

Incorporated Village of Woodsburgh - Board of Zoning Appeals Petition

In the matter of the application of owner name(s) as per the Deed: Shmuel B. Weiss & Raizel Weiss

For a variance of section(s): 150-50.C.Fences, 150-50.B & 150-47.H Swimming Pools of the Village Code of the Incorporated Village of Woodsburgh

To: The Board of Zoning Appeals Incorporated Village of Woodsburgh
The petition of Berry Weiss, respectfully alleges as follows:

The petitioner(s) owns the property which is the subject of this application located at 847 Ivy Hill Road. The premises is also designated as Section 41, Block 112, Lot(s) 70 on the Nassau County land and tax map. The subject premises is located within the Residence District "A".

1. The petitioner(s) seeks a variance of the Village Code(s) of the Incorporated Village of Woodsburgh, to maintain a 5 foot fence on the property line, also maintain inground pool holding a 23.5 foot setback
2. The subject property has had prior variance requests such as Zoning Board decision dated June 25th, 2020,
3. The subject property was granted previous variances of: lot coverage, permit accessory structures in front yard.
4. The subject property was denied previous variances of n/a
5. The petitioner's surveyor, Vincent Teuronico, located at 3280 Sunrise Hwy., Wantagh, NY 11793, has prepared a final survey showing the structures in question.
6. The application to maintain the fence and pool was made and denied by the Building Inspector for the following:
 - 1- **150-50.C.Fences:No fence shall be located within 5 feet from the property line**
 - 2- **150-50.B.Fences:No fence installed shall be higher than 4 feet**
 - 3- **150-47.H.Swimming Pools: No pool shall be located closer than 25 feet to the property lines on a corner lot**



Inc. Village of Woodburgh
Board of Zoning Appeals

I, Diana LaSpisa, appear on behalf of
(Architect or Attorney - Print Name) agent

Berry Weiss, owner(s) of
(Owner(s) of Property)

847 Ivy Hill Rd., to seek
(Address of Property)

a variance from the Woodburgh Board of Zoning Appeals.

Date: 1st DAY OF February, 2023

Diana LaSpisa
(Signature of Architect/Attorney)

2938 Hempstead Tpke Ste 212 Levittown NY 11756
(Address)

631-698-5402
(Telephone Number)

moranoexpediting@yahoo.com
(Email)

Berry Weiss
Owner #1 Name (Print)

Berry Weiss
Owner #1 (Signature)

02/01/2023
Date

Berry Weiss
Owner #2 Name (Print)

Berry Weiss
Owner #2 (Signature)

02/01/2023
Date



Inc. Village of Woodburgh Board of Zoning Appeals

STATE OF NEW YORK

SS.;

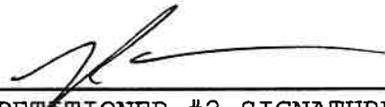
PETITIONER VERIFICATION

COUNTY OF NASSAU

I (WE), Barry Weiss (AND Raizy Weiss),
BEING DULY SWORN, DEPOSE(S) AND SAY(S): I (WE) AM (ARE) THE PETITIONER(S)
IN THE WITHIN ACTION; I (WE) HAVE READ THE FOREGOING PETITION AND KNOW
THE CONTENTS THEREOF; THE SAME IS TRUE TO OUR OWN KNOWLEDGE, EXCEPT AS
TO THE MATTERS THEREIN STATED TO BE ALLEGED UPON INFORMATION AND BELIEF
AND AS TO THOSE MATTERS WE BELIEVE IT TO BE TRUE.



PETITIONER'S SIGNATURE



PETITIONER #2 SIGNATURE

SWORN TO BEFORE ME THIS 1st DAY
OF Feb 2023

NOTARY PUBLIC, NASSAU COUNTY

Kings

SWORN TO BEFORE ME THIS 1st DAY
OF Feb 2023

NOTARY PUBLIC, NASSAU COUNTY

Kings

Joy Azar
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AZ6421213
Qualified in Kings County
Commission Expires August 30, 2025

Joy Azar
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AZ6421213
Qualified in Kings County
Commission Expires August 30, 2025

