

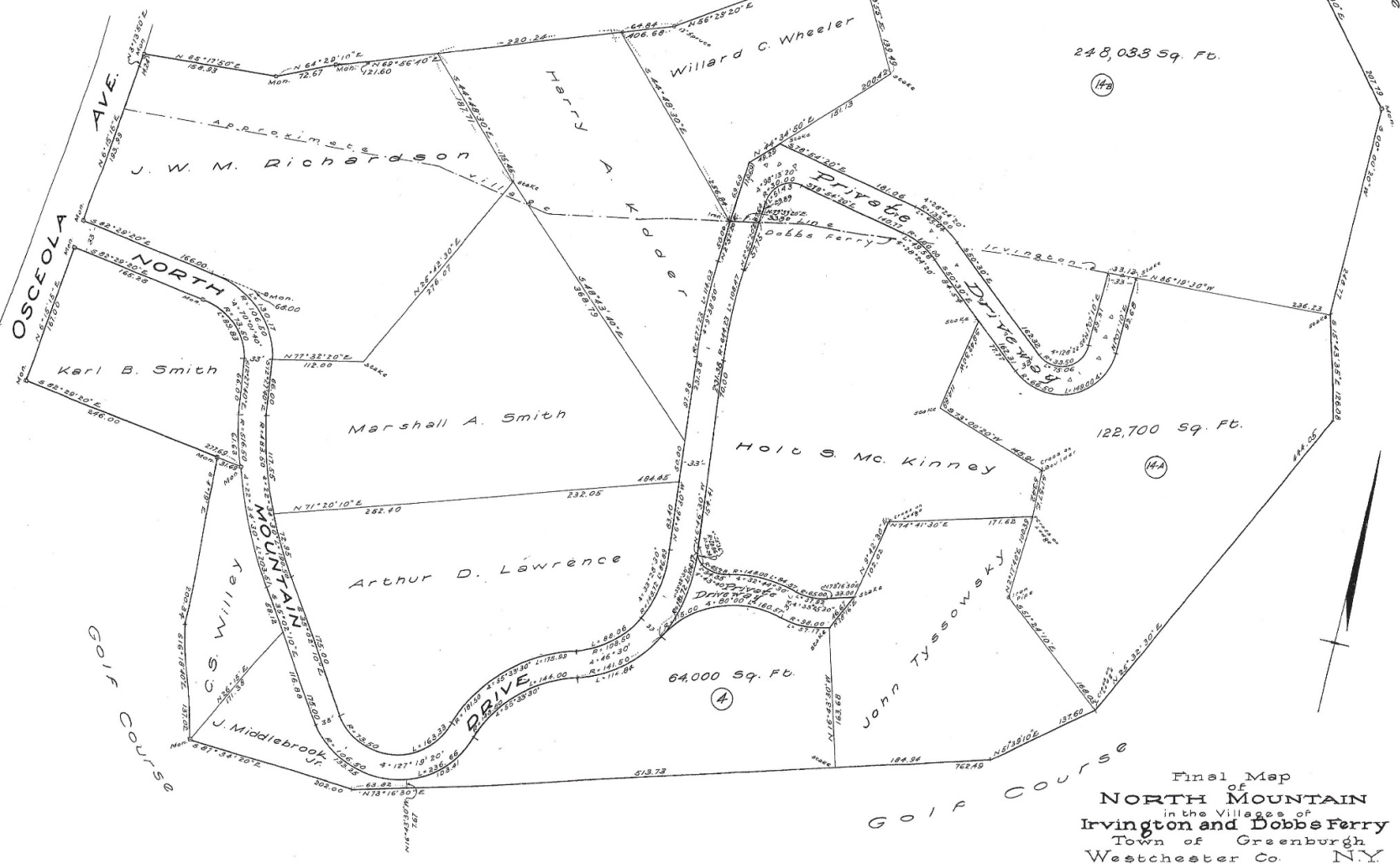
September 14, 2022 Zoning Board of Appeals



