

DESCRIPTION A

This Application was submitted on behalf of Alex and Fatima Ephrem at 31 Russell Place. As is depicted in the zoning table in the center column, this is an OF-6 Residential Zoning property, which limits the building lot coverage maximum to 27%. This application was reviewed and approved by the Building Department and Planning Board, including the property's slopes. The Building Coverage approved for this project is 26.84% of the Gross Lot Area. The column on the right includes the slopes on the property. Subtracting a percentage of the sloped areas to determine the Net Lot Area would significantly reduce the size of the lot. If the Net Lot Area were to be used as the basis for the Building Coverage, the percentage of Building Coverage would increase significantly. If that were the basis of determining the Building Coverage for this project, the Ephrems would have been required to obtain a variance from the Zoning Board of Appeals. No variance was required for this Project, since the Building Lot Coverage was calculated using the Gross Lot Area.

ZONING CHART

ZONING ANALYSIS

OWNER : ALEX AND FATIMA EPHREM
 LOCATION : 31 RUSSELL PLACE DOBBS FERRY, NEW YORK 10522
 TAX MAP : SHEET 20 BLOCK 461 LOT 15,16,17
 EXISTING ZONING : OF-6 RESIDENTIAL
 EXISTING & PROPOSED USE : OF-6 RESIDENTIAL

