

VILLAGE OF GREAT NECK ESTATES

ARCHITECTURAL REVIEW BOARD

**Monday
October 26, 2020
7:30 pm
Zoom ARB Meeting**

GNE ARB is inviting you to a scheduled Zoom meeting.

Topic: GNE ARB Zoom Meeting
Time: Oct 26, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84025418053?pwd=OVFTSmR2MllsL1RLWkdTYlhNTy9iUT09>

Meeting ID: 840 2541 8053

Passcode: 849301

NAME

Glenn Zuckerman
All Island Irrigation

ADDRESS

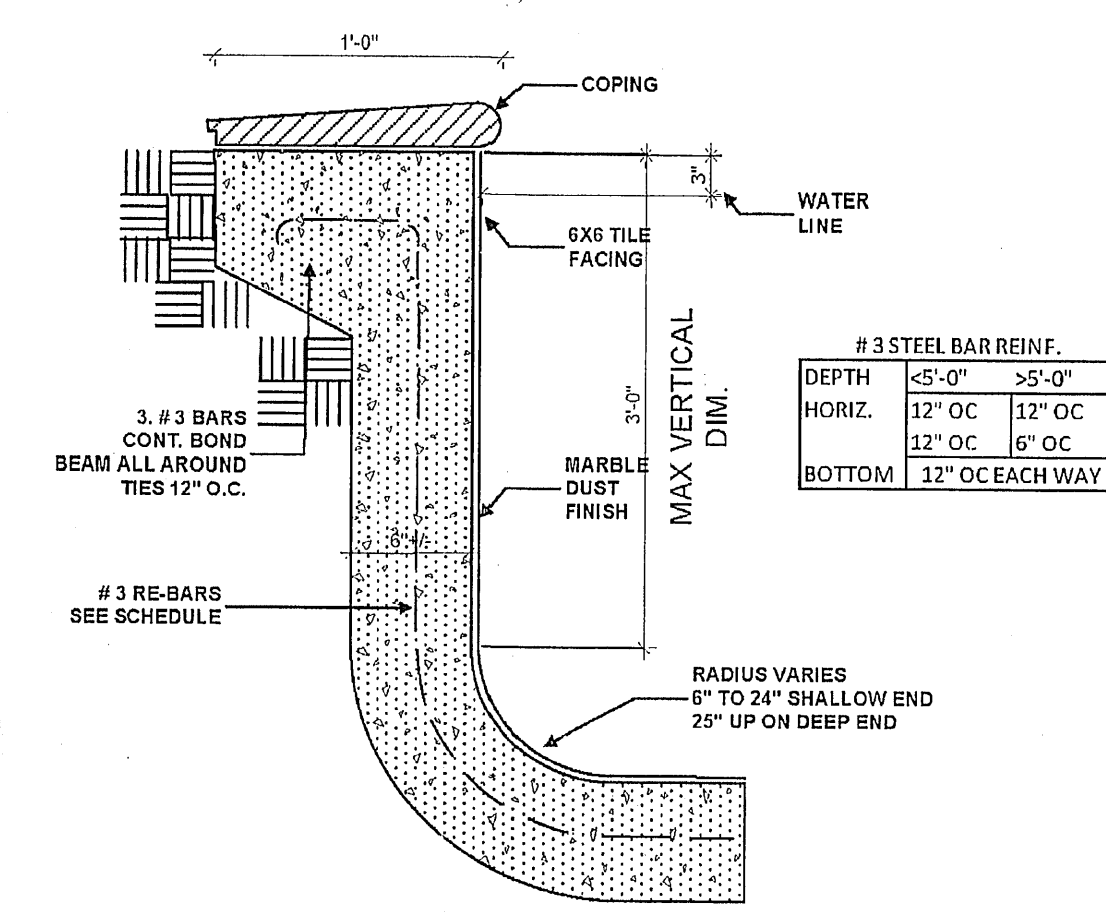
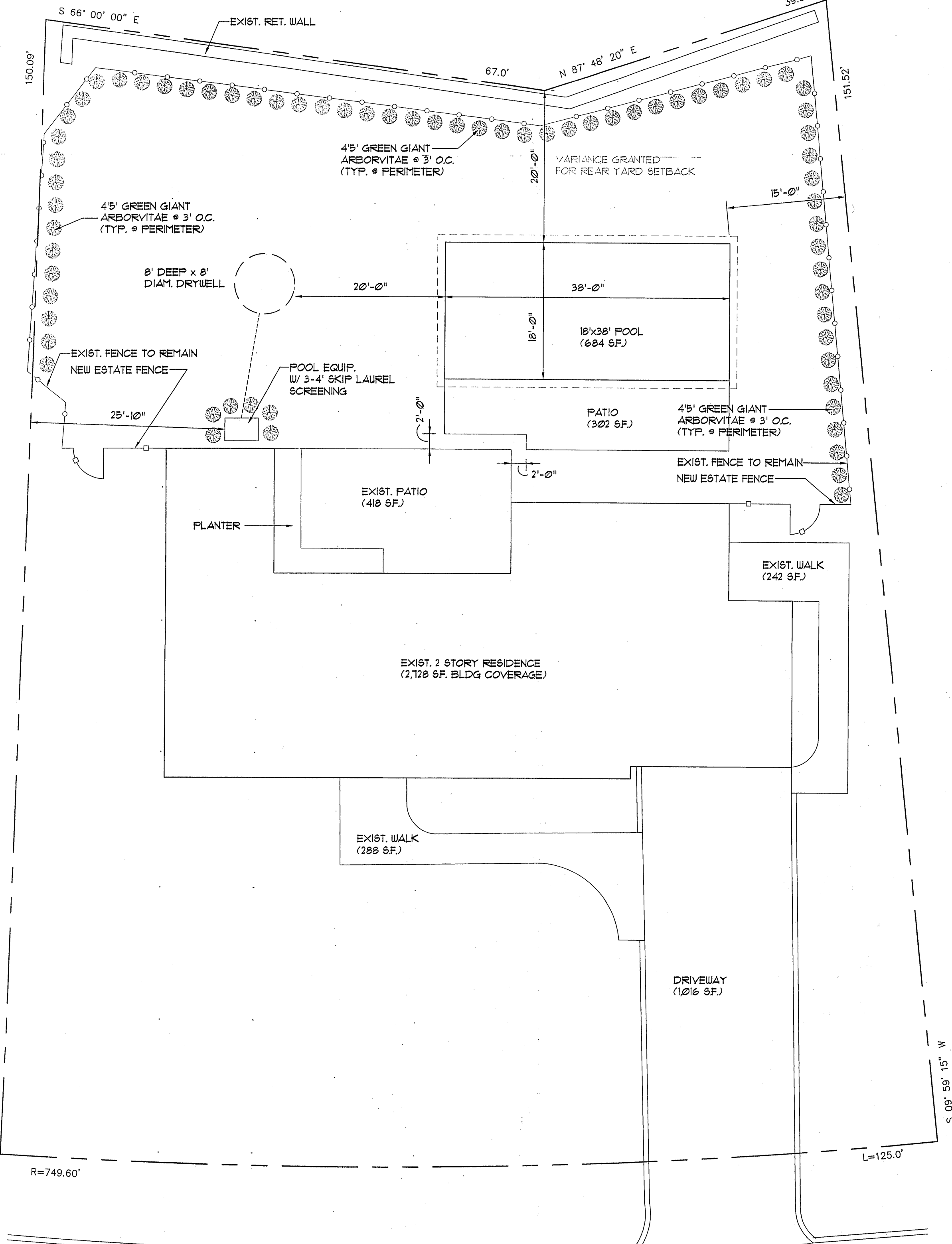
7 Hillcrest Drive

