

**PUBLIC HEARING NOTICE**

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

**Agency:** Board of Appeals  
Village of Thomaston  
**Date:** July 11, 2024  
**Time:** 6:00 p.m.  
**Place:** Village Hall, 100 East Shore Road, Thomaston, New York

**Subject:** Case No. 24-01. Application of Mohammed Ali, 9 Valley View Road, Thomaston, New York, for variances to permit construction of an enclosed porch on an existing lot in the Residential R-7 District. The Building Official has determined that the applicants require variances of (a) Village Code 203-35, to permit construction of the enclosed porch on an existing legal non-conforming lot with insufficient lot area and lot width, and (b) Village Code §203-37(C)(2), to permit such construction with a side yard of 13.4 feet where a minimum of 18.5 feet is required. Premises are designated as Section 2, Block 175, Lot 6 on the Nassau County Land and Tax Map

At the said time and place, all interested persons may be heard with respect to the foregoing matter.

This application is a Type II Matter under the State Environmental Quality Review Act, which requires no separate environmental impact review.

Any person having a disability which would inhibit attendance at or participation in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participation.

All relevant documents may be inspected at the office of the Village Clerk, 100 East Shore Road, Thomaston, New York, during regular business hours.

**Dated:** May 29, 2024

**BY ORDER OF THE BOARD OF APPEALS**

Receipt # 19093 \$ 500 FEE  
Receipt# 19092 \$ 3000 DEP

RECEIVED BY  
MAY - 7 2024  
Village of Thomaston

VILLAGE OF THOMASTON  
ZONING BOARD OF APPEALS

APPLICATION # 24-01

In the matter of the application of Mohammed Ali to the  
(Name of owner(s))  
Zoning Board of Appeals of the Village of Thomaston.

This is an application for:  An Appeal  A Variance  A Special Permit  
 Other (describe) \_\_\_\_\_

1. Name of Owner: Mohammed Ali / Shamina Ali / Mirza Chachorum

2. Owner's Address: 9 Valley View Rd.  
Great Neck, NY-11021

3. If the application is submitted by an agent on the owner's behalf, state the agent's name and relationship to the owner(s): \_\_\_\_\_

4. The property which is the subject of this application is located at: 9 Valley View Rd.  
\_\_\_\_\_, Thomaston, New York, and is also known as Section # 2,  
Block # 175, Lot(s) # 06 on the Nassau County Land and Tax Map.

5. The full name and residence address of all owners of the property (if the applicant is not the sole owner) are:  
\_\_\_\_\_  
\_\_\_\_\_

6. The property is located in the 3 zoning district of the Village of Thomaston

7. The subject property is located on the South side of Valley View Rd street

8. The date on which the owner(s) acquired the property was 07/18/2002.

9. The approximate dimensions of the property are 40' feet by 149'9" feet, and the total acreage of the property is 0.126 acres.

10. The property is presently used for 1 story w/cell. Frame Dwelling

11. Are there existing buildings on the property?  Yes  No  
If so, of what type of construction Frame

12. The present assessed valuation of the property is Land \_\_\_\_\_

Building(s) \_\_\_\_\_

13. Are there any unpaid village taxes on the property?  Yes  No

If yes, for what years? \_\_\_\_\_

14. The applicant or owner(s) wish to make use of the property for the purpose of Living

15. The Building Department of the Village of Thomaston denied an application for the proposed use on 5/4/2023 because the proposed use of the property violated the (date)

following sections of the Village Code: § 203-35 Minimum lot area and w/  
§ 203-37 (c) (2) Yard and Setback Requirement

16. The following sections of the Village Code give the Board of Appeals authority to grant the relief requested in this application: Village Code §203-138, §203-139

17. Description of the problem, or reasons for this application, which state a practical difficulty (in the case of a use variance) to support the relief sought in this application. (NOTE TO APPLICANT: This information is particularly important, and should constitute a complete statement of the grounds for the relief that is sought. Additional sheets may be used, if necessary, to give a full response.)

my family member are five and we need  
at least 4 four bedroom in our house  
more over for dining we need one room.  
So proposed extension I can at least make  
one extra room.

18. Has any previous application been made to the Board of Appeals for the relief sought in this application, or for relief similar to that sought in this application?  Yes  No

If yes, attach a description of each such prior application including:

- a. the date the application was made
- b. the date of the determination by the Board of Appeals
- c. the summary of the determination of the Board

19. Has any previous application been made to the Board of Appeals for any other relief with respect to the property which is the subject of this application?  Yes  No

If yes, attach a description of each such prior application including:

- a. the date the application was made
- b. the date of the determination by the Board
- c. the summary of the determination by the Board

20. Are there any outstanding violation notices affecting the subject premises?  Yes  No

21. Are there any pending court proceedings involving the subject premises?  Yes  No

**THE UNDERSIGNED APPLICANT STATES UNDER PENALTY OF PERJURY THAT ALL STATEMENTS AND INFORMATION CONTAINED IN PAPERS SUBMITTED HEREWITH, ARE TRUE.**

Name of applicant: Mohammed Ali

Signature of applicant: 

Title of signer: \_\_\_\_\_

Date: \_\_\_\_\_

**AFFIDAVIT OF PROPERTY OWNER**

STATE OF NEW YORK:  
COUNTY OF NASSAU:

The undersigned, MOHAMMED ALI being duly sworn deposes and says that the undersigned is the owner or an officer or member of the owner of the subject property, and resides at: 9 Valley View Rd. Great Neck NY 11021 in the State of New York; that the owner in fee of the property which is the subject of this application is as stated in the application; that if the owner is an entity the undersigned is \_\_\_\_\_ and as such is an officer or member of the owner authorized to execute this application on behalf of the owner; that all statements made in this Application and all supplementary documentation are true and complete to Deponent's own knowledge.



Sworn to before me this 24<sup>th</sup> day of April, 20 24

  
Notary Public

Andy Perez  
Notary Public, State of New York  
Reg. No. 01PE0013305  
Qualified in Queens County  
Commission Expires September 7, 2027

**AFFIDAVIT OF OWNER DESIGNATING AGENT:**

STATE OF NEW YORK:  
COUNTY OF NASSAU:

The undersigned, being duly sworn, deposes and says; I am the (owner, authorized officer or member of the owner) of the property which is the subject of this application; On behalf of the owner of the property I hereby authorize

\_\_\_\_\_ with address at \_\_\_\_\_ to act as agent of the owner to make and affirm the preceding application and to enter into agreements with respect to the subject property; all of which acts will be done in the owner's name and the owner undertakes to be bound by any and all such agreements as if made by the owner.

Sworn to before me this \_\_\_ day of \_\_\_\_\_, 20 \_\_\_

\_\_\_\_\_  
Notary Public

**AFFIDAVIT OF APPLICANT**

STATE OF NEW YORK:  
COUNTY OF NASSAU:

\_\_\_\_\_ being duly sworn, deposes and says: that the undersigned resides at \_\_\_\_\_; the undersigned is authorized by the owner of the property which is the subject of this application to make the above application and that all the statements made in this and all supplementary documents are true to Dependent's own knowledge.

Sworn to before me this \_\_\_ day of \_\_\_\_\_, 20 \_\_\_

\_\_\_\_\_  
Notary Public

BOARD OF APPEALS  
VILLAGE OF THOMASTON

DISCLOSURE AFFIDAVIT  
General Municipal Law § 809

In the Matter of the Application of

STATE OF NEW YORK:  
COUNTY OF NASSAU

MOHAMMED ALI Being duly sworn, deposes and says:

1. I am the (applicant) with respect to (owner of) the premises which are the subject of (cross out whichever is not applicable) the within application.
2. I make this affidavit for the purpose of comply with the requirements of General Municipal Law § 809
3. No officer of the State of New York, and no officer or employee of the County of Nassau, the Town of north Hempstead or the Village of Thomaston, and no party officer of any political party, had an interest in the within application with the meaning of General Municipal Law § 809, except as stated hereinafter (if none, state "NONE"):

NAME	ADDRESS	POSITION	NATURE OF INTEREST
<u>MOHAMMED ALI</u>	<u>9 Valley View Rd.</u>		<u>Great-Neck NY-11031</u>

4. In the event there is a 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.

Signature

Sworn to before me on  
This 24<sup>th</sup> day of April, 2024

Notary Public

Andy Perez  
Notary Public, State of New York  
Reg. No. 01PE0013305  
Qualified in Queens County  
Commission Expires September 7 2027



# LADDER INSPECTION CHECKLIST

Date	
Ladder Number or Reference	
Ladder Type or Description	
Inspector Name	

OK = Good Condition  
 Key: NR = Needs Repair or Review by Supervisor  
 NA = Not Applicable

Part/Area Under Review	OK	NR	NA
<b>Steps or Rungs</b> Not loose, cracked, bent or missing, free of oil, grease or slippery materials.			
<b>Rails</b> Not loose, cracked, bent or broken, free of oil, grease or slippery materials.			
<b>Labels</b> Not missing, peeling off or unreadable			
<b>Pail Shelf</b> Not missing, loose, bent, stuck in an incorrect position, or broken			
<b>Top Shelf, Step, Rung or Platform</b> Not cracked, loose, missing, or damaged			
<b>Spreaders, Bracing and/or Extension Locks</b> Not loose, bent, broken, difficult to move (if hinged), stuck in an incorrect position			
<b>Pulley, Rung Locks, Rope</b> Not damaged or missing; locks seat properly & the rope is not frayed.			
<b>Rung Locks</b> All are in place & none are missing, cracked or broken.			
<b>Joints &amp; Hinges</b> Not bent, broken, missing, difficult to move or stuck; moveable parts operate freely.			
<b>Shoes, Non-Slip Feet</b> Not missing, broken, damaged or have anything that would cause slippage.			
<b>General Condition</b> No rust, corrosion, loose/missing pieces; wooden parts NO splinters & cracks/decay			
<b>Stability</b> When placed correctly in use the ladder is not wobbly or loose?			

**Other** Anything else that might be dangerous for the user; describe below.

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Initial \_\_\_\_\_

WESTLAW

McKinney's Consolidated Laws of New York Annotated  
General Municipal Law (Refs & Annos)  
Chapter 24. Of the Consolidated Laws  
§ 809. Disclosure in certain applications Interest of Municipal Officers and Employees (Refs & Annos)  
McKinney's Consolidated Laws of New York Annotated General Municipal Law (Approx. 2 pages)

McKinney's General Municipal Law § 809

§ 809. Disclosure in certain applications

Currentness

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.<sup>1</sup>

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.

Credits

(Added L.1969, c. 646, § 3. Amended L.1970, c. 825, §§ 1, 2.)

Notes of Decisions (19)

Footnotes

<sup>1</sup> Now Election Law § 1-104, subd. 5.

McKinney's General Municipal Law § 809, NY GEN MUN § 809  
Current through L.2018, chapter 1.