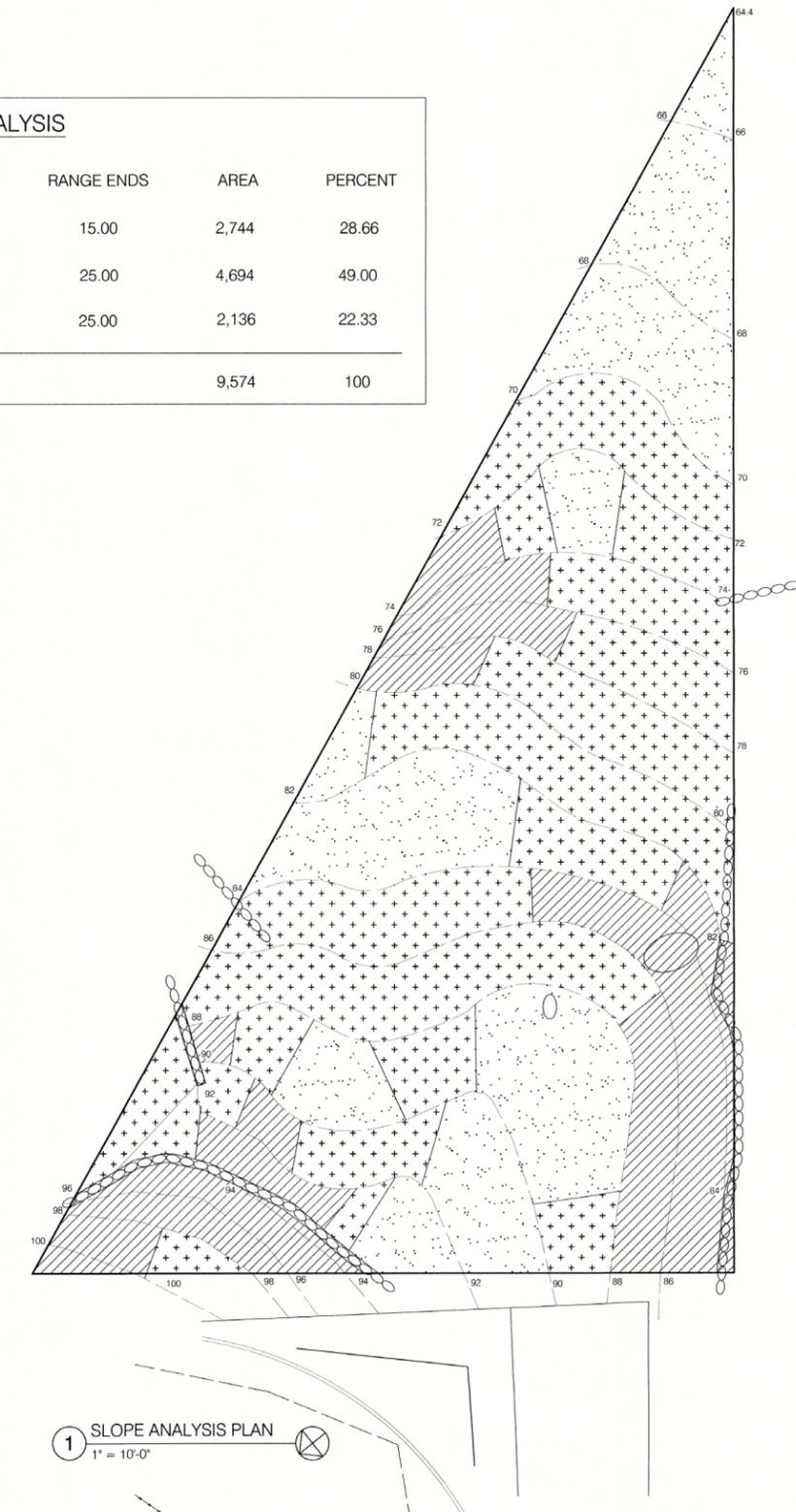
ZONING REQUIREMENTS

SETBACKS :	REQUIRED MINIMUM	PROPOSED MINIMUM
FRONT :	20 FEET	20 FEET
SIDE (MIN) :	10 FEET	10 FEET
SIDE (TOTAL) :	20 FEET	20.42 FEET
REAR :	25 FEET	92.50 FEET
HEIGHT :	MAXIMUM PERMISSIBLE	PROPOSED
STORIES :	2 1/2	2 1/2
FEET :	35 FEET	34 FEET
LOT SIZE :	MINIMUM REQUIRED	EXISTING
AREA :	5,000 SQ.FT.	9,574.48 SQ. FT.
LOT COVERAGE :	MAXIMUM PERMISSIBLE	PROPOSED
SQUARE FOOTAGE :	27% 2,585 SQ.FT.	26.84% 2,570 SQ.FT.

SITE PLAN

SLOPE ANALYSIS

	RANGE BEGINS	RANGE ENDS	AREA	PERCENT
	0.00	15.00	2,744	28.66
	15.00	25.00	4,694	49.00
	15.00	25.00	2,136	22.33
TOTAL			9,574	100



1 SLOPE ANALYSIS PLAN
 1" = 10'-0"

DESCRIPTION B

This Application was submitted on behalf of Tim and Patricia Harnett for 19 McClelland Avenue. As is depicted in the zoning table in the center column, this is an OF-6 Residential Zoning property, which limits the building lot coverage maximum to 27%. This application was reviewed and approved by the Building Department and Planning Board, including the property's slopes. The Building Coverage approved for this project is 26.44% of the Gross Lot Area. The column on the right includes the slopes on the property. Subtracting a percentage of the sloped areas to determine the Net Lot Area would significantly reduce the size of the lot. If the Net Lot Area were to be used as the basis for the Building Coverage, the percentage of Building Coverage would increase significantly. If that were the basis of determining the Building Coverage for this project, the Harnetts would have been required to obtain a variance from the Zoning Board of Appeals. No variance was required for this Project, since the Building Lot Coverage was calculated using the Gross Lot Area.