Filed in the Office of
the Village Clerk
Village of Dobbs Ferry
SEP 22 1931
Walter G. Warren, Clerk

Approved by the Planning Board
for the Village of Dobbs Ferry
for filing in Westchester County
Superior Records as required within
45 days from the date hereof.
Walter G. Warren
SEP 28 1931

This map is in full compliance with the provisions of the Village of
Irvington and Dobbs Ferry, by resolution adopted
at a meeting of said Planning Board duly held on the 27th day of October 1931
Dated October 27, 1931 - James J. Goss, Mayor of the Village of Irvington, N.Y.



Final Map
OF
NORTH MOUNTAIN
in the Village of
Irvington and Dobbs Ferry
Town of Greenburgh
Westchester Co. N.Y.

OCT 31 1931
SUPER 3823

Scale 1"=50' Aug 1, 1926.
(Revised Feb. 14, 1930.)

NOTE: This map is a revision of map entitled "Revised Subdivision Map of North Mountain"

is a copy of the Record of the Westchester County
Clerk, File No. 37-14

Page 72

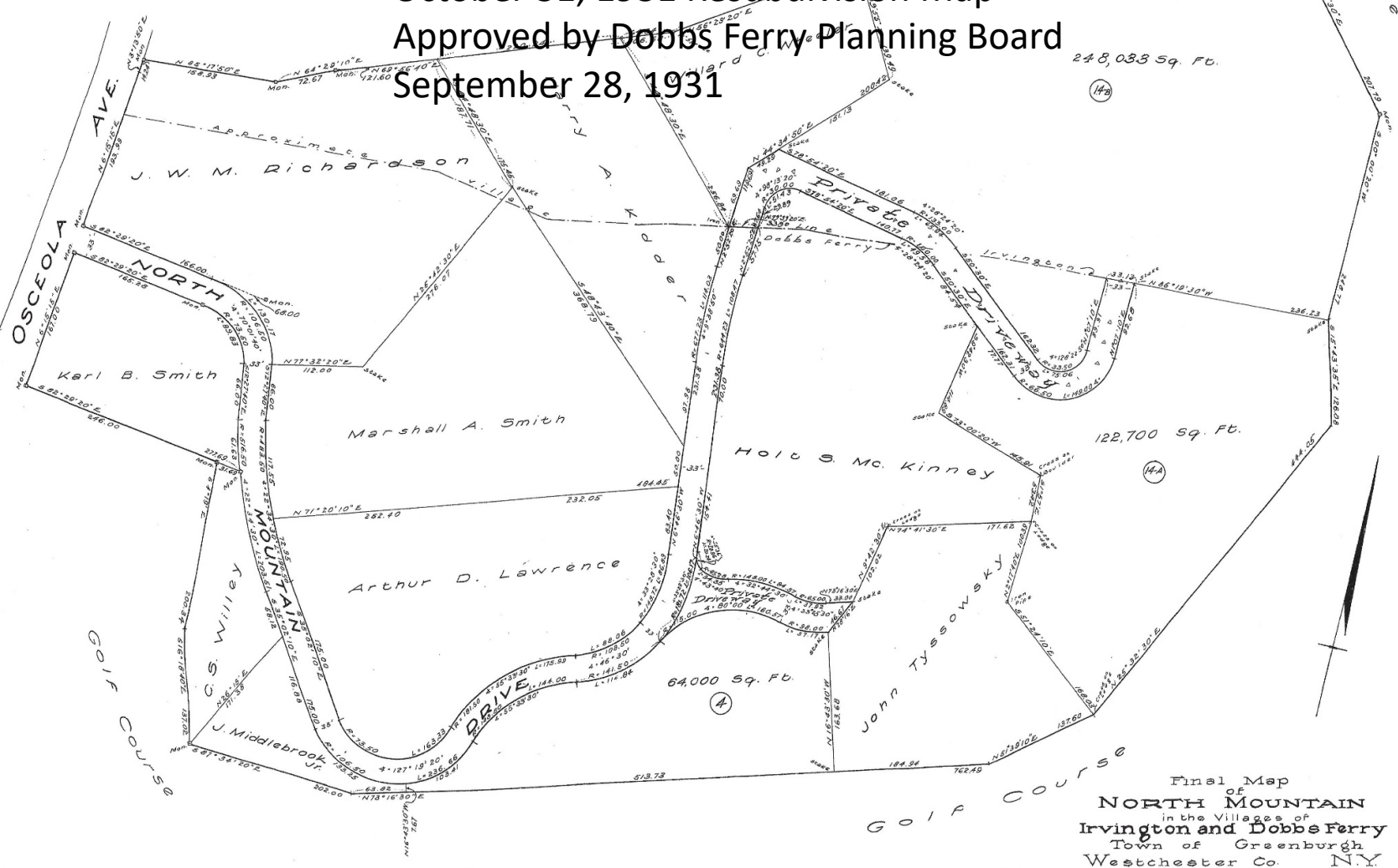
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J. H. H. H. H.
SEP 28 1931