SUMMARY

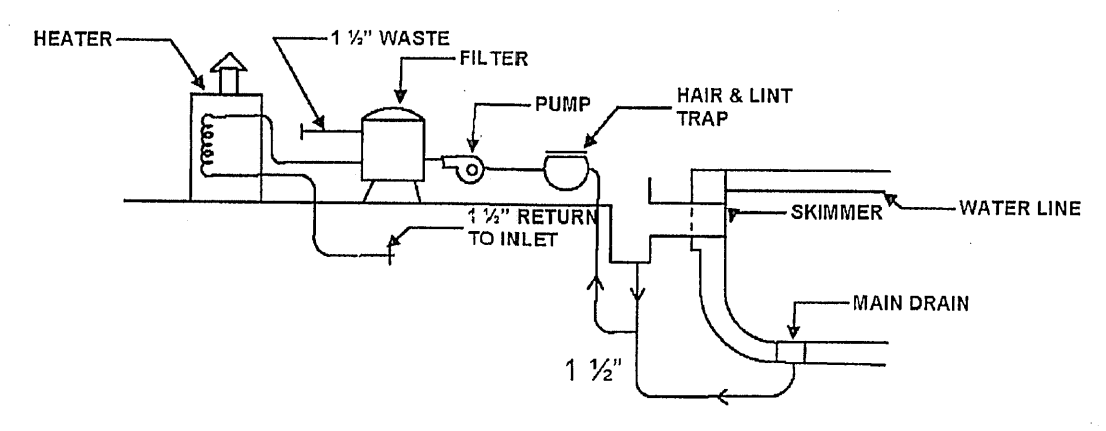
Swimming Pool

Members

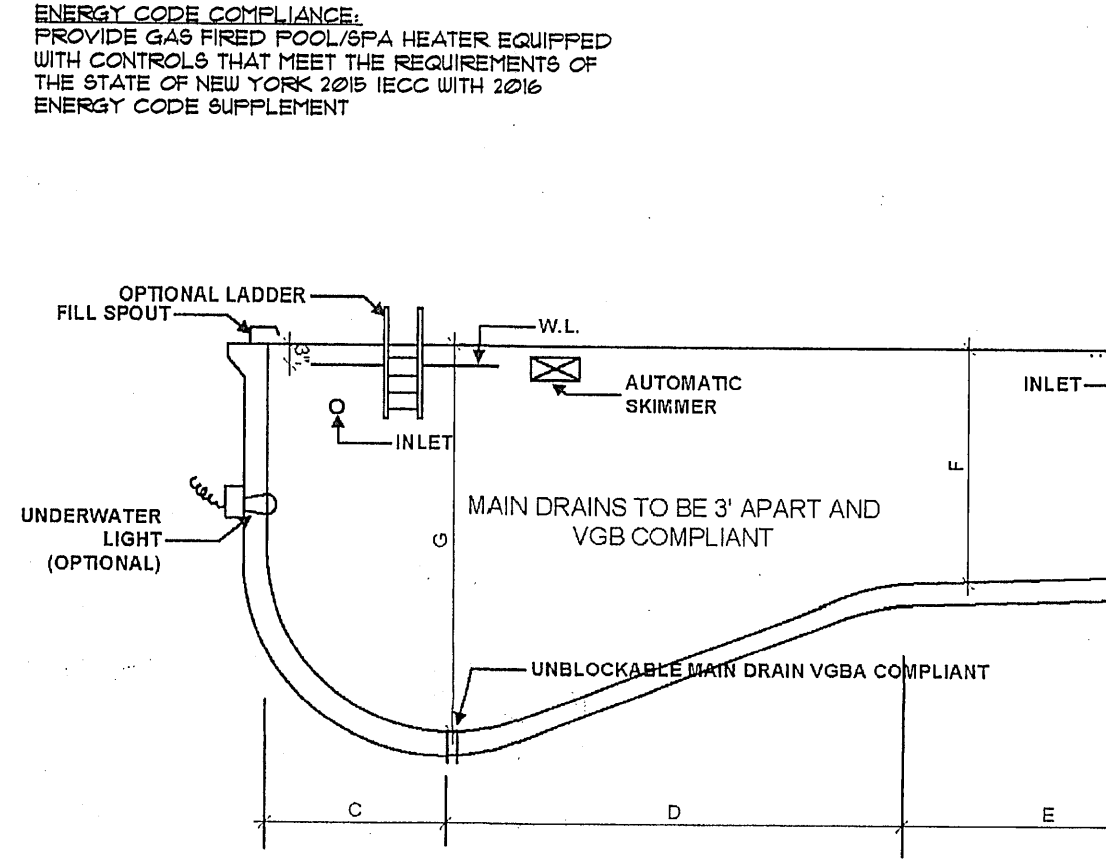
