

ZONING BOARD OF APPEALS

MARCH 1, 2022

7:00 PM

NEW APPLICATIONS

Real Onion LLC., 15 Fordham Street, seeks permission to subdivide lot (204-12-7-28) into Lot A, requiring relief of 435-17-C, front width required, 50', 44.50' provided. Subject premises is located in the C-Residential Zone. Lot B, requiring relief of 435-17-C, front width required, 50', 45' provided. Subject premises is located in the C Residential Zone.

22-03

NOTICE OF PUBLIC HEARING

Notice is hereby given that pursuant to the Zoning Code of the Incorporated Village of Patchogue, New York, Zoning Board of Appeals Public Hearing will be at 14 Baker Street on **Tuesday, March 1, 2022 at 7:00 p.m.** to hear and determine the application of:

Real Onion LLC., 15 Fordham Street, seeks permission to subdivide lot (204-12-7-28) into Lot A, requiring relief of 435-17-C, front width required, 50', 44.50' provided. Subject premises is located in the C-Residential Zone. Lot B, requiring relief of 435-17-C, front width required, 50', 45' provided. Subject premises is located in the C Residential Zone.

22-03

All persons desiring to be heard either for or against the proposition will be afforded an opportunity during public meeting. The meeting can also be viewed on the Village's You Tube channel.

Nicholas Fuccillo
Chairman, Zoning Board of Appeals
Village of Patchogue

NOTICE TO EDITOR:

1. Please publish in your issue of February 17, 2022
2. Please send 2 proofs of this notice to:
Carol Giglio, Zoning Board Coordinator
14 Baker Street, PO Box 719, Patchogue, NY 11772

**Incorporated Village of Patchogue
Zoning Board Application**

14 Baker Street, Patchogue, NY 11772 Telephone: (631) 475-4300 opt 5. Fax: (631)475-4314

FOR OFFICE USE ONLY

DATE OF HEARING _____ HEARING NUMBER _____ DATE OF PUBLICATION _____

SECTION 012.00 BLOCK 07.00 LOT 028.00

Property Address: 15 Fordham St. Patchogue, NY 11772

Applicant: Real Onion LLC

Mailing Address: 1713 5th Ave. 2nd Floor

City: Bay Shore State: NY Zip: 11706

Telephone: 347.992.6555

Email: aba_realty@gmail.com

FOR OFFICE USE ONLY

ZONING INFORMATION:

ZONING DISTRICT Residential A FRONT YARD DEPTH: EXISTING _____ PROPOSED 40'

CORNER LOT _____ YES NO REAR YARD DEPTH: EXISTING _____ PROPOSED _____

% OF LOT COVERAGE: EXISTING _____ PROPOSED _____

LOT SIZE _____ X _____ SIDE YARD WIDTHS: EXISTING 1. _____ 2. _____

PROPOSED 1. _____ 2. _____

**Incorporated Village of Patchogue
Zoning Board Application**

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TO THE ZONING BOARD OF APPEALS OF THE VILLAGE OF PATCHOGUE

The above-named applicant respectfully shows:

1. The applicant is the owner, contract vendee, or lessee of the property herein described and acquired such interest on 9/27 2019 and hereby appeals (applies) to the Zoning Board of Appeals of the Incorporated Village of Patchogue, New York (from the order, requirement decision or determination made by the Building Zone Ordinance of said Village) (for a special exception or permit pursuant to the Ordinance of said Village).

2. The premises affected are located in a Village of Patchogue Zoning District and known as No. 204 and are described as follows:

3. The purpose of this application is to obtain a variance or modification of the application of the applicable regulations or provisions of, or special exception or permit pursuant to SECTION _____, SUBSECTION _____, SUBDIVISION _____ of the Code of Ordinances of said Village to permit the following: (Explain)

2 Single Family Residents

4. There (is) (is not) a public school, public library, church, hospital, or orphanage within two hundred (200) feet of the property. (CIRCLE)

5. The premises affected by this application (are) (are not) within five hundred (500) feet of the Brookhaven Town Line, County or State Park, Building, Road, Parkway, Expressway or County Drainage Channel. If so,

6. There is attached hereto and made a part hereof a diagram, drawn to scale, showing the premises together with the existing or proposed building or structure with the distance of said building or structure from the street and property lines, the front and side elevations, and the names of adjoining owners and if the application seeks a variance for parking, the diagram shall contain a layout of the parking stalls proposed (each stall approximately twenty (20) feet by (10) feet) and the proposed ingress and egress from the parking area. If the application is for a sign variance, there is attached hereto diagram, drawn to scale, showing the premises together with the existing buildings or structures and the sign/signs with the front and side elevations. All applicants for two-family dwellings, or extensions, or additions, need a floor plan drawn to scale showing all dimensions and use of each room.

Incorporated Village of Patchogue Zoning Board Application

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7. Section 809 of the General Municipal Law of the State of New York provides as follows:

"S 809. Disclosure in certain applications."

"1. Every application, petition or request submitted for a variance, amendment, change of zoning approval of a plat, exemption from a plat of 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 know 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 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. Ownership of less than five percent (5%) 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."

"4. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor."

The applicant is the owner, contract vendee, (lessee) of the property herein described and acquired such interest on 9/27/2019. If applicant is not the owner of the premises, attach the owner's duly acknowledged consent to the application.

Verbatim stenographic minutes are not taken as a matter of course during the public hearing of this board. In the event that the applicant should wish to have such verbatim minutes taken, or in the event that any court shall order the taking of such verbatim minutes, the applicant shall pay the actual cost for the taking of such minutes and the production of a transcript by a certified stenotype reporter, and shall deposit the sum of \$250.00 with the Clerk of the Village of Patchogue prior to the hearing as an advance towards those expenses.

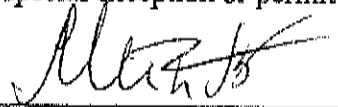
Pursuant to the foregoing, set forth the name, residence address, nature and extent of the interest of any officer or employee of the Village of Patchogue, Town of Brookhaven, County of Suffolk or State of New York, the applicant or appellant. If none, state so. NONE

**Incorporated Village of Patchogue
Zoning Board Application**

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WHEREFORE, Applicant petitions the Board of Appeals for a variance, special exception or permit pursuant to this application.

Dated: 1/25/2022



(Applicant's Signature)

(Applicant's Attorney if any)

Real ONION LLC

1713 5th Ave. 2nd Fl.

Bay Shore, NY 11706

Telephone #: 347 942.0555

STATE OF NEW YORK: COUNTY OF SUFFOLK: SS:

Albert Munarov
Real ONION LLC

being duly sworn, deposes and says that he/she is the Applicant in this application; that he/she has read the foregoing application and knows the contents thereof; that the same is true to the knowledge of deponent, except as to the matters therein stated to be alleged on information and belief, and that as to those matters, he/she believes it to be true.



(Signature)

Sworn to me the 25th day of January, 2022 STATE OF NEW YORK: COUNTY OF SUFFOLK

Albert Munarov being duly sworn, deposes and say that he/she is the Managing Member or Real Onion LLC the corporation named within the application; that he has ready the foregoing application and knows the contents thereof; and that the same is true to his own knowledge except as to the matters therein stated to be alleged upon this information and belief, and as to matters he/she believes to be true is because the said Real Onion LLC and from the books and papers of said corporation.

Sworn to me the 27th day of January, 2022

Donna Rosati-Mause

Notary Public, Suffolk County, New York

Donna Rosati-Mause
Notary Public, State of New York
No. 01RO4746720
Qualified in Suffolk County
Commission Expires October 28, 2025

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			
1713 5 th Ave. 2nd Fl. Real Onion LLC Bay Shore, NY 11706			
Name of Action or Project: 2 Single Family Homes			
Project Location (describe, and attach a location map): 15 Fordham St. Patchogue, NY 11772			
Brief Description of Proposed Action: Build 2 Single Family Homes			
Name of Applicant or Sponsor: Real Onion LLC		Telephone: 347.992.6555	
		E-Mail: abareu1ny@gmail.com	
Address: 1713 5 th Ave. 2nd Fl.			
City/PO: Bay Shore,	State: NY	Zip Code: 11706	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<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			

		NO	YES	N/A
5. Is the proposed action,	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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? 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"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		<input checked="" type="checkbox"/>	<input 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? 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"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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"/> Early mid-successional <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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	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? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Albert Munarov</u> <u>Real Onion LLC</u> Date: <u>1/25/2022</u> Signature: <u>[Signature]</u> Title: <u>Managing Member</u>		

Agency Use Only [If applicable]

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only [If applicable]

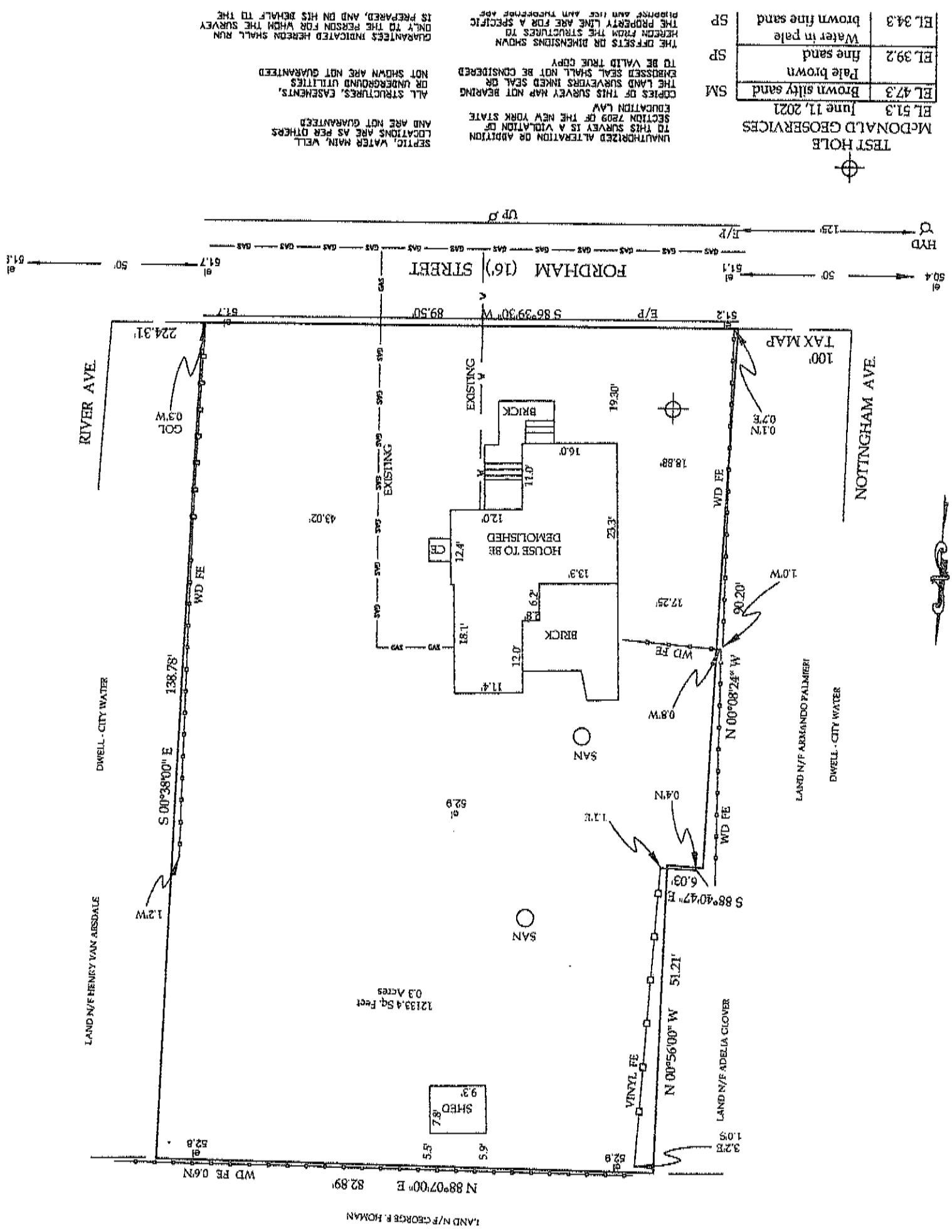
Project:	
Date:	

