

VILLAGE of THOMASTON
100 EAST SHORE ROAD
GREAT NECK, NY 11023
(516) 482-3110
FAX (516) 829-5011

DESIGN REVIEW BOARD

Wednesday, October 22, 2025 @ 7:00 PM

AGENDA

- I. Call to order.
- II. New Application:

Wan Chui 16 Avalon Road, Great Neck NY 11021
Enlarge existing driveway, walkway, stoop, paver patio and retaining wall.
- III. Adjournment

VILLAGE OF THOMASTON
DEPARTMENT OF BUILDINGS, SAFETY INSPECTION AND CODE ENFORCEMENT
100 EAST SHORE ROAD, GREAT NECK, NY 11023
516-482-3110 FAX: 516-829-5011

APPLICATION FOR A PERMIT

Owner(s) WAN CHUI Check One: ☒ Private ☐ Corporate
Full Name/DBA: _____

Address: 16 AVALON ROAD
GREAT NECK, NY 11021

Phone No: Home _____ Business _____ Cell 917-559-9221
Beeper _____ Fax _____

Applicant (Other than Owner) _____ (check one) Private ☐ Corporate ☐
Full Name/DBA: _____

Address: _____

Phone No: Home _____ Business _____ Cell _____
Beeper _____ Fax _____

Village of Thomaston

Responsible Corporate Officer:

Name: _____ Position: _____

Does the owner(s) of the lot(s) covered by this application own any land adjacent to, or contiguous with such lot?

☐ Yes ☐ No

If so, provide details Enlarge existing Driveway, Remove existing Walkway Front
Stop, New Pavers Existing Patio, Install Driveway, Retaining Wall

Brief Description of work: _____

Construction cost: \$ 69,500 -

PROPERTY INFORMATION

Lot Area 3760.5 sq. ft. Lot coverage N/A %

Floor Area Ratio N/A

IS THIS PERMIT TO LEGALIZE EXISTING WORK ☐ Yes ☒ No

WILL ANY TREES BE CUT DOWN? No Yes ☐ No ☒ TREE PERMIT # _____

PERMITTED WORK HOURS: MONDAY - FRIDAY 8:00 AM - 8:00 PM
WEEKENDS AND HOLIDAYS 10:00 AM - 6:00 PM

CONSULTANTS / CONTRACTORS

☒ Architect: ☐ Engineer:

Name: RAFFAELLA BERTUCCI

Address: 11 MATINE CODE FARMS RD

GLEN COVE NY 11542

Phone No: Home _____ Business _____ Cell 347 901 3729

Beeper _____ Fax _____

CONTRACTORS:

General Construction

Name: HIGHTY PAVERS INC

Address: 123 South Street Suite 212

Oyster Bay NY 11554

Phone No: Home _____ Business 516-503-1005 Cell 516-503-1005

Beeper _____ Fax _____

Plumbing

Name: _____

Address: _____

Phone No: Home _____ Business _____ Cell _____

Beeper _____ Fax _____

Electrical

Name: _____

Address: _____

Phone No: Home _____ Business _____ Cell _____

Beeper _____ Fax _____

HVAC

Name: _____

Address: _____

Phone No: Home _____ Business _____ Cell _____

Beeper _____ Fax _____

Location of Work - Number 16 Street Avalon Road
Sec: 2 Block 262 Lot(s) 27 Zoning District R-7

TO BE COMPLETED BY VILLAGE STAFF, FOR OFFICE USE ONLY

Type of Permit (check whichever type applies)

BUILDING	USE	MISC
New Building ☐	Change of Use ☐	Plumbing ☐
Addition ☐	Restaurant ☐	Heat/Fuel ☐
Alteration ☐	Retail Food ☐	Demolition ☐
Amendment ☐	Entertainment ☐	Fence ☐
Site Plan ☐		Other ☐

Permit Number: _____

Date Received: 5-23-2025

Date of Issue: _____

Date of Expiration: _____

Fee Paid: \$ 2015

Receipt # 19548

AVALON ROAD

"TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED,
THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT".

