

February 15, 2023

Memorandum

0 North Mountain Drive: Tax ID 3.10-1-3

Building and Impervious Coverage Calculations

The Village's consulting planner, Valerie Monastra, has prepared a Memorandum, dated January 28, 2023, for the pending application before the Planning Board for a Site Plan Review for a building lot that was created by subdivision in October 1989 by the Planning Board, which is known as 0 North Mountain Drive. This parcel was created by subdivision by the Dobbs Ferry Planning Board from 79 North Mountain Drive and is also known as Tax ID Number 3.10-1-3. The Tax ID Number has been provided to avoid confusion, since there are several other building lots that were created in that same year by subdivision from other properties, including 72 North Mountain Drive.

In her Memorandum, Ms. Monastra identifies three issues that need to be addressed, with each requiring a variance or waiver. I appreciate that she has laid this out in this way, but the facts are that this is a misinterpretation of the Code and no variances or waivers should be required.

The following is copied from Ms. Monastra's January 28, 2023 Memorandum:

Zoning. The Applicant provided a zoning table for the OF-2 district. This property was before the Zoning Board of Appeals (ZBA) for a variance from the minimum lot area. The ZBA referred this application to the Planning Board for site approval before the issuance of any possible variances. The current submission of the project may require the following variances:

a. Minimum net lot area. The requirement for the OF-2 zoning district is a minimum lot area of 20,000 square feet. The Project Site has a proposed net lot area of 15,261 square feet which would require a variance of 4,749 square feet.

b. Max lot coverage by buildings. The OF-2 zoning district allows for 18% lot coverage by buildings. The applicant calculated this amount using the gross lot area but should have used the net lot area. As a result, the building lot coverage calculates as $4,190/15,261 = 27.46\%$. This will require a variance of 9.46%.

c. Max lot coverage by impervious surfaces. The OF-2 zoning district allows for 40% lot coverage by impervious surfaces. The applicant calculated this amount using the gross lot area but should have used the net lot area. As a result, the impervious surface coverage calculates as $8,284/15,261 = 54.28\%$. This will require a variance of 14.28%.

Our Memorandum has been prepared to provide the background on these issues so that the matter can be properly corrected without further delay or inappropriate impositions on the property owner, as well as requiring the Planning Board and the Zoning Board of Appeals to spend time resolving issues that are based on incorrect information and interpretations of the Code.

Basis for Disagreement

In the statements quoted above, Ms. Monastra claims that the applicant's use of the gross lot area for determining both the permitted Building Coverage and the permitted Impervious Coverage is a mistake and that the Code requires the use of the net lot area in determining these two coverages.

We understand and agree that the Code could be more clear, most specifically on how Building Coverage is to be calculated, but the lack of clarity does not allow the Village to make assumptions and impose requirements that are neither stated in the Code nor consistent with the way in which the Village has made these determinations in the past, even if some think that these new requirements could be appropriate.

Ms. Monastra's contention that the Impervious Coverage is required to be based on a percentage of the "net" lot area is completely inconsistent with the definition of Impervious Coverage in Section 300-14 of the Dobbs Ferry Code. Impervious Coverage is defined in the Code as follows:

IMPERVIOUS COVERAGE

The part of a lot that is covered by impervious surfaces, expressed as a percentage of the gross lot area.

While the issue with impervious coverage should be clear, the definition for Building Coverage in the Dobbs Ferry Code is less so:

BUILDING COVERAGE

The area of a lot covered by or permitted to be covered by principal and accessory building(s) and structures on the ground level. Percentage of building coverage is the area of principal and accessory building(s) at the ground level divided by the lot area and expressed as a percentage of the lot area.

For the purposes here, while this definition does not specifically state that the percentage is of the "gross" lot area, it also does not state that the percentage is of the "net" lot area.

While we have copies of the drafts of the Code that was adopted in 2010 back to the first complete draft dated August 17, 2007, we cannot point to a version that qualified the lot area as either "gross" or "net", when it comes to Building Coverage. The definition for Building Coverage is the same as it was in the Code prior to the new Code. There is no mention of "net" lot area being used for Building Coverage in any of the drafts or any of the notes from the worksessions and meetings that led to the adoption of the new Code in 2010.

There are notes that pertain to the Impervious Coverage as the result of comments made during the work sessions in which a member of the Conservation Advisory Committee, who was a member of the Land Use Committee, suggested that steep slopes be protected from development.

At the time, it was agreed that the section of the Code, which is now Section 300-46, already recognized the need for the Planning Board to consider steep slopes exceeding 25% for protection in Site Plan Review. Since that was confirmed, the definition of Impervious Coverage was added to the Code, stipulating that the limits on coverage are based on the “gross” lot area of the parcel, without any deduction for steep slopes.

The Building Department has supported the use of the “net” lot area as required for the determining the maximum Building Coverage by referencing the footnote that is found under the Table B-1 and Table B-2 in the Zoning Ordinance. This footnote reads:

Note: The net lot area is determined by deducting the adjustments specified in §300-34A(2) from gross lot area.

This simply explains that the minimum lot area for a parcel in each of the zoning districts is the net lot area that results from the subtraction of percentages of the steeply sloped areas on any particular parcel. It does not say that the net lot area is to be used in calculating either the Building Coverage or the Impervious Coverage. The fact that the definition of Impervious Coverage stipulates the use of the gross lot area suggests that Coverage was intended to be based on gross lot area, not net lot area.

There is nothing in the Code that suggests that the intent was for the permitted Building Coverage to be calculated using anything other than the total area of the parcel without deductions of steep slopes.

Origin of Section 300-34 in the Dobbs Ferry Code

In conversations about this issue of calculating Building Coverage, the question was asked by a member of the Building Department, “If not to limit the size of the house that could be built on a building lot, why would the Village have adopted a requirement that a percentage of the lot area exceeding specific slopes be deducted from the total lot area to determine a net lot area?” The assumption in this question is that the deduction for steep slopes was added to the Zoning Ordinance specifically to reduce the size of houses that could be built.

As it pertains to the property subject to this Memorandum, the assumption would then be that, instead of allowing a house that would have a building coverage of 18% of the total lot area of 23,337 square feet, which is 4,200 square feet, the purpose of Section 300-34.A.(2) was to subtract a percentage of the steep slopes (7,622 for the subject property) to establish a net lot area of 15,715 square feet, to which the 18% permitted coverage would be applied, yielding a maximum building coverage of 2,829 square feet.

Lacking any other reason for which this provision in the Code would have been created, that is not an unreasonable assumption. It is, however, only an assumption without support in the Code. There is also a very real history to the origin of Section 300-34, but since that happened back in the 1980s, it would not be illogical to assume that there is little surviving knowledge of what actually happened back then. However, the fact is that I was directly involved in that history, as a search of the Village records reveals

In the mid-1980s, several development projects involving condominium or HOA residential units were proposed in Dobbs Ferry. That was at a time when the change that was anticipated by this form of development was a concern for some residents; the proverbial fear of change. Simultaneously, there were a couple of small scaled developers who were searching out over-sized single-family parcels that may already be improved with a house, but which had sufficient lot area to support a subdivision, creating a new building lot. The Planning Board and Board of Trustees came up with two provisions that were added to the Code to stifle or at least reduce the amount of this type of development and the number of new residential units that could be created.