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

PRINT FORM



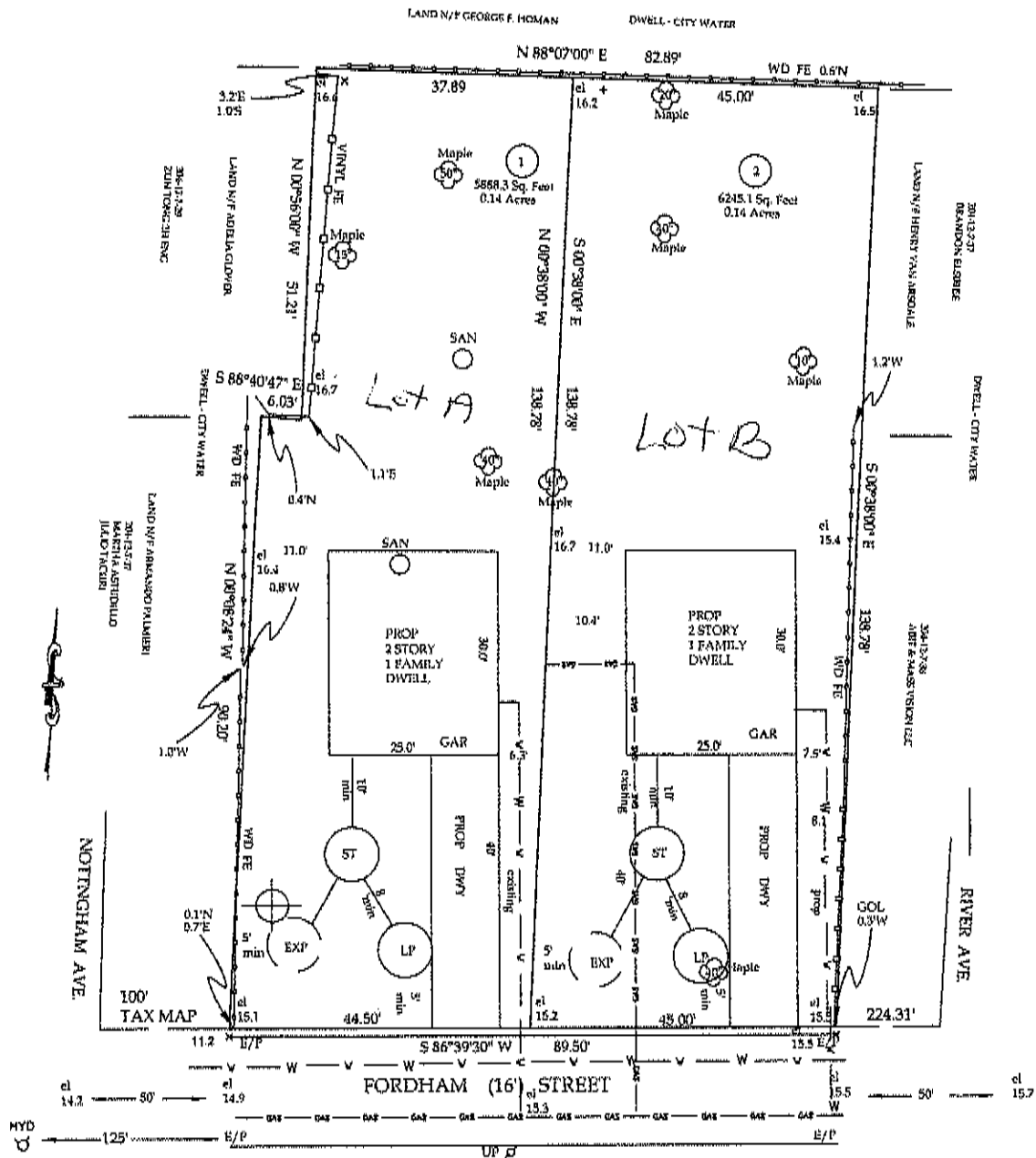
TEST HOLE

MC DONALD GEOSERVICES
 EL 51.3 June 11, 2021

EL 47.3	Brown silty sand	SM
EL 39.2	Pale brown fine sand	SP
EL 34.3	Water in pale brown fine sand	SP

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 2809 OF THE NEW YORK STATE EDUCATION LAW
 COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID TRUE COPY
 THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINE ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE REPRODUCED

SEPTIC WATER MAIN, WELL LOCATIONS ARE AS PER OTHERS AND ARE NOT GUARANTEED
 ALL STRUCTURES, EASEMENTS, OR UNDERGROUND UTILITIES NOT SHOWN ARE NOT GUARANTEED
 GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE



ELEVATIONS IN NAVD 1988 DATUM

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SURVEY OF PROPOSED 2 LOT 'FORDHAM ST. SUBDIVISION' LOCATED AT INC. VILLAGE OF PATCHOGUE TOWN OF BROOKHAVEN SUFFOLK COUNTY, NY S.C.T.M.: 204-12-7-28 CERTIFIED TO: ABA REALTY

ZONE RES A

TOTAL PARCEL: 12,133.4 SQ FT

SEPTIC, WATER MAIN, WELL LOCATIONS ARE AS PER OTHERS AND ARE NOT GUARANTEED.

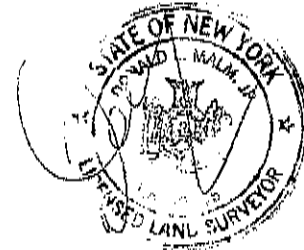
ALL STRUCTURES, EASEMENTS, OR UNDERGROUND UTILITIES NOT SHOWN ARE NOT GUARANTEED

THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINE ARE FOR A SPECIFIC PURPOSE AND USE, AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO ANY BUILDINGS OR ANY OTHER CONSTRUCTION



TEST HOLE McDONALD GEOSERVICES

EL 15.2	June 11, 2021	
EL 11.2	Brown silty sand	SM
EL 3.1	Pale brown fine sand	SP
EL -1.8	Water in pale brown fine sand	SP
Water at 12.1' deep		



PREPARED BY: DONALD L. MALM, JR. LAND SURVEYOR 61 NASSAU AVE ISLIP, NY 11751 631-581-0003 SCALE: 1" = 20' DATE: JULY 1, 2021 UPD: NOV. 6, 2021

PROPOSED TWO STORY FRAME SINGLE FAMILY DWELLING FORDHAM STREET PATCHOGUE, NEW YORK

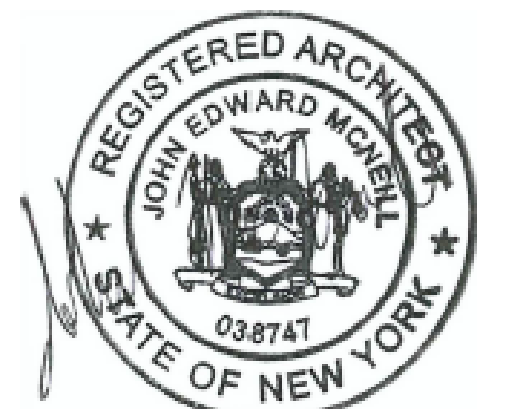


321 RIVERSIDE DR
RIVERHEAD, NY 11901
(516)376-8594

Client Info
MUNOR MANAGEMENT CORP.
1713 Fifth Ave
Bay Shore, New York 11706

Project Info
PROPOSED TWO STORY FRAME
SINGLE FAMILY DWELLING
Fordham Street
Patchogue, New York

