

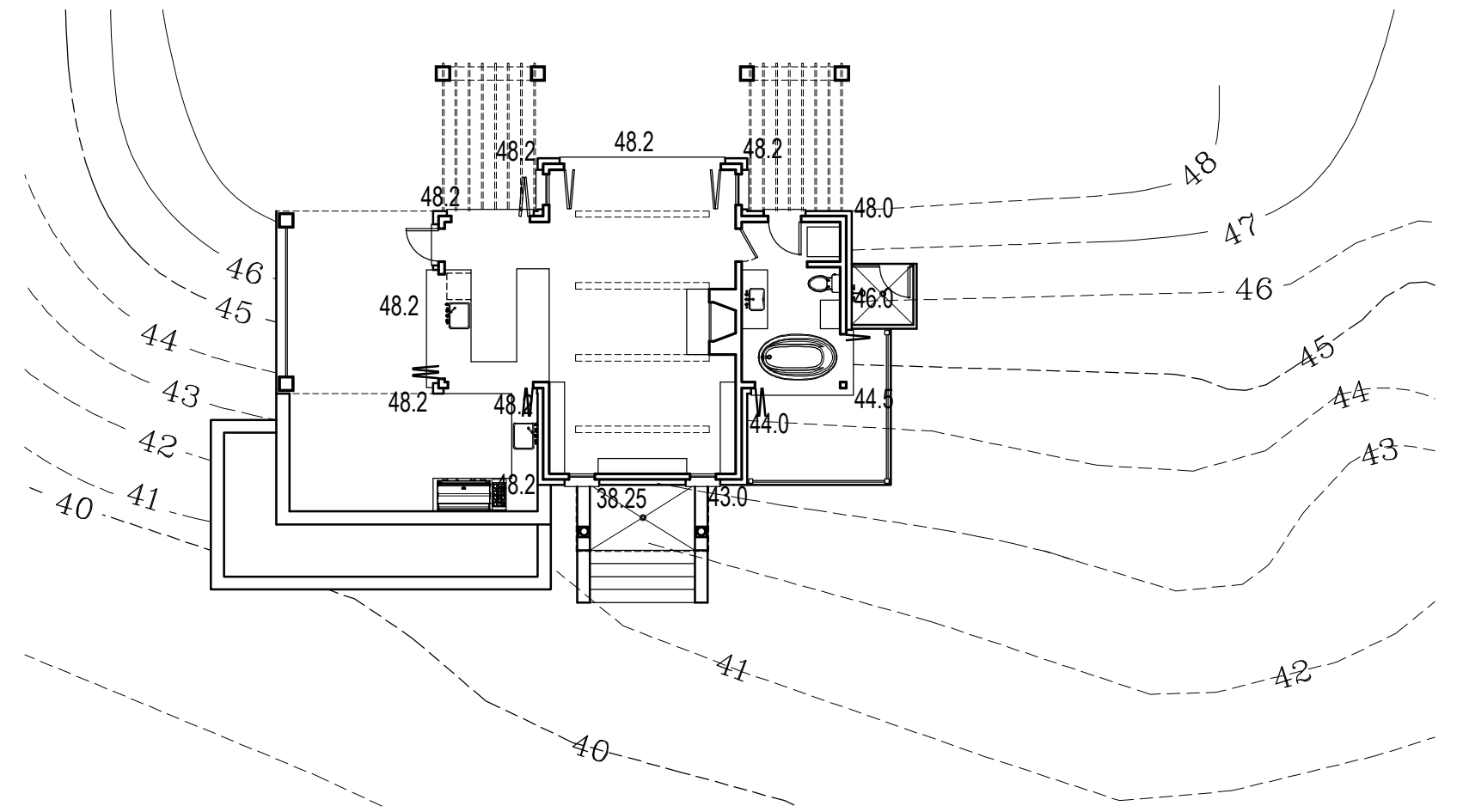
1 SITE PLAN  
1"=50'-0"