The first provision added to the Code in September 1987 was Section 300-34.A.(1)(a), which became known as the "rectangle ordinance." This provision required that any new building lot created had to be able to contain a rectangle capable of containing the required minimum lot area for the zoning district within which the parcel was located, with no side of the rectangle being less than 80% of the required lot width. This requirement quickly shut down the creation of what had become cleverly known as "surgical subdivisions." These new lots might meet the required lot area, but take on very odd shapes, resulting in awkward buildings that often did not fit the context of the neighborhood.

The second provision added to the Code in September 1989 was Section 300-34.A.(2), which required the steep slopes on a property to be determined and then a percentage of the areas that were sloped more than 15% to be deducted from the "gross lot area," resulting in a "net lot area." However, these deductions were not factored into the permitted Building Coverage, as evidenced by the numerous homes that have been built since then that used the gross lot area as the basis for both the Building Coverage and the Impervious Coverage. Instead, the net lot area was intended to be used in the layout of subdivisions, particularly hypothetical subdivisions which were the basis for determining the number of residential units that could be included in a clustered development.

The procedure for clustered projects, when they were proposed, was to require a hypothetical subdivision of single family homes to determine the number of units that could be included in the cluster development. With the rectangle ordinance and the steep slopes ordinance factored into the hypothetical subdivision, the yield from a property was usually significantly reduced.

In 1984, several years before these new ordinances were being considered I, through my firm Gotham, was retained by Richard Salerno, a specialist in surgical subdivisions, to coordinate the development of a property that he had assembled on Livingston Avenue. This was a property that several other developers had attempted to develop over the years, but given up. Mr. Salerno changed the viability of developing the property by purchasing the rear yards of several properties, which created the possibility of a street access connecting to High Street. While we were proposing a cluster development, the Planning Board was not sure that it wanted that form of development on that property and required us to start with a traditional subdivision.

Since the property was zoned TF (replaced by MDR-1), the lots that we were showing were for two or three-family homes. At that time there were no deductions for steep slopes. The subdivision that we laid out had a yield of 22 residential units. Seeing a subdivision of two and three-family homes on this steeply sloped property, the Planning Board changed its opinion on the best development approach and decided that a cluster would be a better form for the project. We coordinated the design and were approved in 1987 for a 22 unit condominium complex, which was actually quite cool.

Unfortunately, in 1987, the real estate market took a turn and our project was put on hold. One of the problems with our project is that it was to be built on a large plinth that would contain all of the parking and community amenities, including a health club that would be open to the public. Getting that project funded became too difficult.

In 1989, we were back to the Planning Board with a less cool, but also less expensive cluster project. We made our application for a revised Site Plan approval and were moving through the process. At the same time, the Village was proposing the adoption of the steep slopes ordinance. At every meeting, I asked whether the new ordinance would apply to our project and I was assured every time that it would not. We were told that we would be "grandfathered" because the project had already been approved prior to the idea of adopting the new provisions to the Code.

After the Village Board adopted the steep slopes ordinance at its September 1989 meeting, we received a letter from the Village that we would need to revise the design of our project to comply with the newly adopted steep slopes ordinance - what is now known as Section 300-34.A.(2). We appeared at the October 1989 Planning Board meeting and it was explained that we were not grandfathered and would have to submit a steep slopes analysis. We were actually the next item on the agenda of that night's Planning Board meeting after the approval of the 0 North Mountain Drive subdivision, which created the parcel that is subject to this Memorandum. The Minutes show that Mr. Salerno inquired about the method that was to be used for determining steep slopes and the Chair of the Planning Board instructed us to use the same method that had been used for 0 North Mountain Drive.

When we asked about issues of coverage, we were told that the purpose of what is now in the Code as Section 300-34.A.(2) was to determine the density of subdivisions and cluster developments and did not apply to lots after they had been created. We did the steep slopes analysis for Livingston Ridge, which resulted in a maximum yield of 24 residential units. While the Village Boards were surprised that the result of the new ordinance was to actually justify an increase in the number of units from 22 to 24 units, they approved the project, which was sold by Mr. Salerno to the Ginsburg Development Company. It was that project that was built. That project used the gross lot area for determining the Building Coverage.

Support for the Use of Gross Lot Area for Building Coverage

In addition to Livingston Ridge, the practice in the Building Department since then has been to use the gross lot area for determining the permitted Building Coverage and Impervious Coverage.

Over the years, Gotham has coordinated the design, approval, and construction of numerous single family homes in Dobbs Ferry. Attached to this Memorandum, we have provided the Zoning Charts for 14 single family homes, two two-family homes, and one three-family home that have been approved by the Dobbs Ferry Planning Board and built. These include the following:

Tax ID	Address	Client	Year
3.80-45-32	10 Tiernan's Lane	DePaola	1997
3.160-140-7	41 Magnolia Drive	Berliner	2002
3.60-23-18.2	93 Briary Avenue	Giuliano	2002
15.P51-8	7 Myrtle Avenue	Fucci	2005
28B.559-99-11	289 Clinton	Moretti	2005
8.10-419-14	19 McClelland Avenue	Hartnett	2007
8.21-472-1	1 and 3 King Street	JAN Construction	2008
8.16-445-29	27 Virginia Avenue	Rosenberg	2010
8.19-458-6	Cyrus Place	Racanelli	2010
3.100-98-47/48	60 Florence Avenue	Makan	2014
3.50-16-14	82 Belden Avenue	Vuletic	2014
3.50-16-36	31 Maple Street	Savage	2015
3.100-94-5.2	26 Allen Street	Makan	2015
3.80-36-5	130 Palisade Street	Noyes	2018
3.50-17-9	1 Myrtle Avenue	Ostrow	2018
3.90-52-4	40 Devoe	Lang	2019
3.50-17-82	60 Washington Avenue	Weld	2022

All but two of these properties were approved with the percentage of Building Coverage and Impervious Coverage calculated using the gross lot area to determine the percentage of coverage. 93 Briary Avenue and 26 Allen Street are different in that they used the net lot area as the basis for the calculation of the Building Coverage and the Impervious Coverage. What made those two properties different from the others was that they were each a combined subdivision and site plan approval process. We were required to proof out the building lots for the subdivision, demonstrating that each resulting parcel had the required net lot area to be a compliant building lot, and that net lot area was then used for computing the Building Coverage.

We understand that this recent interpretation to require the coverage calculations to be based on the net lot area instead of the gross lot area has also been to one of Christina Griffin's projects - 34 Clinton Avenue. Christina has also done a good number of projects in Dobbs Ferry and it was actually her recommendation that we provide the documentation of previous projects approved using the gross lot area that led us to provide this documentation.

It is our understanding that she will be providing a similar list of examples of buildings she design and were approved by the Planning Board that used the gross lot area in the calculation of Building and Impervious Coverage.

We understand that some applications may have been approved using the net lot area for the calculating of Building and Impervious Coverage, but that does not change what the Code says or what the actual requirements have to be. The fact that there may be an inconsistencies in how these applications calculated coverages, with two different methods used, is simply evidence that this needs be addressed and the Village Code fixed. As the Building Department has noted, there is actually a list of discrepancies and confusing requirements throughout the Zoning Ordinance. As a member of the Land Use Committee, I maintained a list of these and provided them to the Building Department regularly. I stopped doing that when the Land Use Committee was disbanded; prematurely in my opinion.