Inc. Village of Woodsburgh

JACOB HARMAN, DEPUTY MAYOR
CARL CAYNE, TRUSTEE
ALAN HIRMES, TRUSTEE
SHIRA HOSCHANDER, TRUSTEE



MICHELLE BLANDINO, CLERK TREASURER
BRIAN S. STOLAR, VILLAGE ATTORNEY
DENNIS FROMIGIA, BUILDING INSPECTOR

30 PIERMONT AVENUE • HEWLETT, NEW YORK 11557
TELEPHONE (516) 295-1400 • FACSIMILE (516) 295-1406

LEE A. ISRAEL, MAYOR

March 9, 2023

Mr. & Mrs. Shmuel Berry Weiss
847 Ivy Hill Road
Woodmere, NY 11598

Re: Pool, Pavilion & Fencing – Denial Letter **REVISED**
Section 41 Block 112 Lot 7

Dear Mr. & Mrs. Weiss:

A letter was sent back on July 7, 2022, notifying you that your permits for the pool, pavilion and fencing are not compliant. Your permits are also expired, and fees are due (see enclosed notices). In review of your final survey for the swimming pool, fencing and pavilion project, it has been noted that there are items which are not in compliance with the Zoning Board decision and Zoning Code. Based on the non-conformance with the following sections in the Zoning Code of the Inc. Village of Woodsburgh and the Zoning Board decision from June 25, 2020.

1. **§150-50.B. Fences: No fence installed shall be higher than 4 feet.**
 - a. The fence was installed at 5 feet.

2. **§150-47.H Swimming Pools: No pool shall be located closer than 25 feet to the property lines on a corner lot.**
 - a. The pool was installed at 23.5 feet from the property line at Hickory Road.
 - b. The fence was approved by the board to be 5 feet from the Hickory Road property line and the fence will be on the property line.

You must make application to the Zoning Board for a variance. That application must be made within 60 days of the date of this determination and must include one original, and 7 copies of the application, related documents, plans, one PDF via email (Dana@woodsburghny.com) or on a thumb drive and a filing fee of \$2,000.

Regards,

A handwritten signature in blue ink, appearing to read "Dennis Fromigia", is written over a light blue circular stamp.

Dennis Fromigia
Building Inspector

CC: Michael Rant Engineer (Email: info@northcoastcivil.com)
39 West Main Street
Oyster Bay, NY 11771

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: <i>Berry Weiss</i>			
Project Location (describe, and attach a location map): <i>Weiss Residence</i>			
Project Location (describe, and attach a location map): <i>847 Ivy Hill Rd. Woodborough</i>			
Brief Description of Proposed Action: <i>Maintain inground pool + fence</i>			
Name of Applicant or Sponsor: <i>Barry Weiss</i>		Telephone: <i>718-207-3700</i>	
Address: <i>847 Ivy Hill Road</i>		E-Mail: <i>Barry@thegroupmgmt.com</i>	
City/PO: <i>Woodborough</i>		State: <i>NY</i>	Zip Code: <i>11598</i>
1. Does the proposed action <u>only</u> 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.		NO <input checked="" type="checkbox"/>	YES <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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>0.67</i> 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:			
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	NO	YES <input checked="" 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"/>	NO	YES <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"/>	NO	YES <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: _____ <i>n/a</i> _____ _____	<input type="checkbox"/>	NO	YES <input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ <i>n/a</i> _____ _____	<input type="checkbox"/>	NO	YES <input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ <i>n/a</i> _____ _____	<input type="checkbox"/>	NO	YES <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"/>	NO	YES <input type="checkbox"/> <input type="checkbox"/> <input checked="" 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"/>	NO	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>