This map is in full compliance with the provisions of the Village of
Irvington and Dobbs Ferry Planning Board of the Village of Irvington by resolution adopted
at a meeting of said Planning Board duly held on the 27th day of October 1931
Dated October 27, 1931 - James J. Goff, Chairman of the Village of Irvington

October 31, 1931 Resubdivision Map Approved by Dobbs Ferry Planning Board September 28, 1931



Final Map
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Westchester Co. N.Y.

OCT 31 1931
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Scale 1"=50' Aug 1, 1926.
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1/2" = 1/4" of the Record of the Westchester County
Clerk's Office 3/2/11

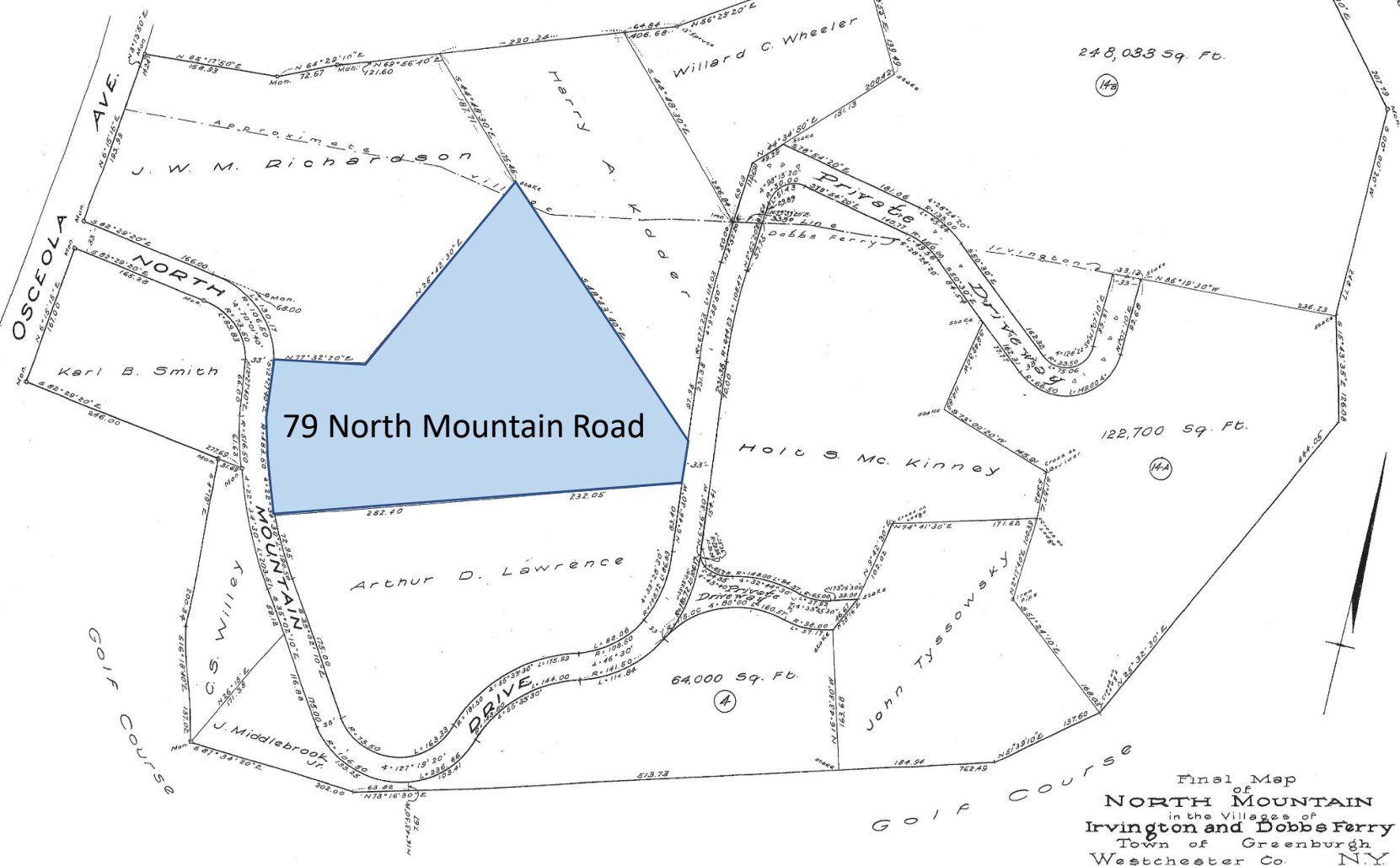
Page 72

September 14, 2022 Zoning Board of Appeals

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SEP 22 1931
Walter G. Warren, Clerk

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Superior Records as required within
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Walter G. Warren
SEP 28 1931

This map is as far as same relates to property within the territorial boundaries of the Village of
Irvington has been duly approved by the Planning Board of the Village of Irvington by resolution adopted
at a meeting of said Planning Board duly held on the 27th day of October 1931
Dated October 27 1931 James J. Goss, Mayor of the Village of Irvington, N.Y.