REVISIONS	Description	Date
Approved		



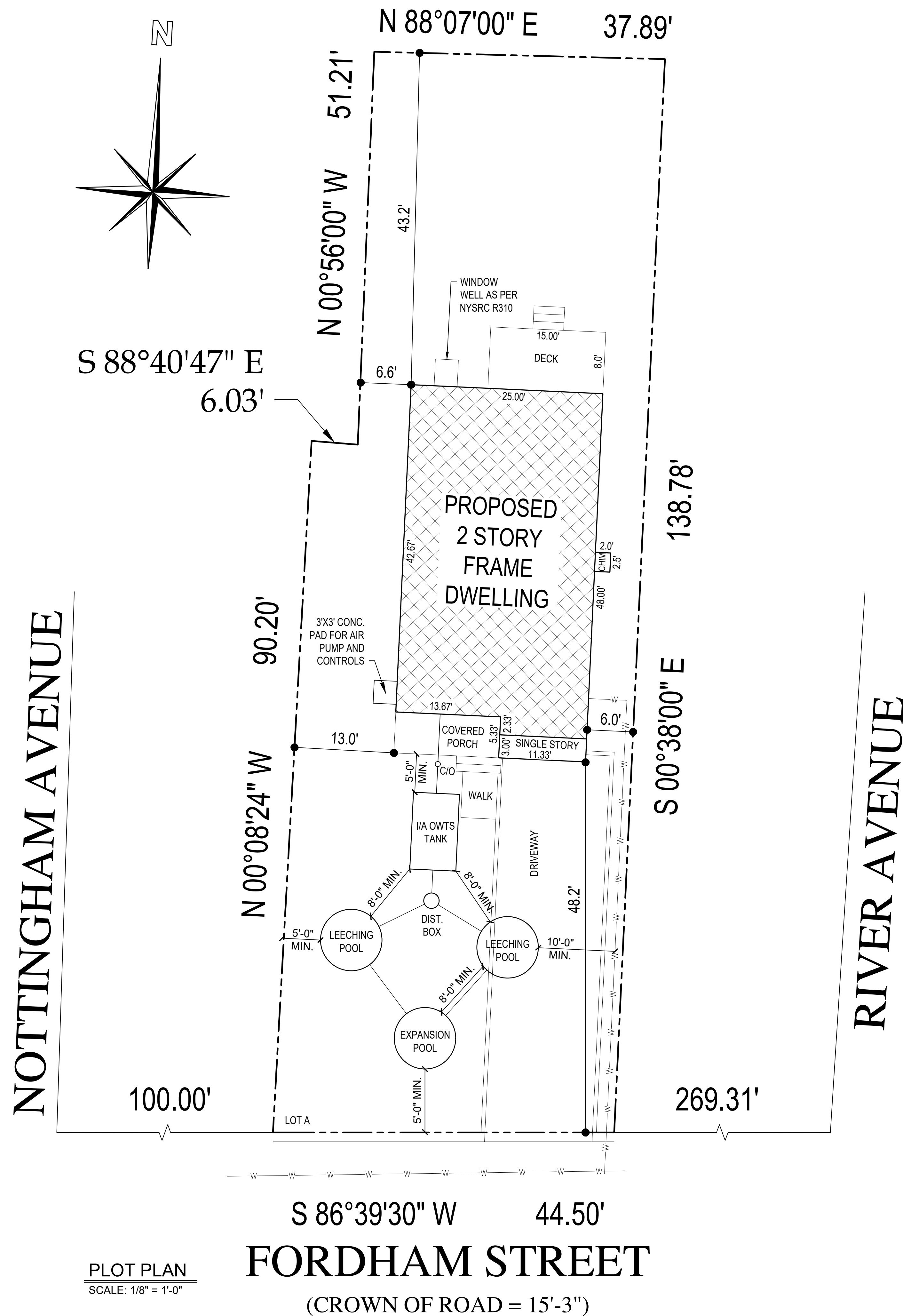
COVER SHEET

Drawn By
TB

Checked By
J.E.M.

Drawing No.
A-0

Sheet 1 of 8



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

BUILDING ZONE ORDINANCE VILLAGE OF PATCHOGUE		
SUBJECT PROPERTY - LOT A		
RESIDENCE: C	REQUIRED	PROVIDED
BLOCK: 7	SECTION: 12	LOTS:
USE	SINGLE FAMILY	SINGLE FAMILY
LOT AREA	5,000.0 SF	5,888.3 SF
LOT WIDTH	50.0'	44.50'
LOT COVERAGE	25.0%	20.4%
FRONT YARD	25.0'	48.2'
SIDE YARD	AGGREGATE: 10.0'	WEST - 13.0' EAST - 6.0'
REAR YARD SETBACK	25.0'	43.2'
HEIGHT	35.0'	30.58'

International Energy Conservation Code Section 601 thru 602.4 Simplified prescriptive requirements for residential buildings Type A-1 & Type A-2

Building envelope thermal component criteria - min. req. thermal performance factor & r value table 102.5.2 Zone 11B - 5000 - 5499 H.D.D. see enclosed calculations

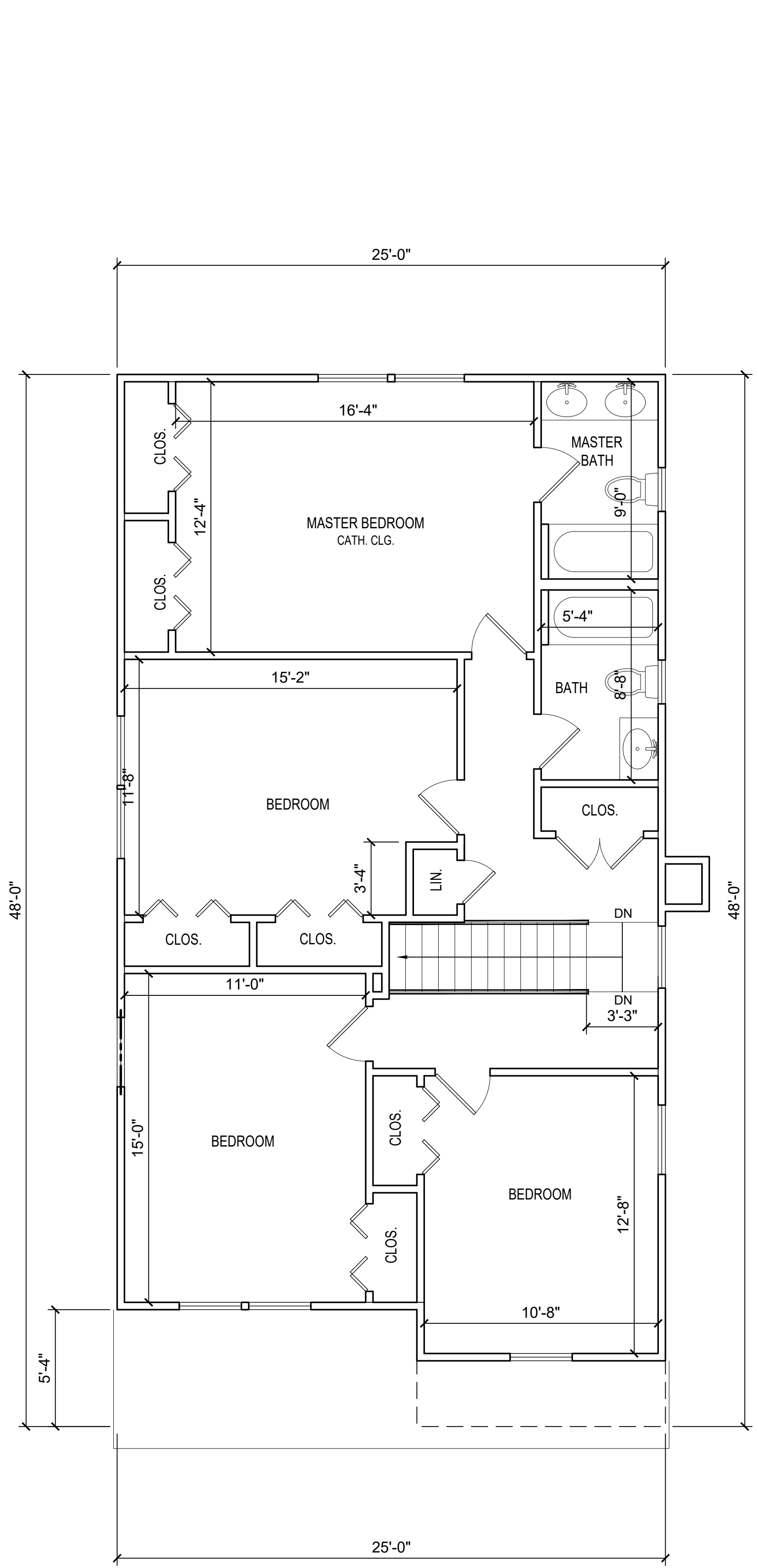
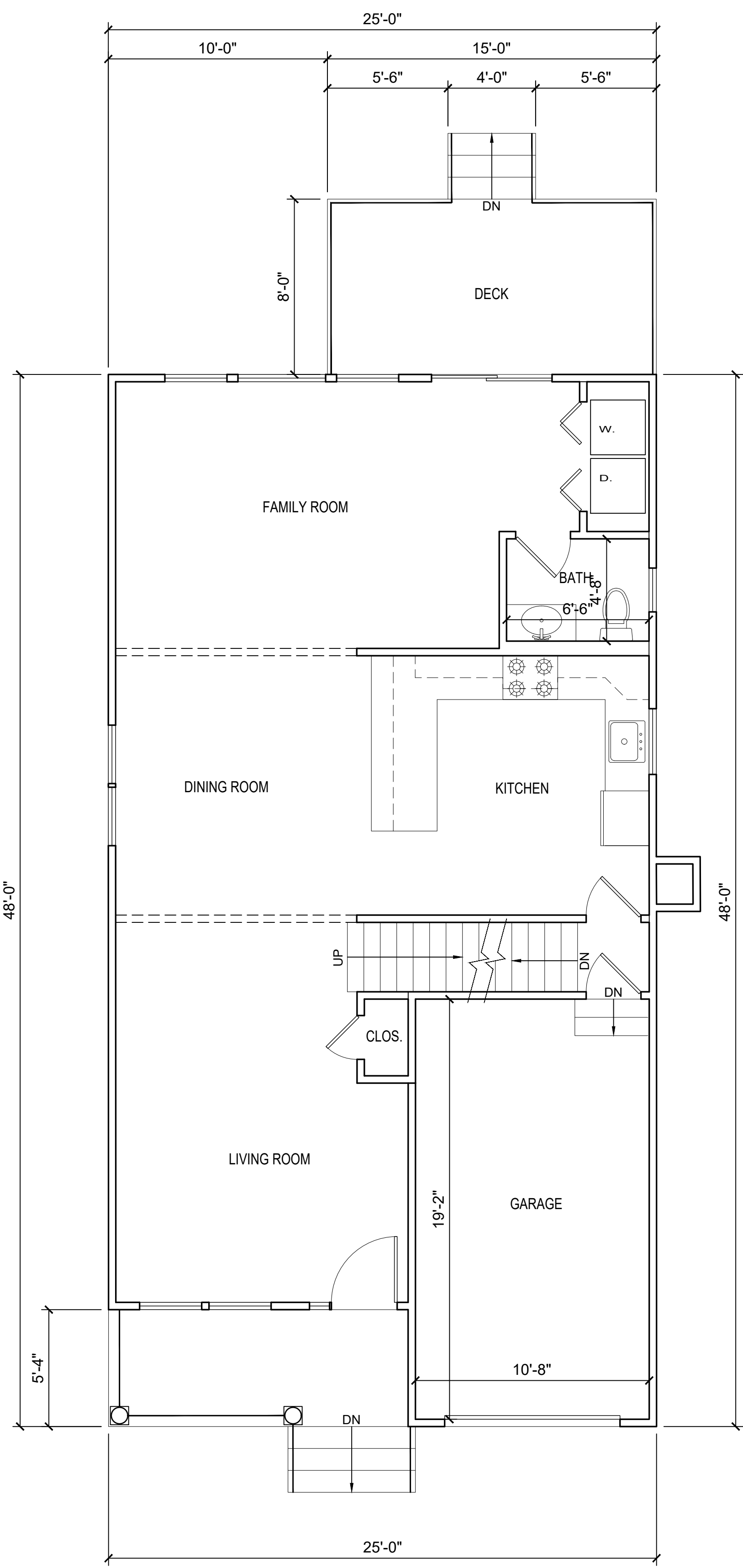
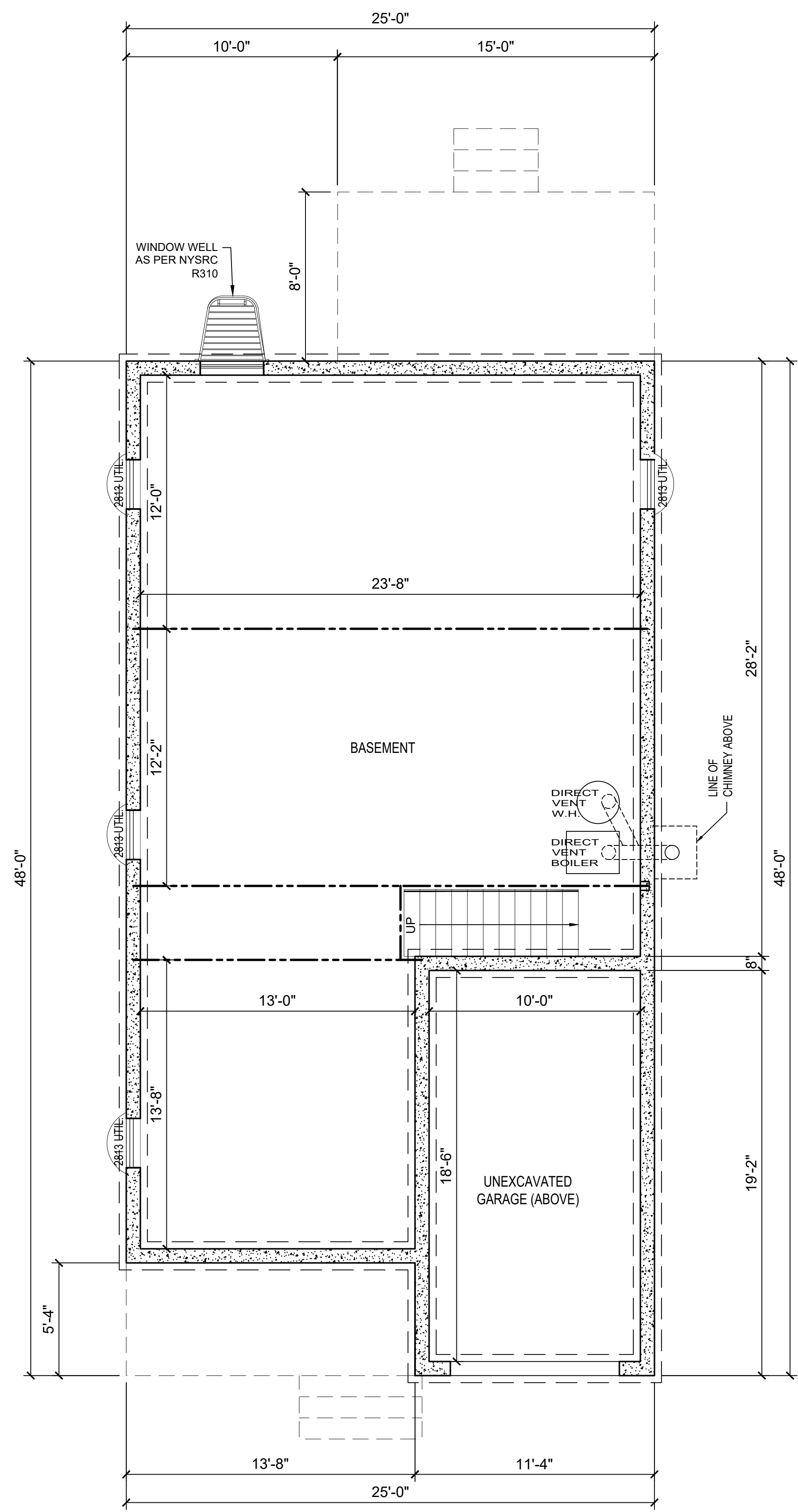
REVISIONS	Description	Date	Approved