NOTES OF DECISIONS (19)

- Attorneys for applicants
- Collateral estoppel
- Consultants
- Curing of conflict
- Disqualification
- Exclusive nature of section
- Failure to disclose
- Indirect interests
- Pleadings
- Summary judgment



**VILLAGE OF THOMASTON**

**100 EAST SHORE ROAD  
GREAT NECK, NY 11023  
(516) 482-3110**

[clerk@villageofthomaston.org](mailto:clerk@villageofthomaston.org)

**DENIAL LETTER**

May 2, 2024  
Revised

Mohammad Ali  
9 Valley View Rd  
Great Neck, NY 11021

**Re: Proposed Enclosed Porch on Rear-side of Building  
9 Valley View Road  
Sec. 2 - Block 175 - Lot 6 – R-7 Zone**

Please be advised that your Building Permit Application to construct an enclosed porch in the Residential R-7 Zone, which will exacerbate existing nonconformities is herewith denied based on the following after review of plans dated March 22, 2023 and received by our office on April 5, 2023:

**OBJECTION #1 - §203-35 – Minimum lot area and width.**

The proposed residence on the lot in question is contrary to §203-35. A and B. The enclosed porch will exacerbate the existing nonconformities.

Minimum lot area	Proposed lot Area
7,000 square feet	5,480.01 square feet

Minimum of lot width	Proposed lot width
60 feet	38.09 feet

**OBJECTION #2 - §203-37 (C) (2) Yard and setback requirements.** In that the enclosed porch will result in the following non-conformities:

C. Side yards. Except as set forth hereinafter, there shall be a side yard, the depth of which shall not be less than 18.5 feet.

Required	Proposed
18.5 feet	13.4 ¾ feet

**Re: Proposed Enclosed Porch on Rear-side of Building  
9 Valley View Road  
Sec. 2 - Block 175 - Lot 6 – R-7 Zone**

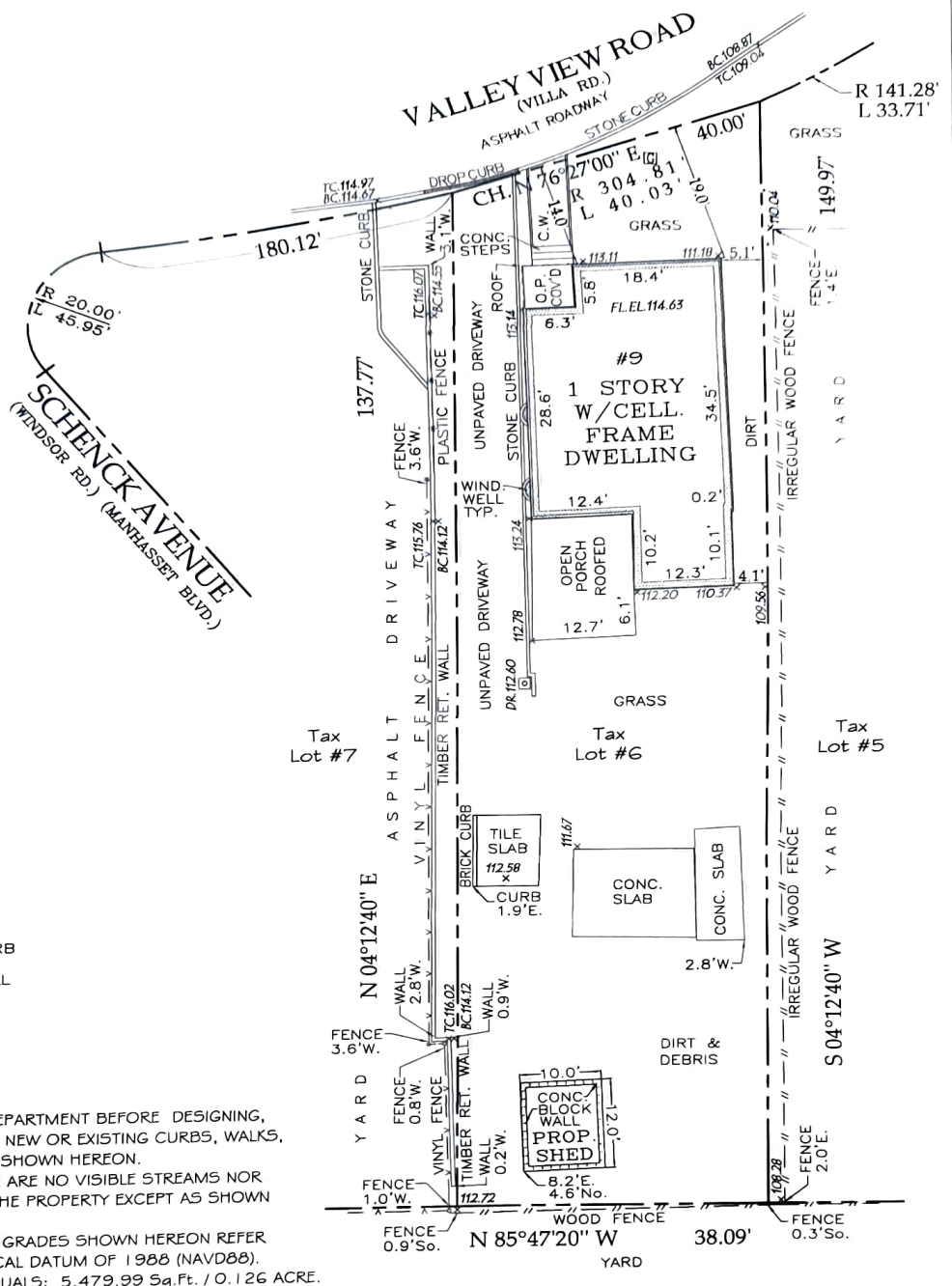
You may appeal this determination, or seek relief from the Village zoning regulations, by application to the Board of Zoning Appeals to request a variance from specific village Code Sections as stated above. **Application for appeal shall be made within 60 days of the date of this notice.** Please contact the Village Clerk to obtain the required forms and information about procedures.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael F. McNerney". The signature is written in a cursive, flowing style.

Michael F. McNerney RA  
Building Inspector

cc: A & A Consulting Engineers. P.C.



**Symbols:**

- DRAIN
- GAS VALVE

**Abbreviations:**

- E. - EAST
- W. - WEST
- N. - NORTH
- S. - SOUTH
- STY. - STORY
- GEN. - GENERALLY
- CONC. - CONCRETE
- TYP. - TYPICAL
- DR. - DRAIN
- CELL. - CELLAR
- TC. - TOP OF CURB
- BC. - BOTTOM OF CURB
- TW. - TOP OF WALL
- BW. - BOTTOM OF WALL
- CH. - CHORD
- WIND. - WINDOW
- C.W. - CONC. WALK
- O.P. - OPEN PORCH
- COV'D - COVERED

**NOTES:**

1. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS, OR ROADWAYS IN THE STREETS SHOWN HEREON.
2. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
3. ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. TOTAL AREA OF THE PARCEL EQUALS: 5,479.99 Sq.Ft. / 0.126 ACRE.

**SURVEY NOTE:**

THIS SURVEY WAS DONE BASED ON SURVEY PREPARED BY KRAUSE LAND SURVEYORS, ON JAN. 15, 1988 FOR ADJACENT TAX LOTS 1-5 BOTH INCLUSIVE.

**Notes:**

1. THIS SURVEY WAS DONE FOR **MOHAMMED ALI USE ONLY** AND IS NOT INTENDED TO BE USED BY ANOTHER PARTY. THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE, THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.
2. EASEMENTS NOT SHOWN ARE NOT GUARANTEED.
3. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE LAW.
5. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM NAVD'88 USING GPS BENCHMARK 04 E 16 N.

<b>#9 VALLEY VIEW ROAD, GREAT NECK, TOWN OF No. HEMPSTEAD, COUNTY NASSAU, STATE OF NEW YORK.</b>	Tax Map	SECT.: 2	BLOCK: 175	LOT(S): 6
	Filed Map	SECT.:	BLOCK:	LOT(S):

**SURVEY MAP OF DESCRIBED PROPERTY**

SURVEYED ON: 02/26/2022 REVISED ON: 02/18/2024 (UPDATE)	PREPARED BY: DERICK NEILLY
CERTIFIED TO: BUILDING DEPARTMENT TOWN OF NORTH HEMPSTEAD	
SURVEY ORDERED BY: ALI	



**SOUTHERN COUNTIES MAPPING, LLC**  
 46 CEDAR ROAD, WESTBURY  
 NEW YORK, 11590  
 Phone (516) 353-3555  
 Fax (516) 333-3055

[scsurveyors2020@gmail.com](mailto:scsurveyors2020@gmail.com)

# 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project:			
Project Location (describe, and attach a location map): <i>9 valley view Road Great Neck NY- 11021</i>			
Brief Description of Proposed Action: <i>I have been living in my mentioned residence for last two years under undesirable conditions with a family members of five. We are struggling with limited storage &amp; living space. I get your kind permission to extend as proposed it will not make and hindrance to others adjoining.</i>			
Name of Applicant or Sponsor: <i>Mohammed Ali</i>		Telephone: <i>646 474 5496</i>	
		E-Mail: <i>alireal560@gmail.com</i>	
Address: <i>9 valley view Road</i>			
City/PO: <i>Great Neck</i>		State: <i>NY</i>	Zip Code: <i>11021</i>
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.			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>0.126</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:			
<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			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>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?</p> <p>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?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>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?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	

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 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
	<input checked="" type="checkbox"/>	<input checked="" 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
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)? 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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>MOHAMMED ALI</u> Date: _____		
Signature: <u></u> Title: _____		