Final Map
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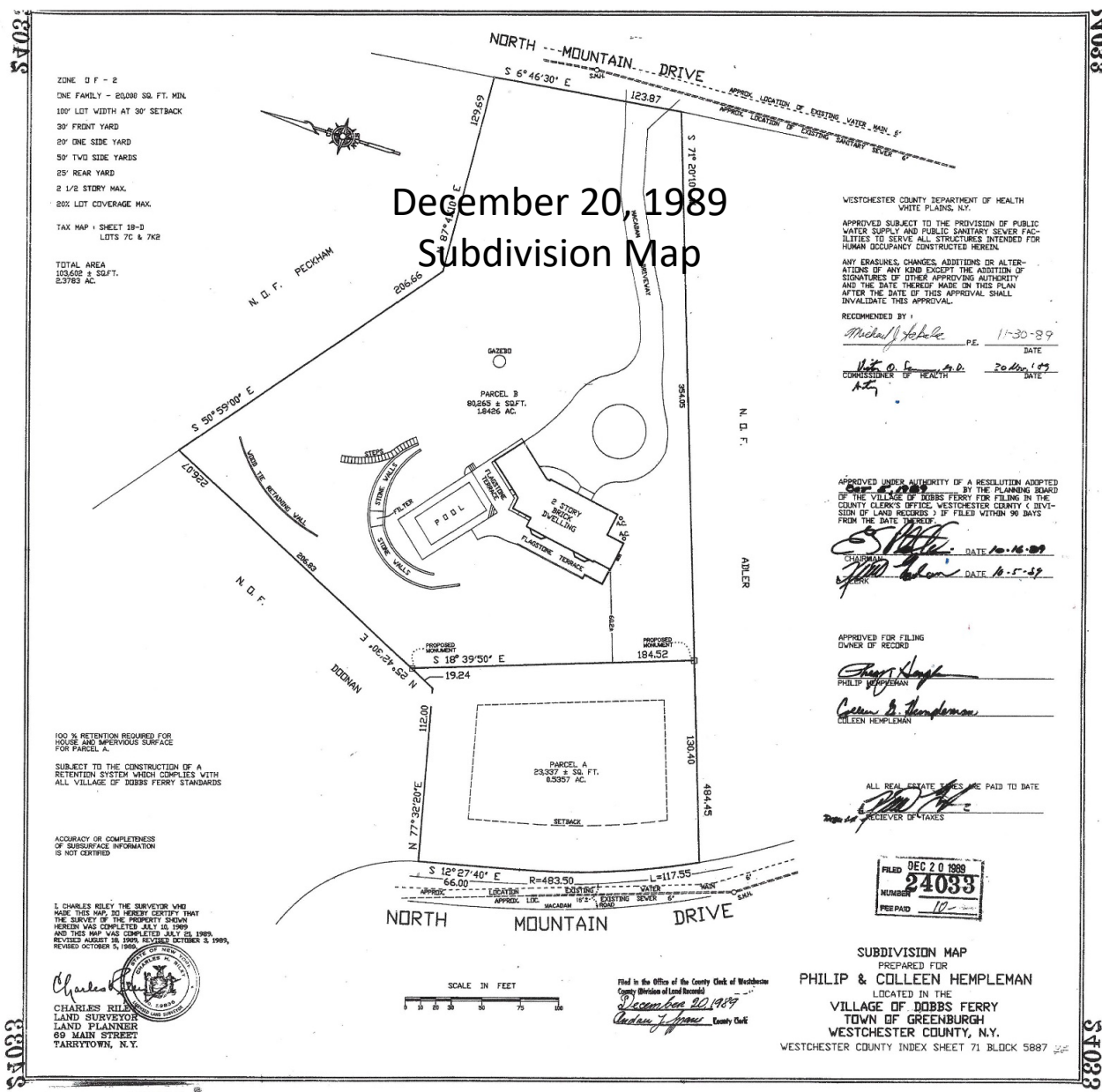
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Clerk's Office, 37th Floor