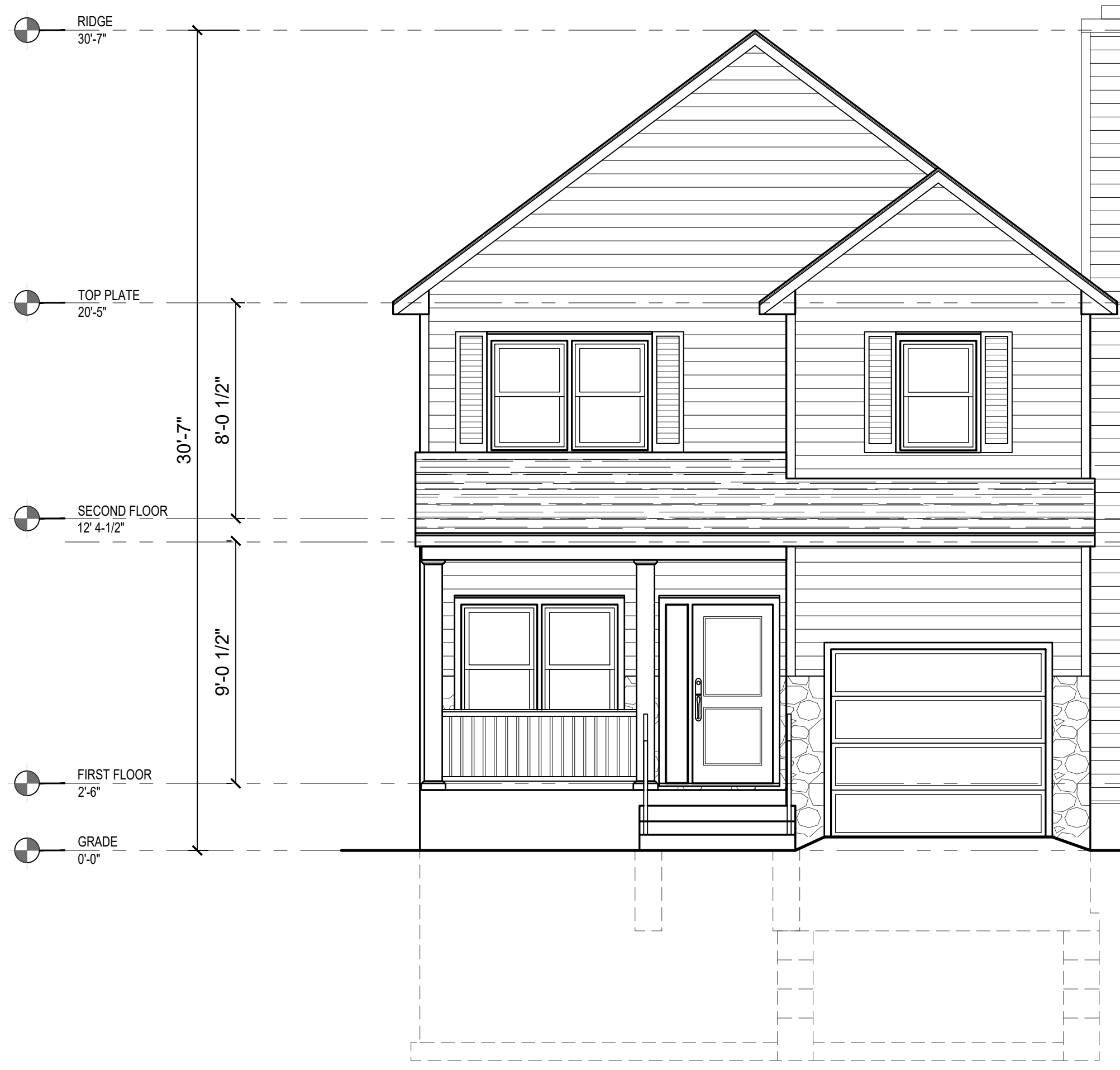


FIRST AND SECOND FLOOR PLANS

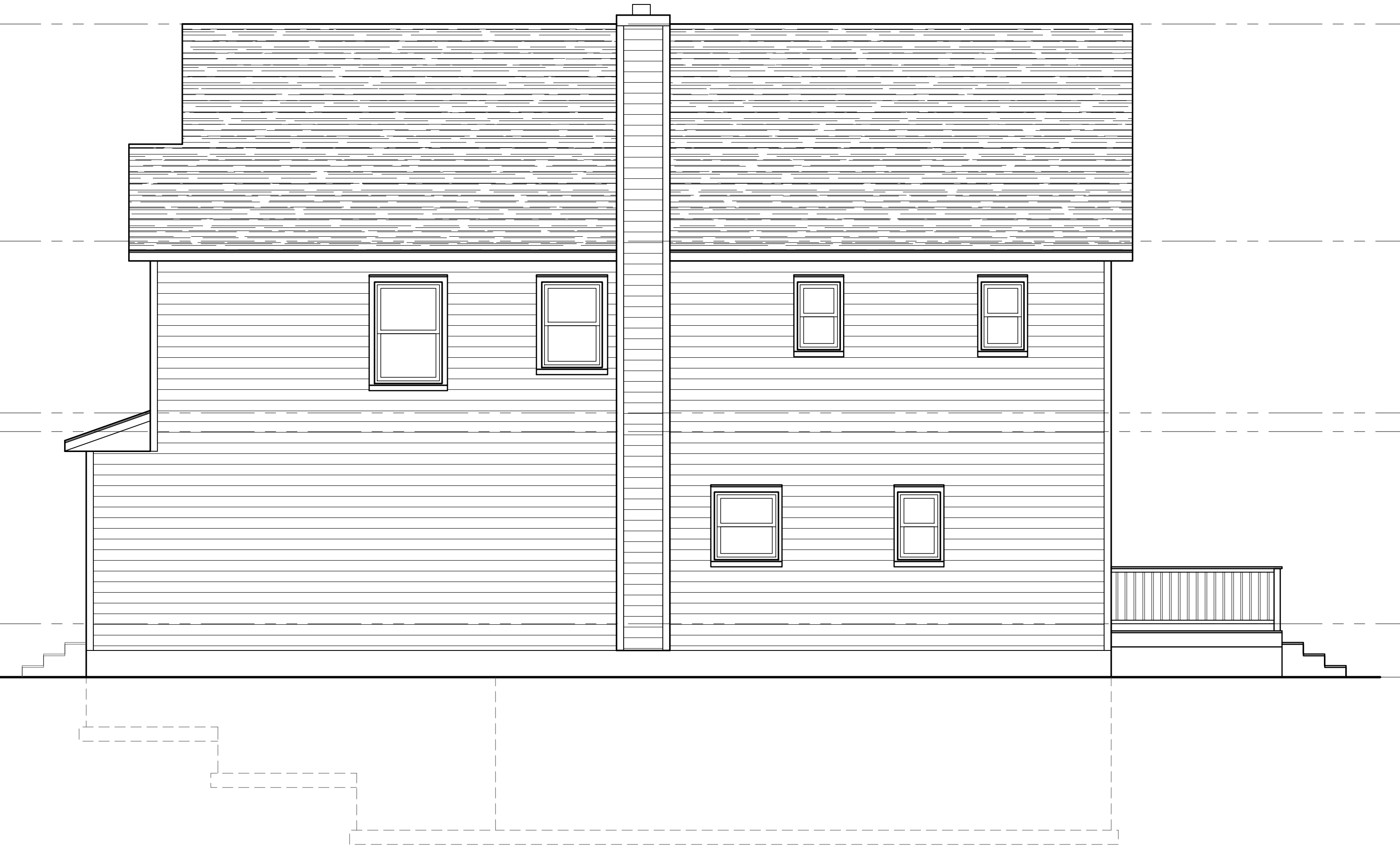
Drawn By: TB
Checked By: J.E.M.