**200' Radius Map  
Section/Block/Lot 02-175-6  
9 Valley View Road, Great Neck, NY 11021**

**Nassau County Department of Assessment**



PARCEL INFORMATION - 200' FROM 9 VALLEY VIEW ROAD GREAT NECK, NY 11021

INDEX	SECTION/BLOCK/LOT	GROUPED_LOTS	OWNER	HOUSE_NUMBER	UNIT_NUMBER	STREET	CITY	ZIP_CODE
*1	02 166 01110		JAPA VENTURES INC	889		NORTHERN BLVD	GREAT NECK	11021
2	02 166 01120		891 REALTY LLC	891		NORTHERN BLVD	GREAT NECK	11021
3	02 166 01230		PCHJOLKINA I IDIRI & ELENA	284		SCHENCK AVE	GREAT NECK	11021
4	02 175 00010	1, 2, 3, 4, 5	LIN PETER & LING	11		VALLEY VIEW RD	GREAT NECK	11021
5	02 175 00060		ALI MOHAMMED & ALI SHAMINA	9		VALLEY VIEW RD	GREAT NECK	11021
6	02 175 00070	7, 8	MIRANDA ALBAN J	7		VALLEY VIEW RD	GREAT NECK	11021
7	02 175 00090		CHEN SANDY FEN	3		VALLEY VIEW RD	GREAT NECK	11021
8	02 175 00100		LEE HELEN W & CHENG WILLIAM F	287		SCHENCK AVE	GREAT NECK	11021
*9	02 175 00120		FRADAM NY LLC	907		NORTHERN BLVD	GREAT NECK	11021
*10	02 175 00190		NINE 25 NORTHERN REALTY CORP	923-925		NORTHERN BLVD	GREAT NECK	11021
*11	02 175 00200		BRAVE TROOPS REALTY INC	917		NORTHERN BLVD	GREAT NECK	11021
12	02 185 00010		CAPURRO CAROLYN MOREY	8		VALLEY VIEW RD	GREAT NECK	11021
13	02 185 00020		SEE LUIS CHEN & XING LIU	6		VALLEY VIEW RD	GREAT NECK	11020
14	02 185 00030		KUSHAY RICHARD & MARGARET	4		VALLEY VIEW RD	GREAT NECK	11023
15	02 185 00040		SIEGEL KAREN L TRUST	2		VALLEY VIEW RD	GREAT NECK	11020
16	02 185 00050		BAHRI PUNIT & BAHRI SHILPA	1		WINDSOR RD	GREAT NECK	11021
17	02 185 00060		SOMECK ALAN & DIANA	5		YORK DR	GREAT NECK	11021
18	02 185 00130		ZHANG ETAL YAN	12		VALLEY VIEW RD	GREAT NECK	11021
19	02 185 01140		MADAN RAJESH	10		VALLEY VIEW RD	GREAT NECK	11021
20	02 189 00010	1, 2	TIAN TIAN & WANG DING	15		VALLEY VIEW RD	GREAT NECK	11021
21	02 189 04550		ANDEER 23 VALLEY LLC	23		VALLEY VIEW RD	GREAT NECK	11021
22	02 189 04560		GARCIA ARMANDO & NELLY	21		VALLEY VIEW RD	GREAT NECK	11021
TARGET LOT	02 175 00060		ALI MOHAMMED & ALI SHAMINA	9		VALLEY VIEW RD	GREAT NECK	11021

SEPARATE MAILING ADDRESS MARKED WITH \*

INDEX	SECTION/BLOCK/LOT	GROUPED LOTS	OWNER	HOUSE_NUMBER	UNIT NUMBER	STREET	CITY	ZIP_CODE
*1	02 166 01110		JAPA VENTURES INC	891		NORTHERN BLVD	GREAT NECK	11021
*9	02 175 00120		FRADAM NY LLC	10040		EAST HAPPY VALLEY RD 458	SCOTTSDALE (AZ)	85255
*10	02 175 00190		NINE 25 NORTHERN REALTY CORP	134		FIFTH AVE	NEW YORK	10011
*11	02 175 00200		BRAVE TROOPS REALTY INC	183-15		69TH AVE	FLUSHING	11365

PARCEL INFORMATION - 200' RADIUS FROM 9 VALLEY VIEW ROAD GREAT NECK, NY 11021

MAP OF NORTH SHORE PROFESSIONAL CENTRE (CA 133)

INDEX	PARCELKEY	GROUPED LOTS	OWNER	HOUSE_NUMBER	UNIT NUMBER	STREET	CITY	ZIP_CODE
*23	02 175 0022U	22 CA 133 UNIT 100	4LUVS LLC	935	UNIT 100	NORTHERN BLVD UNIT 100	GREAT NECK	11021
*24	02 175 0022U	22 CA 133 UNIT 101	YOSEF CHAIM 26 LLC	935	UNIT 101	NORTHERN BLVD	GREAT NECK	11021
*25	02 175 0022U	22 CA 133 UNIT 102	RADIANT REALTY LLC	935	UNIT 102	NORTHERN BLVD	GREAT NECK	11021
26	02 175 0022U	22 CA 133 UNIT 103	MARMAT BROTHERS LLC	935	UNIT 103	NORTHERN BLVD	GREAT NECK	11021
27	02 175 0022U	22 CA 133 UNIT 104	NEZIROGLU FUGEN	935	UNIT 104	NORTHERN BLVD	GREAT NECK	11021
28	02 175 0022U	22 CA 133 UNIT 107	LYNN REALTY LLC	935	UNIT 107	NORTHERN BLVD	GREAT NECK	11021
29	02 175 0022U	22 CA 133 UNIT 108	PEK ETAL HENRY	935	UNIT 108	NORTHERN BLVD	GREAT NECK	11021
30	02 175 0022U	22 CA 133 UNIT 109	NEZIROGLU FUGEN	935	UNIT 109	NORTHERN BLVD	GREAT NECK	11021
*31	02 175 0022U	22 CA 133 UNIT 110	HELLER MARK & ELINA	935	UNIT 110	NORTHERN BLVD	GREAT NECK	11021



32	02 175 0022U	22 CA 133 UNIT 200	I O P VIEWPOINT INC	935	UNIT 200	NORTHERN BLVD	GREAT NECK	11021
*33	02 175 0022U	22 CA 133 UNIT 201	LCK INDUSTRIES INC	935	UNIT 201	NORTHERN BLVD	GREAT NECK	11021
*34	02 175 0022U	22 CA 133 UNIT 202	MD SUITES LLC	935	UNIT 202	NORTHERN BLVD	GREAT NECK	11021
35	02 175 0022U	22 CA 133 UNIT 203	PEK & ROSENBERG REALTY LLC	935	UNIT 203	NORTHERN BLVD	GREAT NECK	11021
*36	02 175 0022U	22 CA 133 UNIT 300	KANGPING REALTY LLC	935	UNIT 300	NORTHERN BLVD	GREAT NECK	11021
37	02 175 0022U	22 CA 133 UNIT 301	EAEJ REALTY LLC	935	UNIT 301	NORTHERN BLVD	MANHASSET	11030
38	02 175 0022U	22 CA 133 UNIT 302	EAEJ REALTY LLC	935	UNIT 302	NORTHERN BLVD	MANHASSET	11030
39	02 175 0022U	22 CA 133 UNIT 305	MIG REALTY LLC	935	UNIT 305	NORTHERN BLVD	GREAT NECK	11021
*40	02 175 0022U	22 CA 133 UNIT 306	ZHANG AND MOU LLC	935	UNIT 306	NORTHERN BLVD	GREAT NECK	11021

SEPARATE MAILING ADDRESS MARKED WITH \*

INDEX	SECTION/BLOCK/LOT	GROUPED LOTS	OWNER	HOUSE_NUMBER	UNIT NUMBER	STREET	CITY	ZIP_CODE
*23	02 175 0022U	22 CA 133 UNIT 100	4LUVS LLC	4	UNIT 100	TIDEWAY ST	GREAT NECK	11024
*24	02 175 0022U	22 CA 133 UNIT 101	YOSEF CHAIM 26 LLC	8	UNIT 101	CHERRY BROOK PARK	GREAT NECK	11020
*25	02 175 0022U	22 CA 133 UNIT 102	RADIANT REALTY LLC	11	UNIT 102	DURRY LN	GREAT NECK	11023
*31	02 175 0022U	22 CA 133 UNIT 110	HELLER MARK & ELINA	935	UNIT 100	NORTHERN BLVD	GREAT NECK	11021
*33	02 175 0022U	22 CA 133 UNIT 201	LCK INDUSTRIES INC	429	UNIT 201	ATLANTIC AVE SUITE 2A	FREEPORT	11520
*34	02 175 0022U	22 CA 133 UNIT 202	MD SUITES LLC	907	UNIT 202	NORTHERN BLVD	GREAT NECK	11021
*36	02 175 0022U	22 CA 133 UNIT 300	KANGPING REALTY LLC	299	UNIT 300	EAST SHORE ROAD	GREAT NECK	11023
*40	02 175 0022U	22 CA 133 UNIT 306	ZHANG AND MOU LLC	60	UNIT 306	WESTMINSTER RD	GREAT NECK	11020

# DataTrace®

T. 516.663.0600 F. 657.205.3795 E. All.NY.Customer.Service@datatracetitle.com

## Copy of Certified Document Request

**TITLE #:** TLA-5026-N

**PREPARED FOR:** TRIUMPH LAND ABSTRACT (TRLA)

**ORDER ID:** 12203862

**PREMISES:**

9 VALLEY VIEW, GREAT NECK

**State:** NY **County:** NASSAU **Town:** NORTH HEMPSTEAD **Village:** THOMASTON

**Section:** 2 **Block:** 175 **Lot:** 6

---

**The requested certified document(s) have been obtained  
and will be forwarded to your office.**

**PLEASE NOTE: Effective 8/1/2023, DataTrace will revert to pre-Covid searching  
parameters, disregarding any Covid enacted tolling statutes.**

**IMPORTANT NOTICE ABOUT SEARCH INFORMATION HEREIN**

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STATE OF NEW YORK  
COUNTY OF NASSAU  
COUNTY CLERK'S OFFICE

}

SS:

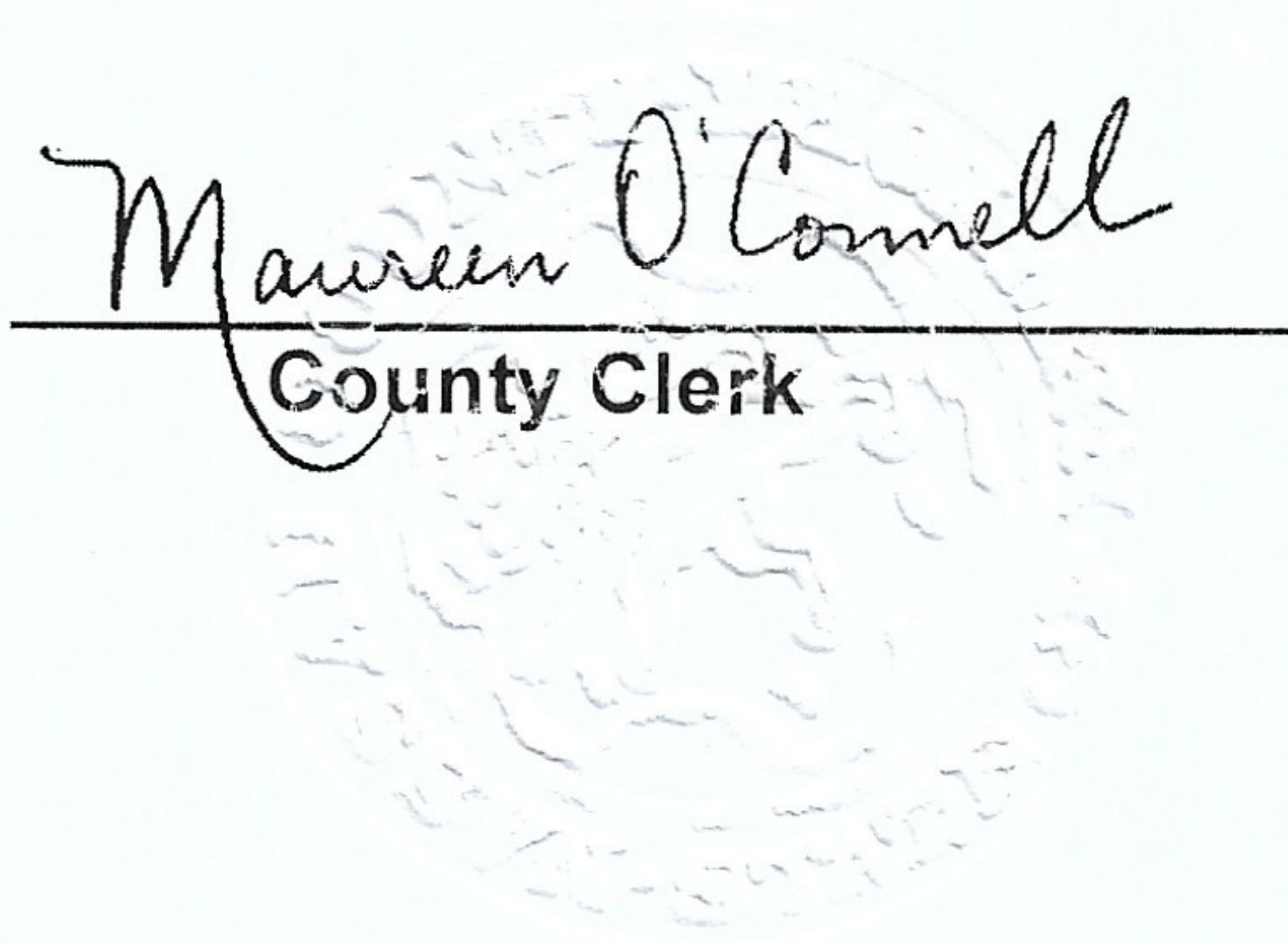
I, MAUREEN O'CONNELL, County Clerk of the County of Nassau and the Supreme and County Courts, Courts of Record thereof,