Resolution

In matters when there are questions about the Code, it is the Code Enforcement Officer's responsibility to determine the process or method that should be followed; effectively to interpret the Code. This is a significant responsibility and it can have a major impact on how projects are developed in the Village. It is a responsibility that has to start with protecting the rights of property owners, particularly those who are the residents of Dobbs Ferry and affected both by what they can do with their own property and by the economic stability of the Village in which they live and all indications are that the Building Department understands this and is committed to resolving these issues appropriately. However, while the Code Enforcement Officer has the power to make decisions and determinations, it needs to be understood that the Code Enforcement Officer is not omnipotent and must follow procedures that are supported by the Dobbs Ferry Village Code, New York State Village Law, and the New York State Building Code.

Most important is that the decisions cannot be arbitrary or inconsistent. The way that this is most often achieved is by continuing to follow procedures that have been long established. While there may be cases in which there was a divergence between possible interpretations of the words used in the Code and the practice maintained by the Building Department, the Building Department's ability to point to a consistency in their adjudications reduces the ability for someone to claim that they were not treated fairly. The fact that the Dobbs Ferry Building Department has long maintained the practice of granting approvals for projects based on the use of the gross lot area for both Building Coverage and Impervious Coverage must be considered as such a standard. If there is an opinion that it would be better to use the net lot area for these calculations, that would require a change to the Code.

We understand that consistency would suggest that there should be a word added to the definition of Building Coverage. Similar to the way in which Impervious Coverage makes it clear that the calculation is based on the gross lot area, the Building Coverage should also have either "net" or "gross" inserted.

If there was agreement that it is the “gross” lot area, as has been evidenced by the actions since the adoption of the steep slopes ordinance in 1989, that could be a simple correction. If, however, there is a feeling that the need is for this calculation to be based on the “net” lot area, there would need to be a more substantive process followed, since that would be constricting the rights of property owners. As with any law, the need would have to be identified. The Village should be comfortable that, with all of the additional guidance and regulations adopted with the new Code in 2010, there has not been the same kind of a concern in general in the community with overly large homes being built, as there was before the adoption of the new Code.

The Code Enforcement Officer can make a recommendation for a change to the Code, but the Code Enforcement Officer cannot make a change to the Code, change the Zoning Ordinance, or impose new or different requirements, even if the Code Enforcement Officer is confident that the changes should be made.

Conclusion

At this point in time, with the history of how Building and Impervious Coverages have been calculated, the only fair decision is that both are based on the gross lot area. That is exactly what the definition of Impervious Coverage says. Building Coverage does not qualify that it is based on the gross lot area, but it does not qualify that it is based on the net lot area. If this is considered vague, New York State Village Law requires that the interpretation be to the benefit of the applicant.

It should also be noted that, if the intent was for one of the coverages to be based on the gross area and the other to be based on the net area, logic would suggest that it would have been the net area for the Impervious Coverage and the gross area for the Building Coverage. Since Section 300-34.A.(2) professes to be intended to “protect environmentally sensitive lands, preserve the Village’s natural resources and promote the orderly development of land,” reducing impervious coverage could be a factor in that initiative. Since Building Coverage is included in the Impervious Coverage, there is nothing in this description that would suggest the need for a reduction in the Building Coverage.

It should also be noted that, if the flaw in the clarity of the Code is determined to be result of a typo or obviously missing word, the solution is much simpler. The Code Enforcement Officer simply needs to let the Village Attorney and the Village Board know and the correction can be made without a public process. Dobbs Ferry’s Zoning Ordinance actually simplifies this procedure by providing Section 300-90, which was specifically included in the new Zoning Ordinance adopted by the Village on September 28, 2010. If it is a more substantive change, it requires the preparation of the change in written form and a Public Hearing conducted by the Board of Trustees.

OWNER AND PROPERTY INFORMATION

Property Owner:

Luigi DePaola
119 Palisade Street
Dobbs Ferry, New York 10522
914-693-3862

Location:

Tiernans Lane
Dobbs Ferry, New York 10522

Tax Map:

Section 7; Sheet 4; Block 403; Lot 6A

TOTAL SITE AREA

7,818 SQ. FT.

AREA TO BE DEDICATED

398 SQ. FT.

NET SITE AREA

7,420 SQ. FT.

BUILDING AREA



1,953 SQ. FT.

(EXCLUDING PORCHES AND DECKS)

BUILDING COVERAGE

26.32%

ZONING ANALYSIS

OWNER: MARC AND LYNN BERLINER

LOCATION: 41 MAGNOLIA DRIVE
DOBBS FERRY, NY 10522

TAX MAP: SHEET: 34 BLOCK: 519 LOT: 10

EXISTING ZONING: OF-5 RESIDENTIAL

EXISTING & PROPOSED USE: SINGLE FAMILY RESIDENTIAL

ZONING REQUIREMENTS:

SETBACKS:	REQUIRED MINIMUM	EXISTING MINIMUM	PROPOSED MINIMUM
FRONT	25 FEET	13.12 FEET	13.12 FEET
SIDE (MIN.)	10 FEET	6.40 FEET	4.10 FEET
SIDE (TOTAL)	25 FEET	23.70 FEET	19.40 FEET
REAR	25 FEET	29.50 FEET	28.50 FEET
HEIGHT:	MAXIMUM PERMISSIBLE	EXISTING	PROPOSED
STORIES:	2 1/2	2 1/2	2 1/2
FEET:	35 FEET	25 FEET	25 FEET
LOT COVERAGE:	MAXIMUM PERMISSIBLE	EXISTING	PROPOSED
LOT AREA:		5,546 SQ. FT.	5,546 SQ. FT.
SQUARE FOOTAGE:			
PERCENTAGE:	1,220 SQ. FT. 22 %	1,100 SQ. FT. 19.83 %	1,280 SQ. FT. 23.08 %
PROPOSED FAMILY ENTRY ADDITION			40 SQ. FT.
PROPOSED FAMILY PORCH ADDITION			30 SQ. FT.
PROPOSED KITCHEN ADDITION			70 SQ. FT.
PROPOSED MASTER BEDROOM CANTILEVER			40 SQ. FT.
FOOTPRINT OF EXISTING HOUSE		1,100 SQ. FT.	1,280 SQ. FT.
TOTAL FOOTPRINT		1,100 SQ. FT.	1,280 SQ. FT.

ZONING ANALYSIS

OWNER: ANTHONY GIULIANO

LOCATION: 87 BRIARY ROAD
DOBBS FERRY, NY 10522

TAX MAP: SHEET: 18B BLOCK: 546

EXISTING ZONING: OF-6 RESIDENTIAL

EXISTING & PROPOSED USE: SINGLE FAMILY RESIDENTIAL

ZONING REQUIREMENTS:

<u>SETBACKS:</u>	<u>REQUIRED MINIMUM</u>	<u>PROPOSED MINIMUM</u>
FRONT	20 FEET	21.00 FEET
SIDE (MIN.)	10 FEET	10.10 FEET
SIDE (TOTAL)	20 FEET	35.30 FEET
REAR	25 FEET	12.00 FEET
<u>HEIGHT:</u>	<u>MAXIMUM PERMISSIBLE</u>	<u>PROPOSED</u>
STORIES:	2 1/2	2 1/2
FEET:	35 FEET	<35 FEET
<u>LOT COVERAGE:</u>	<u>MAXIMUM PERMISSIBLE</u>	<u>PROPOSED</u>
LOT AREA:		9,649 SQ. FT. (GROSS) 7,945 SQ. FT. (NET)
SQUARE FOOTAGE:	2,605 SQ. FT.	2,036 SQ. FT.
PERCENTAGE:	27 %	21.11 % (GROSS) 25.62 % (NET)

