

**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. _____
- 2) Application for an on-site sanitary permit signed and stamped by a licensed PE together with test dig or test borings where applicable.. _____
- 3) Site survey showing all existing structures, prepared signed and sealed by a New York State licensed surveyor. _____
- 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: _____
 - (a) A title block located in the lower right-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. _____

- (b) A date block of the site plan adjacent to the title block containing the date of preparation and dates of all revisions. _____
- (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. _____
- (d) A written and graphic scale, as well as a North arrow _____
- (e) Zoning District boundaries shall be shown on the site plan as they affect the parcel. _____
- (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. _____
- (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. _____
- (h) Location of existing structures on the site. The plan shall contain a notation indicating any structures that are to be removed. _____
- (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. _____
- (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. _____
- (k) Location, dimensions and setbacks of all existing and proposed driveways and location of all walkways and non-vegetative surfaces on the property. _____
- (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. _____
- (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. _____
- (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. _____

- (o) Existing elevations of the road right-of-way contiguous to the site. _____
- (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. _____
- (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. _____
- (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. _____
- (s) The proposed location, direction of illumination, power and time of proposed outdoor lighting. _____
- (t) The location and calculations of the proposed storm water drainage system. _____
- (u) Zoning calculations in four column format; 1) minimum or maximum required, 2) existing, 3) proposed only, 4) existing and proposed total. _____
- (v) Height elevation of **each** side of the structure independently as well as the calculated height **average** of all four sides combined. _____
- (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. . _____
- (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. _____
- (y) Delineation of tidal and fresh water wetland areas as designated by the New York State Department of Environmental Conservation. _____
- (z) The location of existing building footprints for all properties located immediately adjacent to the subject property. _____
- (aa) Street addresses and driveway locations for all homes located immediately adjacent to the property as well as across the street from the property. _____
- (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. _____

(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. _____

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

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

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

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).***

TREE REGULATIONS

Pursuant to section 153-5 of the Tree Ordinance, the Board of Trustees issues the following regulations:

1. Terms used in these regulations shall have the same meaning as in the Tree Ordinance, and references to sections shall be to the sections of that ordinance.
2. The site plan required by section 153-4(A) shall be filed:
 - A. whenever any work requiring the issuance of a building permit is to be undertaken
(unless the village official determines that no such site plan is necessary) and in such cases, the site plan shall be filed together with the application for a building permit and no building permit will be issued or work allowed until such a site plan has been approved by the village official;
 - B. whenever any work not otherwise requiring a permit is to be undertaken, if such work:
 - (i). requires the access of heavy equipment on to the property across the berm (except upon a pre-existing improved driveway);
 - (ii). will involve excavation or any work within the protected zone of any village tree; or
 - (iii). will involve the storage of construction materials, or the making of mortar or cement, or the storage of paint or chemicals in proximity to the protected zone of any village tree;
 - C. in any other case in which the village official in his discretion requires such filing to be made.
3. Whenever the village official in his discretion deems it necessary or appropriate in order to protect village trees, he may require measures, not otherwise required by the Village Tree Ordinance, to be taken by any owner or contractor including, but not limited to the following:
 - A. with respect to that portion of the protected zone of a village tree not enclosed by a fence, requiring placement over such area of either a layer of at least six inches of chip mulch or pine straw covered by plywood boards or a combination of wood boards covered by steel planking.
 - B. prohibiting trenching that will cut the roots of village trees in violation of Section 153-3 and requiring tunneling instead of trenching for the installation

- of utilities which cannot be routed around village trees;
- C. requiring concrete to be delivered by pumping it from a truck located outside a zone protected under Sections 153-3 and 153-4(b), through conveyor pipes or sluices to the designated site of use;
 - D. requiring protective sheeting to be spread on the ground in any place, including any location outside the protected zone of a village tree, where concrete is to be mixed or sheet rock is to be cut, or equipment is to be fueled, or any other activity is to be undertaken which may alter the chemical composition of the soil;
 - E. requiring branches that may be threatened with breakage by the passage of equipment to be tied back or otherwise protected;
 - F. prohibiting or regulating any changes in grade, addition of soil, or erection of retaining walls in order to prevent adverse effects of altered drainage or soil compaction;
 - G. requiring the routing of sprinkler systems around the roots of village trees to avoid cutting them whenever feasible;
 - H. requiring measures such as aeration of soil or root feeding of village trees, in order to remediate damage or conditions harmful to such trees as a result of construction activities.

Adopted by the Board of Trustees
January 14, 2003