**ZONING DATA:**

JURISDICTION: VILLAGE OF CENTRE ISLAND

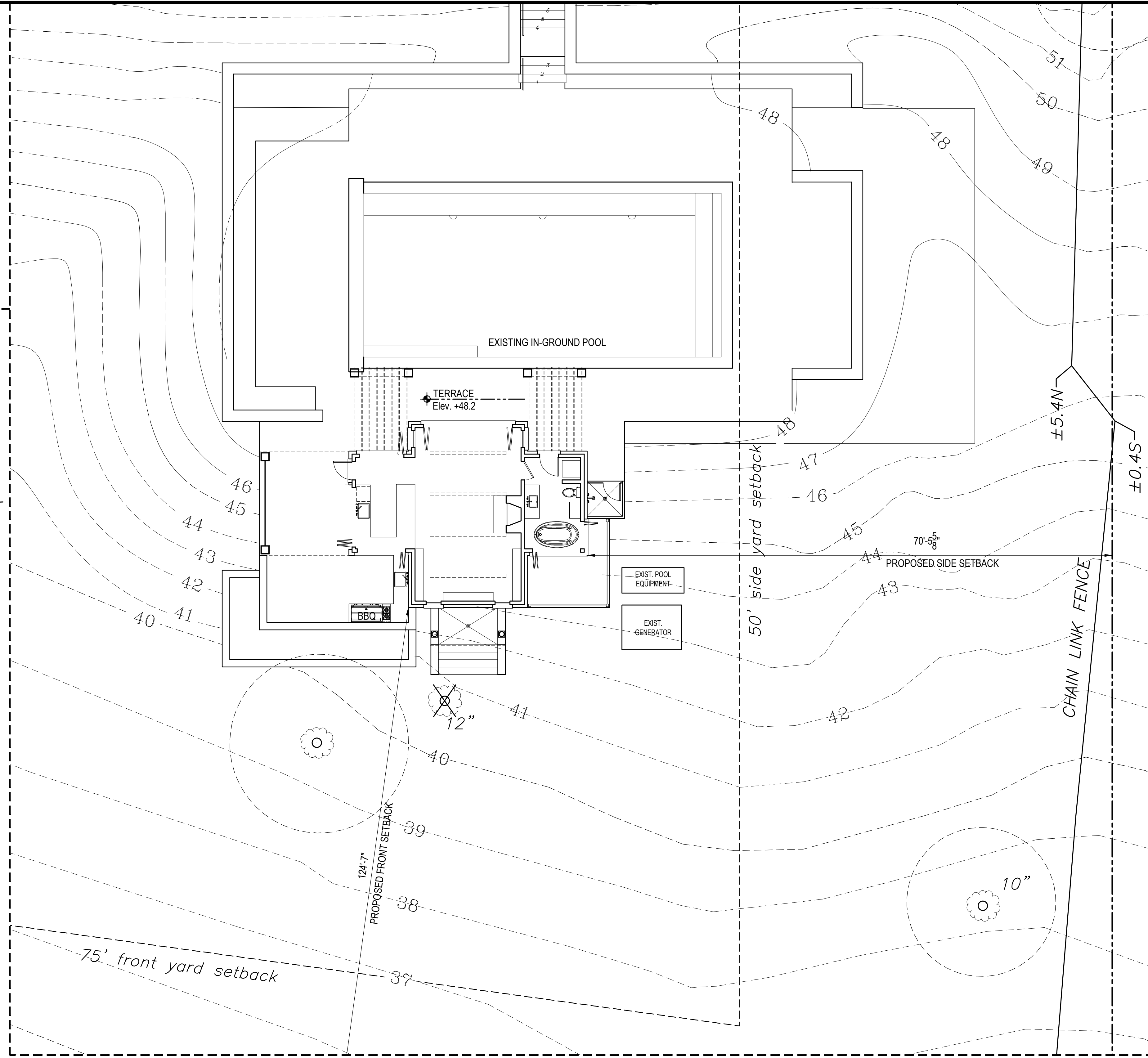
SECTION: 28 BLOCK: B LOT: 23 ZONE:

LOT INFORMATION:	REQUIRED	EXISTING
LOT AREA		131,041.14 SF 3.0083 ACRES
ZONING REGULATIONS:	REQUIRED	PROPOSED
BUILDING HEIGHT		22'-5 1/8"
SIDE YARD SETBACK	50'-0" MIN.	70'-5 3/8"
FRONT YARD SETBACK	75'-0" MIN.	124'-7"
PROPOSED GROSS SF.	ALLOWED	PROPOSED
CABANA FLOOR	—	624.0 SF
COVERED PORCH	—	168.0 SF
TRELLIS	—	178.0 SF



**AVERAGE GRADE CALCULATIONS:**

48.2	48.2
48.2	48.0
48.2	46.0
48.2	44.5
48.2	44.0
48.2	43.0
+ 48.2	38.25
<hr/>	
649.35 / 14 =	46.4 (AVERAGE GRADE)



2 PROPOSED PARTIAL SITE PLAN  
1/8"=1'-0"

3 AVERAGE GRADE CALCULATION

**Ronald Zakary**  
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60 Windmill Drive  
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Tel. 516-298-1156  
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Project Title:  
**PROPOSED CABANA FOR:  
SHKOLNIK  
RESIDENCE**  
108 CENTRE ISLAND ROAD  
CENTRE ISLAND, NEW YORK

Ronald Zakary

Revisions

No.	Date	Description
1	04-07-21	File for Denial Letter
2	06-14-21	File for Zoning Board