ZONING ANALYSIS

OWNER EDWARD AND JOANN FUCCI

LOCATION 7 MYRTLE AVENUE
DOBBS FERRY 10522

TAX MAP SHEET : 15 LOT : P 51 SECTION:8

EXISTING ZONING OF-2 - ONE FAMILY RESIDENCE DISTRICT

EXISTING USE ONE FAMILY RESIDENCE

PROPOSED USE ONE FAMILY RESIDENCE

ZONING REQUIREMENTS

SETBACKS	REQ'D/ ALLOWED	EXISTING	PROPOSED
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OF-2

FRONT	30 FEET	103.33 FEET	103.33 FEET
SIDE (MIN.)	20 FEET	23.36 FEET	23.36 FEET
SIDE (TOTAL)	50 FEET	56.46 FEET	56.46 FEET
REAR	25 FEET	84.50 FEET	84.50 FEET
ACCESSORY SIDE YARD	5 FEET	3.80 FEET	11.00 FEET
ACCESSORY SIDE YARD	5 FEET	6.50 FEET	12.00 FEET

HEIGHT

STORIES	2 1/2	1 1/2	1 1/2
FEET	35 FEET	15 FEET	15 FEET
ACCESSORY HEIGHT	20 FEET AVG GRADE TO EAVE	8 FEET	19.67 FEET

LOT COVERAGE

LOT WIDTH	100 FEET	N/A	N/A
LOT AREA	20,000 SQ.FT. MIN.	37,995 SQ.FT.	37,995 SQ.FT.
SITE COVERAGE	20%(4,000)	9.80% (3,720)	10.27% (3,901)

EXISTING HOUSE (FOOTPRINT)

EXISTING FRONT PORCH

EXISTING REAR DECK

EXISTING SHED (TO BE REMOVED)

PROPOSED CARETAKERS COTTAGE

PROPOSED PORCH AT CARETAKERS COTTAGE

3,222 SQ.FT.	3,222 SQ.FT.	3,222 SQ.FT.
50 SQ.FT.	50 SQ.FT.	
223 SQ.FT.	223 SQ.FT.	
225 SQ.FT.	225 SQ.FT.	

594 SQ.FT.
85 SQ.FT.

FOOTPRINT	TOTAL	3,720 SQ.FT.	TOTAL	3,901 SQ.FT.
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ZONING ANALYSIS

OWNER	JEFF MORETTI		
LOCATION	289 CLINTON AVENUE DOBBS FERRY 10522		
TAX MAP	SHEET : 28B	BLOCK: 559	LOT : 99, 98A, 111G
			SECTION:11
EXISTING ZONING	OF-3 - ONE FAMILY RESIDENCE DISTRICT		
EXISTING USE	ONE FAMILY RESIDENCE		
PROPOSED USE	ONE FAMILY RESIDENCE		

ZONING REQUIREMENTS

SETBACKS	REQ'D/ ALLOWED	EXISTING	PROPOSED
	OF-3		
FRONT	30 FEET	42.10 FEET	37.00 FEET
SIDE (MIN.)	15 FEET	15.70 FEET	15.70 FEET
SIDE (TOTAL)	40 FEET	95.60 FEET	69.80 FEET
REAR	25 FEET	126.70 FEET	90.75 FEET
HEIGHT			
STORIES	2 1/2	1	2 1/2
FEET	35 FEET	18 FEET	33.50 FEET
LOT COVERAGE			
LOT WIDTH	80 FEET	150 FEET	150 FEET
LOT AREA	15,000 SQ.FT. MIN.	38,777 FEET	38,777 FEET
SITE COVERAGE	20%(7,755.4)	4.75% (1844)	8.34% (3,236)
EXISTING HOUSE (FOOTPRINT)		1,844 SQ.FT.	1,392 SQ.FT.
PROPOSED ADDITION			
FOOTPRINT	TOTAL	1,844 SQ.FT.	TOTAL
			3,236 SQ.FT.

ZONING ANALYSIS

OWNER	TIMOTHY AND PATRICIA HARTNETT		
LOCATION	McCLELLAND AVENUE DOBBS FERRY, NY 10522		
TAX MAP	SECTION : 8	SHEET : 10	BLOCK : 419 LOT : 14
EXISTING ZONING	OF-6 ONE FAMILY RESIDENCE		
EXISTING USE	N/A		
PROPOSED USE	ONE FAMILY RESIDENCE		

ZONING REQUIREMENTS

SETBACKS

REQ'D/ ALLOWED	PROPOSED
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OF-6

FRONT	20 FEET	20.40 FEET
SIDE (MIN.)	10 FEET	10.10 FEET
SIDE (TOTAL)	20 FEET	20.50 FEET
REAR	25 FEET	25.10 FEET

HEIGHT

STORIES	2 1/2	2 1/2
FEET	35 FEET	33.0 FEET

LOT COVERAGE

LOT WIDTH	50 FEET	50 FEET
LOT AREA	5,000 SQ.FT. MIN.	5,000 SQ.FT.
SITE COVERAGE	27%	26.44% (1,322)

ZONING ANALYSIS

OWNER J.A.N. CONSTRUCTION CORPORATION

LOCATION 1 AND 3 KING STREET
DOBBS FERRY, N.Y. 10522

TAX MAP SECTION : 8 SHEET : 21 BLOCK : 472 LOTS : 1,10,11,12

EXISTING ZONING OF 6 - ONE FAMILY RESIDENCE

EXISTING USE N/A

PROPOSED USE ONE FAMILY RESIDENCE

ZONING REQUIREMENTS

SETBACKS	REQUIRED / ALLOWED	PROPOSED	
	OF 6	1 KING ST. LOT A	3 KING ST. LOT B
FRONT(MIN.)	20 FEET	20.00 FEET	20.00 FEET
SIDE ONE (MIN.)	10 FEET	10.16 FEET	10.16 FEET
SIDE TWO(TOTAL MIN.)	20 FEET	20.33 FEET	20.33 FEET
REAR(MIN.)	25 FEET	25.75 FEET	25.75 FEET
			VARIANCE REQUIRED
			NO
			NO
			NO
			NO
HEIGHT			
STORIES(MAX.)	2 1/2	2 1/2	2 1/2
FEET(MAX.)	35 FEET	27.17 FEET	28.17 FEET
			NO
			NO
LOT COVERAGE			
LOT WIDTH(MIN.)	50 FEET	50 FEET	50 FEET
LOT AREA(MIN.)	5,000 SQ.FT.	5,000 SQ.FT.	5,000 SQ.FT.
BLDG AREA PERCENTAGE OF LOT MAX.	27%	26.46%	26.46%
SQUARE FOOTAGE		1,323 SQ.FT.	1,323 SQ.FT.
			NO
PARKING	2 SPACES	2 SPACES	2 SPACES
			NO

ZONING ANALYSIS

OWNER	JARED AND ELIZABETH ROSENBERG
LOCATION	27 VIRGINIA AVENUE DOBBS FERRY, NY 10522
TAX MAP	SECTION : 8 SHEET : 16 BLOCK : 445 LOT : 29
EXISTING ZONING	OF-6 ONE FAMILY RESIDENCE
EXISTING USE	ONE FAMILY RESIDENCE
PROPOSED USE	ONE FAMILY RESIDENCE