Drawing No. A-2

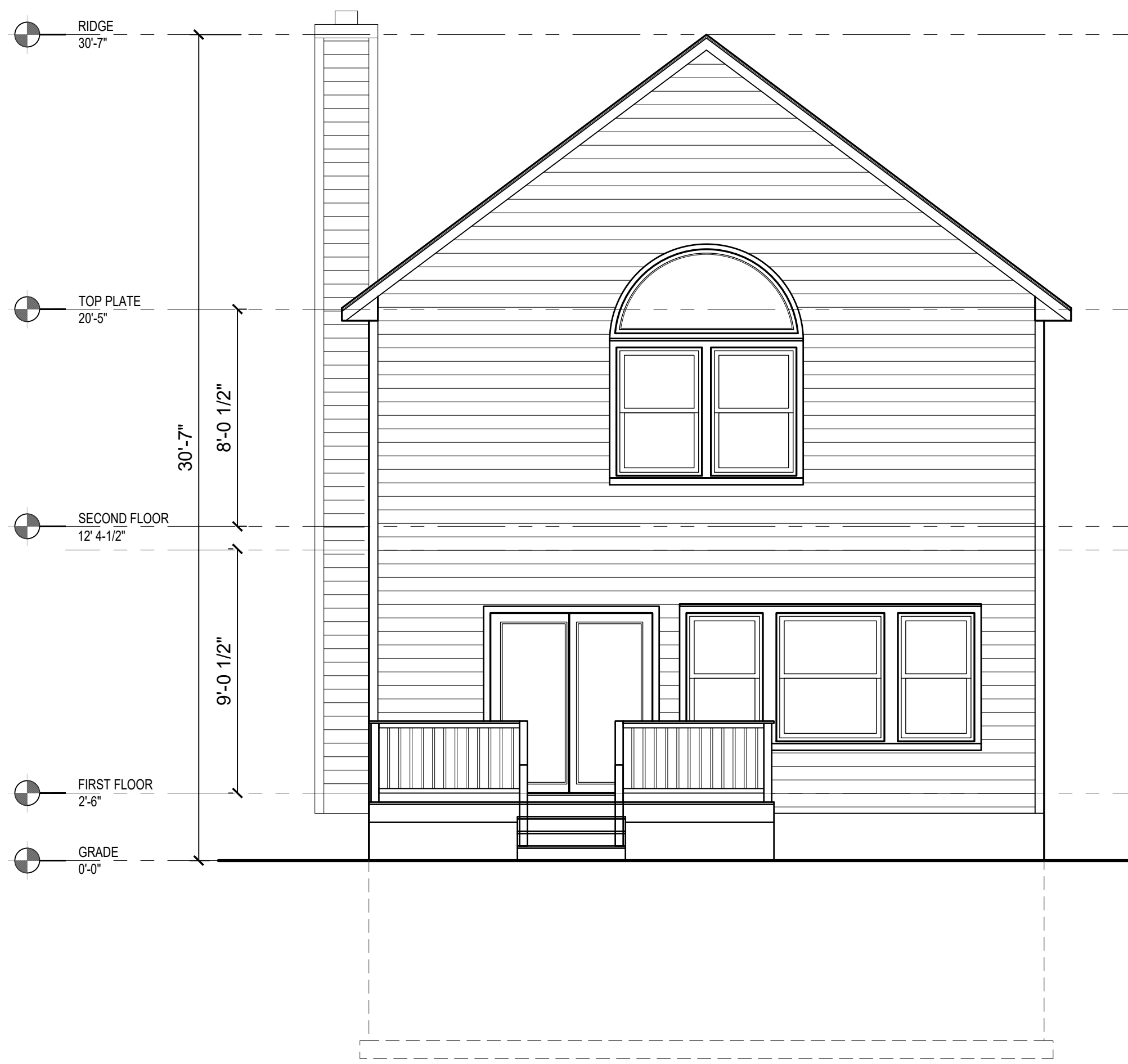




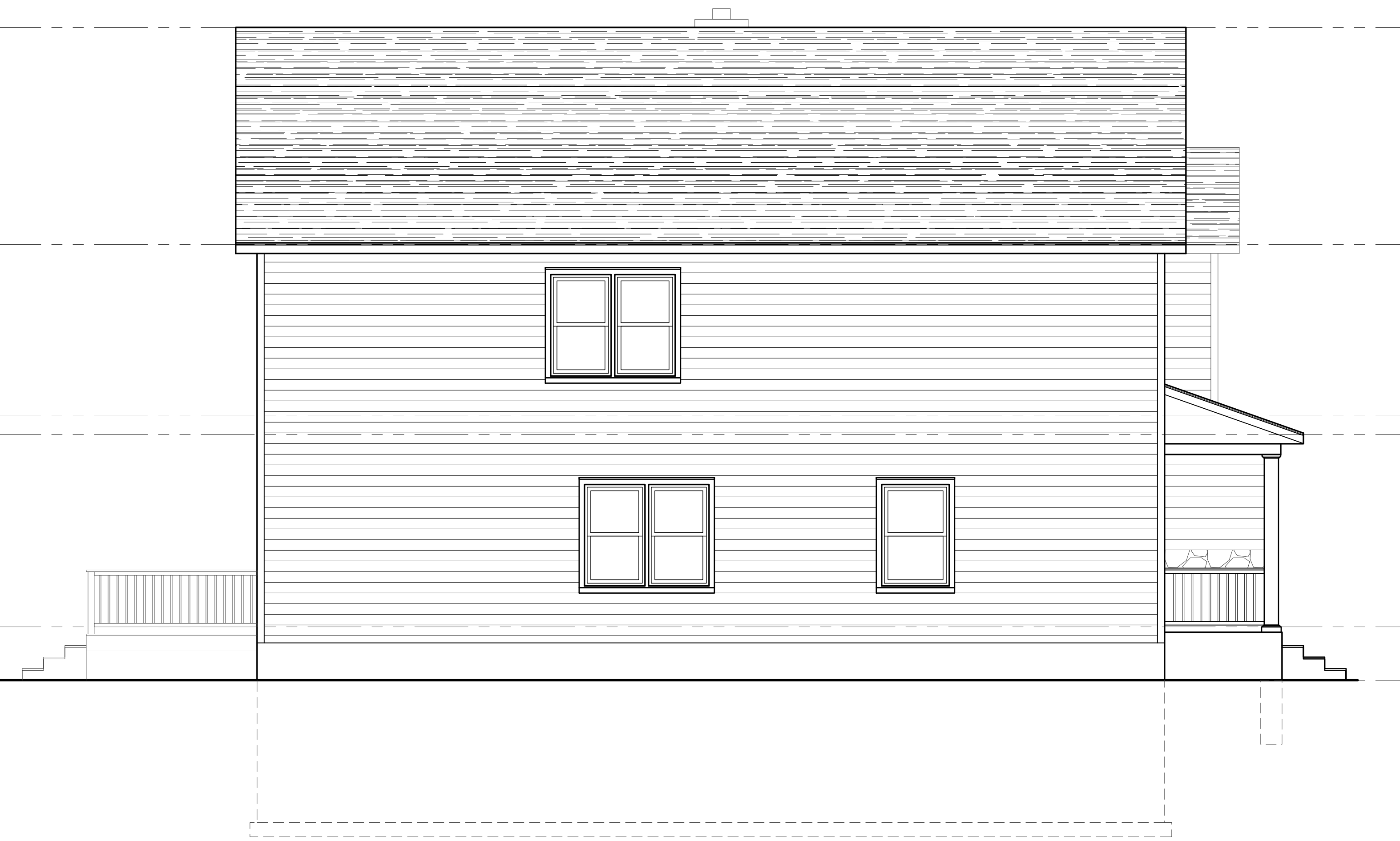
PROPOSED FRONT ELEVATION (SOUTH SIDE)
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION (EAST SIDE)
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION (NORTH SIDE)
SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION (WEST SIDE)
SCALE: 1/4" = 1'-0"



321 RIVERSIDE DR
RIVERHEAD, NY 11901
(516)376-8594

Client Info
MUNOR MANAGEMENT CORP.
1713 Fifth Ave
Bay Shore, New York 11706

Project Info
PROPOSED TWO STORY FRAME
SINGLE FAMILY DWELLING
Fordham Street
Patchogue, New York

REVISIONS	Approved
Description	
Date	



ELEVATIONS

Drawn By: TB
Checked By: J.E.M.