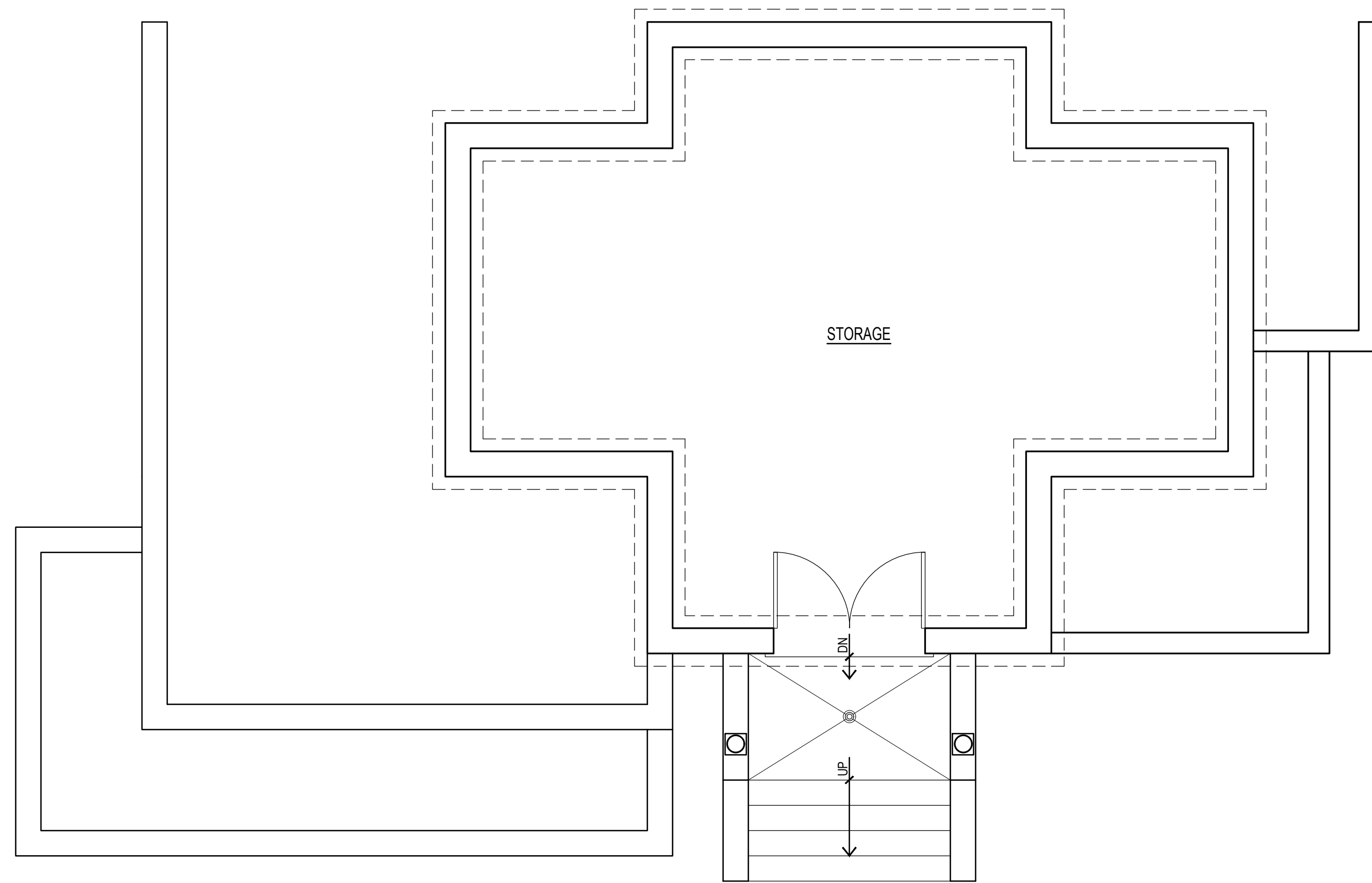
Drawing Title:  
**PROPOSED PARTIAL  
SITE PLAN  
ZONING ANALYSIS**

Scale:  
Date: JUNE 14, 2021  
Drawing Number:

**A-1**

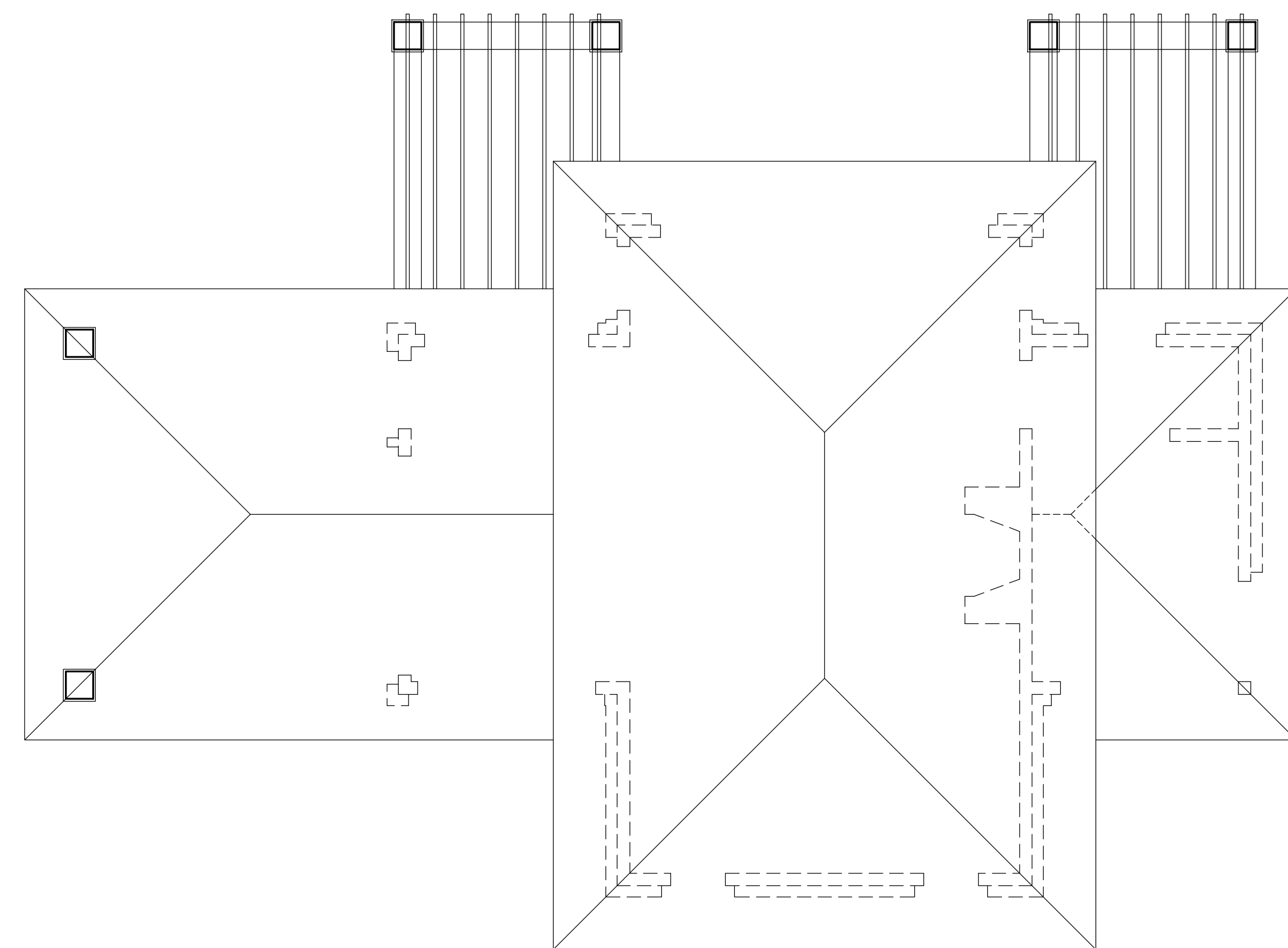
Revisions

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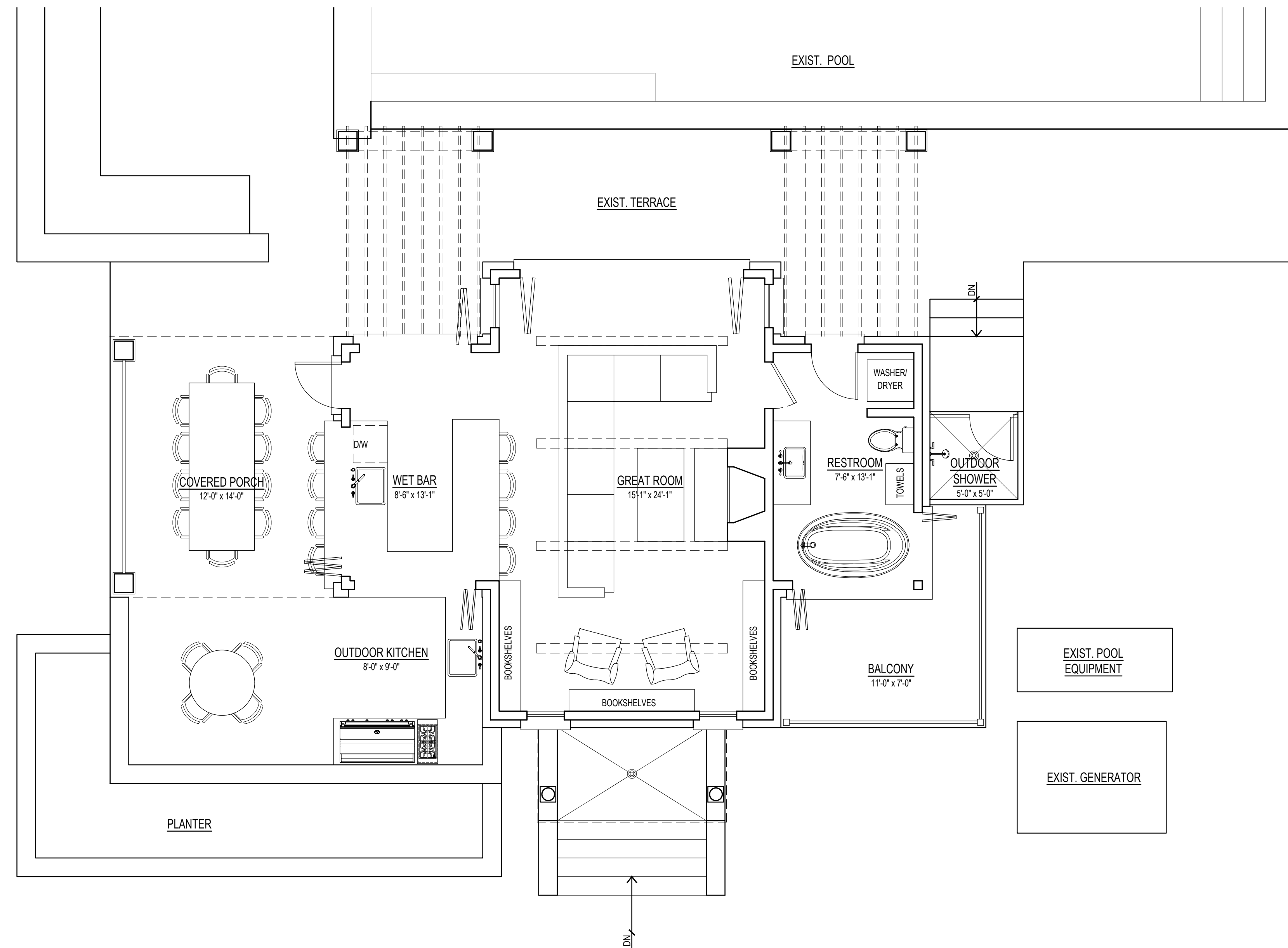
2 CELLAR PLAN

1/4"=1'-0"



2 ROOF PLAN

1/4"=1'-0"



1 CABANA FLOOR PLAN

1/4"=1'-0"

Drawing Title:

**CABANA FLOOR PLAN  
CELLAR PLAN  
ROOF PLAN**

Scale:

Date: JUNE 14, 2021

Drawing Number:

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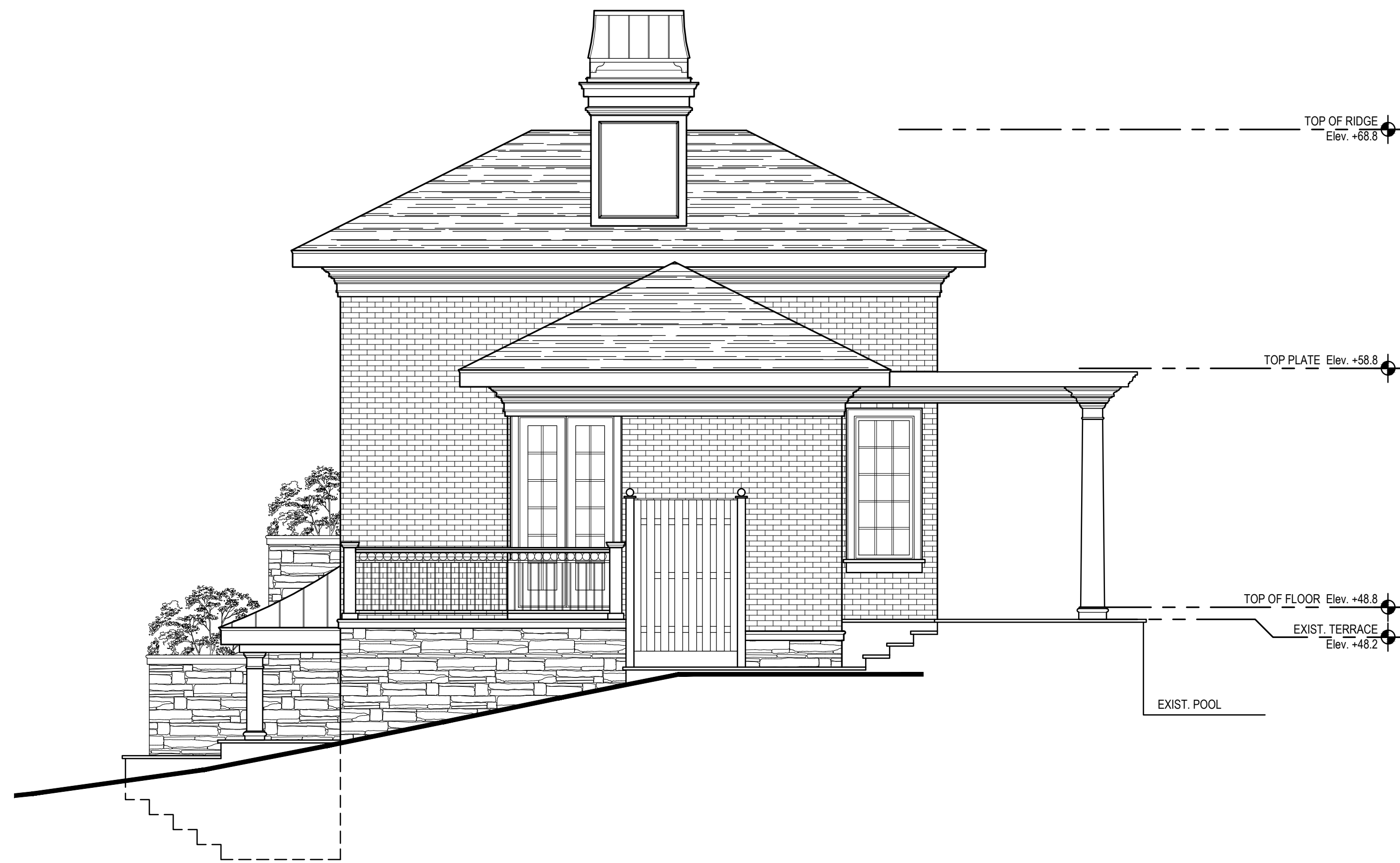
**CABANA  
ELEVATIONS**

Scale:

Date:  
JUNE 14, 2021

Drawing Number:

**A-3**



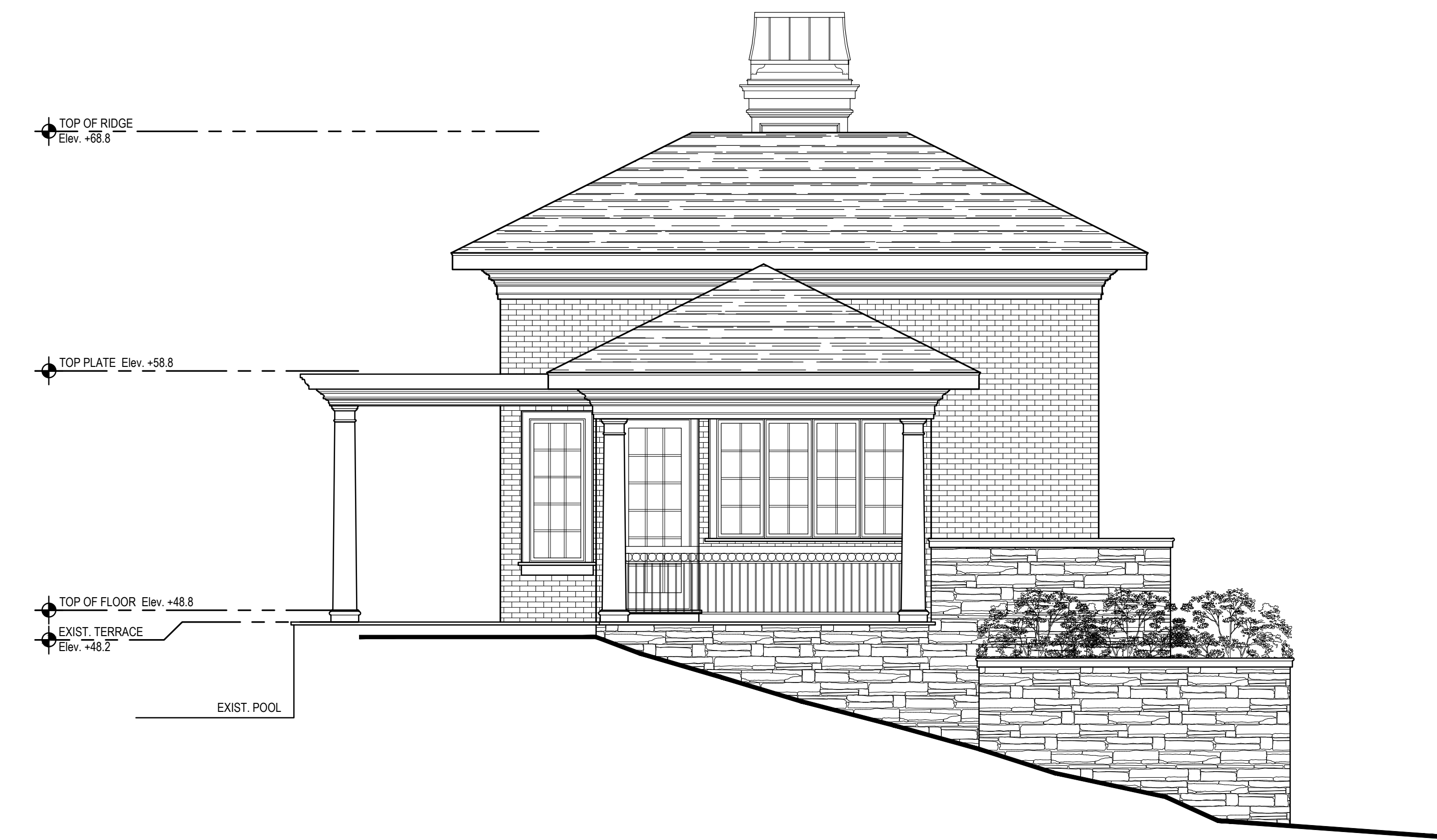
4 CABANA SIDE ELEVATION (SOUTH)

