) minimum or maximum required, 2) existing, 3) proposed only, 4) existing and proposed total.

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(v) Height elevation of each side of the structure independently as well as the calculated height average of all four sides combined.

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(w) Illustrations of all sides of proposed structures as they relate to height/setback requirements (a.k.a. sky plane exposure) in both graphic and numeric format. .

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(x) 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 Plandome.

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(y) Delineation of tidal and fresh water wetland areas as designated by the New York State Department of Environmental Conservation.

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(z) The location of existing building footprints for all properties located immediately adjacent to the subject property.

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(aa) Street addresses and driveway locations for all homes located immediately adjacent to the property as well as across the street from the property.

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(bb) The location, circumference, and species of all trees in the village berm (shoulder/right of way) and of any tree on the property whose canopy extends over, in whole or in part, over the berm.

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(cc) A graphic detail of protection of all village trees located in the berm, such protection to extend around the canopy or drip line of the tree and framed by two by four lumber with fence.

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(dd) A list of all existing and proposed trees and shrubs identified by size, height and type of species to be maintained or provided.

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(ee) Photographs of existing structures on the property and surrounding landscaping/screening.

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(ff) Environmental assessment short form check list to be completed and signed by the applicant.

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**The Building inspector 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 on any Board having jurisdiction.**

***\* All boxes must be filled in. Insert the letters NA if not applicable. Incomplete forms will be returned. together with permit application(s).***