Drawing No. **A-4**

PROPOSED TWO STORY FRAME SINGLE FAMILY DWELLING FORDHAM STREET PATCHOGUE, NEW YORK



321 RIVERSIDE DR
RIVERHEAD, NY 11901
(516)376-8594

Client Info
MUNOR MANAGEMENT CORP.
1713 Fifth Ave
Bay Shore, New York 11706

Project Info
PROPOSED TWO STORY FRAME
SINGLE FAMILY DWELLING
Fordham Street
Patchogue, New York

REVISIONS	Description	Date
Approved		



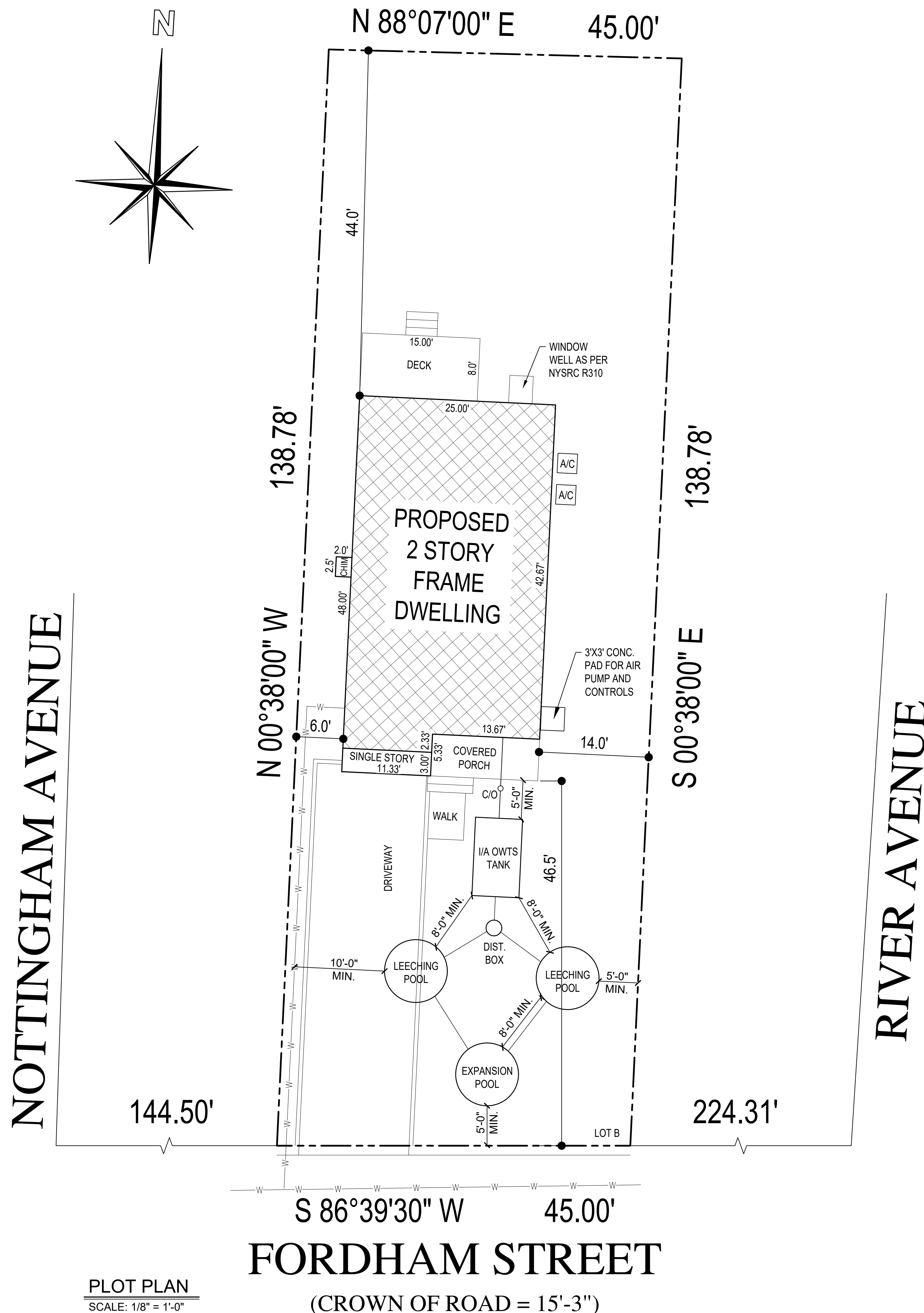
COVER SHEET

Drawn By
TB

Checked By
J.E.M.

Drawing No.
A-0

Sheet 1 of 8

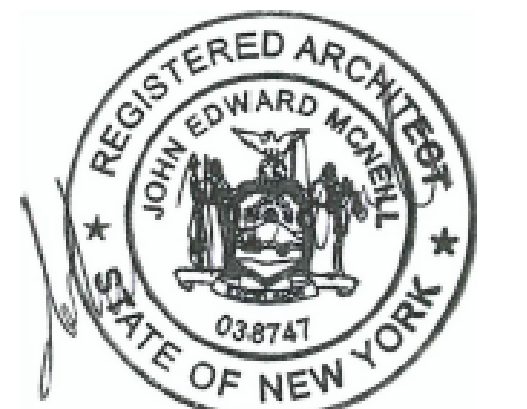


PLOT PLAN
SCALE: 1/8" = 1'-0"

FORDHAM STREET
(CROWN OF ROAD = 15'-3")

BUILDING ZONE ORDINANCE VILLAGE OF PATCHOGUE		
SUBJECT PROPERTY		
RESIDENCE: C	SECTION: 12	
BLOCK: 7	LOTS:	
SUBJECT PROPERTY	REQUIRED	PROVIDED
USE	SINGLE FAMILY	SINGLE FAMILY
LOT AREA	5,000.0 SF	6,245.1 SF
LOT WIDTH	50.0'	45.00'
LOT COVERAGE	25.0%	19.2%
FRONT YARD	25.0'	46.5'
SIDE YARD	AGGREGATE: 10.0'	WEST - 6.0' EAST - 14.0'
REAR YARD SETBACK	25.0'	44.0'
HEIGHT	35.0'	30.58'
International Energy Conservation Code Section 601 thru 602.4 Simplified prescriptive requirements for residential buildings Type A-1 & Type A-2		Building envelope thermal component criteria - min. req. thermal performa u factor & r value table 102.5.2 Zone 11B - 5000 - 5499 H.D.D. see enclosed calculations

