

**INC. VILLAGE OF HUNTINGTON BAY
SITE PLAN REVIEW CERTIFICATION**

Name: _____

Date: _____

Address: _____

SCTM No.: _____

Local Law No. 5 of the year 2006, Site Plan Review.

91-11E.(1)(a)[2] [a] All proposals for development, in other than the Waterfront Preservation District, shall require site plan review for construction of a new building and/or enclosed structure in excess of eighty (80) square feet or for the alteration or reconstruction of an existing building or enclosed structure when such alteration or reconstruction involves in excess of twenty percent (20%) of the Gross Floor Area square footage of the buildings or enclosed structures.

91-11E.(1)(a)[2] [b] Village-wide, including the Waterfront Preservation District, all proposals for clearing or grading activities when more than 2,000 square feet of area or 20% of the lot area is impacted; where the import or export of 100 cubic yards of soil and/or debris results; and where a preexisting drainage condition including the rerouting or blockage of off-site flow through the property is altered.

I have reviewed the scope of the proposed work at the above referenced address and find that the proposed work is _____ is not _____ in excess of the above stated amounts.

Embossed Seal and Signature

FLOOR AREA RATIO

FLOOR AREA RATIO & LOT AREA COVERAGE REQUIREMENTS

1. Recent survey, updated within one year of filing, must be included with application.
2. Pre permit site inspection is required.
3. Survey shall show all structures as per Village Code Chapter 91 Article I, Section 91-2.B. Definitions of Terms. "STRUCTURE –Any object constructed, installed or placed on, above or below a parcel of land for use, occupancy or ornamentation, including but not limited to buildings, sheds, decks, dwellings, mobile homes, trailers (whether movable or stationary), stadiums, tents, reviewing stands, communication towers and antennae, wind generators, solar heating devices, tennis courts, platforms, porches, staging, observation towers, gasoline pumps, standpipes, outside bins, pools, docks, walls, retaining walls greater than two (2) feet in height, bulkheading, fences greater than six (6) feet in height, trellises, pergolas, gates, gateposts, poles, signs, gazebos, pillars, cabanas/pool houses, hot tubs, outdoor fireplaces, non-portable barbecues, tanks and any fixtures, additions and alterations thereto. The word "structure" shall be construed as though followed by the word "or part thereof."
4. F.A.R. /L.A.C. calculations must be signed and sealed by a New York State licensed architect or engineer.

The maximum floor area ratio per lot shall be as follows:

- Residence A District, 18%.
- Waterfront Preservation District A1, 18%
- Residence B District, 30%.
- Waterfront Preservation District B1, 30%
- Residence C District, 14%.
- Waterfront Preservation District C1, 14%
- Residence D District, 18%.
- Waterfront Preservation District D1, 18%

The maximum lot area coverage per lot shall be as follows:

- Residence A District, 26%.
- Waterfront Preservation District A1, 26%
- Residence B District, 36%.
- Waterfront Preservation District B1, 36%
- Residence C District, 20%.
- Waterfront Preservation District C1, 20%
- Residence D District, 26%.
- Waterfront Preservation District D1, 26%

Name: _____ SCTM No. _____
 Address: _____ Residence District: _____ Date: _____

FLOOR AREA RATIO (F.A.R.)

F.A.R. is the gross floor area of the dwelling plus the garage all measured to the outside of the exterior walls.

F.A.R. includes overhangs and habitable basement space but not unheated breezeways.

This quantity shall be divided by the total lot area times one hundred (100) to equal the F.A.R.

LOCATION	EXISTING SQ. FT. (FLOOR AREA)	PROPOSED ADDITIONAL SQ. FT.	TOTAL SQ. FT. (FLOOR AREA)
Habitable Cellar Space			
First Floor			
Second Floor			
Third Floor			
Garage			
Total Square Footage (Floor Area)			
Total Lot Area			

Existing
 Total Square Footage = _____ X 100 = _____ F.A.R.
 Total Lot Area

Total
 Total Square Footage = _____ X 100 = _____ F.A.R.
 Total Lot Area

* Structures include but are not limited to any object constructed, installed or placed on, above or below a parcel of land for use, occupancy or ornamentation, including but not limited to buildings, sheds, decks, dwellings, mobile homes, trailers (whether movable or stationary), stadiums, tents, reviewing stands, satellite antennas, solar heating devices, tennis courts, platforms, porches, staging, observation towers, radio and television towers and antennas, gasoline pumps, standpipes, outside bins, pools, docks, walls and retaining walls, bulkheading, fences, trellises, pergolas, gates, gateposts, poles, signs, tanks, and any fixtures, additions and alterations thereto. The word "structure" shall be construed as though followed by the words "or part thereof."

 Embossed Seal and Signature

* Structures include but are not limited to any object constructed, installed or placed on, above or below a parcel of land for use, occupancy or ornamentation, including but not limited to buildings, sheds, decks, dwellings, mobile homes, trailers (whether movable or stationary), stadiums, tents, reviewing stands, satellite antennas, solar heating devices, tennis courts, platforms, porches, staging, observation towers, radio and television towers and antennas, gasoline pumps, standpipes, outside bins, pools, docks, walls and retaining walls, bulkheading, fences, trellises, pergolas, gates, gateposts, poles, signs, tanks, and any fixtures, additions and alterations thereto. The word “structure” shall be construed as though followed by the words “or part thereof.”