DO HEREBY CERTIFY, that I have compared the annexed with the original

DEED            D 14207            PAGE(S) 168

FILED AND RECORDED in my office 02-16-2022 and the same is a true transcript thereof and of the whole of such original.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed THE OFFICIAL SEAL OF SAID COUNTY AT MINEOLA, N.Y. this 22<sup>th</sup> day, February 2024.

  
*Maureen O'Connell*  
\_\_\_\_\_  
County Clerk

Nassau County  
 Maureen OConnell  
 County Clerk  
 Mineola, NY 11501



60 2022 00020875

Instrument Number: 2022- 00020875

As

D01 - DEED RESIDENTIAL

Recorded On: February 16, 2022

Parties: AREVALO MANUEL

TO ALI MOHAMMED

Recorded By: TRIUMPH LAND ABSTRACT LLC

Billable Pages: 3

Num Of Pages: 4

Comment:

**\*\* Examined and Charged as Follows: \*\***

D01 - DEED RESIDENTIAL	60.00	Blocks - Deeds - \$300	300.00	DN - DEED NOTIFICATION	10.00
RP5217 Residential	125.00	Tax Affidavit TP 584	5.00		

Recording Charge: 500.00

	Amount	Consideration Amount	RS#/CS#			
Tax-Transfer	2,560.00	640,000.00	RE 16966	Basic	0.00	Spec ASST 0.00
N. HEMPSTEAD				Local NY CITY	0.00	Spec ADDL SONYMA 0.00
				Additional MTA	0.00	Transfer 2,560.00
Tax Charge:	2,560.00					

Property Description:

Line	Section	Block	Lot	Unit	Town Name
1	2	175	6		N. HEMPSTEAD



**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Nassau County, NY

**File Information:**

**Record and Return To:**

Document Number: 2022- 00020875  
 Receipt Number: 2508097  
 Recorded Date/Time: February 16, 2022 11:15:47A  
 Book-Vol/Pg: Bk-D VI-14207 Pg-168  
 Cashier / Station: 0 JVR / NCCL-F7YJV42

LAW OFFICE OF AFFAR BAKSH ESQ  
 146-06 HILLSIDE AVENUE  
 JAMAICA NY 11435



*Maureen O'Connell*

County Clerk Maureen O'Connell

DOI  
3  
640K

THIS INDENTURE, made the 18<sup>th</sup> of January of 2022

BETWEEN

MANUEL AREVALO and MARIA AREVALO  
Residing at 9 Valley View Road Great Neck , NY 11021

party of the first part, and

*MA*  
*MA*

MOHAMMED ALI, SHAMINA ALI, MIRZA ~~AND~~ SAMIN M. CHADMUM  
Residing at 144-03 87<sup>th</sup> Avenue Jamaica, NY 11435

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN DOLLARS and other good and valuable consideration 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

SEE SCHEDULE A ATTACHED

S: 2 ✓

Premises herein described are and intended to be the same as those described in Deed recorded at Liber 10342 Page 960

B: 175

SAID PREMISES being known as 9 Valley View Road Great Neck, NY 11021

L: 6

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

*[Handwritten signature]*

*Manuel Arevalo*  
\_\_\_\_\_  
MANUEL AREVALO  
*Maria Arevalo*  
\_\_\_\_\_  
MARIA AREVALO

**Acknowledgement taken in New York State**

STATE OF NEW YORK, COUNTY OF NASSAU ss:

On the 18<sup>th</sup> day of January 2022 before me, the Undersigned, personally appeared

MANUEL AREVALO AND MARIA AREVALO ✓

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.

DAWN L. CHAPMAN  
NOTARY PUBLIC, State of NY  
# 01CH4884527 ✓

Qualified in Suffolk County

Commission Expires Jan. 26, 2023

Jan, 26, 2023

**Acknowledgement by Subscribing Witness taken in New York State**

STATE OF NEW YORK, COUNTY OF ss:

On the day of , before me 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 , 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.

Title No. TLA-5026-N  
Triumph Land Abstract  
Tel: 718.848.5132

**BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS**

MANUEL AREVALO AND MARIA AREVALO

TO

MOHAMMED ALI, SHAMINA ALI MIRZA AND  
SAMIN M. CHADMUM

**Acknowledgement taken in New York State**

STATE OF NEW YORK, COUNTY OF ss:

On the day of , before me, the undersigned, personally appeared and 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 of , County of , ss:  
\* (or insert District of Columbia, Territory, Possession or Foreign Country)

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 made 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 2  
BLOCK 175  
LOT 6  
COUNTY OR TOWN NASSAU  
STREET ADDRESS 9 Valley View Road  
Great Neck, NY 11021

**RETURN BY MAIL TO:**

Law office of Affar Baksh, Esq. ✓  
146-06 HILLSIDE AVENUE  
JAMAICA, NY. 11435

*Old Republic Title Insurance Company*

Title Number: TLA-5026-N  
Page 1

**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 Town of North Hempstead, Nassau County, NY, known and designated on a certain map entitled, "Map 4 of Great Neck Villa, 'Sections 1, 2 and 3 property of the Great Neck Villa Company, situated at Great Neck, L.I. surveyed 4/1909 as Section 1 and 2 by Charles U. Powell, C.E, and April and November, 1910 as Section 3 by W.F. Gates, C.E. and C.S." and filed in the Office of the Clerk of the County of Nassau on 12/2/1910 as Map No. 16, as and by the Lot No. 6. in Block lettered N as laid down on said map, said lot being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Valley View Road, distant 180.12 feet (by chords) easterly as measured along the southerly side of Valley View Road from the eastermost point on the arc of a curve formed by the intersection of the southerly side of Valley View Road and the northeasterly side of Schenck Avenue;

RUNNING THENCE along the southerly side of Valley View Road as it curves to the left, said curve having a chord bearing North 76 degrees 27, minutes 00 seconds East and a length of 40.00 feet;

THENCE south 4 degrees 12 minutes 40 seconds West, 149.97 feet;

THENCE North 85 degrees 47 minutes 20 seconds West, 38.09 feet;

THENCE North 4 degrees 12 minutes 40 seconds East, 137.77 feet to a point on the southerly side of Valley View Road, said point or place of BEGINNING.