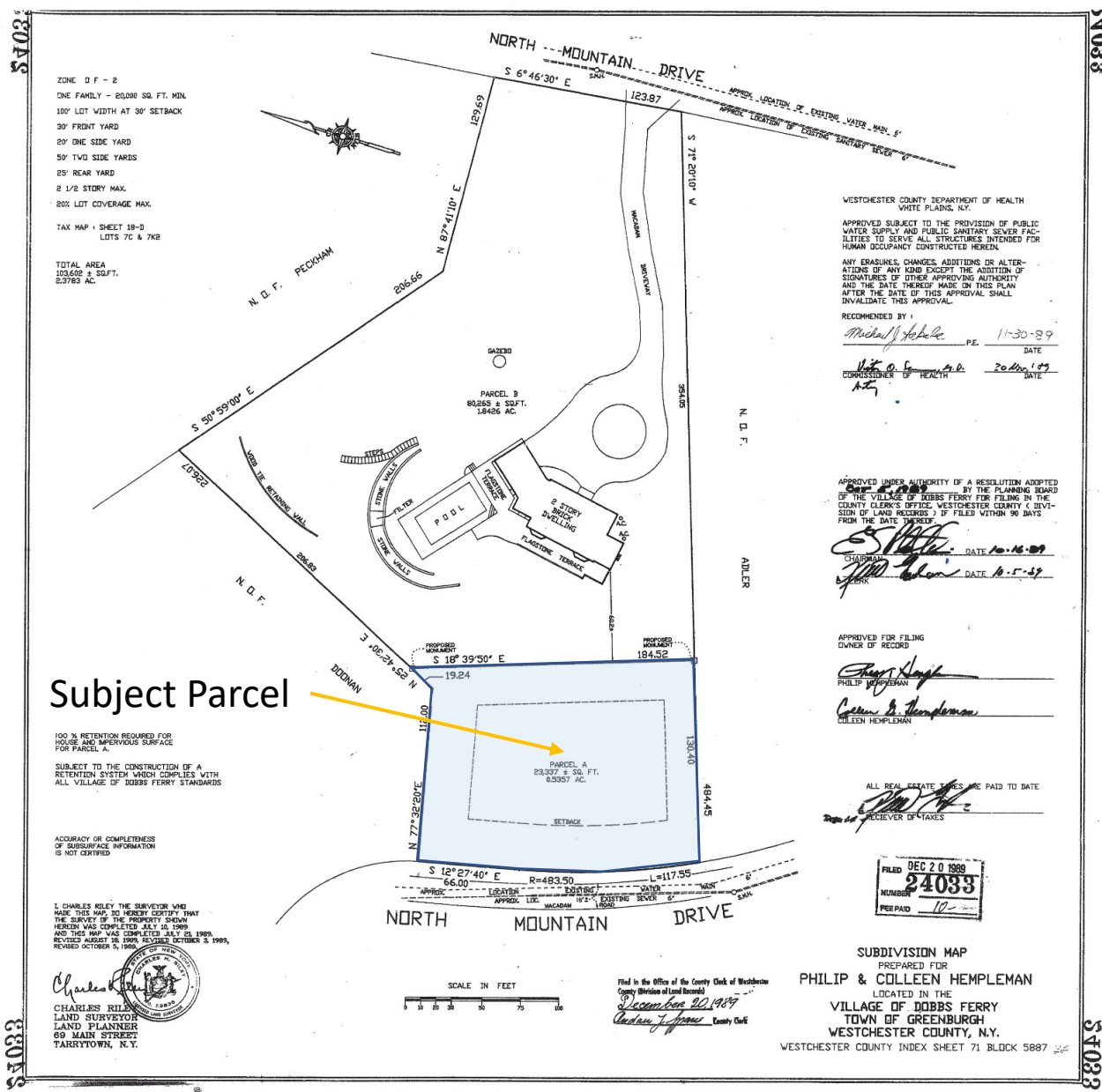
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September 14, 2022 Zoning Board of Appeals