LIMITATION OF PROFESSIONAL LIABILITY
By acceptance and use of these plans the
Owner/Contractor/Agent
agrees to limit the liability of Raffaella Bertucci
Architect due to
neglect, acts of error such that the total aggregate
liability of Raffaella
Bertucci Architect shall not exceed the total fee for
services rendered
on this project.

DRAINAGE CALCULATIONS AS FOLLOWS:

Rainfall intensity: 4" inches

Driveway area up to rear yard: 998.0 sq.ft.

Front platform and walk: 250.0 sq. ft.
Rear Driveway / Patio: 1,015.00 sq. ft.

Total impervious surface: 2,263.0 sq. ft.

Drywell design: $2263.0 \text{ sq.ft.} \times .33 \times 1.00 = 747.0 \text{ cu.ft.}$

Dry wells calculation:

10'-0"Ø ring 12" high has 68.5 cub. ft. capacity,

$$747 / 68.5 = 10.9 \text{ ft. (effective depth)}$$

Use 1 dry well 10' Ø & 12' depth

FLAT COVER WITH ACCESS PANEL (SEE DRAWING)

ZONING INFORMATION: SECTION 2 BLOCK 262 LOT 27

ADDRESS: 16 AVALON ROAD, THOMASTON, NEW YORK

Zone: Residence R7

Minimum Plot area required: 7000 sq.ft.

Plot area provided: 7,275.5 sq.ft. (exist.)

Lot width required: 60 ft.

Lot width provided: 60 ft. (exist.)

Building area permitted: 35 % - 2,546.4 sq.ft.

Building area provided: $\frac{27\% - 1,682.2 \text{ (house)} + 30 \text{ (rear porch)} + 202 \text{ (front porch and platform)}}{= 1,914.2 \text{ sq.ft.}}$

Front yard provided: 20.42 ft. (existing)

Rear yard provided: 50.2 ft. (existing)

Aggregate side yard required, interior lot: total of 24'
Aggregate side yard provided: 23.83 (existing) ft.

Min. side yard req'd: 10.0 ft.

Min. side yard provided: 10.0 (existing) ft.

SHEET CONTENTS

SITE PLAN
SITE DETAILS

ENLARGEMENT OF EXIST. DRIVEWAY

PAVERS PATIO

16 AVALON ROAD

THOMASTON, NEW YORK

These drawings are instruments of service protected by copyrights law, their use is limited to this project only.



Raffaella Bertucci Architect
11 Matinecock Farms Rd.
Glen Cove, NY 11542
Phone (347) 901-3729
www.architectBertucci.com



DRAWN BY: GALINA K.

DATE: APRIL 10, 2025

REVISIONS:

DATE: AUGUST 25, 2025

A1



MATERIALS FOR THE SITE:

DRIVEWAY - ASPHALT

WALKWAY - CAMBRIDGE

PAVERS, PLATINUM XL

TREADS - CAMBRIDGE 24X12 HALF BULLNOSE

BLOCKS UNDER TREADS - CAMBRIDGE SIGMA

APRON - CONCRETE

AVALON ROAD

C.L.188.3

C.L.187.9

N85°39'30"W 60.00'



BOWL ARBORVITAE



EMERALD PETITE ARBORVITAE



AZALEA

LANDSCAPE LEGEND:



EXISTING TREES



BOWL ARBORVITAE



NEW EMERALD PETITES ARBORVITAE



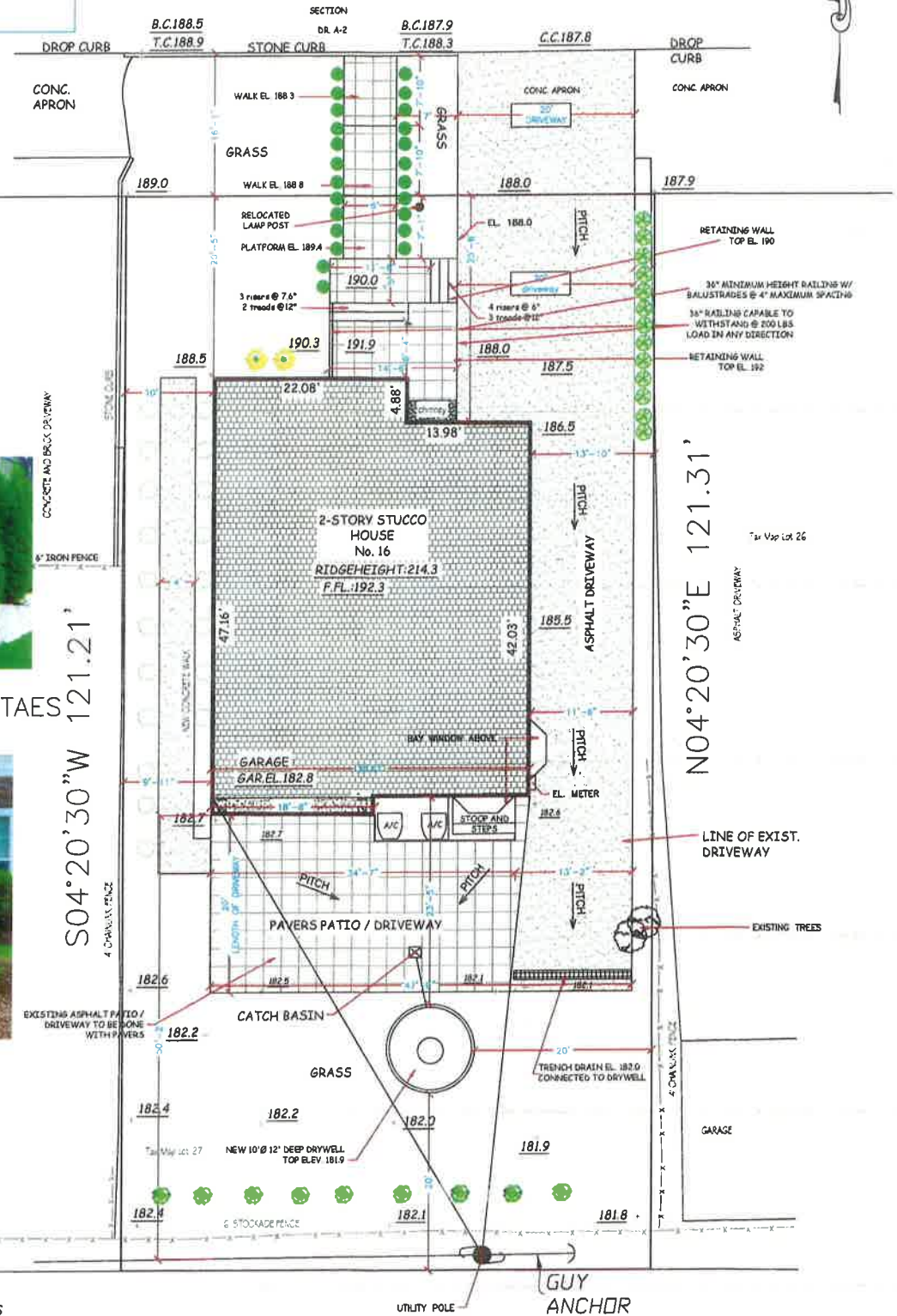
EXISTING RHODODENDRONS

ANNUALS FLOWERS

SITE PLAN

Scale: 1/8" = 1'-0"

S85°33'50"E 60.00'









**Raffaella Bertucci
11 Matinecock Farms Road
Glen cove, NY 11542**

Date: September 22, 2025

Re: **Design Review Board Meeting
16 Avalon Road Great Neck NY 11021
Exterior Renovation**

Dear Neighbor:

Enclosed is a copy of the meeting notice for the Design Review Board Meeting planned for **Wednesday, October 22, 2025 at 7:00 PM** to review the plans for 16 Avalon Road, Great Neck NY 11021

If you have any questions or comments to make on this project, you are invited to attend the meeting at the Village Hall, 100 East Shore Road, Great Neck, N.Y. on the date and time listed above.

The plans for this construction project are on file at the Village Hall and may be reviewed during regular business hours Monday through Friday between 9:00 AM and 4:00 PM. Please call and make an appointment to review the plans.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "Raffella B.", with a stylized flourish at the end.

PROPERTIES WITHIN RADIUS
OF 200 FEET FROM SUBJECT PROPERTY
16 AVALON RD.