*Sect: 2*

Block: 175 Lot: 6

To Whom It May concern

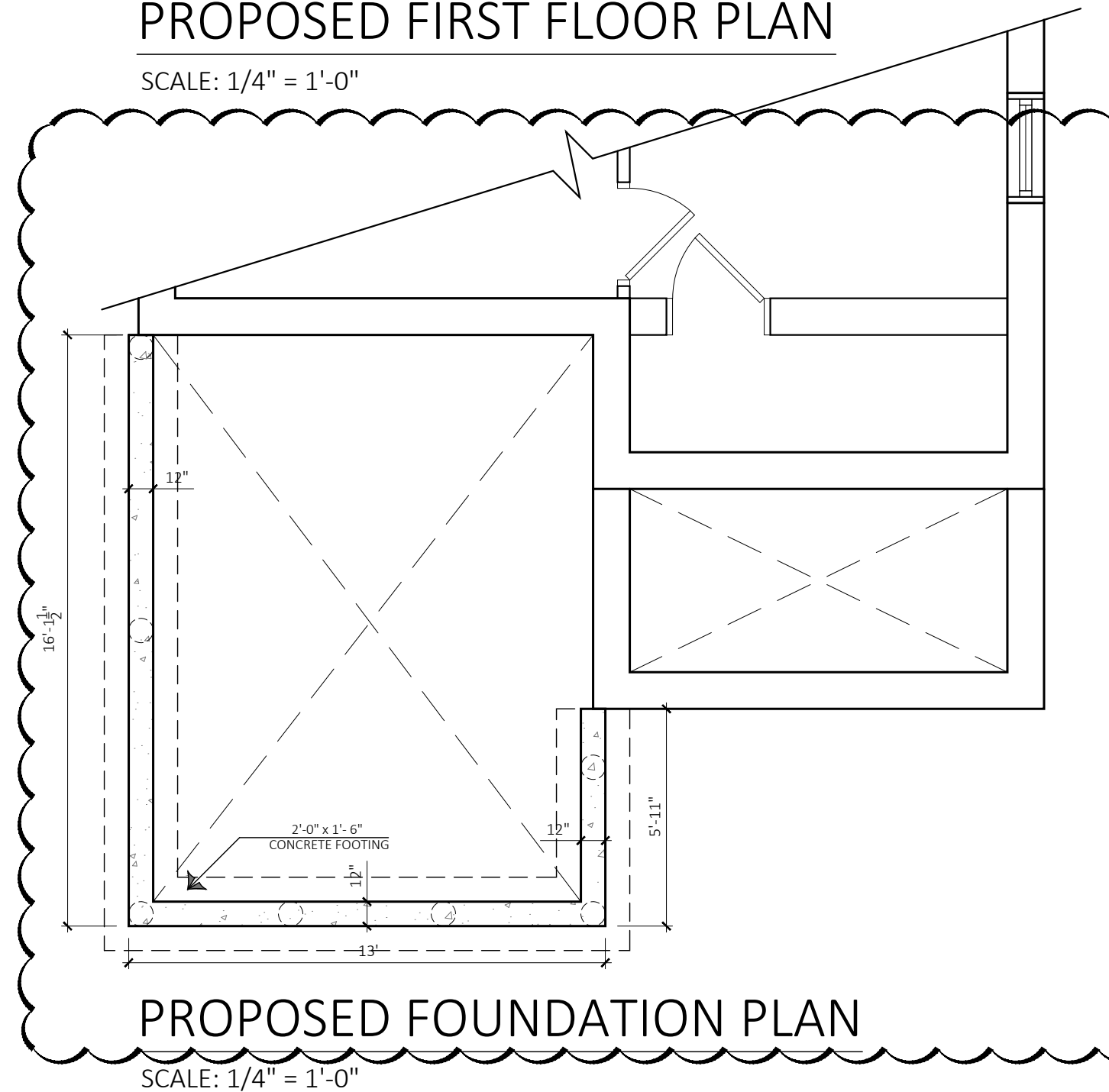
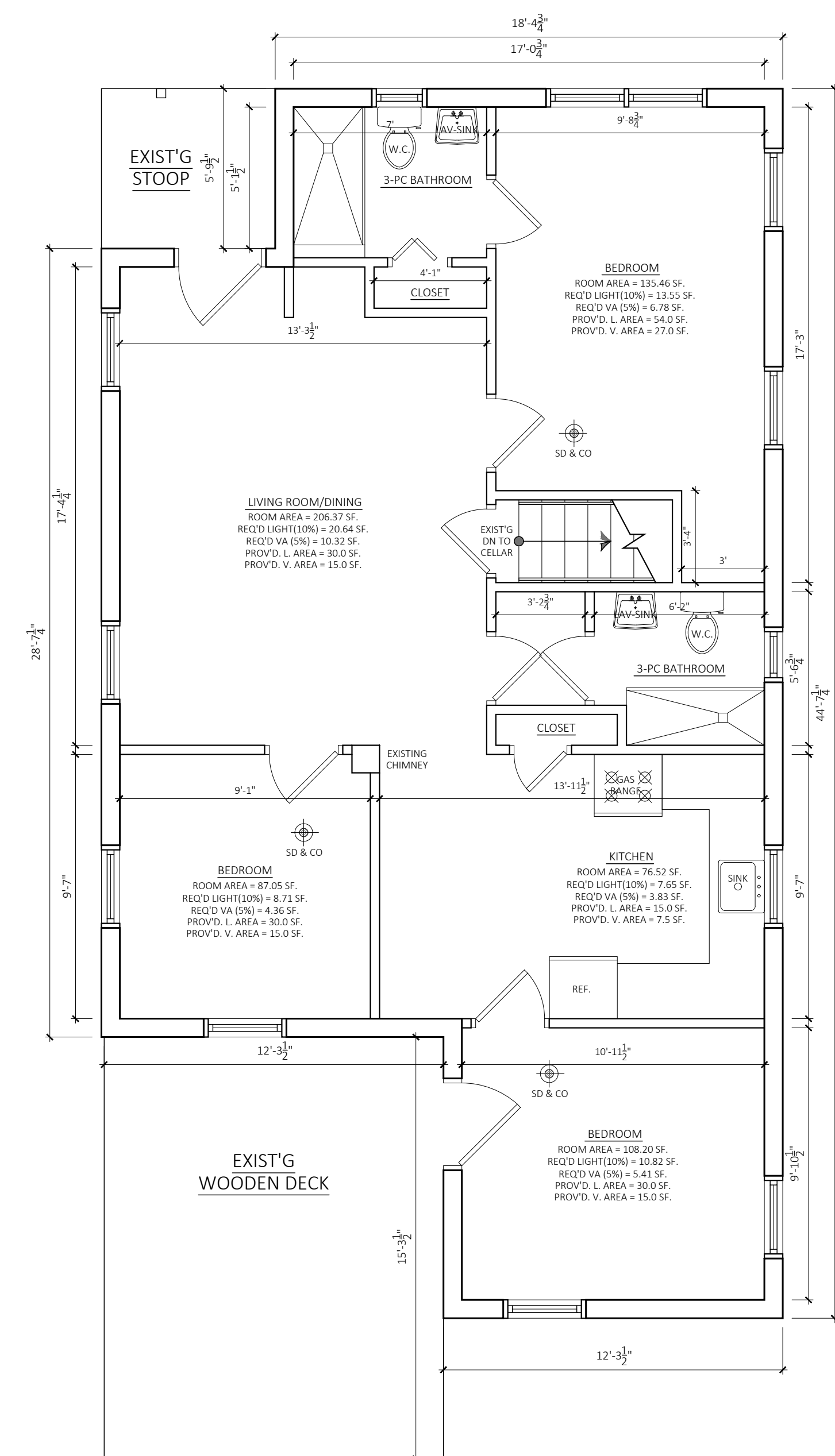
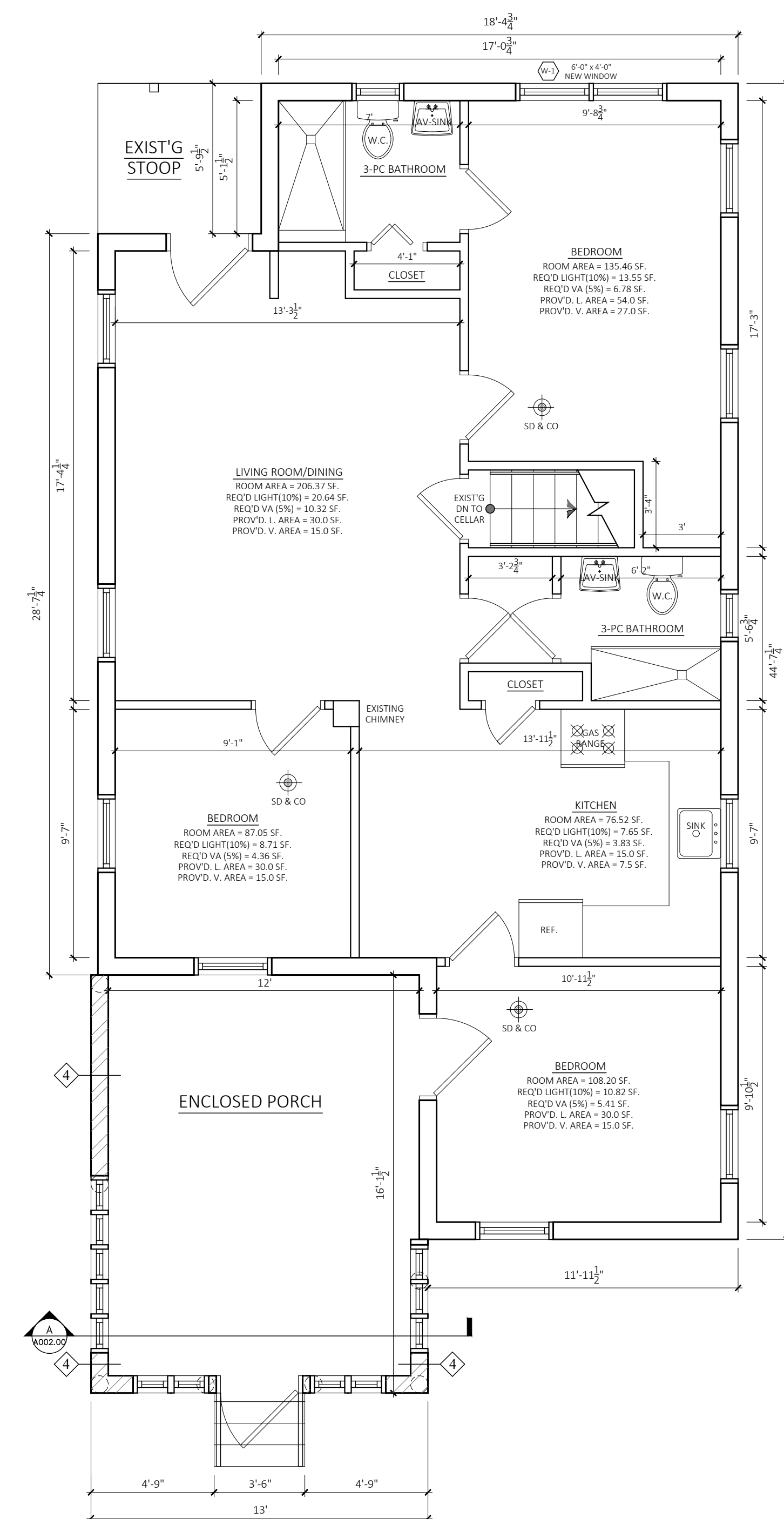
I the undersigned Mohammed Ali, owner of the house of 9 Valley View Road Great Neck NY 11021 do state that I am living in this address for more than 2 years with my family members of five including 3 students. My family size is bigger than my address mentioned house can afford I am seeking permission to expand my residence to enhance the quality of life for my family. My family and I have been living in our home under undesirable conditions. With a family of five, we are struggling with limited storage and living space for ourselves, let alone enough space to accommodate any potential guests. With three children, two of whom are now old enough to require their own bedrooms, an additional bedroom is necessary. Having completed several construction projects on my property, I possess the expertise and understanding to manage future projects while adhering to village regulations and mitigating any potential disruptions to my neighbors.

I did write this for your understanding and kind consideration.