ZONING CHART

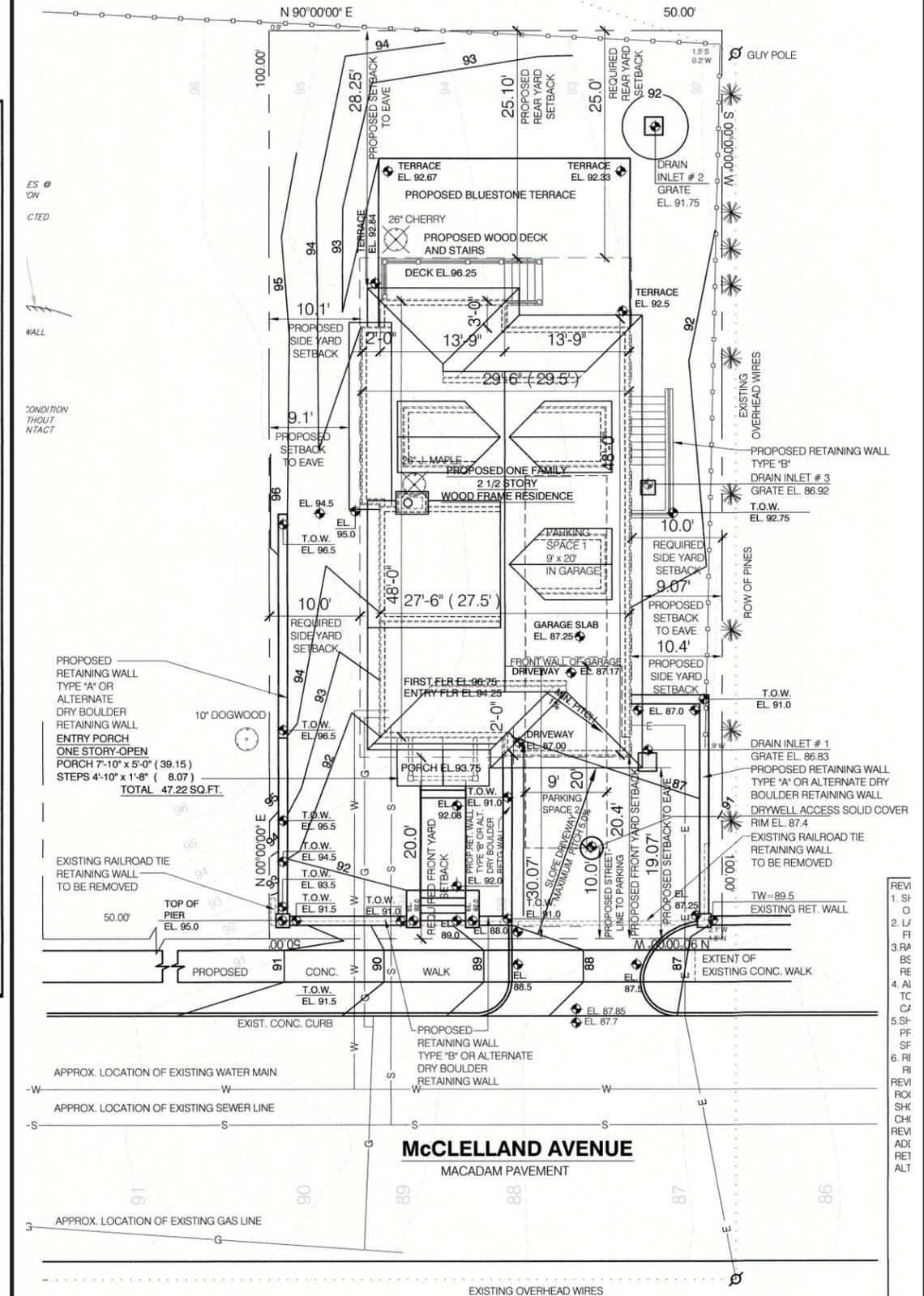
ZONING ANALYSIS

OWNER	TIMOTHY AND PATRICIA HARNETT			
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
	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)

SITE PLAN



- REVI 1. SF
- 2. O
- 3. L/
- 4. FF
- 5. RA
- 6. BE
- 7. RE
- 8. AL
- 9. TC
- 10. CA
- 11. SF
- 12. PF
- 13. SF
- 14. RI
- 15. RI
- 16. REVI
- 17. ROK
- 18. SHK
- 19. CHK
- 20. REVI
- 21. ADI
- 22. RET
- 23. ALT

DESCRIPTION C

This Application was submitted on behalf of J.A.N Construction Corporation for 1 and 3 King Street. As is depicted in the zoning table in the center column, this is an OF-6 Residential Zoning property, which limits the building lot coverage maximum to %. This application was reviewed and approved by the Building Department and Planning Board, including the property's slopes. The Building Coverage approved for each of the two parcels in this project is 26.46% of the Gross Lot Area. The column on the right includes the slopes on the property. Subtracting a percentage of the sloped areas to determine the Net Lot Area would significantly reduce the size of the lot. If the Net Lot Area were to be used as the basis for the Building Coverage, the percentage of Building Coverage would increase significantly. If that were the basis of determining the Building Coverage for this project, J.A.N. would have been required to obtain a variance from the Zoning Board of Appeals. No variance was required for this Project, since the Building Lot Coverage was calculated using the Gross Lot Area.