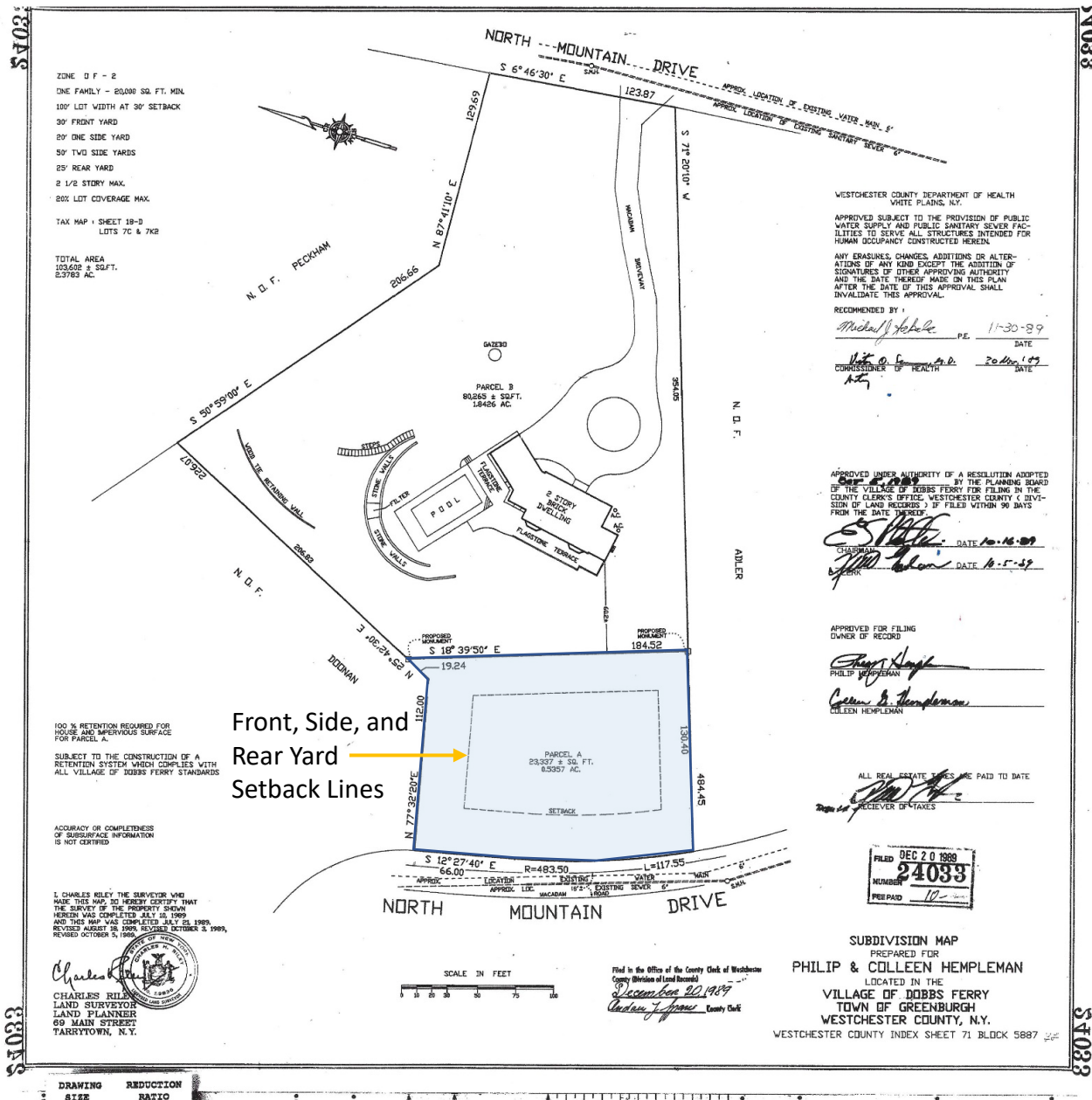
September 14, 2022 Zoning Board of Appeals