ZONING REQUIREMENTS

SETBACKS	REQ'D/ ALLOWED	EXISTING	PROPOSED
	OF-6		
FRONT	20 FEET	26.50 FEET	20.50 FEET
SIDE (MIN.)	10 FEET	10.10 FEET	10.10 FEET
SIDE (TOTAL)	20 FEET	30.40 FEET	20.85 FEET
REAR	25 FEET	± 34.90 FEET	± 36.50 FEET
HEIGHT			
STORIES	2 1/2	1 1/2	2 1/2
FEET	35 FEET	17.60 FEET	27.66 FEET
DOMINANT EAVE HEIGHT , AVERAGE			22.17 FEET
DOMINANT RIDGE HEIGHT , AVERAGE			33.75 FEET
LOT COVERAGE			
LOT WIDTH	50 FEET	75 FEET	75 FEET
LOT AREA	5,000 SQ.FT. MIN.	7,500 SQ.FT.	7,500 SQ.FT.
SITE COVERAGE	27%	18.12% (1,359)	24.98% (1,874)
	HOUSE	1,144 SQ.FT.	HOUSE 1,584 SQ.FT.
	DECK	215 SQ.FT.	DECK 105 SQ.FT.
	TOTAL	1,359 SQ.FT.	PORCHES 185 SQ.FT.
			TOTAL 1,874 SQ.FT.
IMPERVIOUS SURFACE	54%	1836 / 7500 = 24.48%	2530 / 7500 = 34.24%
		HOUSE 1,144 SQ.FT.	HOUSE 1,584 SQ.FT.
	ROOFED DECK	215 SQ.FT.	DECK 105 SQ.FT.
	STEPS, WALKS	200 SQ.FT.	PORCHES 185 SQ.FT.
	BSMT STEPS	12 SQ.FT.	WALKS 158 SQ.FT.
	DRIVEWAY	265 SQ.FT.	BSMT STEPS 6 SQ.FT.
	TOTAL	1,836 SQ.FT.	DRIVEWAY 530 SQ.FT.
			TOTAL 2,568 SQ.FT.

ZONING ANALYSIS

OWNER	MARIA RACANELLI 63 MAIN STREET, DOBBS FERRY, NY 10522 914-263-3692
LOCATION	CYRUS PLACE DOBBS FERRY, NY 10522
TAX MAP	SECTION : 8 SHEET : 19 BLOCK : 458 LOT : 6,7,8,9,10,11
PROPOSED USE	ONE FAMILY RESIDENCE

ZONING REQUIREMENTS

ZONING CLASSIFICATION OF-6

SETBACKS	REQ'D/ ALLOWED	PROPOSED
FRONT (20 FT REQUIRED SETBACK REDUCED TO 10 FT AS PER SECTION 300-39 OF THE ZONING CODE)	10 FEET	± 15.25 FEET
SIDE (MIN.)	20 FEET (1)	20.00 FEET
SIDE (TOTAL)	50 FEET (1)	78.45 FEET
REAR (25 FT REQUIRED SETBACK INCREASED TO 35 FT AS PER SECTION 300-39 OF THE ZONING CODE)	35 FEET	± 40.00 FEET
HEIGHT		
STORIES	2 1/2	2 1/2
FEET	35 FEET	34.63 FEET
DOMINANT EAVE HEIGHT	EXEMPT (2)	10.80 FEET
DOMINANT RIDGE HEIGHT	EXEMPT (2)	25.60 FEET
LOT COVERAGE		
LOT WIDTH	50 FEET	150 FEET
LOT DEPTH	100 FEET	125 FEET
LOT AREA	5,000 SQ.FT. MIN.	18,750 SQ.FT.
SITE COVERAGE	20% (3)	15.23% (2,857)
		HOUSE 2,332 SQ.FT.
		PORCHES 305 SQ.FT.
		DECK 220 SQ.FT.
		TOTAL 2,857 SQ.FT.
IMPERVIOUS SURFACE	40% (3)	4,719 / 18,750 = 25.17 %
		HOUSE 2,332 SQ.FT.
		PORCHES 305 SQ.FT.
		DECKS 220 SQ.FT.
		WALKS 256 SQ.FT.
		DRIVEWAY 1,606 SQ.FT.
		TOTAL 4,719 SQ.FT.
PARKING		
PARKING SPACES	TWO SPACES	TWO SPACES

NOTES

1. USING TABLE B-4, THE REQUIRED SIDE YARD SETBACK INCREASES FROM A MINIMUM OF 10 FEET TO 20 FEET AND THE TOTAL SIDE YARD SETBACK INCREASES FROM A MINIMUM OF 20 FEET TO 50 FEET.
2. EXEMPT PER SECTION 300-4.1.C (3).
3. USING TABLE B-3, THE PERMITTED BUILDING COVERAGE REDUCES FROM A MAXIMUM OF 27% TO A MAXIMUM OF 20% AND THE PERMITTED IMPERVIOUS COVERAGE REDUCES FROM A MAXIMUM OF 54% TO A MAXIMUM OF 40% BECAUSE THE LOT HAS AN AREA GREATER THAN 10,000 SQUARE FEET BUT LESS THAN 20,000 SQUARE FEET IN THE OF-6 ZONING DISTRICT.

ZONING ANALYSIS

PROPERTY OWNER	DAVID MAKAN DM EQUITIES NY LLC PO BOX 979 HARRIMAN, NEW YORK 10926
LOCATION	60 FLORENCE AVENUE DOBBS FERRY, N.Y. 10522
TAX ID NUMBER	3.100-98-47/48
EXISTING ZONING	MDR-1; MULTI-FAMILY RESIDENTIAL
EXISTING USE	VACANT LOT FOLLOWING CATACLISMIC ACT OF GOD
PROPOSED USE	TWO SINGLE-FAMILY HOMES EACH ON A SEPARATE PARCEL EACH WITH A TWO CAR GARAGE

ZONING REQUIREMENTS

SETBACKS	REQUIRED/ALLOWED	PERMITTED	PROPOSED
FRONT(MIN.)	20 FEET	16 FEET *	17.00 FEET
SIDE ONE (MIN.)**	10 FEET	5 FEET **	10.75 FEET
TOTAL SIDE YARD LOT 1	20 FEET	20 FEET	24.83 FEET
TOTAL SIDE YARD LOT 2	20 FEET	20 FEET	38.75 FEET
REAR LOT 1	25 FEET	20 FEET ***	29.5 FEET
REAR LOT 2	25 FEET	20 FEET ***	20.2 FEET

HEIGHT

STORIES	2.5	2.5
FEET	35 FEET	33.50 FEET

BUILDING LOTS

		LOT 1	LOT 2
LOT AREA	2,500 sq.ft. per/unit	6,743 sq.ft.	6,092 sq.ft.
NUMBER OF RES.UNITS		ONE	ONE
LOT WIDTH	50 FEET	68 FEET	81 FEET
LOT DEPTH	100 FEET	90 FEET	60 FEET
COVERAGE			
MAX. BY BUILDINGS PERCENTAGE OF LOT	27%	25.18%	24.82%
MAX BY IMPERVIOUS COVER	54%	37%	37%

PARKING

2 PER UNIT	4 SPACES	4 SPACES
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* AVERAGE FRONT YARD SETBACK OF NEIGHBORING HOMES

** THE INTERIOR SIDE YARD SETBACK HAS BEEN REDUCES FROM 10 TO 5 FEET

*** THE REAR YARD SETBACK HAS BEEN REDUCED TO 20 FEET DUE TO THE DEPTH OF THE LOT BEING LESS THAN 100 FEET.

NOTE: Drawings were previously submitted to and reviewed by the Planning Board for this property showing two two-family homes, with one on each of two building lots, which is permitted by Code. This is a revised Site Plan application requesting a reduction in the number of units to two single family homes, as well as a reduction in the size of each building. The approved engineering drawings remain in effect for this revised Site Plan.