ZONING CHART

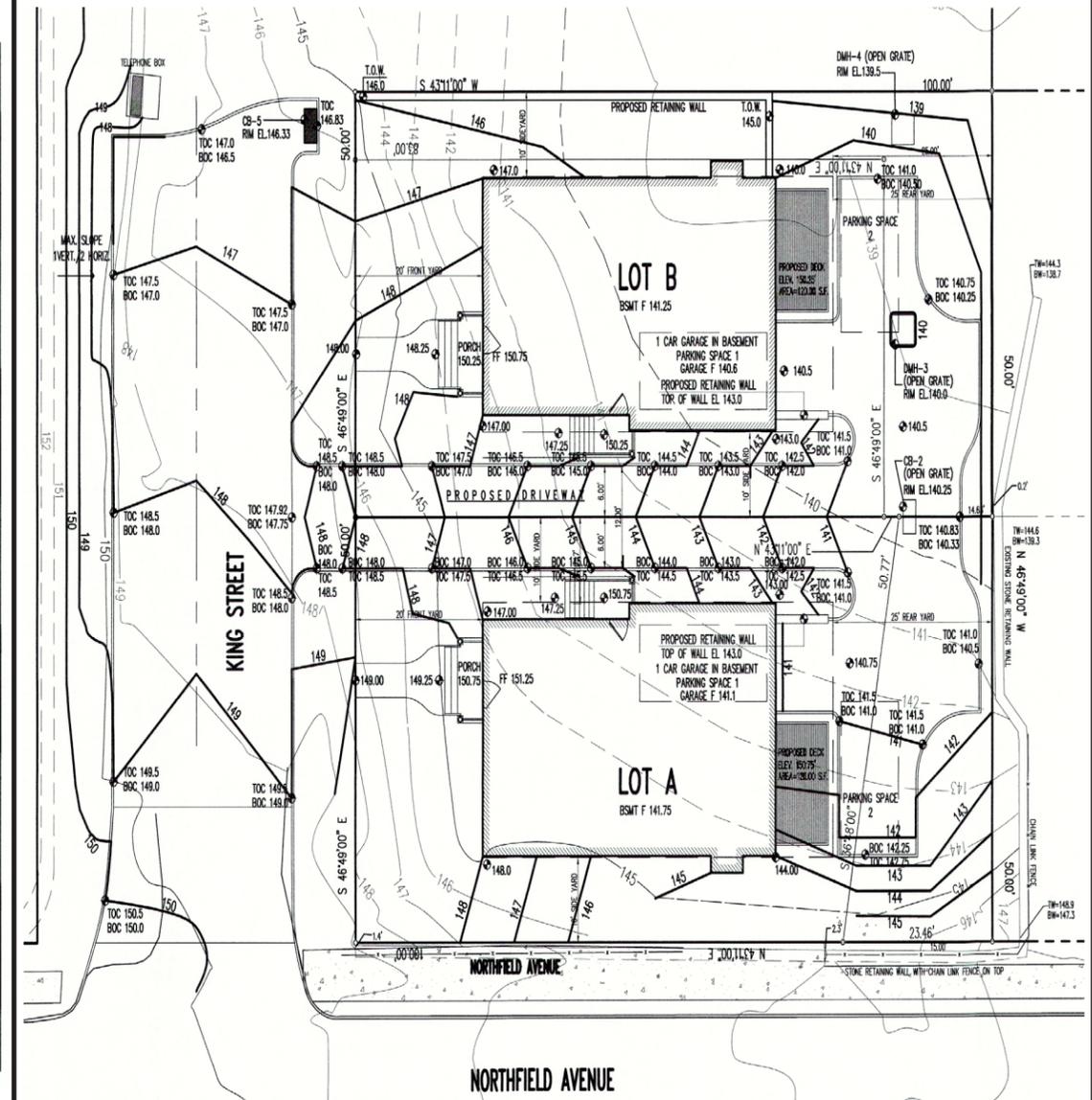
ZONING ANALYSIS

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

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

SITE PLAN



DESCRIPTION D

This Application was submitted on behalf of Maria Racanelli for Cyrus Place. As is depicted in the zoning table in the center column, this is an OF-6 Residential Zoning property, which limits the building lot coverage maximum to 27%. Due to the fact that the property has a Gross Lot Area of 18,750, Table B-3 Sliding Scale is used, reducing the building lot coverage maximum to 20%. This application was reviewed and approved by the Building Department and Planning Board, including the property's slopes. The Building Coverage approved for this project is 15.23% of the Gross Lot Area. The column on the right includes the slopes on the property. Subtracting a percentage of the sloped areas to determine the Net Lot Area would significantly reduce the size of the lot. If the Net Lot Area were to be used as the basis for the Building Coverage, the percentage of Building Coverage would increase significantly. If that were the basis of determining the Building Coverage for this project, a variance from the Zoning Board of Appeals would have been required. No variance was required for this Project, since the Building Lot Coverage was calculated using the Gross Lot Area.