REVISIONS	Description	Date	Approved

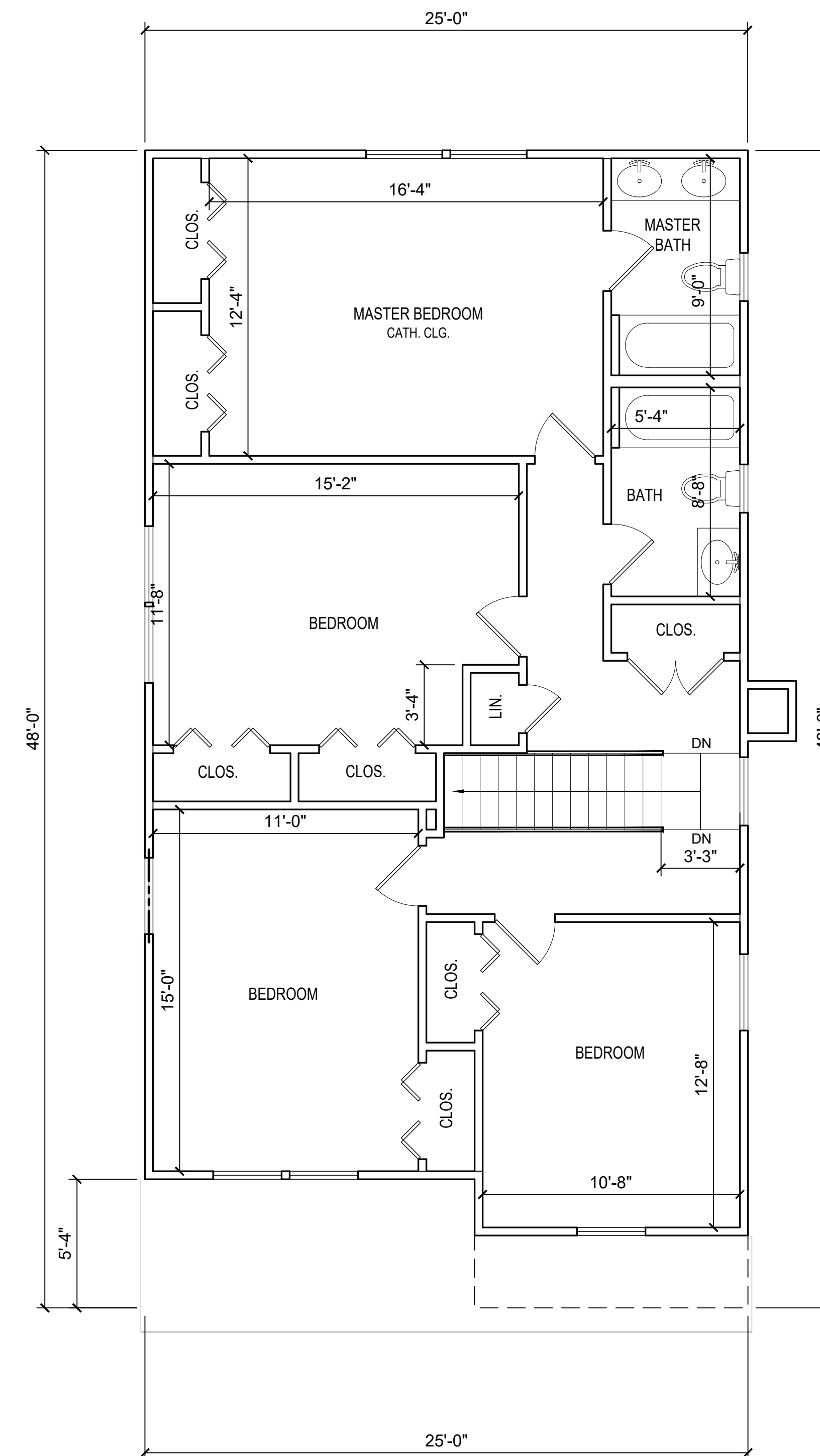
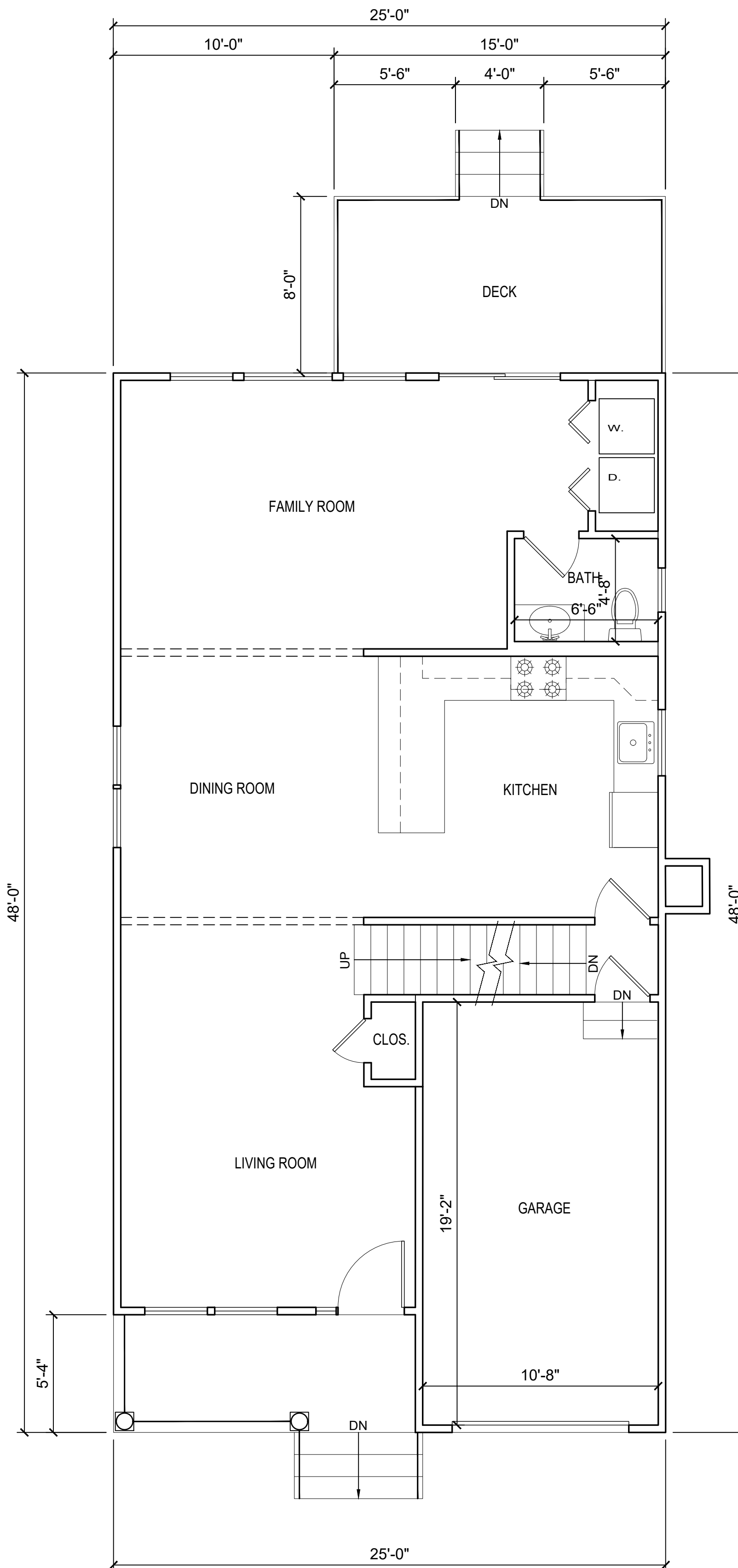
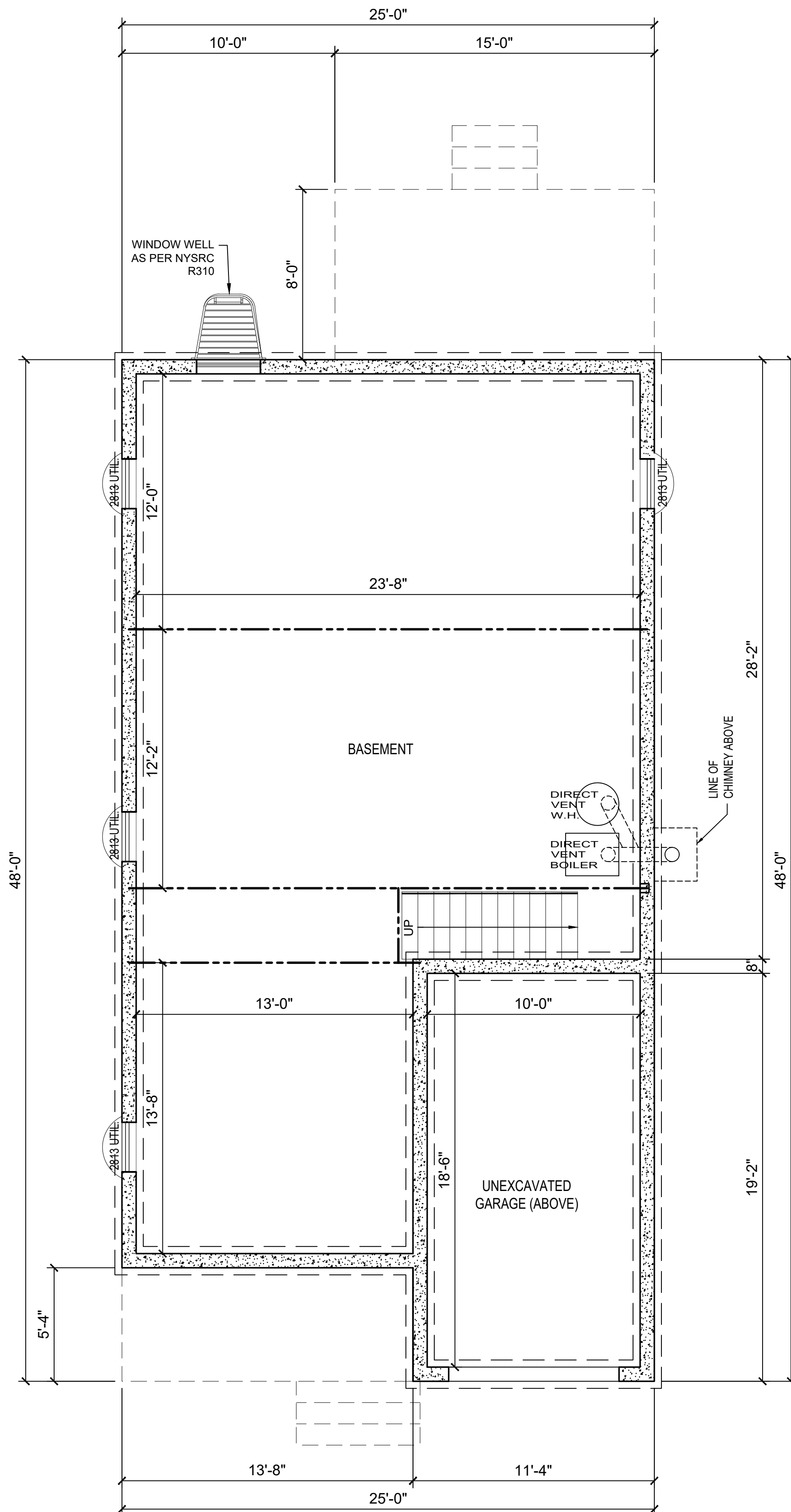


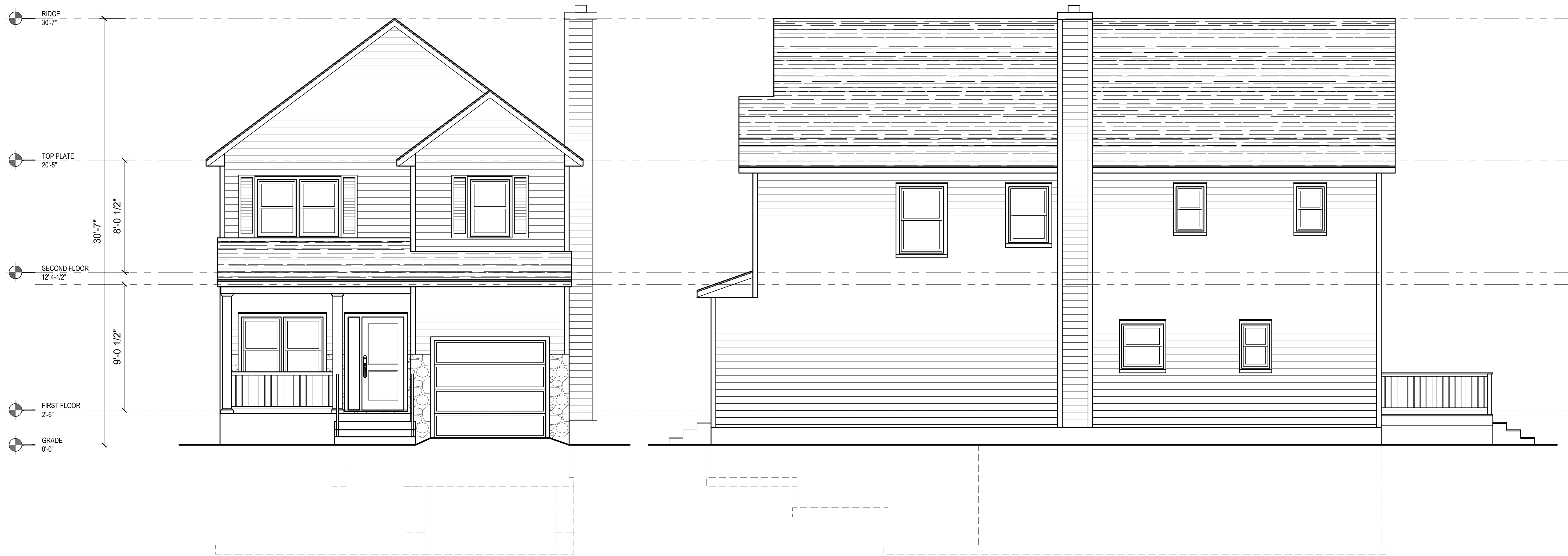
FIRST AND
SECOND
FLOOR PLANS

Drawn By
TB

Checked By
J.E.M.