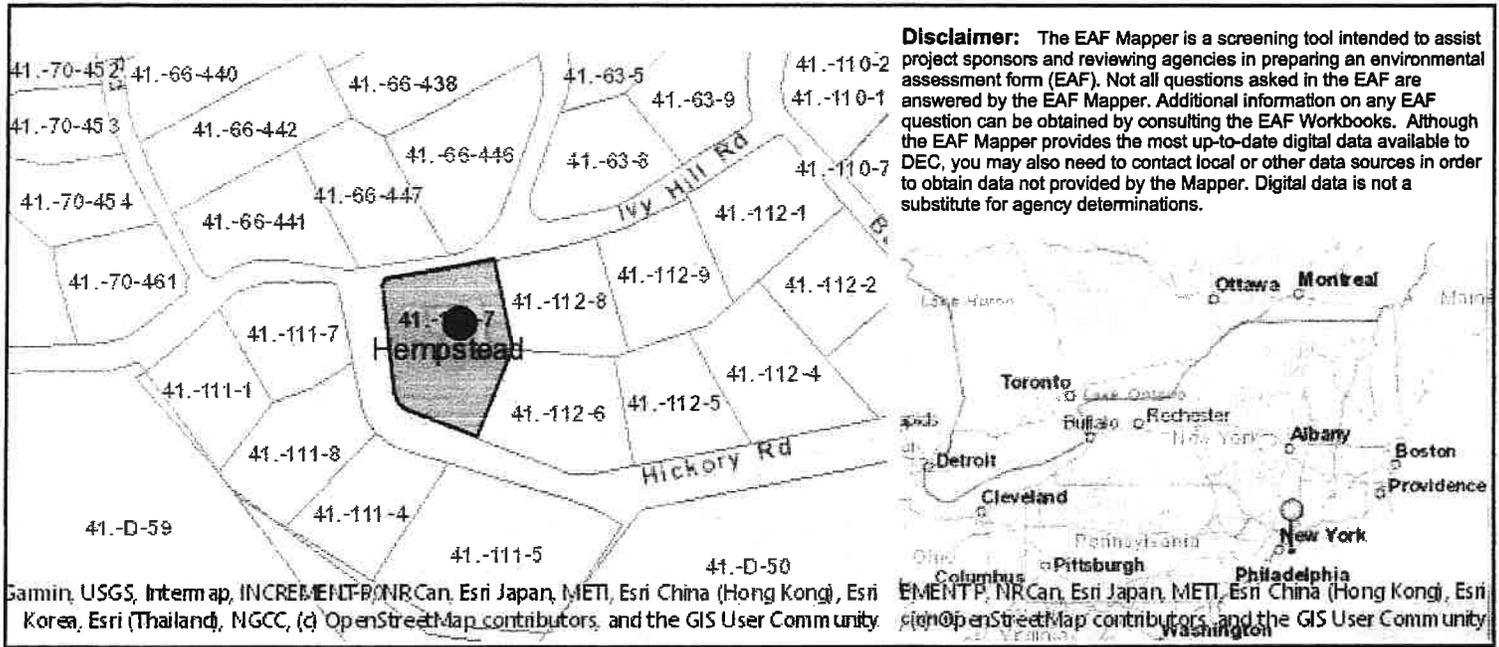
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input checked="" 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
Common Tern		<input type="checkbox"/> <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?		NO YES
		<input type="checkbox"/> <input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO YES
If 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)?		<input checked="" type="checkbox"/> <input type="checkbox"/>
If Yes, briefly describe:		

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)?		NO YES
If Yes, explain the purpose and size of the impoundment: _____		<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?		NO YES
If Yes, describe: _____		<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?		NO YES
If Yes, describe: _____		<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>Berry Weiss</u>		Date: <u>2/01/2023</u>
Signature: <u>[Signature]</u>		Title: <u>owner</u>



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Common Tern
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

DISCLOSURE AFFIDAVIT
General Municipal Law §809

BOARD OF ZONING APPEALS
VILLAGE OF WOODSBURGH

In the Matter of the application of

Owner(s): Benny Weiss

STATE OF NEW YORK:
ss:
COUNTY OF NASSAU :

Benny Weiss being duly sworn, deposes and says:

I am the applicant with respect to / owner of the premises which is the subject of (*cross out whichever is not applicable*) the within application.

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

No officer of the State of New York, and no officer or employee of the County of Nassau, the Town of Hempstead or the Village of Woodsburgh and no party officer of any political party, has an interest in the within application within the meaning of General Municipal Law §809, except as stated hereinafter (**if none, state "NONE"**):

NAME ADDRESS POSITION NATURE OF INTEREST

none

In the event there is any change in the information set forth herein between the date hereof and the final determination of this application, a supplemental affidavit will be filed to provide that further information.

Sworn to before me on

This 1st day of Feb, 2023

Benny Weiss

(SIGNATURE)

[Signature]

(SIGNATURE)

Joy Azar
(NOTARY PUBLIC)

Joy Azar
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AZ6421213
Qualified in Kings County
Commission Expires August 30, 2025

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 25th day of September, in the year 2019

BETWEEN Mikhail Ruvinsky and Emily Ruvinsky, both with an address at 847 Ivy Hill Road, Woodsburgh, NY 11598

party of the first part, and Shmuel B. Weiss & Raizel Weiss, as husband and wife, both with an address at 5908 21st Avenue, Brooklyn, NY 11204

party of the second part.

WITNESSETH, that the party of the first part, in consideration of

TEN (\$10.00) dollars

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

SEE SCHEDULE A - ATTACHED HERETO AND MADE A PART HEREOF.

