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11/03/2025

8 Newton Court – Engineering Department Memo to Planning Board

The applicant is before the Board for a Building Envelope Modification to re-construct a Single Family Dwelling at 8 Newton Court that burned down early this year. The property is in the RA-25 Zoning District and is also a part of the Baltic Estates Subdivision, approved by the Planning Board in 1995. As part of the original resolution from the 1995 subdivision, any increase in the Building Envelope shall be approved by the Planning Board.

The proposal is to build on the existing foundation and make minor additions (front porch, right-side deck, garage extension, deck extension in rear yard), as well as legalizing a gazebo in the front yard that previously existed but was never permitted. The proposed front porch and rear deck extension are proposed outside of the allowed building envelope. The applicant will also need to make an application to the ZBA in order to legalize the existing gazebo.

The applicant provided the Board with copies of the subdivision Plat, filed on July 31, 1996, as well as a copy of the original Erosion and Sediment Control Plan for this lot. The Building/Engineering Department will ensure that the original erosion and sediment control plan is adhered to and there are no deviations.

Thank you

Vincent Salanitro, P.E.
Village Engineer