ZONING ANALYSIS

OWNER	TOMISLAV AND NANCY VULETIC 27 SHERMAN AVENUE DOBBS FERRY, NY 10522
PROPERTY LOCATION	82 BELDEN AVENUE DOBBS FERRY, NY 10522
TAX MAP	TAX ID NUMBER 3.50-16-14
EXISTING ZONING	OF-5 ONE FAMILY RESIDENCE
EXISTING USE	ONE FAMILY RESIDENCE
PROPOSED USE	ONE FAMILY RESIDENCE (UNCHANGED)

ZONING REQUIREMENTS

SETBACKS (HOUSE ONLY)	REQ'D/ ALLOWED	EXISTING	PROPOSED
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FRONT MIN.	25 FEET	30.40 FEET	25.30 FEET
FRONT MAX.	PREVAILING		
SIDE MIN.	10 FEET	10.00 FEET	10.00 FEET
SIDE TOTAL *	20 FEET	25.00 FEET	22.50 FEET
REAR	25 FEET	± 66.96 FEET	± 72.00 FEET

HEIGHT

STORIES	2 1/2	2	2 1/2
FEET	35 FEET	± 25 FEET	± 27.83 FEET

LOT COVERAGE

LOT WIDTH MIN.	75 FEET	70 FEET	70 FEET
LOT DEPTH MIN.	100 FEET	150.385 (AVERAGE)	150.385 (AVERAGE)
LOT AREA MIN.	7,500 SQ.FT. MIN.	10,526.95 SQ.FT.	10,526.95 SQ.FT.
LOT COVERAGE BY BUILDINGS	20%**	16.67% (1,755)	19.28% (2,029)
MAX.		HOUSE 1,702 SQ.FT. SHED 53 SQ.FT.	HOUSE 2,029 SQ.FT. PORCH 0 SQ.FT. ***
		TOTAL 1,755 SQ.FT.	TOTAL 2,029 SQ.FT.

LOT COVERAGE BY IMPERVIOUS SURFACE	40%**	3,039 / 10,526.95 = 28.87%	3,975 / 10,526.95 = 37.76%
MAX.		HOUSE 1,702 SQ.FT. SHED 53 SQ.FT. CONC. TERRACE 199 SQ.FT. CONC. STEPS 10 SQ.FT. ENTRY TERRACE 74 SQ.FT. CONC. WALKS 120 SQ.FT. DRIVEWAY 881 SQ.FT.	HOUSE 2,029 SQ.FT. PORCH 65 SQ.FT. STONE TERRACE 202 SQ.FT. REAR PORCHES 100 SQ.FT. REAR TERRACE 313 SQ.FT. STAIRS TO BSMT 48 SQ.FT. DRIVEWAY 882 SQ.FT. TERRACE W/PT 229 SQ.FT. CONC PAD 12 SQ.FT. CURB IN REAR YAF 29 SQ.FT. LOOSE LAID ST. WA 66 SQ.FT.
		TOTAL 3,039 SQ.FT.	TOTAL 3,975 SQ.FT.

PARKING	TWO SPACES	TWO SPACES	TWO SPACES
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* DUE TO THE PARCEL BEING LESS THAN 75 FEET WIDE, TABLE B-4 ALLOWS THE TOTAL SIDE YARDS TO BE 20 FEET, WITH A MINIMUM OF 10 FEET.

** ALTHOUGH THE PARCEL IS LOCATED IN THE OF-5 ZONING DISTRICT, WHICH PERMITS 25% COVERAGE FOR BUILDINGS AND 44% COVERAGE FOR IMPERVIOUS SURFACES, THE FACT THAT THE PARCELS EXCEEDS 10,000 SQ.FT. REQUIRES THAT THE COVERAGE BY BUILDINGS TO BE LIMITED TO 20% AND THE COVERAGE BY IMPERVIOUS SURFACES BE LIMITED TO 40 %. SEE TABLE B-3.

*** SEE SECTION 300-34. PORCHES WITH AN AREA OF 75 SQUARE FEET OR LESS SHALL NOT BE INCLUDED IN DETERMINING BUILDING COVERAGE.

ZONING TABLE

PROPERTY LOCATION : 31 MAPLE STREET DOBBS FERRY N.Y. TAX ID No 3.50-16-36				
OWNER : NADIA SAVAGE 122 EAST SUNNYSIDE LANE IRVINGTON, N.Y. 10533				
ZONING DISTRICT		MDR- 1 MULTI FAMILY RESIDENCE		
REQUIREMENT	UNITS	REQUIRED/ ALLOWABLE	EXISTING	PROPOSED
LOT AREA	S.F.	5,000	7,695	NO CHANGE
FRONT YARD SETBACK MIN.	FT	20	27.01	20.50
SIDE YARD SETBACK MIN.	FT	10	5.48	10.1
SIDE YARD SETBACK TOTAL	FT	20	12.31	10.1
REAR YARD SETBACK MIN.	FT	25	65	62.0
STORIES	#	2 1/2	2 1/2	2 1/2
HEIGHT	FT	35	29	27.83
LOT WIDTH	FT	50	50	NO CHANGE
LOT DEPTH	FT	100	153 +	NO CHANGE
LOT AREA MIN	S.F.	5,000	7,695	NO CHANGE
LOT COVERAGE BY BLDGS	%	27	25.08	26.9%
LOT COVERAGE BY IMPERVIOUS SURFACE	%	54	35.73	47.46
OFF STREET PARKING	#	4	4	4

2 6 A L L E N S T R E E T Z O N I N G T A B L E

PROPERTY LOCATION : 26 ALLEN STREET		TAX ID No PENDING (NEW TAX LOT)		
OWNER : THE MS IRREVOCABLE TRUST C/O DM EQUITIES NY LLC P.O. BOX 979 HARRIMAN, N.Y. 10926				
ZONING DISTRICT	OF-6 ONE FAMILY RESIDENCE			
REQUIREMENT	UNITS	REQUIRED/ ALLOWED	PROPOSED	VARIANCE REQUESTED
MINIMUM NET LOT AREA	SQ.FT.	5,000	6,089 (GROSS 7,500)	NO
MINIMUM LOT WIDTH	FEET	50	75	NO
MINIMUM LOT DEPTH	FEET	100	100	NO
MAX. LOT COVERAGE BY BUILDINGS	%	27	26.29	NO
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	54	53.78	NO
MINIMUM FRONT YARD SETBACK	FEET	20	20.25	NO
MAXIMUM FRONT YARD SETBACK	FEET	PREVAILING		
MINIMUM REAR YARD SETBACK	FEET	25	30.75	NO
MINIMUM SIDE YARD SETBACK EACH	FEET	10	10.33	NO
MINIMUM SIDE YARD SETBACK BOTH	FEET	20	30.91	NO
STORIES	NUMBER	2 1/2	2 1/2	NO
MAXIMUM HEIGHT ROOF PITCH GREATER THAN 0.30	FEET	35	33.7	NO
OFF STREET PARKING	NUMBER	2	2	NO