PREMISES: 847 Ivy Hill Road, Woodsburgh, NY 11598 Section: 41 Block: 112 Lot: 7

Being and intended to be the same premises conveyed to the party of the first part dated 6-16-2014 recorded 6-25-2014 in Liber 13089 page 219.

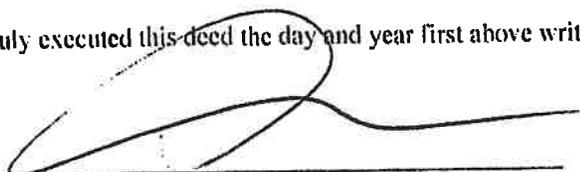
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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.

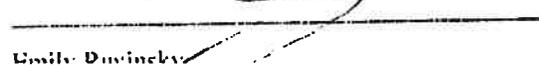
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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.

IN PRESENCE OF:



Mikhail Ruvinsky



Emily Ruvinsky

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of NASSAU, ss:

On the 26 day of SEPTEMBER in the year 2019, before me, the undersigned, personally appeared Mikhail Ruvinsky Emily Ruvinsky

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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Alex Sajovits
ALEX SAJOVITS
Notary Public, State of New York
No. 01SA6255827
Qualified in Nassau County
Commission Expires February 13, 2020

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof), that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**Bargain and Sale Deed
With Covenants**

Title No. STN-1985

**Mikhail Ruvinsky and Emily Ruvinsky
TO
Shmuel B. Weiss & Raizel Weiss**

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year , before me the undersigned personally appeared

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 he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION: 41

BLOCK: 112

LOT: 7

COUNTY OR TOWN: Nassau

Title No: STN-1985

SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the in the Incorporated Village of Woodsburgh, Town of Hempstead, County of Nassau and State of New York bounded and described as follows:

BEGINNING at a point on the new southerly side of Hempstead Bay Drive, at the extreme easterly end of the curve connecting the new southerly side of Hempstead Bay Drive with the easterly side of Hickory Drive;

RUNNING THENCE along new southerly side of Hempstead Bay Drive the following two courses and distances;

1. North 88 degrees 03 minutes East 70.294 feet
2. North 85 degrees 13 minutes east 69.970 feet;

THENCE south 4 degrees 47 minutes east 120 feet;

THENCE south 28 degrees 00 minutes west 126.621 feet to the northeasterly side of Hickory Road;

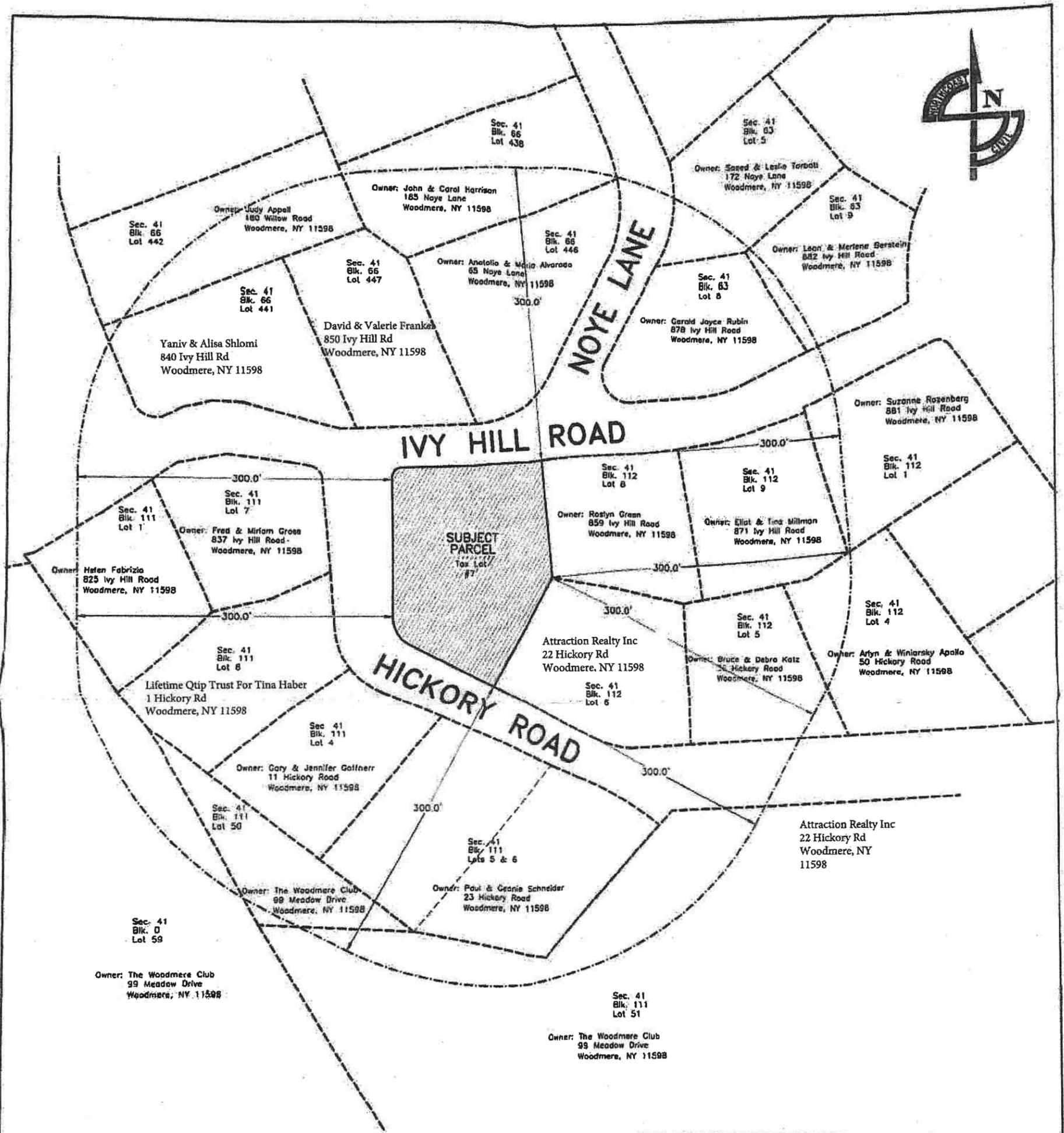
THENCE along the northeasterly and easterly sides of Hickory Road the following three courses and distances;