1/4"=1'-0"



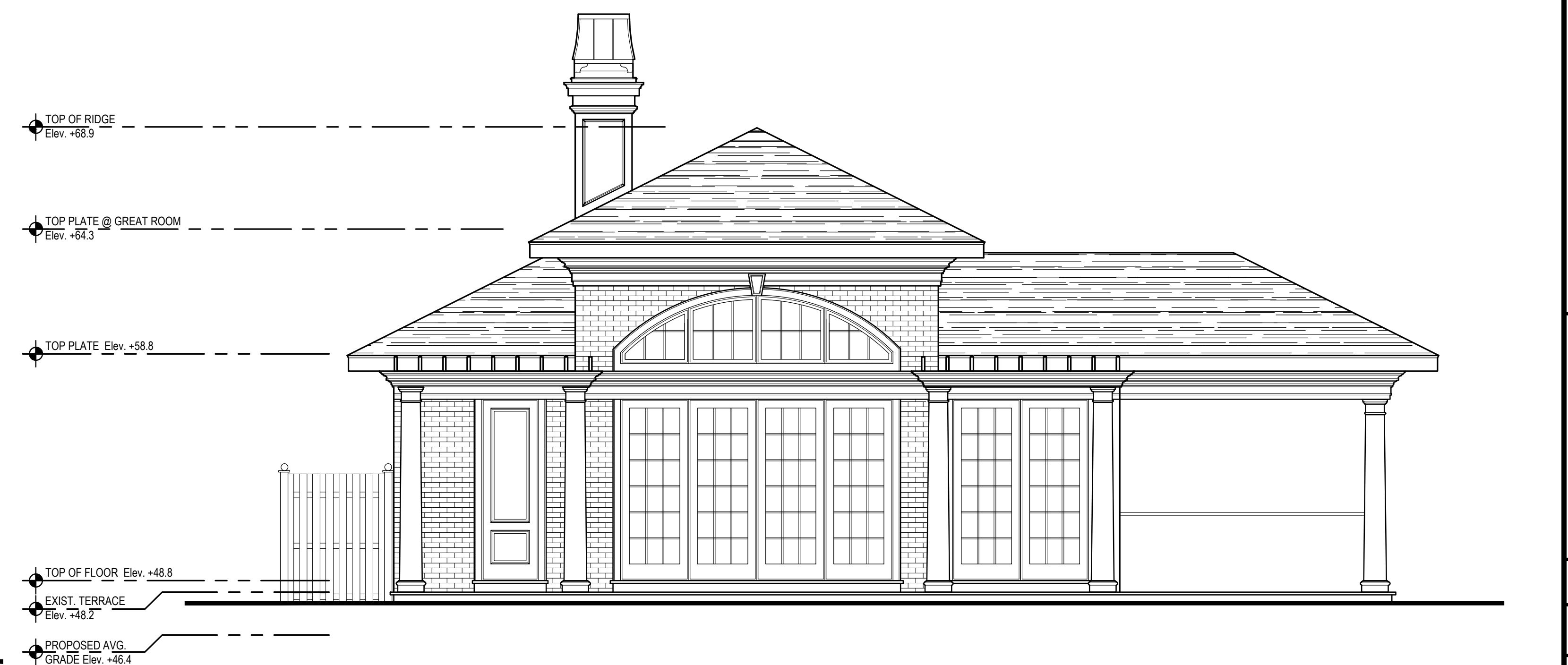
2 CABANA REAR ELEVATION (WEST)