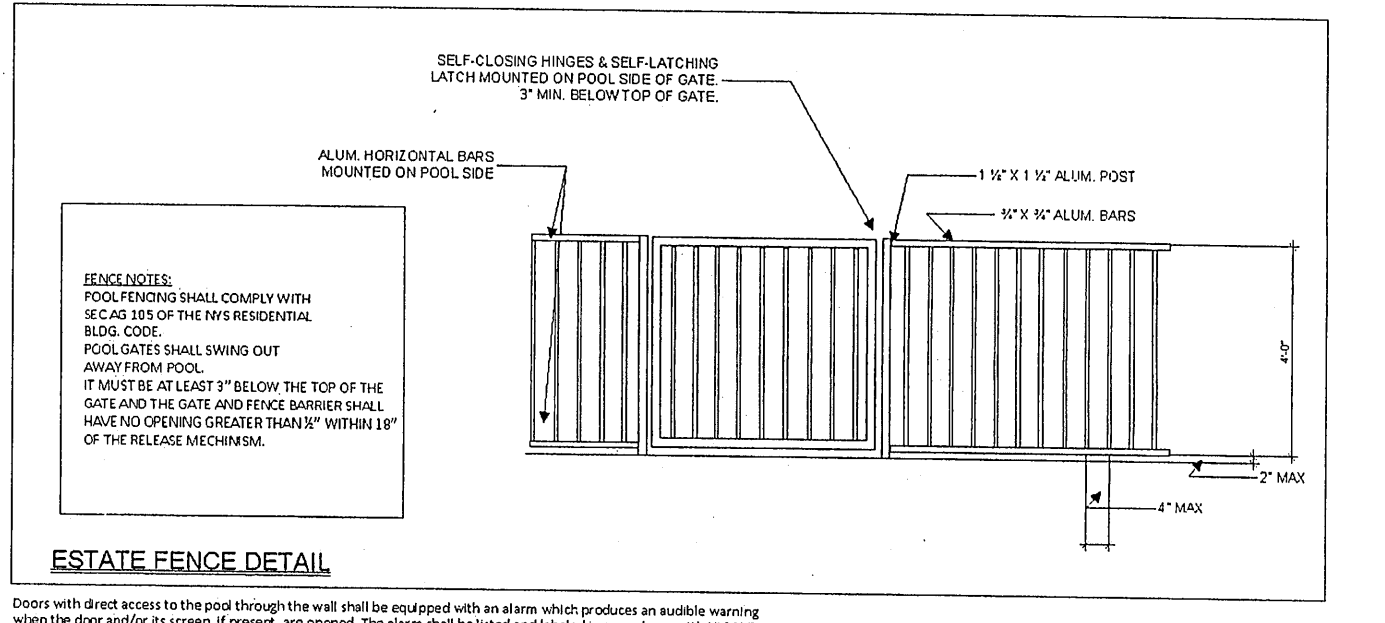
Frank Choo
Vic Gany
Eric Hui
Edy Zingher
Jon Bijari