ZONING CHART

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

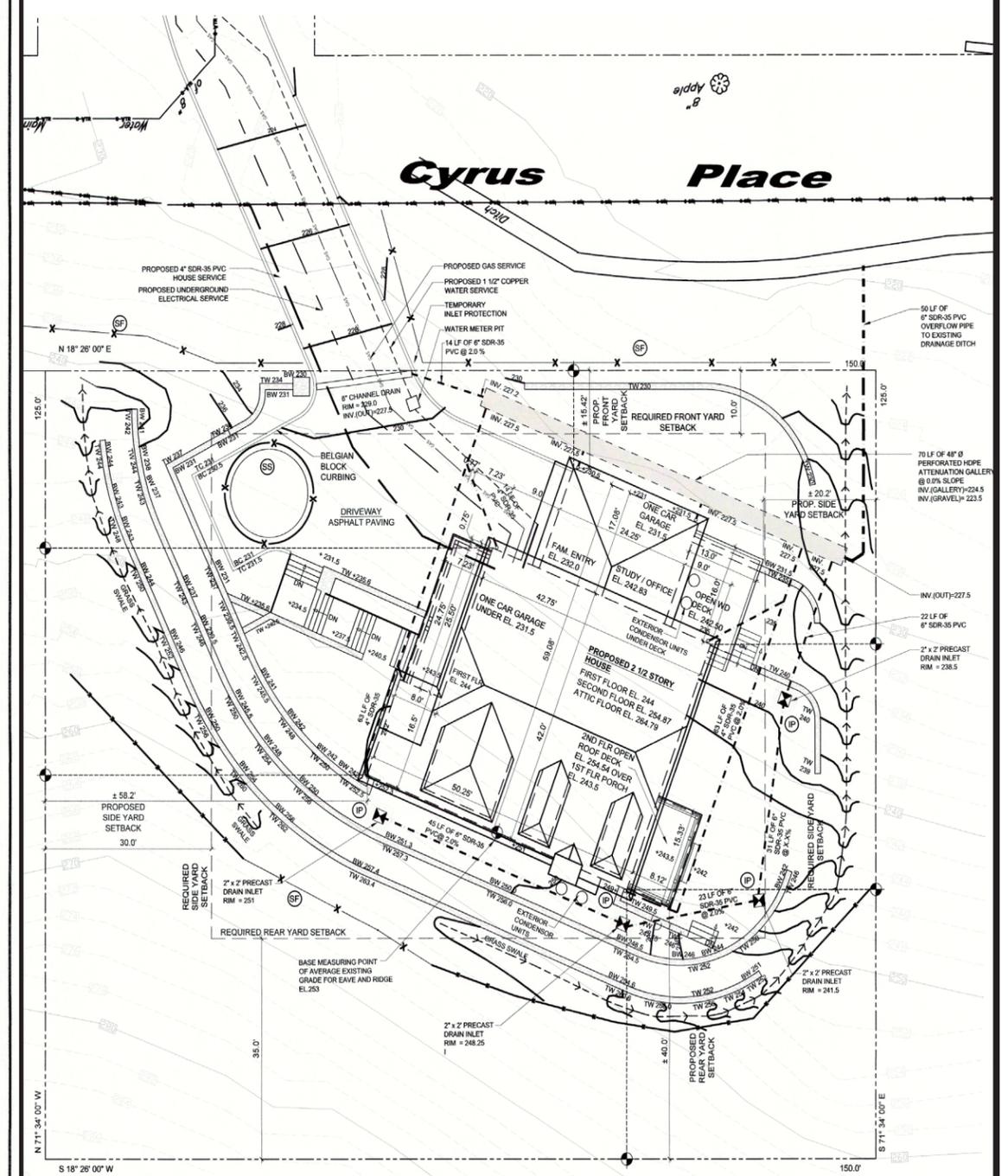
ZONING CLASSIFICATION OF-6

SETBACKS	REQD/ 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. EXEMPT PER SECTION 300-4.1.C (3).
2. 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.
- 3.