1/4"=1'-0"



3 CABANA SIDE ELEVATION (NORTH)

1/4"=1'-0"



1 CABANA FRONT ELEVATION (EAST)

1/4"=1'-0"

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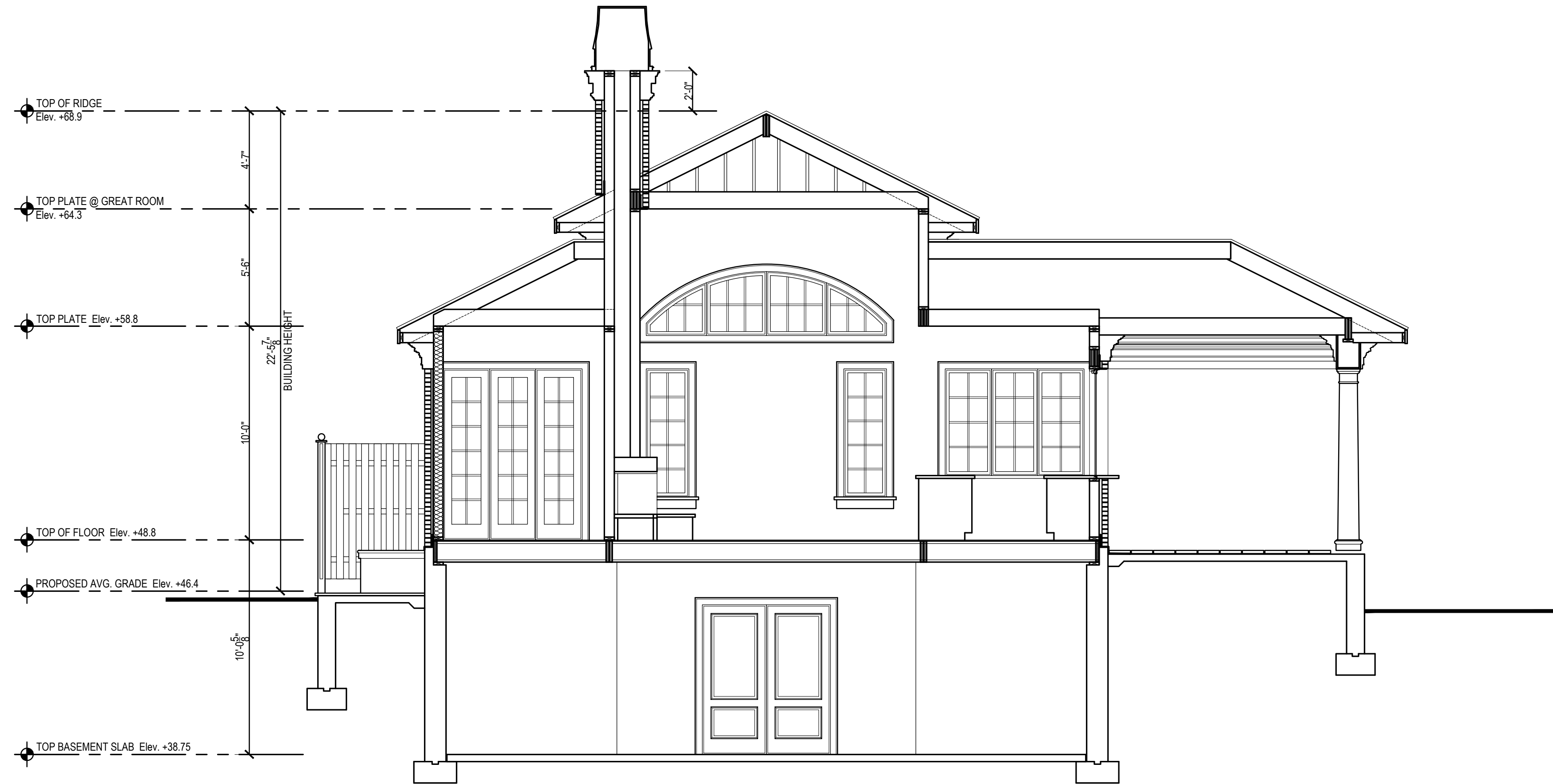
Project Title:

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RESIDENCE**  
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Ronald Zakary

Revisions

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1 CABANA SECTION

1/4"=1'-0"

Drawing Title:

**CABANA  
ELEVATIONS**

Scale:

Date: JUNE 14, 2021

Drawing Number:

**A-4**