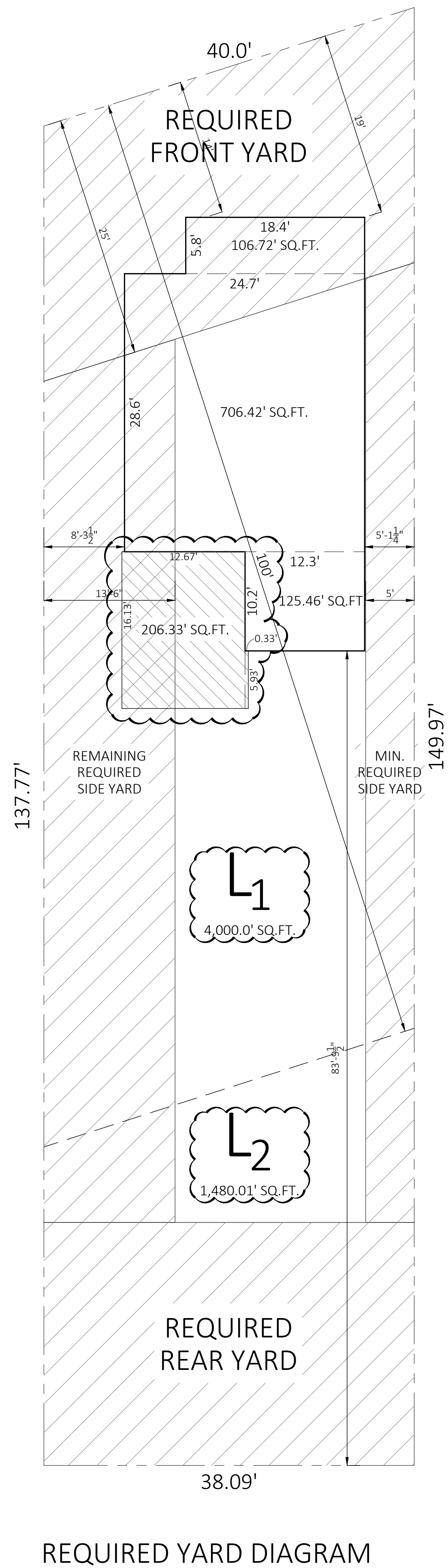
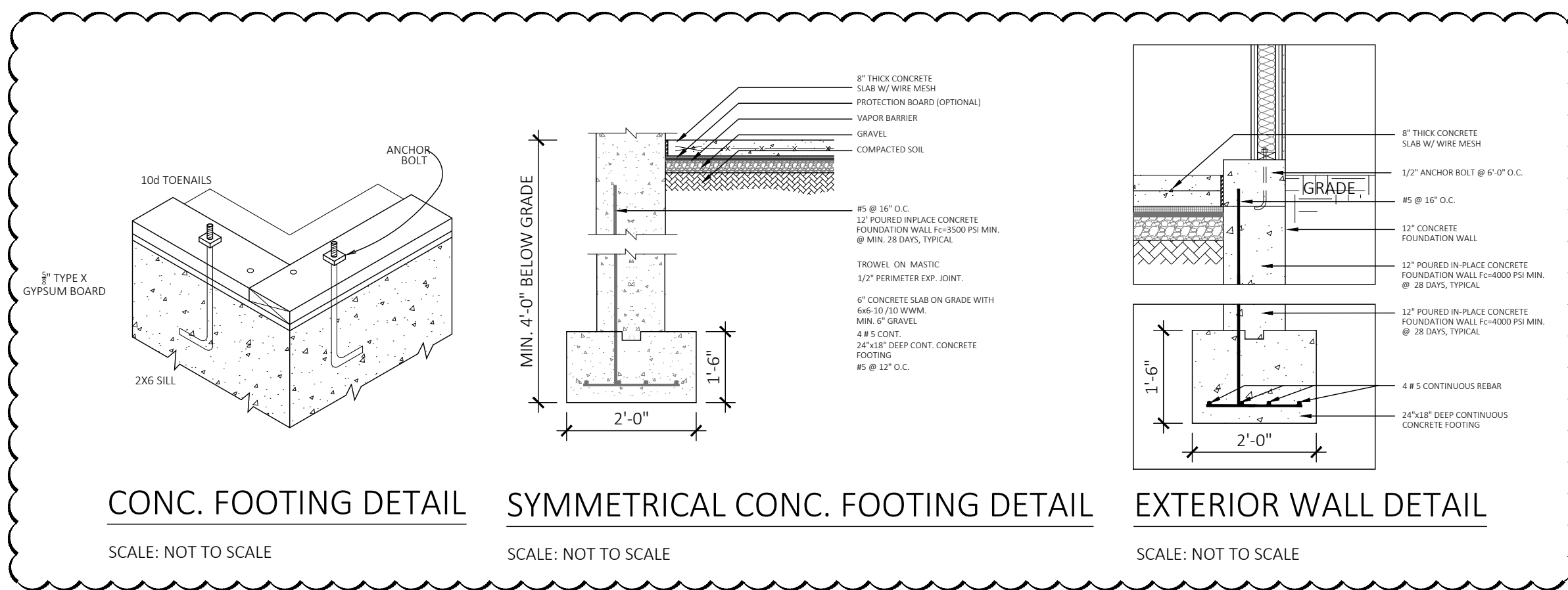
  
0507.24  
MOHAMMED ALI







WALL ASSEMBLIES	DESCRIPTION
4	<p>FRAME WALL</p> <p>VINYL SIDING FINISH</p> <p>1" AIR SPACE</p> <p>1" RIGID FOAM INSULATION (R-15)</p> <p>LAYER OF VAPOR, WATER, AIR BARRIER</p> <p>EXTERIOR SHEATHING</p> <p>2" X 6" WOOD STUD 16" O.C.</p> <p>3" FIBERGLASS INSULATION ON CAVITY STUD (R-20)</p> <p>1 LAYER OF 5/8" FIRECODE TYPE "X" GYPSUM WALL BOARD</p>



**ZONING ANALYSIS R-7:**

LOT AREA (LA)	(38.09 x 137.77) + (18.09 x 12.2)	5,480.01 SQ. FT.
MAX BUILDING AREA	5,480.01 x (0.35)	1,918.0 SQ. FT.
OPEN SPACE (OS)	5,480.01 - 1,918.0	3,562.01 SQ. FT.
MAX F.A.R.	5,480.01 x (0.4)	2,192.0 SQ. FT.

EXISTING FLOOR AREA		
1ST FLOOR	(18.4' x 5.8') + (24.7 x 10.2)	938.6 SQ. FT.
TOTAL EXISTING FLOOR AREA = 938.6 SQ. FT.		

PROPOSED FLOOR AREA		
1ST FLOOR	(12.67' x 16.13') + (0.33 x 1.96) + (204.37) + (1.96)	206.33 SQ. FT.
TOTAL PROPOSED FLOOR AREA = 206.33 SQ. FT.		

PROP. F.A.R.	(938.6(EXIST'G) + 206.33(PROP.))	1,144.93 SQ. FT.
(SVI - \$203-36)(B) MAX F.A.R.: 0.4	[(4,000 + (1480.01 x 0.2)) x (0.4) = 1,718.4 SQ. FT. TOTAL F.A. - (938.6) + (206.33) = 1,144.93 SQ. FT. 1,718.4 S.F. > 1,144.93 S.F. (COMPLIANT)	1,144.93 SF.
(SVI - \$203-36)(A) MAX BUILDING AREA	MAX. LOT COVERAGE: 35% 5,480.01 x (0.35) = 1,918.0 SQ. FT.	1,918.0 SF. > 1,144.93 SF.
(SVI - \$203-37)(A) FRONT YARD	MIN. REQUIRED FRONT YARD: 25' (EXISTING NON - COMPLIANT FRONT YARD)	EXISTING FRONT YARD: 19'-0"
(SVI - \$203-37)(B) REAR YARD	MIN. REQUIRED REAR YARD: 25' (EXISTING COMPLIANT REAR YARD)	EXISTING REAR YARD: 83'-9"
(SVI - \$203-37)(C)(2) SIDE YARD	MIN. TOTAL REQUIRED SIDE YARD: 24' EXISTING LOT WIDTH: 38.09'..... 38.09' < 50.0' SIX INCHES MAY BE DEDUCTED FROM THE REQUIRED AGGREGATE WIDTH OF THE SIDE YARDS FOR EACH FOOT IN WIDTH SUCH LOT SHALL LACK OF SAID 50 FEET WIDTH DIFFERENCE: 50.0' - 38.09' = 11.91' REQUIRED WIDTH DEDUCTION: 11.72' - 5.5' NEW TOTAL REQUIRED SIDE YARD: 24' - 5.5' = 18.5' MIN SIDE YARD: 5'-0" (EXISTING NON - COMPLIANT SIDE YARD)	EXISTING SIDE YARD: 5'-1 1/2" & 8'-3 1/2" TOTAL SIDE YARD WIDTH: 13'-4 1/2"

SEAL & SIGNATURE

DOB STAMP :

**A&A CONSULTING ENGINEERS, P.C.**  
S. AINECHI, M.S., P.E.  
LICENSED PROFESSIONAL ENGINEER

125-10 QUEENS BOULEVARD SUITE 318, SILVER TOWERS KEW GARDENS NY 11415

TEL: 718-544-7878 FAX: 718-544-7884

WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO COPY THIS CONTRACT DOCUMENT IN ANY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF SAIED S. AINECHI, M.S., P.E.