SECTION 2 BLOCK 262 LOT 27

MAP DESCRIPTION					Return Receipt Received
SEC.	BLK.	LOT	OWNER	ADDRESS	
2	262	7-8-9,503 & 530	STANLEY & CAROL WEINSTOCK FAMILY LLC	803 Northern Blvd. Great Neck, NY 11021	
2	262	501	SUSQUEHANNA ASSOCIATES LLC	799 Northern Blvd. Great Neck, NY 11021	
2	262	502, 531	SUSQUEHANNA ASSOCIATES LLC	175 Susquehanna Ave. Great Neck, NY 11021	
2	262	10-13	805 NORTHERN BLVD. LLC	805 Northern Blvd. Great Neck, NY 11021	
2	262	14	CHAOWEI WU & BO YANG	104 Lee Ave. Great Neck, NY 11021	
2	262	505	QING DONG & GANGYONG YU	254 Schenck Ave. Great Neck, NY 11021	
2	262	22,23	MEL and MERRILL SCHNEIDERMAN	250 Schenck Ave. Great Neck, NY 11021	
2	262	500	JESSICA LASCALA & JUSTIN KORNVEIN	1 N. Avalon Rd. Great Neck, NY 11021	
2	262	499	PETER and KONSTANTINA LAMPIONE	3 N. Avalon Rd. Great Neck, NY 11021	
2	262	498	STEPHEN & MEETU CALLENDER	5 N. Avalon Rd. Great Neck, NY 11021	
2	262	518	MARVIN and MIRIAM CHATINOVER	22 N. Avalon Rd. Great Neck, NY 11021	
2	262	519	CHEN SHOSHANI & RACHEL UHR	20 Avalon Rd. Great Neck, NY 11021	
2	262	26	WAN SOOK and DOO SIK CHON	18 Avalon Rd. Great Neck, NY 11021	
2	262	27	SUBJECT PARCEL	16 Avalon Rd. Great Neck, NY 11021	
2	262	28	ISAAC and ILANA BEN-MAYOR	14 Avalon Rd. Great Neck, NY 11021	
2	262	29	RAYMOND F and SOFIA M FINEL	12 Avalon Rd. Great Neck, NY 11021	
2	262	30	OSCAR & GRACIELA D'ALOISIO	10 Avalon Rd. Great Neck, NY 11021	
2	262	25	SANFORD & LEA CAPLAN	8 Avalon Rd. Great Neck, NY 11021	
2	262	35	VILLAGE OF THOMASTON	Village Hall 100 E. Shore Road Great Neck, NY 11023	
2	262	427,428	YOON and KENDRA WONG	165 Susquehanna Ave. Great Neck, NY 11021	
2	258	1	JERRY and VICTORIA LUBLIN	9 Avalon Rd. Great Neck, NY 11021	
2	258	2	STACY JIAYAN CHEN	7 Avalon Rd. Great Neck, NY 11021	