SITE PLAN



DESCRIPTION E

This Application was submitted on behalf of David Makan for two parcels created by subdivision from 60 Florence Avenue. As is depicted in the zoning table in the center column, this is an MDR-1 Residential Zoning property, which limits the building lot coverage maximum to 27%. This application was reviewed and approved by the Building Department and Planning Board, including the property's slopes. The Building Coverages approved for this project are 25.18% of the Gross Lot Area for Lot 1 and 24.82% of the Gross Lot Area for Lot 2. The column on the right includes the slopes on the property. Subtracting a percentage of the sloped areas to determine the Net Lot Area would significantly reduce the size of the lot. If the Net Lot Area were to be used as the basis for the Building Coverage, the percentage of Building Coverage would increase significantly. If that were the basis of determining the Building Coverage for this project, Mr. Makan would have been required to obtain a variance from the Zoning Board of Appeals. No variance was required for this Project, since the Building Lot Coverage was calculated using the Gross Lot Area.

ZONING CHART

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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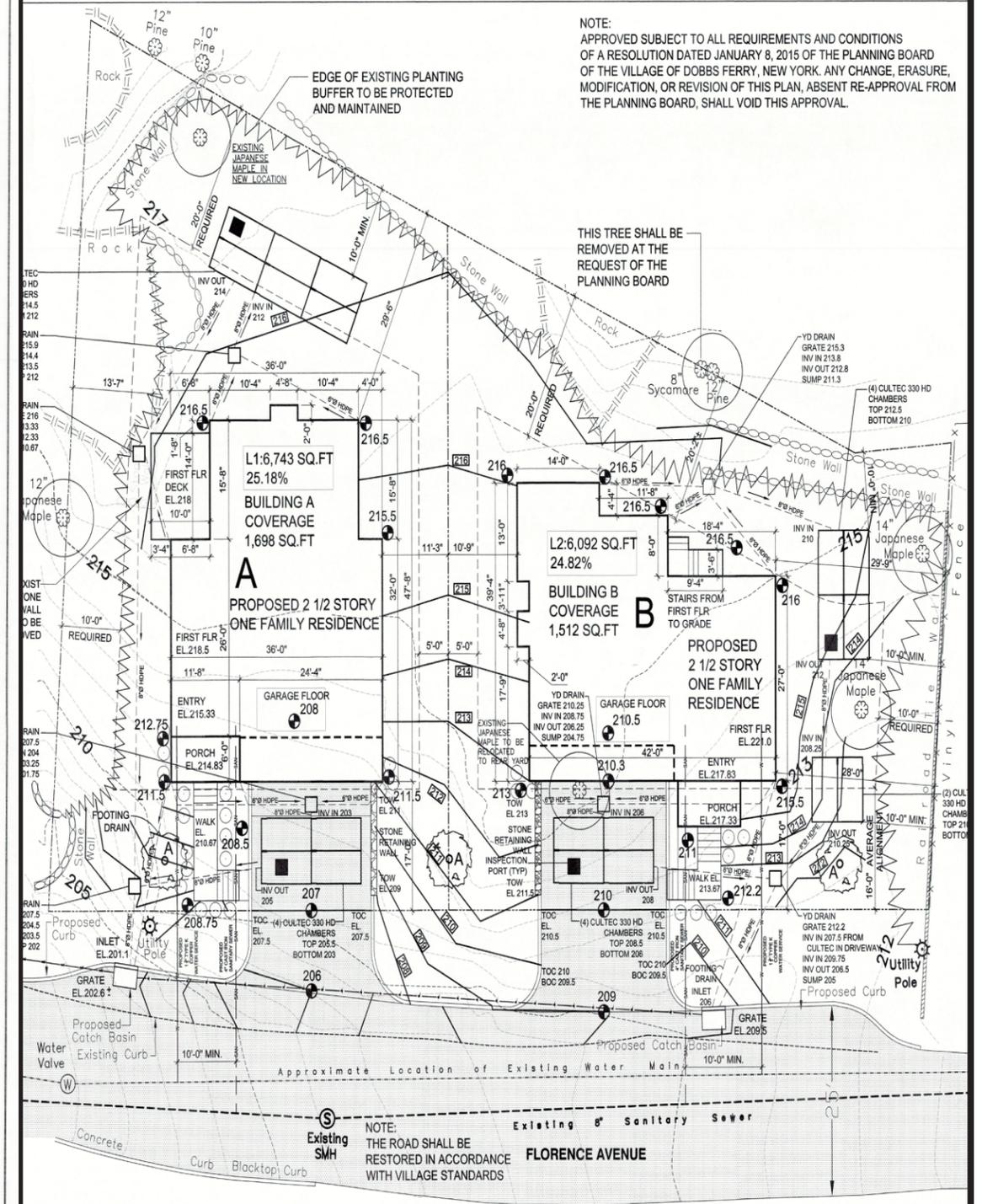
* AVERAGE FRONT YARD SETBACK OF NEIGHBORING HOMES