1. North 62 degrees 00 minutes west 92.683 feet;
2. Northwesterly along the arc of a circle bearing to the right having a radius of 33.286 feet a distance of 36.019 feet;
3. North 0 degrees 00 minutes East 139.997 feet to the extreme southerly end of the arc connecting the new southerly side of Hempstead Bay Drive with the easterly side of Hickory Road;

THENCE Northeasterly along the arc of a circle bearing to the right having a radius of 10.346 feet a distance of 15.889 feet to the new southerly side of Hempstead Bay Drive the point or place of **BEGINNING**.

For Information Only:

SAID premises known as 847 Ivy Hill Road, Woodsburgh, New York.

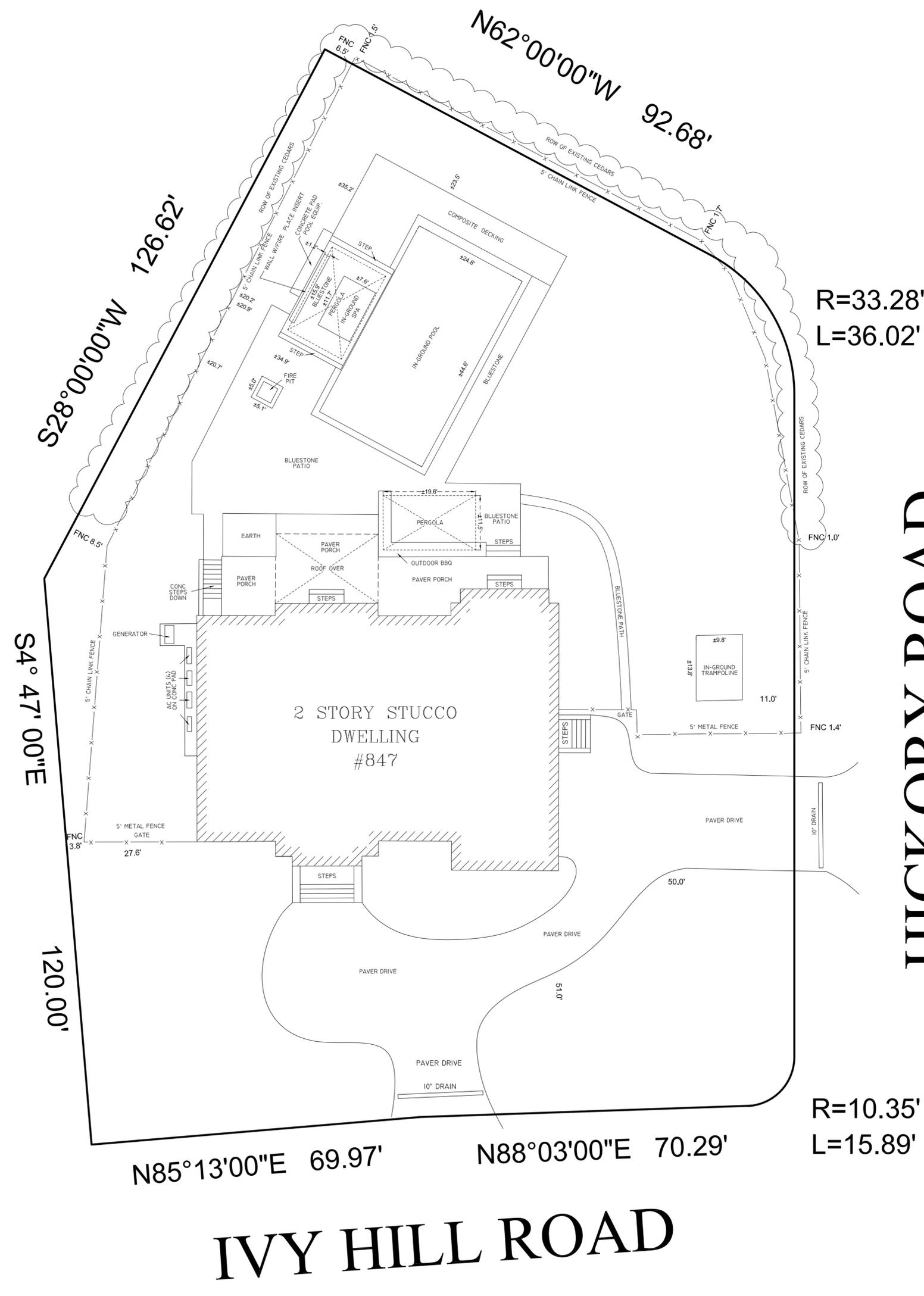


PROJECT INFORMATION		PROJECT	
DATE:	3/20/2020	300' RADIUS MAP	
DRAWN BY:	HMS		
CHECKED BY:	MJR		
SCALE:	1"=60'		
AREA:	0.67 ACRES		
DATUM:	NAV'88	SITUATED:	Incl. Village of Woodbury
		23 SPRING STREET OYSTER BAY, NY 11771 P: (516) 922-3031 F: (516) 922-7475	

TREE PIT	HYDRANT	WATER VALVE	CATCH BASIN	LIGHT POST	WATER MANHOLE	TELEPHONE MANHOLE	EL. ELEVATION	BC-EL ON BOTTOM OF CURB	LG-LEGAL GRADE	CD-CELLAR DOOR	ENT. ENTRANCE	CL. CLEAR	REL. ROOF EL.	PLAT. PLATFORM