16 AVALON ROAD



16 AVALON ROAD



16 AVALON ROAD



18 AVALON ROAD



20 AVALON ROAD



22 AVALON ROAD



5 AVALON ROAD



14 AVALON ROAD

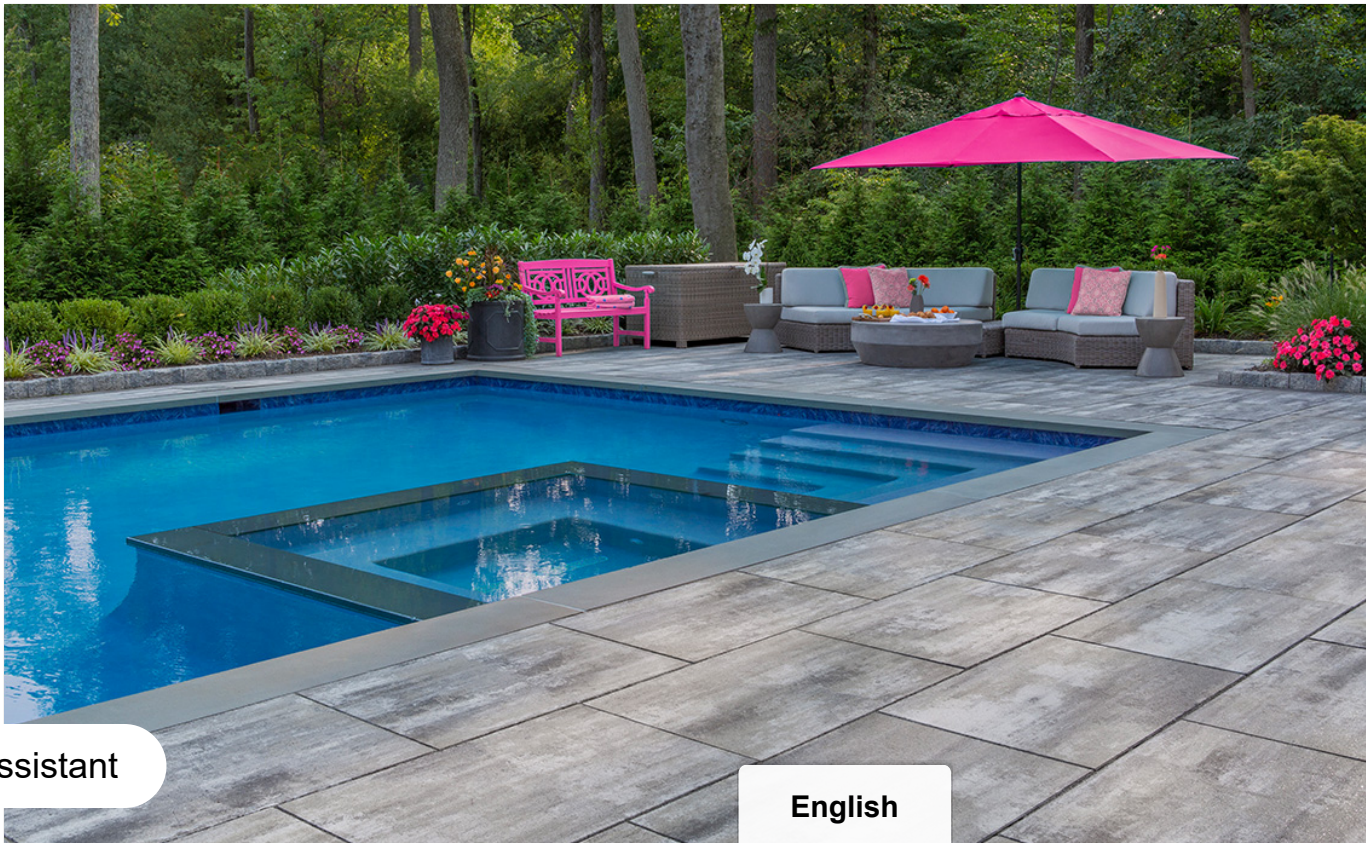


12 AVALON ROAD



XL Smooth 24 x 36

SHERWOOD COLLECTION



Virtual Assistant

English





Description:

XL Smooth 24 x 36 is our largest singular slab paver. This paver looks stunning in various applications, including patio and walkway designs. Although beautiful as a stand-alone product, add it to our XL Smooth pavers for a pattern that will pop!



Specifications:

Actual Size (inches)
23 5/8 x 35 7/16
2 3/8 Thick

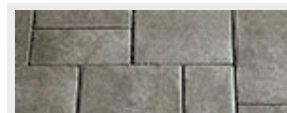
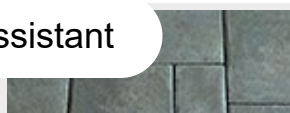
Application

Restrictions:

Not suitable for vehicular application

Color Selection:

Virtual Assistant





Sahara/Chestnut/Lite



Sandstone Lite



Stone Harbor



Toffee/Onyx/Lite

 = Special Order Only

Note: We can't guarantee that your monitor's display of color will be accurate. Please contact a dealer or Cambridge representative to view samples.

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INSTALLER





PRIVACY POLICY



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x C.L.188.4 x C.L.188.3 x C.L.187.9



JOB NO.: 25-896
DATE: APRIL 1, 2025