** 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.

SITE PLAN



DESCRIPTION F

This Application was submitted on behalf of Tomislav and Nancy Vuletic for 82 Belden Avenue. As is depicted in the zoning table in the center column, this is an OF-5 Residential Zoning property, which limits the building lot coverage maximum to 25%. Due to the fact that the property has a Gross Lot Area of 10,527 square feet, Table B-3 Sliding Scale is used, reducing the building lot coverage maximum to 20%. This application was reviewed and approved by the Building Department and Planning Board, including the property's slopes. The Building Coverage approved for this project is 19.28% of the Gross Lot Area. The column on the right includes the slopes on the property. Subtracting a percentage of the sloped areas to determine the Net Lot Area would significantly reduce the size of the lot. If the Net Lot Area were to be used as the basis for the Building Coverage, the percentage of Building Coverage would increase significantly. If that were the basis of determining the Building Coverage for this project, the Vuletics would have been required to obtain a variance from the Zoning Board of Appeals. No variance was required for this Project, since the Building Lot Coverage was calculated using the Gross Lot Area.

ZONING CHART

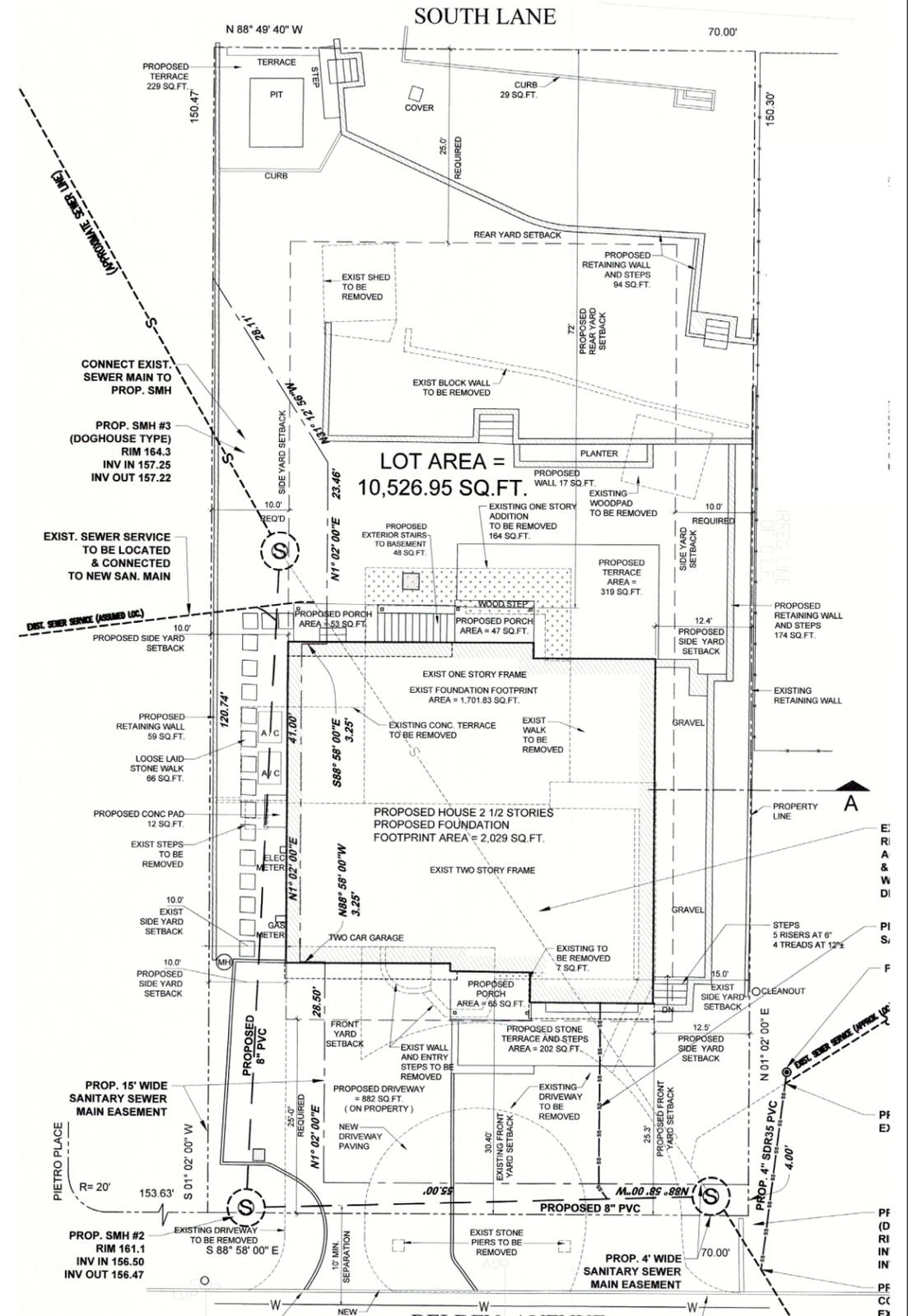
ZONING ANALYSIS			
OWNER	TOMISLAV AND NANCY VULETIC 27 SHERMAN AVENUE DOBBS FERRY, NY 10522		
PROPERTY LOCATION	82 BELDEN AVENUE DOBBS FERRY, NY 10522		
TAX MAP	TAX ID NUMBER 3.50-16-14		
EXISTING ZONING	OF-5 ONE FAMILY RESIDENCE		
EXISTING USE	ONE FAMILY RESIDENCE		
PROPOSED USE	ONE FAMILY RESIDENCE (UNCHANGED)		
ZONING REQUIREMENTS			
SETBACKS (HOUSE ONLY)	REQD/ ALLOWED	EXISTING	PROPOSED
	OF-5		
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 MAX.	20%**	16.67% (1,755)	19.28% (2,029)