3109.4.1 BARRIER HEIGHT AND CLEARANCE. THE TOP OF THE BARRIER SHALL BE NOT LESS THAN 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE SWIMMING POOL. THE BARRIER SHALL BE NOT LESS THAN 2 INCHES (51 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE SWIMMING POOL. THE BARRIER SHALL BE NOT LESS THAN 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE SWIMMING POOL. THE BARRIER SHALL BE NOT LESS THAN 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE SWIMMING POOL.



SIZE (ft)	A	B	C	D	E	F	G	AREA (sf)	CAP. GAL.
POOL	38	18	8	20	10	3.5	8	684	7150



SIZE (ft)	A	B	C	D	E	F	G	AREA (sf)	CAP. GAL.
POOL	38	18	8	20	10	3.5	8	684	7150

Doors with direct access to the pool through the well shall be equipped with an alarm which produces an audible warning when the door is opened or closed. The alarm shall be located at least 54 inches (1371 mm) above the threshold of the door or other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body. The alarm shall be audible at all times and shall be tested at the time of construction.

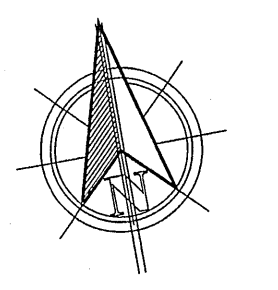
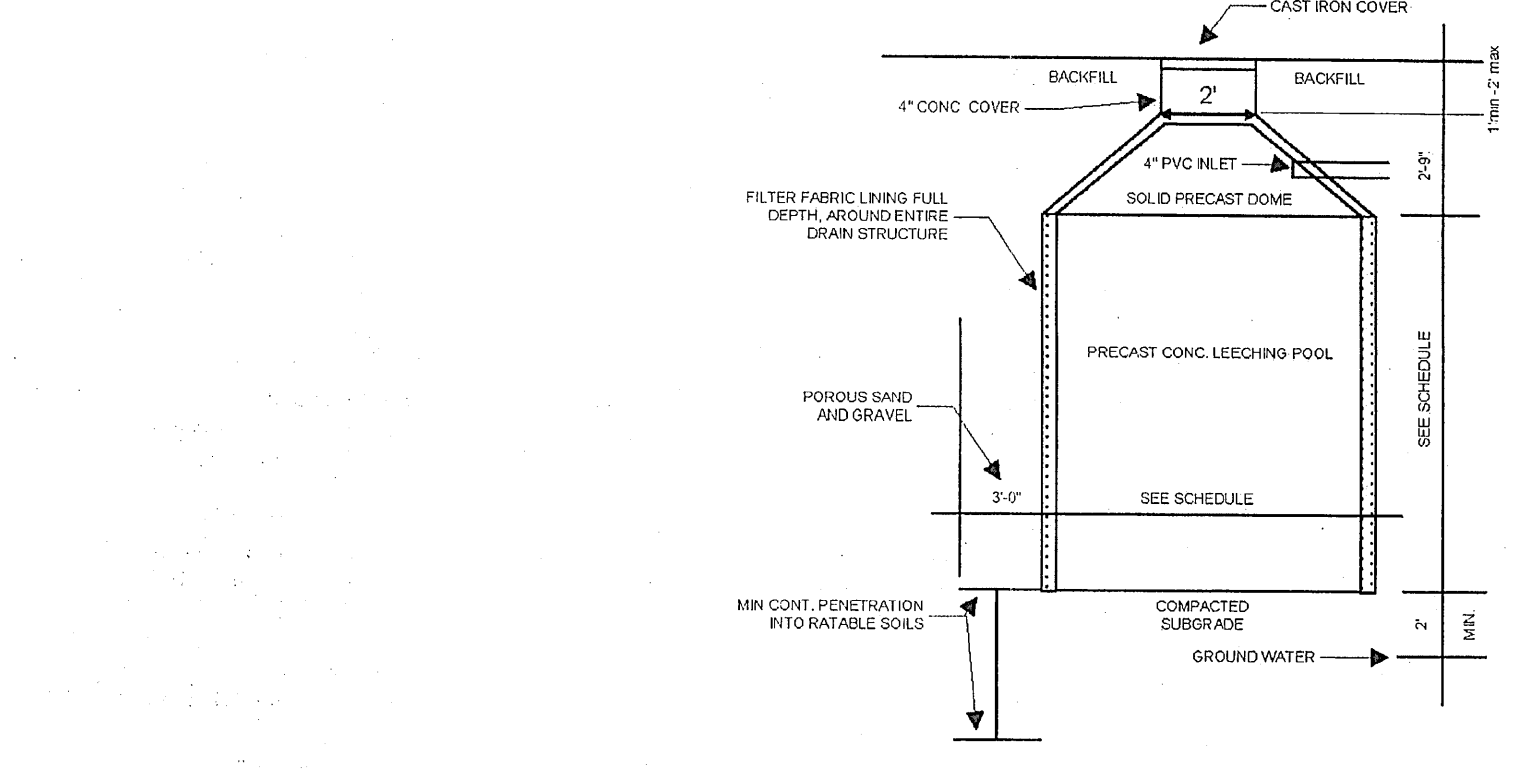
AUTO COVER SPECIFICATIONS:
Track-Under track is a perfect way to fully integrate the cover into the pool and coping. Tracks are concealed beneath the coping and above the tile band. The slim piece for a more aesthetically pleasing finish. Tracks are epoxy and drilled into pool beam for optimum strength.

AG106.2 Suction fittings. All Pool and Spa suction outlets shall be provided with a cover that conforms with ANSI/ASME A112.19.8M or a 12"x12" drain grate or larger, or an approved channel drain system. Exception: Surface skimmers.