PROJECT SCOPE:  
PROPOSING ADDITION ON REAR SIDE OF BUILDING

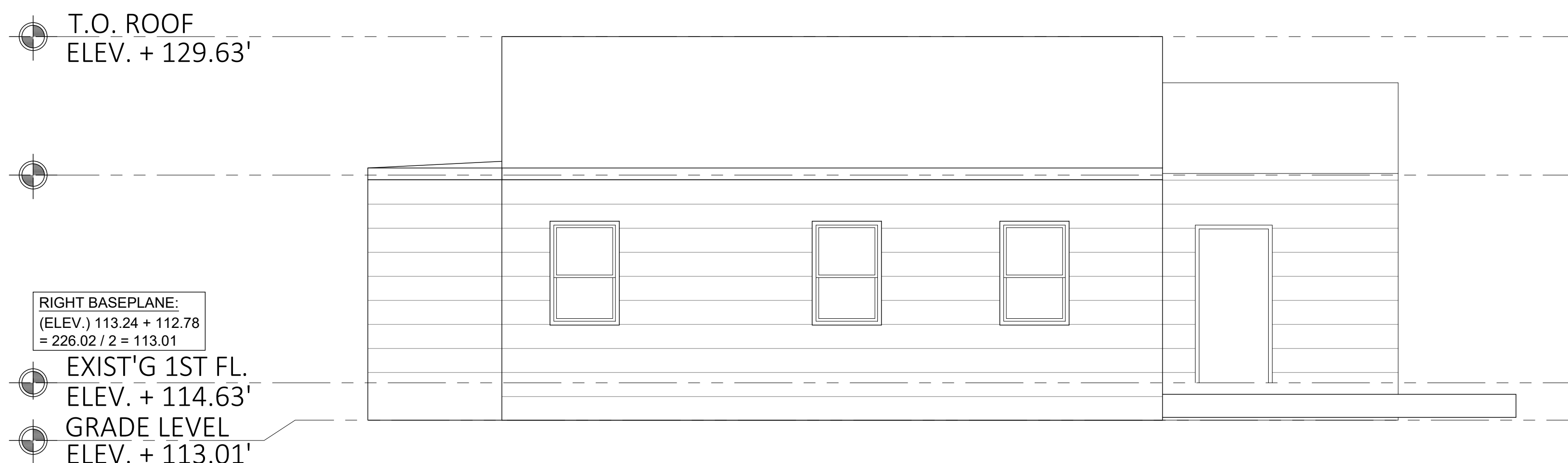
MOHAMMED, ALI  
#9 VALLEY VIEW ROAD,  
GREAT NECK, LONG ISLAND, NY

BLOCK #: 175 SECTION: 2 LOT #: 06 ZONING: R-7

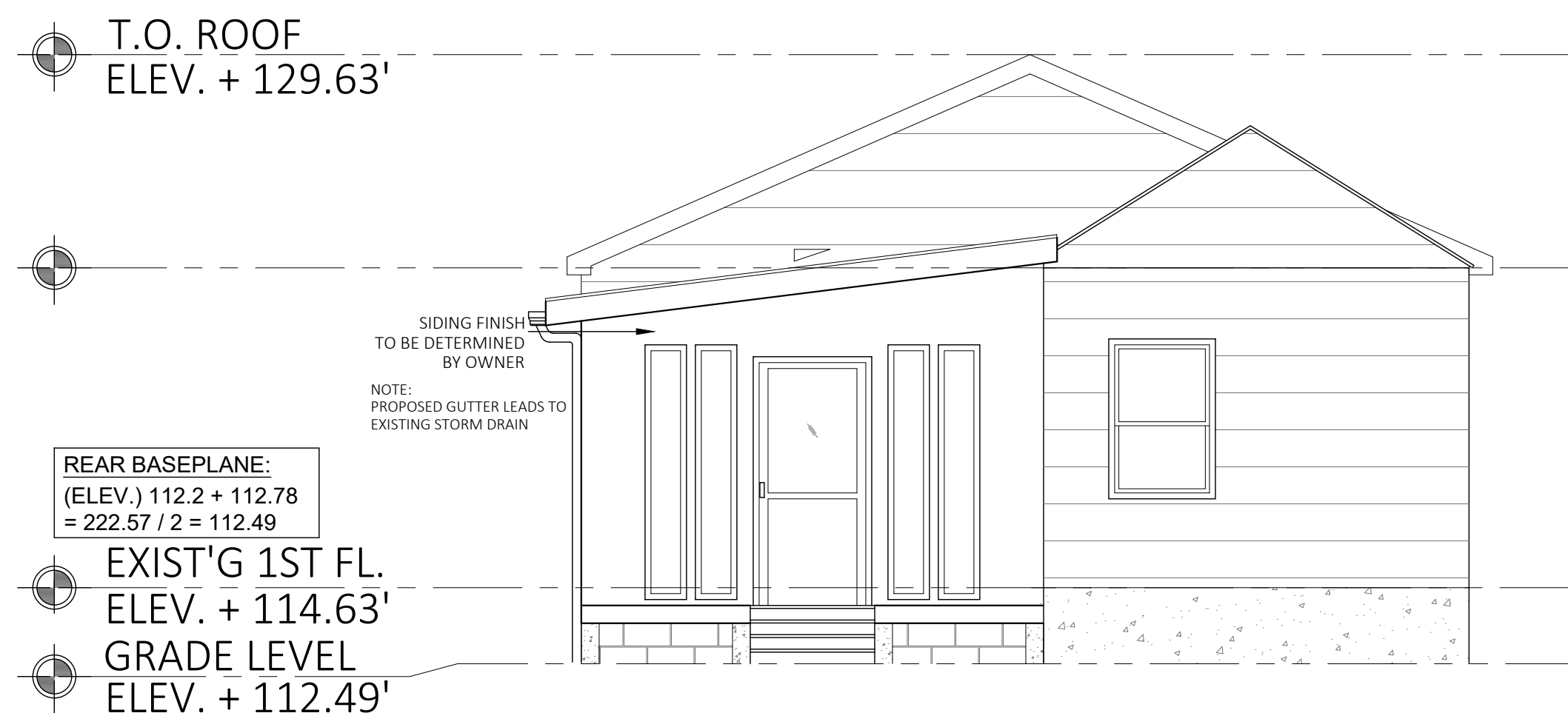
DWG NO.	A - 001.00	SCALE: AS NOTED
PAGE:	02 OF 03	DATE: 03/27/2023
		DRAWN BY: S.B.L.
		FLOOR #: 001
		DRAWING TITLES: EXISTING/PROPOSED FLOOR PLANS, ZONING ANALYSIS, & DIAGRAMS



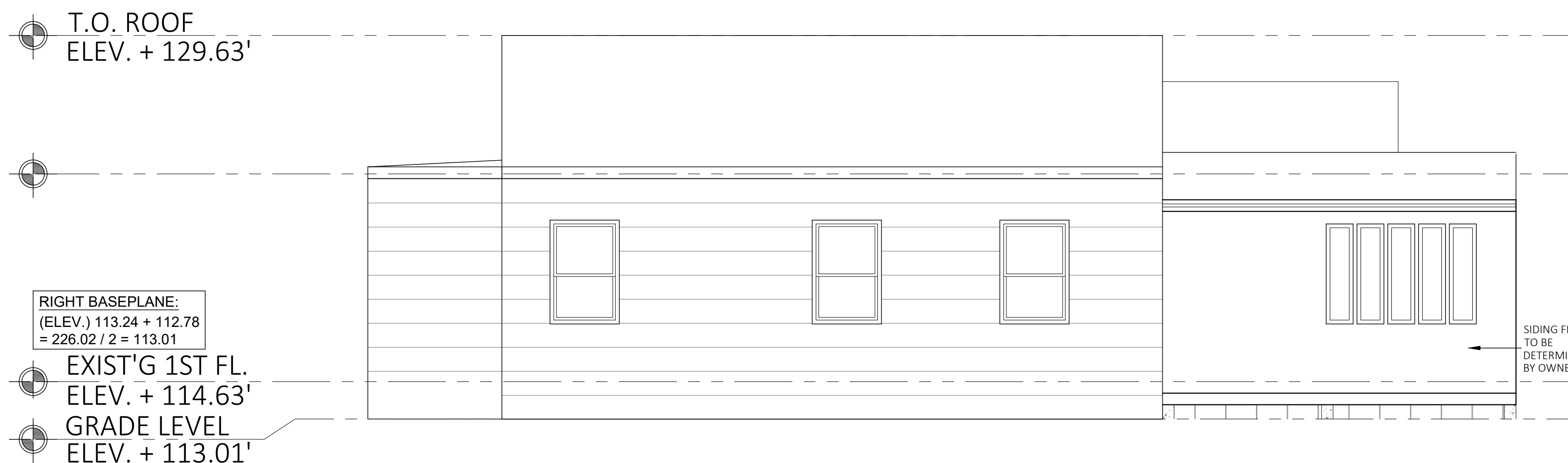
**EXISTING SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



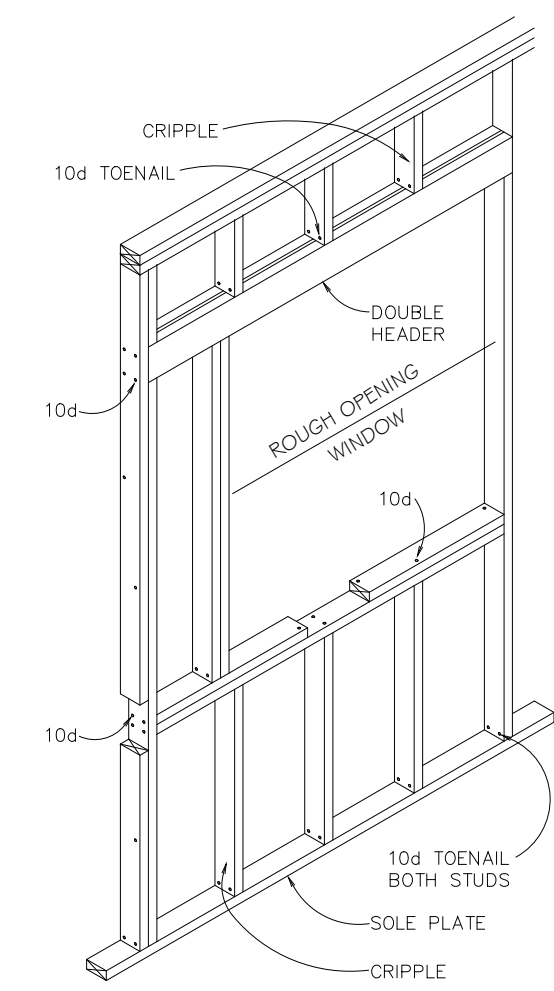
**EXISTING WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