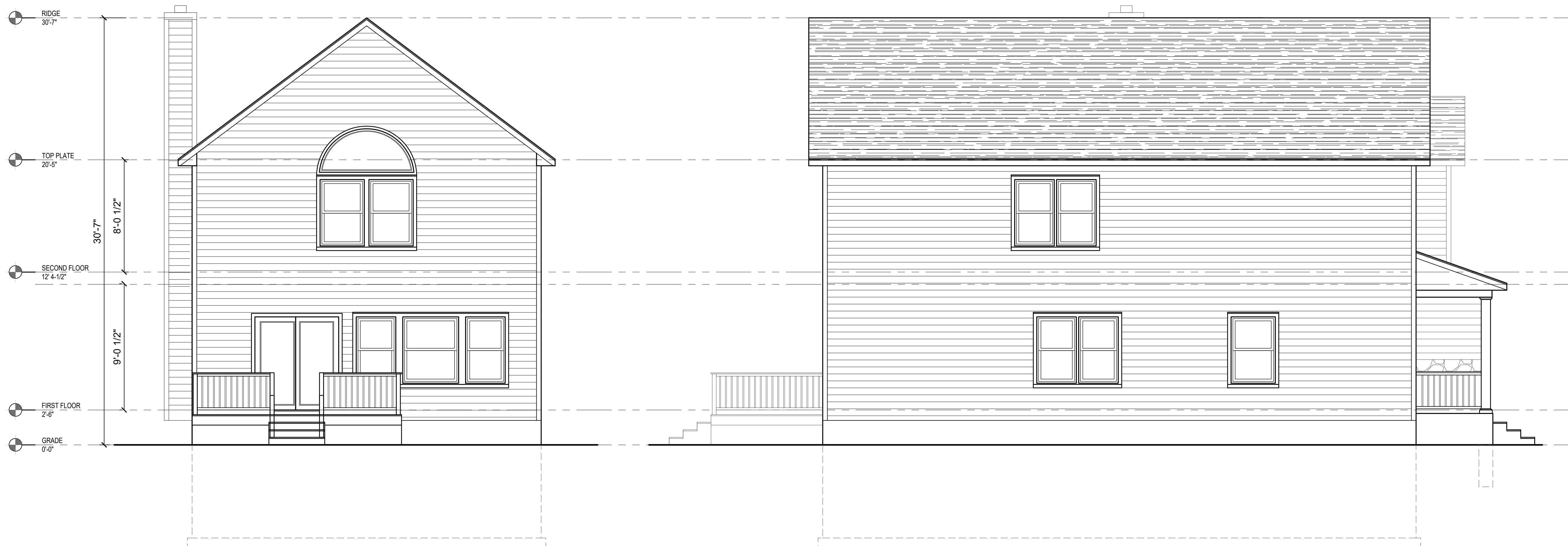
Drawing No.
A-2





PROPOSED FRONT ELEVATION (SOUTH SIDE)
SCALE: 1/4" = 1'-0"

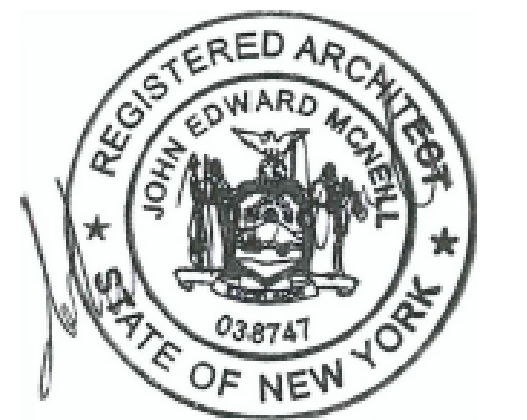
PROPOSED RIGHT SIDE ELEVATION (EAST SIDE)
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION (NORTH SIDE)
SCALE: 1/4" = 1'-0"

PROPOSED LEFT SIDE ELEVATION (WEST SIDE)
SCALE: 1/4" = 1'-0"

REVISIONS	Approved
Description	
Date	



ELEVATIONS

Drawn By: TB
Checked By: J.E.M.

Drawing No. **A-4**

PROPOSED TWO STORY FRAME SINGLE FAMILY DWELLINGS FORDHAM STREET PATCHOGUE, NEW YORK



321 RIVERSIDE DR
RIVERHEAD, NY 11901
(516)376-8594

Client Info
MUNOR MANAGEMENT CORP.
1713 Fifth Ave
Bay Shore, New York 11706

Project Info
PROPOSED TWO STORY FRAME
SINGLE FAMILY DWELLING
Fordham Street
Patchogue, New York

BUILDING ZONE ORDINANCE VILLAGE OF PATCHOGUE		
SUBJECT PROPERTY - LOT A		
RESIDENCE: C	SECTION: 12	
BLOCK: 7	LOTS:	
SUBJECT PROPERTY	REQUIRED	PROVIDED
USE	SINGLE FAMILY	SINGLE FAMILY
LOT AREA	5,000.0 SF	5,888.3 SF
LOT WIDTH	50.0'	44.50'
LOT COVERAGE	25.0%	20.4%
FRONT YARD	25.0'	48.2'
SIDE YARD	AGGREGATE: 10.0'	WEST - 13.0' EAST - 6.0'
REAR YARD SETBACK	25.0'	43.2'
HEIGHT	35.0'	30.58'
<small>International Energy Conservation Code Section 601 thru 602.4 Simplified prescriptive requirements for residential buildings Type A-1 & Type A-2</small>		
<small>Building envelope thermal component criteria - min. req. thermal performa u factor & r value table 102.5.2 Zone 11B - 5000 - 5499 H.D.D. see enclosed calculations</small>		

BUILDING ZONE ORDINANCE VILLAGE OF PATCHOGUE		
SUBJECT PROPERTY - LOT B		
RESIDENCE: C	SECTION: 12	
BLOCK: 7	LOTS:	
SUBJECT PROPERTY	REQUIRED	PROVIDED
USE	SINGLE FAMILY	SINGLE FAMILY
LOT AREA	5,000.0 SF	6,245.1 SF
LOT WIDTH	50.0'	45.00'
LOT COVERAGE	25.0%	19.2%
FRONT YARD	25.0'	46.5'
SIDE YARD	AGGREGATE: 10.0'	WEST - 6.0' EAST - 14.0'
REAR YARD SETBACK	25.0'	44.0'
HEIGHT	35.0'	30.58'
<small>International Energy Conservation Code Section 601 thru 602.4 Simplified prescriptive requirements for residential buildings Type A-1 & Type A-2</small>		
<small>Building envelope thermal component criteria - min. req. thermal performa u factor & r value table 102.5.2 Zone 11B - 5000 - 5499 H.D.D. see enclosed calculations</small>		

REVISIONS	Description	Date
Approved		

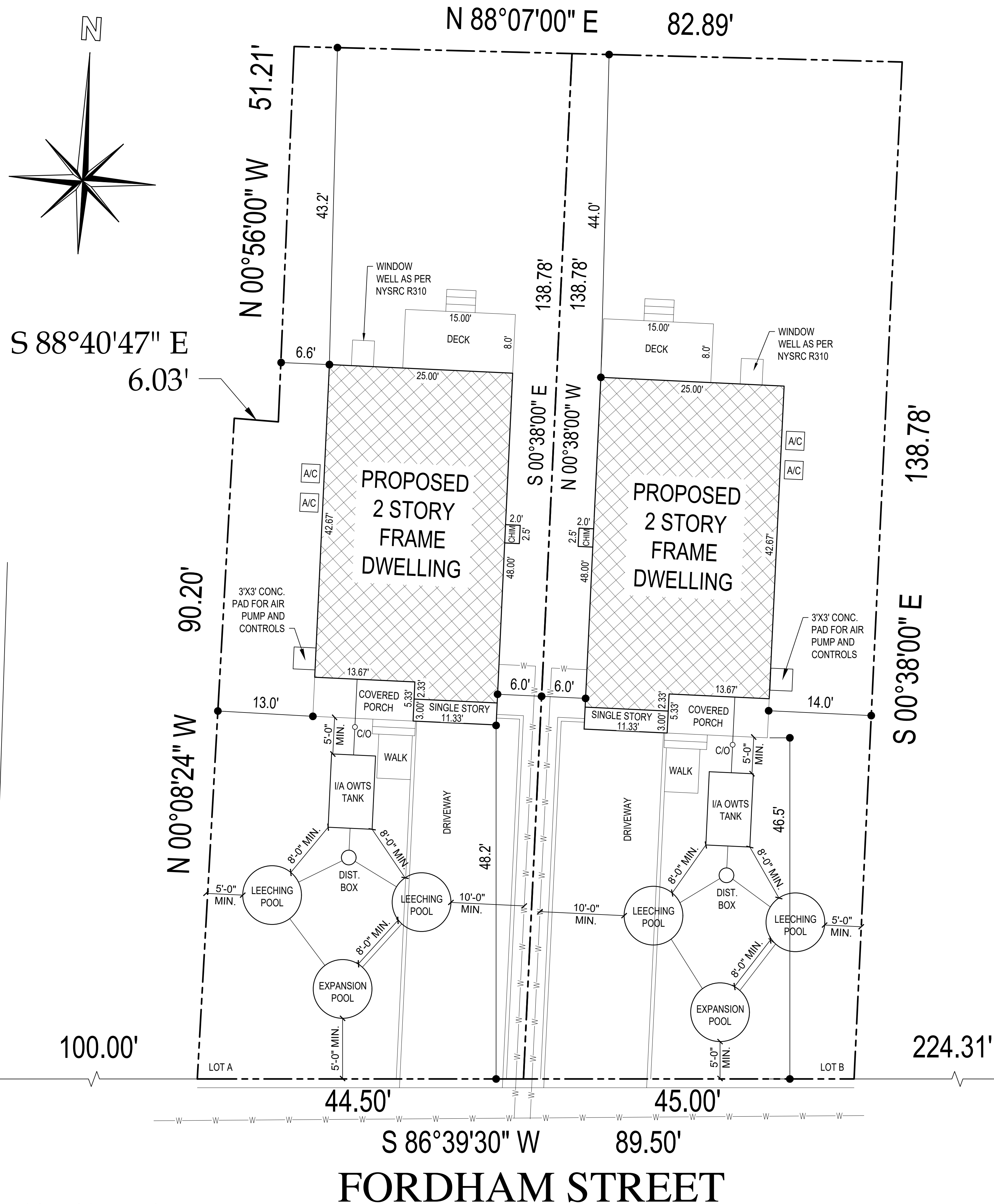
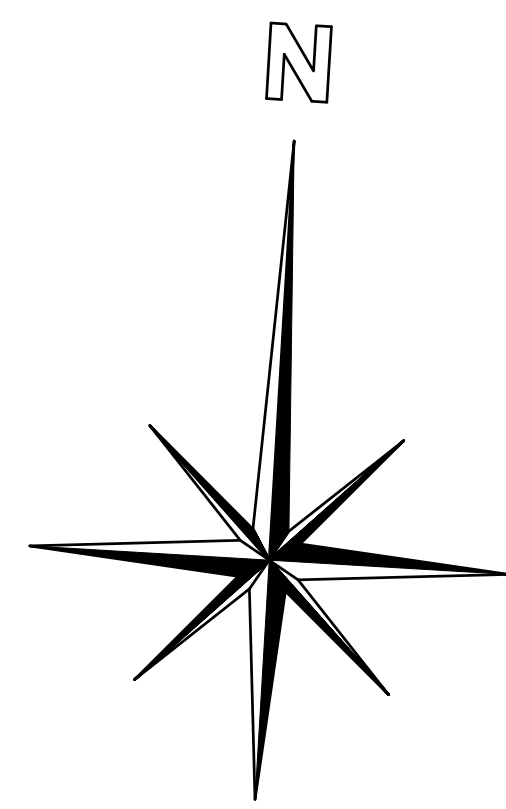


COMPOSITE PLOT PLAN

Drawn By
TB

Checked By
J.E.M.

Drawing No.
A-0



COMPOSITE PLOT PLAN
SCALE: 1/8" = 1'-0"

FORDHAM STREET
(CROWN OF ROAD = 15'-3")

NOTTINGHAM AVENUE

RIVER AVENUE