		HOUSE SHED 1,702 SQ.FT.	HOUSE PORCH 0 SQ.FT. ***
		TOTAL 1,755 SQ.FT.	TOTAL 2,029 SQ.FT.
LOT COVERAGE BY IMPERVIOUS SURFACE MAX.	40%**	3,039 / 10,526.95 = 28.87%	3,975 / 10,526.95 = 37.76%
		HOUSE SHED 1,702 SQ.FT.	HOUSE 2,029 SQ.FT.
		CONC. TERRACE 199 SQ.FT.	STONE TERRACE 202 SQ.FT.
		CONC. STEPS 10 SQ.FT.	REAR PORCHES 100 SQ.FT.
		ENTRY TERRACE 74 SQ.FT.	REAR TERRACE 313 SQ.FT.
		CONC. WALKS 120 SQ.FT.	STAIRS TO BSMT 48 SQ.FT.
		DRIVEWAY 881 SQ.FT.	DRIVEWAY 882 SQ.FT.
			TERRACE W/PIT 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

* 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.

SITE PLAN



DESCRIPTION G

This Application was submitted on behalf of Michael Lang for the development of three condominium units on one parcel located at 40 Devoe Streets. As is depicted in the zoning table in the center column, this is an MDR-1 Residential Zoning property, which limits the building lot coverage maximum to 27%. This application was reviewed and approved by the Building Department and Planning Board, including the property's slopes. The Building Coverage approved for this project is 26.46% of the Gross Lot Area. The column on the right includes the slopes on the property. Subtracting a percentage of the sloped areas to determine the Net Lot Area would significantly reduce the size of the lot. If the Net Lot Area were to be used as the basis for the Building Coverage, the percentage of Building Coverage would increase significantly. If that were the basis of determining the Building Coverage for this project, Mr. Lang would have been required to obtain a variance from the Zoning Board of Appeals. No variance was required for this Project, since the Building Lot Coverage was calculated using the Gross Lot Area.

ZONING CHART

ZONING TABLE					
PROPERTY LOCATION: 1 MYRTLE AVENUE 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

SITE PLAN