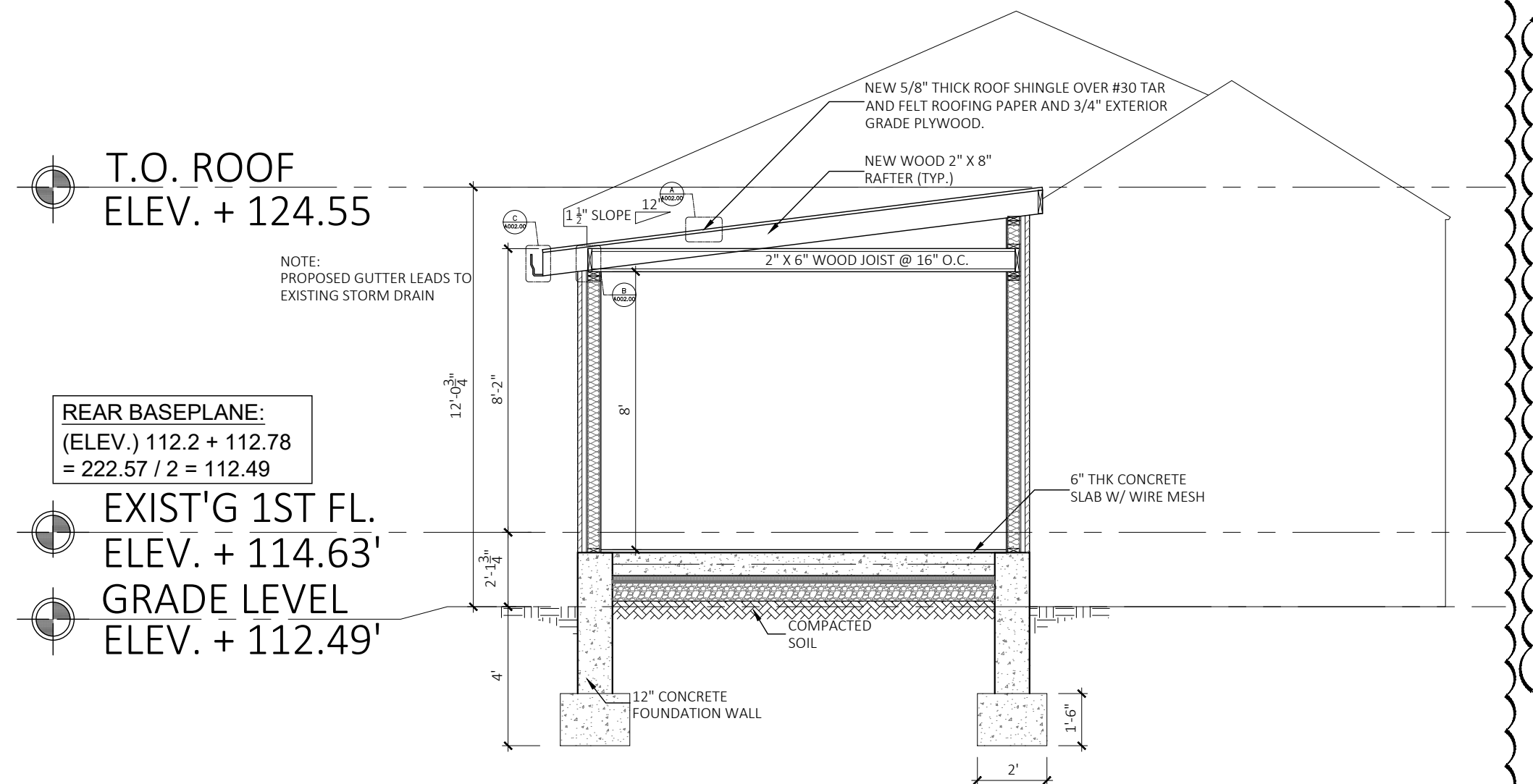


**PROPOSED WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

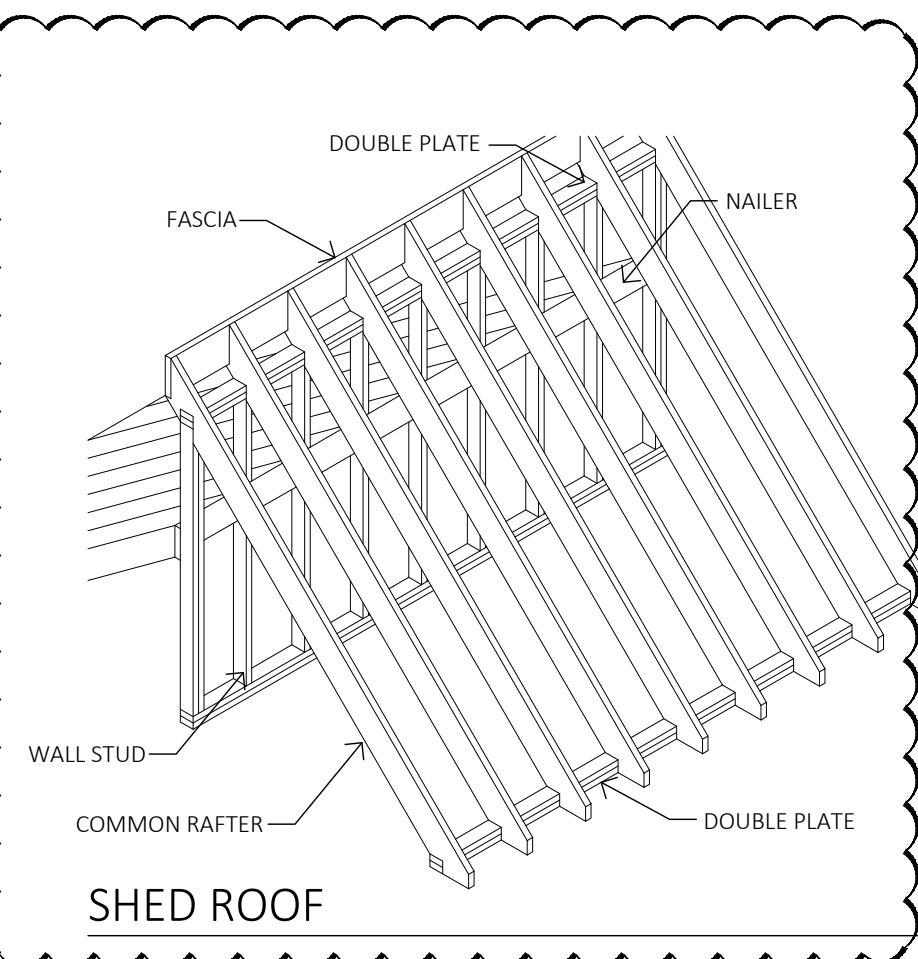


**WINDOW NOTES:**

- G.C. TO MEASURE ALL WINDOW OPENINGS & NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDER OF WINDOWS.
- EXTERIOR COLOR OF WINDOW TO BE WHITE UNLESS OTHERWISE SELECTED BY OWNER/ARCHITECT.
- ANY APPROVED EQUAL SHALL BE REVIEWED AND APPROVED BY THE OWNER/ARCHITECT.
- ALL WINDOWS TO BE SUPPLIED W/ SCREENS & INTERIOR + EXTERIOR GRILLES.
- ALL WINDOWS TO BE CERTIFIED BY THE MANUFACTURER TO MEET ALL EGRESS CODE REQUIREMENTS.
- ALL WINDOW EXTERIOR TRIM, INTERIOR TRIM & KEY STONE SELECTED BY OWNER & INSTALL BY G.C.

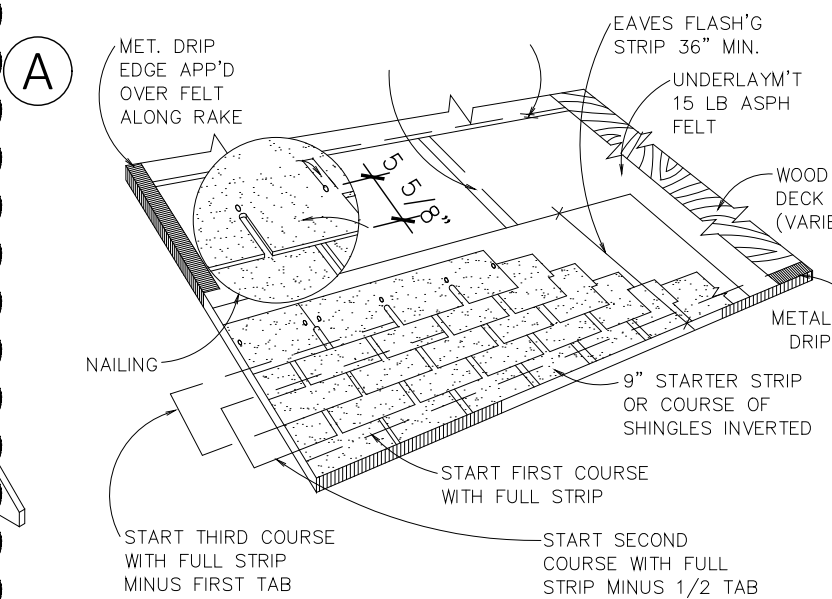


**PROPOSED HORIZONTAL SECTION**  
SCALE: 1/4" = 1'-0"

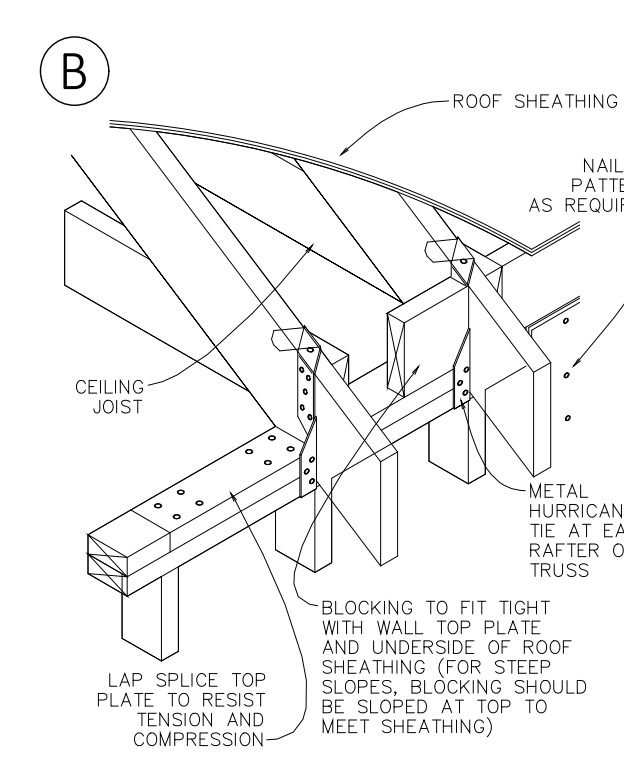


**A**

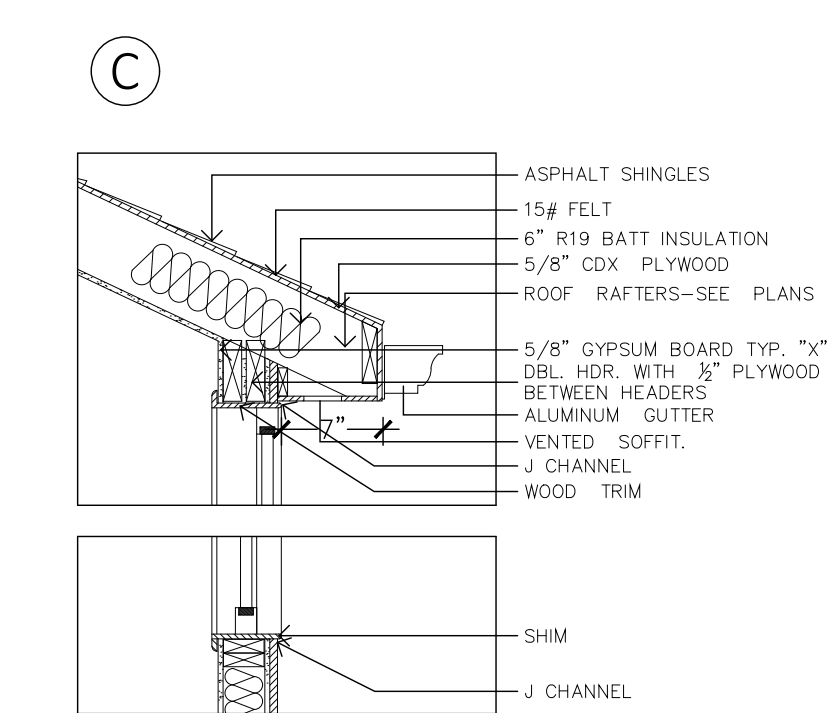
- NOTES**
- EXPOSURE 5 IN., EDGE LAP 2 IN., FOR ALL DESIGNS
  - MORE THAN ONE THICKNESS FOR VARYING SURFACE TEXTURE
  - MANY RATED AS WIND RESISTANT
  - ALL RATED AS WIND RESISTANT



**B**



**C**



SEAL & SIGNATURE

DOB STAMP:

**A&A CONSULTING ENGINEERS, P.C.**  
S. AINECHI, M.S., P.E.  
LICENSED PROFESSIONAL ENGINEER  
125-10 QUEENS BOULEVARD SUITE 318, SILVER TOWERS KEW GARDENS NY 11415  
TEL: 718-544-7878 FAX: 718-544-7884

**WARNING:**  
IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO COPY THIS CONTRACT DOCUMENT IN ANY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF SAIED S. AINECHI, M.S., P.E.

**PROJECT SCOPE:**  
PROPOSING ADDITION ON REAR SIDE OF BUILDING

**MOHAMMED, ALI**  
**#9 VALLEY VIEW ROAD,**  
**GREAT NECK, LONG ISLAND, NY**

**BLOCK #: 175 LOT #: 06**  
**SECTION: 2 ZONING: R-7**

DWG NO.	<b>A - 002.00</b>	SCALE: AS NOTED
PAGE:	03 OF 03	DATE: 03/27/2023
		DRAWN BY: S.B.L.
		FLOOR #: 001
		DRAWING TITLES:
		EXISTING/PROPOSED ELEVATIONS, PROPOSED SECTION, & NOTES