2 6 A L L E N S T R E E T I M P E R V I O U S C O V E R A G E T A B L E

	UNITS	PROPOSED
PROPOSED HOUSE	SQ.FT.	1,601
PROPOSED WOOD DECK	SQ.FT.	178
PROPOSED FRONT PORCH AND STEP	SQ.FT.	78
PROPOSED MUDROOM PORCH	SQ.FT.	18
PROPOSED DRIVEWAY	SQ.FT.	1,090
PROPOSED STONE RETAINING WALL	SQ.FT.	59
PROPOSED STONE RETAINING WALL	SQ.FT.	120
PROPOSED STONE STEPS (FRONT)	SQ.FT.	26
PROPOSED STONE STEPS (REAR)	SQ.FT.	22
SUBTOTAL	SQ.FT.	3,192
EXISTING STONE RET. WALL AND STEPS	SQ.FT.	83
TOTAL PROPOSED	SQ.FT.	3,275 3,275 / 6,089 = 53.78 %

130 PALISADE STREET FLOOR AREAS TABLE				
PROPERTY LOCATION : 35 RIVERSIDE PLACE TAX ID No 3.80 - 36 - 5				
OWNER : ZACH AND SIMONE NOYES 130 PALISADE STREET DOBBS FERRY, NY 10522				
ZONING DISTRICT M D R - 2				
STORY	EXISTING AREA	EXISTING HABITABLE AREA	AREA OF RENOVATION	NEW AREA
FIRST FLOOR	748	748	688	302
SECOND FLOOR	638	638	638	362
THIRD FLOOR	N/A	N/A	N/A	483

130 PALISADE STREET ZONING TABLE					
PROPERTY LOCATION : 35 RIVERSIDE PLACE TAX ID No 3.80 - 36 - 5					
OWNER : ZACH AND SIMONE NOYES 130 PALISADE STREET DOBBS FERRY, NY 10522					
ZONING DISTRICT M D R - 2					
REQUIREMENT	UNITS	REQUIRED/ ALLOWED	EXISTING	PROPOSED	VARIANCE REQUESTED
MINIMUM NET LOT AREA	SQ.FT.	5,000	6,480	UNCHANGED	NO
MINIMUM NET LOT AREA PER DWELLING UNIT	SQ.FT.	800	6,480	UNCHANGED	NO
MINIMUM LOT WIDTH	FEET	50	54.00	UNCHANGED	NO
MINIMUM LOT DEPTH	FEET	100	120.00	UNCHANGED	NO
MAX. LOT COVERAGE BY BUILDINGS	%	27	16.60	23.61	NO
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	54	36.57	39.88	NO
MINIMUM FRONT YARD SETBACK	FEET	20	1.00	UNCHANGED	NO
MAXIMUM FRONT YARD SETBACK	FEET	PREVAILING			
MINIMUM REAR YARD SETBACK	FEET	25	± 91.5	77.2	NO
MINIMUM SIDE YARD SETBACK EACH	FEET	10	2.00	UNCHANGED	YES
MINIMUM SIDE YARD SETBACK BOTH	FEET	20	± 19.5	UNCHANGED	YES
STORIES	NUMBER	3	2	3	NO
MAXIMUM HEIGHT (ROOF PITCH GREATER THAN 0.30)	FEET	40	21.33	34.33	NO
OFF STREET PARKING	NUMBER	2	2 PLUS	UNCHANGED	NO

130 PALISADE STREET IMPERVIOUS COVERAGE TABLE			
	UNITS	EXISTING	PROPOSED
EXISTING TWO STORY HOUSE	SQ.FT.	638	
EXISTING PORCH	SQ.FT.	74	
EXISTING CONCRETE STEPS	SQ.FT.	24	
EXISTING ONE STORY (FRONT)	SQ.FT.	50	
EXISTING ONE STORY (REAR)	SQ.FT.	45	
EXISTING ONE STORY (REAR)	SQ.FT.	15	
EXISTING CELLAR DOOR	SQ.FT.	35	
EXISTING GARAGE	SQ.FT.	217	
EXISTING WALL (AT REAR PROPERTY LINE)	SQ.FT.	16	
EXISTING MASONRY BLOCK RETAINING WALLS	SQ.FT.	116	
EXISTING FLAGSTONE WALK	SQ.FT.	92	
EXISTING CONCRETE CURB	SQ.FT.	20	
EXISTING CONCRETE	SQ.FT.	103	
EXISTING TERRACE & DRIVEWAY(CONC. PAVERS)	SQ.FT.	889	
EXISTING SHED	SQ.FT.	35	
SUBTOTAL A		EXISTING 2,370	
TOTAL EXISTING IMPERVIOUS COVERAGE 2,370 / 6,480 = 36.57 %			
PROPOSED THREE STORY ADDITION	SQ.FT.		528
EXISTING ONE STORY (REAR) TO BE REMOVED	SQ.FT.		(-) 45
EXISTING ONE STORY (REAR) TO BE REMOVED	SQ.FT.		(-) 15
EXISTING CELLAR DOOR TO BE REMOVED	SQ.FT.		(-) 35
EXISTING TERRACE TO BE REMOVED	SQ.FT.		(-) 195
EXISTING FLAGSTONE WALK TO BE REMOVED	SQ.FT.		(-) 176
EXISTING MASONRY BLOCK RETAINING WALLS	SQ.FT.		(-) 116
EXISTING SHED TO BE REMOVED	SQ.FT.		(-) 35
PROPOSED MASONRY BLK RETG WALL & STEPS	SQ.FT.		136
PROPOSED PATIO AND WALK	SQ.FT.		168
SUBTOTAL B			214
TOTAL PROPOSED IMPERVIOUS COVERAGE SUBTOTAL A 2,370 PLUS SUBTOTAL B 214 = 2,584 / 6,480 = 39.88 %			

Z O N I N G T A B L E

PROPERTY LOCATION : 1 MYRTLE AVENUE TAX ID No 3.120 - 112 - 4

OWNER : ADAM OSTROW , KENDALL OSTROW 1 MYRTLE AVENUE DOBBS FERRY, NY 10522

ZONING DISTRICT OF - 2

REQUIREMENT	UNITS	REQUIRED/ ALLOWED	EXISTING	PROPOSED	VARIANCE REQUESTED
MINIMUM NET LOT AREA	SQ.FT.	20,000	74,965.11	UNCHANGED	
MINIMUM LOT WIDTH	FEET	125	314.21	UNCHANGED	
MINIMUM LOT DEPTH	FEET	125	250	UNCHANGED	
MAX. LOT COVERAGE BY BUILDINGS	%	18	3.37 (2,633)	5.44 (4,082)	NO
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	40	13.09	17.24	NO
MINIMUM FRONT YARD SETBACK	FEET	30	125	115	
MAXIMUM FRONT YARD SETBACK	FEET	N / A			
MINIMUM REAR YARD SETBACK	FEET	25	39.1	UNCHANGED	
MINIMUM SIDE YARD SETBACK EACH	FEET	20	80	31.92	NO
MINIMUM SIDE YARD SETBACK BOTH	FEET	50	270	221.92	NO
STORIES	NUMBER	2.5	2	UNCHANGED	
MAXIMUM HEIGHT (ROOF PITCH 0.25 TO 0.30)	FEET	33	21	UNCHANGED	
OFF STREET PARKING	NUMBER	2	2	UNCHANGED	