ELECTRIC BOX	UTILITY POLE	TRAFFIC SIGN	GAS VALVE	PARKING METER	ELECTRIC MANHOLE	SEWER MANHOLE	TC-EL ON TOP OF CURB	CL-EL ON CENTER OF ROAD	LA. LOW AREA	F-E-FIRE ESCAPE	RT.-RIGHT ON LINE	ENC. ENCROACHMENT	T.W. EL. OF TOP WALL	A.C. AIR CONDITION



MAP OF PROPERTY LOCATED
847 IVY HILL ROAD
WOODSBURGH, N.Y.



HICKORY ROAD
N0°00'00"E 139.99'

IVY HILL ROAD

R=33.28'
L=36.02'

R=10.35'
L=15.89'

DATE	DESCRIPTION
SEPT. 15, 2021	FINAL SURVEY

BLOCK _____ 112
 LOT _____ 7
 SECTION _____ 41
 COUNTY _____ NASSAU
 DWG BY _____ A.G.
 CHK'D BY _____ J.A.

NOTE:
Unauthorized alterations or additions to this survey is a violation of section 7209 of the New York State education law. Copies of this survey map not bearing the land surveyor's inked seal or embossed seal shall not be considered to be a valid true copy. Guarantees or certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Guarantees or certification are not transferable to additional institutions or subsequent owners.

CAUTION:
1) Before performing any digging or drilling on this site, it is required that subsurface services, including the underground mains be marked and identified by the utility involved in compliance with industrial code 53 of New York State.
2) All elevations refer to NAVD 88 Datum.

SCALE: 1"= 15'



MERIDIAN
 L.S., INC.
 3280 SUNRISE HWY, SUITE 341
 WANTAGH, NY 11793
 TEL. 516-660-5337