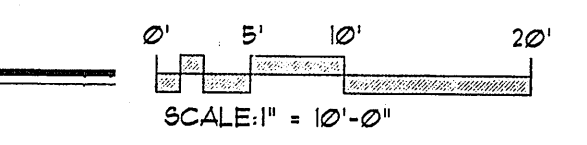
AG106.3 Atmospheric vacuum relief system required. All pool and spa single or multiple outlet circulation systems shall be equipped with atmospheric vacuum relief (AVR) grate covers located therein become missing or broken. Such vacuum relief systems shall include at least one approved or engineered method of the type specified herein, as follows:
1. Safety vacuum release system conforming to ASME A112.149.17, or
2. An approved gravity drainage system.

General Notes:
All construction shall be in accordance with requirements of "The New York State Building Code," latest edition. The contractor shall verify all existing dimension and conditions in the field before commencing work. The contractor shall provide the necessary coordination between all trades with regards to the drawings.
1. The design is based on a drainage soil with <10% silt. Ground water shall not exist within the limits of excavation. If ground water exists within 5'-0" below grade, special dewatering facilities will be required.
2. No surcharge allowed within 4'-0" of shallow end and 6'-0" of deep end.
3. The pneumatically applied concrete (gunite) shall be a 1:4 mix with a max. of 3 1/2 gal water per sack cement.
4. Reinforcing steel shall be Grade-60 billet steel with a minimum lap of 30 bar diameters.
5. Pool water by owners fill spout. Pool to be kept full during freezing weather. Pump capacity to be sufficient to empty pool in 24 hours.
6. Fill spout to be 3/4" gooseneck with a 12" air gap between spout and pool water line.
"All water either overflowing or emptying from the pool shall be disposed of on the owner's land."
"All lights used to illuminate the swimming pool or pool area shall be shielded so as to prevent the shining upon the property of any adjacent property owner."
"No loudspeaker device or equipment of any kind shall be installed or used in or about the swimming pool or pool area unless the same shall be muted so as to prevent any noise from being heard beyond the property lines of the owner's land."
"Provide suction fittings as per AG 106.2"
"Provide atmospheric vacuum relief system as per AG 106.3"
"Provide dual drain separation as per AG 106.4"
"Pool cleaner fittings to comply with AG 106.5"
This is to certify that the construction of a swimming pool on the subject premises will not require any special drainage facilities.
The pool will be filled by a direct 3/4" fill spout piped from the house with control by a gate valve at the house. There is a stainless steel gooseneck above the coping with a 12" air gap between the fill spout and pool.
The pool will be constructed of pneumatically applied reinforcement through the filter and reused from year to year. The drainage from the filter will not interfere with the public water supply, the existing sanitary facilities, neighboring properties or public highways.

BUILDING AREA EXISTING		IMPERVIOUS SURFACE EXISTING	
RESIDENCE	2,128 SF	WALKS/PATIOS/STEPS	940 SF
		DRIVEWAY	1,016 SF
		RESIDENCE	2,128 SF
TOTAL	16,840 SF	TOTAL	4,974 SF
% LOT COVERAGE	16.13 %		
% ALLOWABLE	22 %		
ACCESSORY STRUCT.		IMPERVIOUS SURFACE PROPOSED	
	0 SF	IN GROUND POOL	684 SF
TOTAL	16,840 SF	PATIO	302 SF
% LOT COVERAGE	0 %	WALKS/PATIOS/STEPS	948 SF
% ALLOWABLE	1.00 %	DRIVEWAY	1,016 SF
		RESIDENCE	2,128 SF
TOTAL	16,840 SF	TOTAL	5,078 SF
TOTAL LOT	104,600 SF	TOTAL ALLOWABLE	9,066 SF
TOTAL ABOVE	3,676 SF		
ALLOWABLE	3,124 SF		



PLOT PLAN
1 HILLCREST DRIVE, GREAT NECK, NY
SEC 2, BLK 130, LOT 96



2	10-2-20	ISSUED FOR ARB
1	6-24-20	ISSUED FOR DENIAL
revision	date	description

PROPOSED SWIMMING POOL
FOR
7 HILLCREST DRIVE, GREAT NECK, NY

BKH ARCHITECT PLLC
103 PAT DRIVE, WEST ISLIP, NY 11795
631-241-7326 bkharchitect@gmail.com

drawn by: rjm
checked by: bkh
date: 6-24-2020
file: SP-1