Z O N I N G T A B L E

PROPERTY LOCATION : 40 DEVOE STREET TAX ID No 3.90 -52-4

OWNER : 40 DEVOE STREET LLC

ZONING DISTRICT MDR-1

REQUIREMENT	UNITS	REQUIRED/ ALLOWED	EXISTING	PROPOSED	VARIANCE REQUIRED
MINIMUM NET LOT AREA	SQ.FT.	5,000	11,508	UNCHANGED	
MINIMUM LOT WIDTH	FEET	50	80	UNCHANGED	
MINIMUM LOT DEPTH	FEET	100	142.14	UNCHANGED	
MAX. LOT COVERAGE BY BUILDINGS	%	27	13.88 (1,598)	26.46 (3,046)	NO
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	54	31.29 (3,601)	46.10 (5,306)	NO
MINIMUM LOT AREA PER UNIT	SQ.FT.	2500 SQ.FT. PER UNIT 2500 / 11508 4.6 UNITS	2 UNITS	3 UNITS	NO
MINIMUM FRONT YARD SETBACK	FEET	20	12.8	20	NO
MAXIMUM FRONT YARD SETBACK	FEET	N / A			
MINIMUM REAR YARD SETBACK	FEET	25	81.97	58.80	NO
MINIMUM SIDE YARD SETBACK EACH	FEET	10	3.4	10.02	NO
MINIMUM SIDE YARD SETBACK BOTH	FEET	20	39.75	20.04	NO
STORIES	NUMBER	2.5	2	2 1/2	NO
MAXIMUM HEIGHT (ROOF PITCH > 0.30)	FEET	35	25	34.75	NO
OFF STREET PARKING	NUMBER	2	2	2 PER UNIT x 3 = 6	NO

1. SHOULD ROCK BLASTING BE REQUIRED, A PERMIT APPLICATION IN ACCORDANCE WITH CHAPTER 125 BLASTING AND EXPLOSIVES OF THE VILLAGE OF DOBBS FERRY CODE MUST BE SUBMITTED TO THE VILLAGE BY THE APPLICANT FOR REVIEW / APPROVAL.

2. THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
3. BUILT PLANS OF THE PROPOSED DRIVEWAY AND DRAINAGE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
4. FILL MATERIAL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NEW YORK LICENSED PROFESSIONAL ENGINEER AS CLEAN, NON CONTAMINATED FILL SUITABLE FOR THE INTENDED USE.
5. BEFORE THE SITE PLAN IS SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST A PERFORMANCE BOND OR OTHER TYPE OF ACCEPTABLE MONETARY GUARANTEE WHICH SHALL BE IN AN AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY.

PROPERTY LOCATION: 60 WASHINGTON AVENUE TAX ID No 3.50-17-8.2

PROPERTY LOCATION: 60 WASHINGTON AVENUE TAX ID No 3.50-17-8.2

OWNER: DWIGHT WELD, CHARLOTTE WELD

ZONING DISTRICT OF - 2					
REQUIREMENT	UNITS	REQUIRED/ ALLOWED	EXISTING	PROPOSED	
MINIMUM NET LOT AREA	SQ.FT.	20,000	78,893.92	UNCHANGED	
MINIMUM LOT WIDTH	FEET	125	272	UNCHANGED	
MINIMUM LOT DEPTH	FEET	125	352	UNCHANGED	
MAX. LOT COVERAGE BY BUILDINGS	%	18	2.60	5.86	
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	40	17.75	17.11	
MINIMUM FRONT YARD SETBACK	FEET	40 *	243.54	213.96	
MAXIMUM FRONT YARD SETBACK	FEET	PREVAILING	N A		
MINIMUM REAR YARD SETBACK	FEET	40 *	50.89	40.40	
MINIMUM SIDE YARD SETBACK	FEET	20	73.71	46.35	
MINIMUM SIDE YARD SETBACK BOTH	FEET	50	179.65	145.91	
STORIES	NUMBER	2.5	1.5	1.5	
MAXIMUM HEIGHT (GREATER THAN 0.30)	FEET	35	± 26	± 26	
OFF STREET PARKING	NUMBER	2	2	6	

*: AS PER TABLE B-5 RESIDENTIAL FRONT AND REAR YARD SETBACKS (SLIDING SCALES)

BUILDING COVERAGE		EXISTING	IMPERVIOUS COVERAGE		EXISTING
HOUSE	1250 SQ.FT.		HOUSE		1250 SQ.FT.
FRAME BUILDING	622 SQ.FT.		BLUESTONE STOOP, STEP & WALK		97 SQ.FT.
METAL SHED	184 SQ.FT.		CONCRETE PAD		34 SQ.FT.
TOTAL	2056 SQ.FT.		FLAGSTONE WALK AT HOUSE		105 SQ.FT.
2056 / 78,993.92 =	2.60%		DECK ON GRADE		240 SQ.FT.
			BRICK PATIO		870 SQ.FT.
			BRICK STEPS		6 SQ.FT.
			WOOD STEPS & PLATFORM		80 SQ.FT.
			STONE AND WOOD RETAINING WALLS		110 SQ.FT.
			FLAGSTONE WALK & STEPS		147 SQ.FT.
			DECK ON GRADE		240 SQ.FT.
			FRAME BUILDING		622 SQ.FT.
			RETAINING WALLS		36 SQ.FT.
			METAL SHED		184 SQ.FT.
			PAVING		10000 SQ.FT.
			TOTAL	14021 SQ.FT.	
			14021 / 78,993.92 =	17.75%	
BUILDING COVERAGE			IMPERVIOUS COVERAGE		
EX HOUSE	1093 SQ.FT.		EX HOUSE		1093 SQ.FT.
1250 MINUS 157 TBR			1250 MINUS 157		
EX FRAME BUILDING	622 SQ.FT.		(1 STORY TO BE REMOVED)		
EX METAL SHED	184 SQ.FT.		EX FRAME BUILDING		622 SQ.FT.
			EX RETAINING WALLS		36 SQ.FT.
			EX METAL SHED		184 SQ.FT.
PROPOSED ADDITIONS			PROPOSED ADDITIONS		
1 1/2 STORY	444 SQ.FT.		1 1/2 STORY		444 SQ.FT.
1 STORY WITH ROOF DECK	226 SQ.FT.		1 STORY WITH ROOF DECK		226 SQ.FT.
1 STORY	210 SQ.FT.		1 STORY		210 SQ.FT.
1 STORY FAMILY ENTRY	90 SQ.FT.		1 STORY FAMILY ENTRY		90 SQ.FT.
1 STORY FAMILY ENTRY PORCH	141 SQ.FT.		1 STORY FAMILY ENTRY PORCH		141 SQ.FT.
1 STORY ENTRY	69 SQ.FT.		1 STORY ENTRY		69 SQ.FT.
1 STORY ENTRY PORCH	63 SQ.FT.		1 STORY ENTRY PORCH		63 SQ.FT.
1 STORY TWO CAR GARAGE	596 SQ.FT.		1 STORY TWO CAR GARAGE		596 SQ.FT.
PROPOSED OPEN WOOD DECK	888 SQ.FT.		PROPOSED OPEN WOOD DECK		888 SQ.FT.
355 PLUS 173 PLUS 360			355 PLUS 173 PLUS 360		
TOTAL	4626 SQ.FT.		TOTAL		
4626 / 78,993.92 =	5.86%		PROPOSED STEP AT ENTRY		7 SQ.FT.
			PROPOSED RETAINING WALLS		45 SQ.FT.
			PROPOSED CURBS		96 SQ.FT.
TBR - TO BE REMOVED			73 PLUS 15 PLUS 8		
			PROPOSED TERRACE		183 SQ.FT.
			PROPOSED TERRACE AT BSMT		562 SQ.FT.
			PAVING		7957 SQ.FT.
			EX 10000 (-) 4412 TBR		
			(+) 2053 (+) 316		
			TOTAL		13512 SQ.FT.
			13512 / 78,993.92 =	17.11%	