

Zoning Data

Village Of Dobbs Ferry

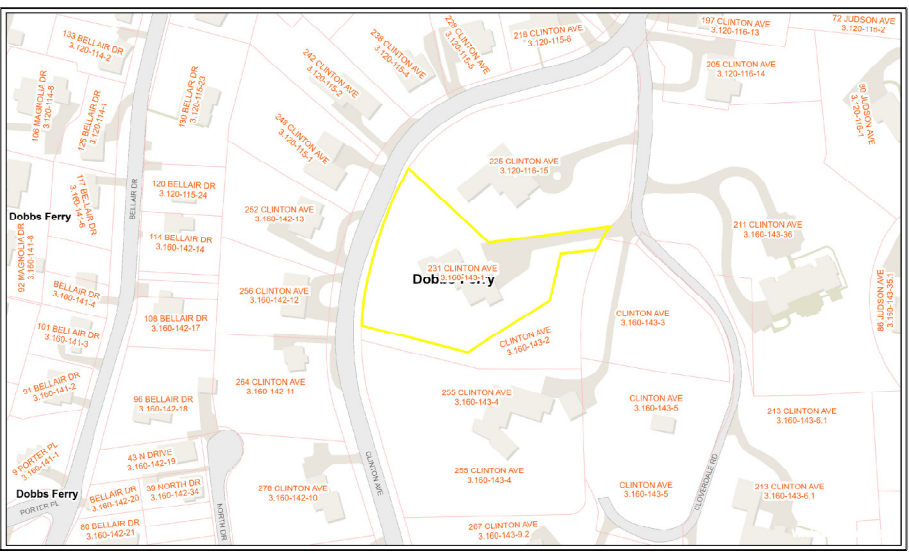
Zone:	OF-2		
Use:	Single Family Residence		
	Required By Code	Existing	Provided
Lot Area	20,000 sf	60,854.21 sf	60,854.21 sf
Set Backs			
Front	30'	140.3'	135.44'
Side	20'	30.4'	33'
Total of Both	50'	129.3'	123.44'
Rear	25'	60.5'	50.75'
Building Hgt.	2 1/2 Sty or 35'	2 Sty or 21.03'	2 Sty or 21.03'
Building Coverage	10 %	4.3 %	6.9 %
Impervious Surface	40 %	19.54 %	17.4 %

Additional Impervious Surface

Proposed	= 740 sf
Accessory Apartment	= 605 sf
Proposed Patio	= -1542 sf
Patio To Be Removed	= -853 sf
Driveway To Be Removed	= -165 sf
Greenhouse To Be Removed	= -165 sf
Total Impervious Surface	= -1185 sf
Impervious Surface Credit: Of 1185 For Future Pool Cabana And Patio / Walkway At Pool	

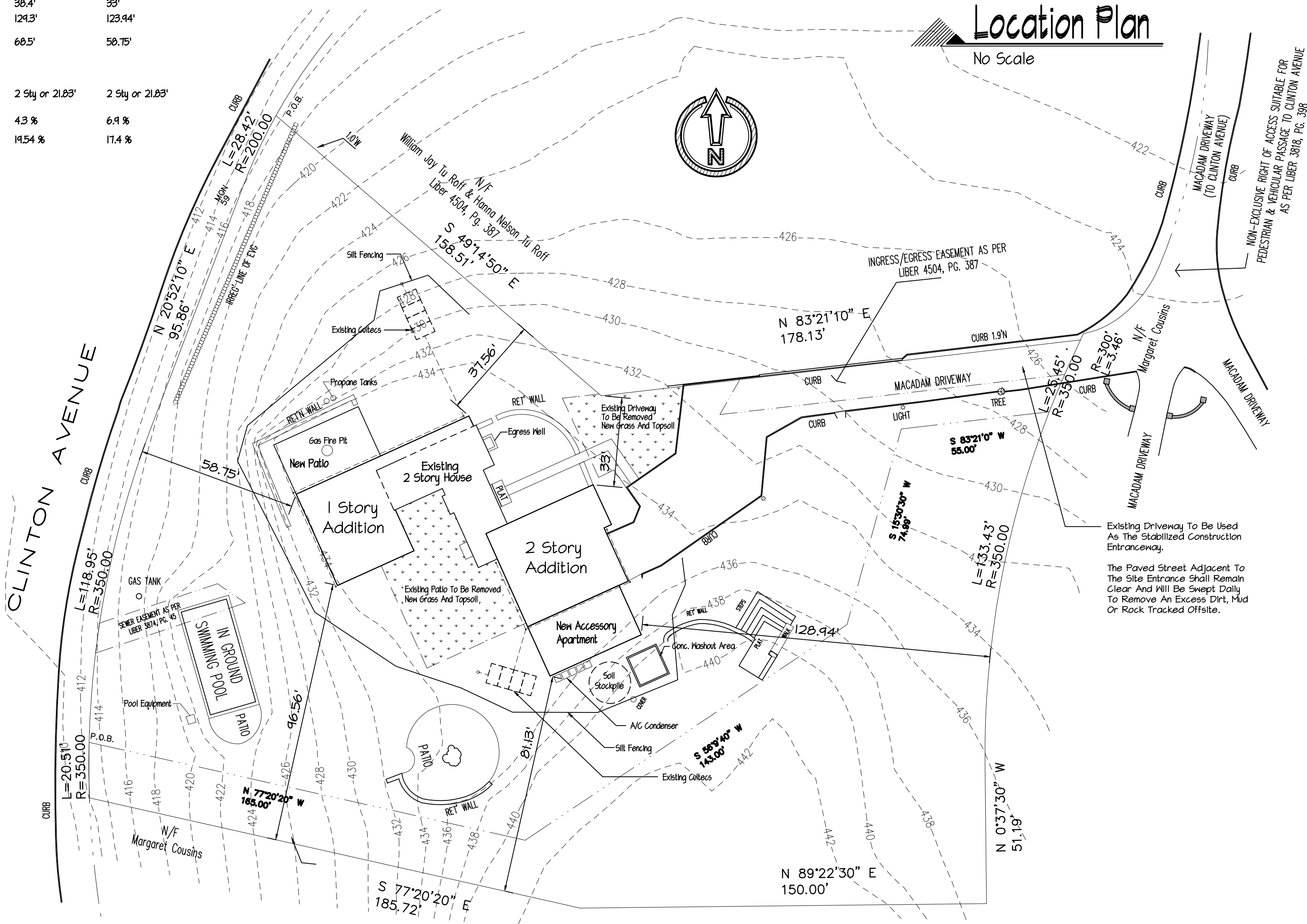
No Additional Storm Water Mangement Required

See Site Plan Dated 2-3-23 For Addition Site Work



Location Plan

No Scale



Site Plan

Scale: 1" = 30'-0"

Lighting Note:

All Exterior Lighting To Comply With Section 300-41

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Accessory Apartment Site Plan For
231 Clinton Avenue
Dobbs Ferry, NY

Revision	Date
Date	Oct 10, 2023
Job No	223-149
Drawing	SP OF 2