



# VILLAGE OF EAST HILLS

INCORPORATED JUNE 24, 1931

209 Harbor Hill Road, East Hills, New York 11576  
Telephone (516) 621-5600 · Fax (516) 625-8736

## ARCHITECT/ENGINEER'S STATEMENT R-3 ZONE

### ARCHITECT/ENGINEER'S STATEMENT - FOR ADDITIONS AND NEW CONSTRUCTION ONLY

Project Location: \_\_\_\_\_

Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Zone: R-3

|                                   | Required            | Proposed |
|-----------------------------------|---------------------|----------|
| <b>Total Lot Area:</b> _____ sf   |                     |          |
| Height                            | 28' Maximum         |          |
| Front Yard Setback                | 30' Minimum         |          |
| Front Yard Setbacks (Corner lot)  | 25' Minimum         |          |
| Rear Yard Setback                 | 25' Minimum         |          |
| Side Yard Setback                 | 10' Minimum         |          |
| Total Aggregate Side Yard Setback | 30' Minimum         |          |
| Maximum Lot Coverage              | 25%                 |          |
| Floor Area Ratio                  | 0.4                 |          |
| Floor Area                        | Maximum of 3,600 sf |          |
| Rear Yard Area                    | -                   |          |
| Rear Yard Coverage                | 10% Maximum         |          |
| Average Grade (Front Yard)        | -                   |          |
| Average Grade (Side Yard/ FY 2)   | -                   |          |
| Average Grade (Side Yard 2)       | -                   |          |
| Average Grade (Rear Yard)         | -                   |          |
| Average Grade at House            | -                   |          |

**FLOOR AREA:** The sum of the horizontal areas of the floors in each story of a building or buildings (having a floor or floors) measured from the exterior of the outside walls of such building or buildings without exclusion of any areas on the floors being measured whatsoever (i.e., including attached garages, closets, bathrooms, stairwells and other open areas, and all accessory buildings), except that basements shall be excluded. For half stories (including storage areas over garages and one-story areas, etc.), horizontal areas that contain no habitable space, where the vertical distance between the floor joists and the roof rafters or ridge (not ceiling joists, collar ties or truss cords, etc.) above is less than seven feet and where the outboard end of the rafters rests directly on the bottom plate, shall be excluded. Where more than one roof structure covers this area, the vertical measurement shall be taken from the higher of the two structures. Further, for horizontal areas where the first-story floor to second-story ceiling height is 14 feet or greater, twice the horizontal area shall be included, and for horizontal areas where the first-story floor to second-story ceiling height is greater than 10 feet and less than 14 feet, 1 1/2 the horizontal area shall be included. This applies whether or not a second floor structure exists [Section 271-226]. Habitable floor area...with respect to the second floor, it shall be construed to include all finished or unfinished floor area having a clear headroom of 7 1/2 feet or over for a minimum horizontal measurement of six feet, with side walls not less than 5 1/2 feet in height [Section 271-7].

1. Are all areas of the structure that meet this definition included in your floor area calculations?  Yes  No
2. Are all storage areas and non-habitable space clearly marked on the appropriate **floor plan** submitted?  Yes  No



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**Section:** \_\_\_\_\_ **Block:** \_\_\_\_\_ **Lot(s):** \_\_\_\_\_ **Zone: R-3**

**Substantially Improved Structure** is defined as: The enlargement, replacement or alteration of any structure where the new work area exceeds 50% of the existing building area, or which would classify as a Level 3 alteration by the Existing Building Code of NYS [Sec. 271-7(B)].

- 3. Will the proposed project result in a substantially improved structure as defined above?  Yes  No
- 4. Do the plans and project description submitted adequately reflect the entire degree of renovated or altered areas (removal/replacement of systems, insulation, sheathing, etc)?  Yes  No

**Foundation Elevation:** "On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at a point of discharge"....."a minimum of 12 inches plus 2 percent" [R403.1.7.3 in part]

- 5. If this project is a new house, does the foundation elevation meet this requirement?  Yes  No
- 6. Are all proposed elevations needed to determine compliance clearly marked on site plan (TOF, FF, Garage FF, discharge points to roadway, adjacent grades)?  Yes  No

**STATE OF NEW YORK, COUNTY OF NASSAU, ss.:** I, \_\_\_\_\_, am the Architect/Engineer of Record for the project above. I have read the above and understand that, as the designer of this project, it is my responsibility to ensure that the project complies with all applicable codes and regulations, and attest that the above answers and information are true and accurate to the best of my knowledge.

Business/Corporation Name: \_\_\_\_\_

Architect/Engineer's Name: \_\_\_\_\_

Email Address: \_\_\_\_\_



Architect/Engineer's Signature: \_\_\_\_\_

License #: \_\_\_\_\_

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

\_\_\_\_\_  
Notary Public, Nassau County, New York