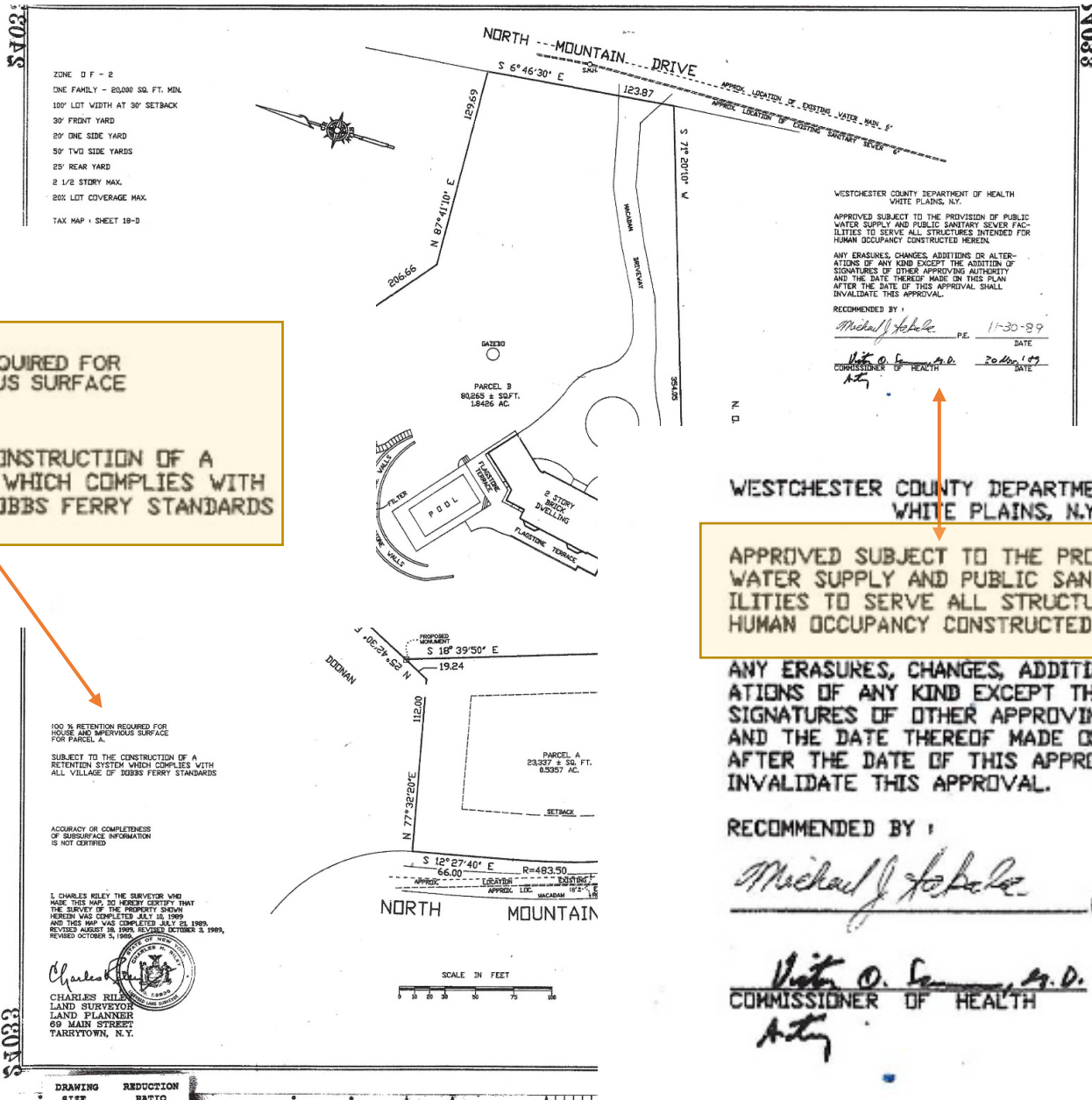
September 14, 2022 Zoning Board of Appeals



September 14, 2022 Zoning Board of Appeals



September 14, 2022 Zoning Board of Appeals



September 14, 2022 Zoning Board of Appeals





TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 0 N MOUNTAIN DR	Parcel ID: 3.10-1-3	Class: 311 - Residential Vacant Land		
Location	General Information	Special Districts		
0 N MOUNTAIN DR DOBBS FERRY, NY 10522	Living Units Alternate ID 3057995 School District DOBBS FERRY Former SBL 08/18D//0/P44 Additional Lots Zoning OF-2	NY001 - NO. YONKERS DISTRICT WR001 - COUNTY REFUSE DIST		
Land Information	Assessment Information			
Total Acres: 0.54	Land	Building	Total	Yr
Square Feet: 23,522	549,800	0	549,800	22
Property Notes				
		Tax Data	Assessment	Exemptions
		County/Town Tax \$2,124.60 (2022) School Tax \$827.88 (2021) * Village Tax \$3,635.92 (2022)	513,800 '21 36,500 '20 513,800 '21	County / Town School Star NO NO 0
		Total \$6,588.40 Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8		If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.
Recent Permit Information				
Permit Date	Permit #	Price	Description	

8/31/2022

Data shown on this card is representational of the Town's official property record card that can be obtained from the Assessor's Office.



September 14, 2022 Zoning Board of Appeals



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Assessed as Single-Family Building Lot				
Recent Permit Information				
Permit Date	Permit #	Price	Description	

8/31/2022

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September 14, 2022 Zoning Board of Appeals



Data displayed on this map is for informational purposes only. Most layers originate from 3rd parties and cannot be verified by the Tax Assessor's office or CAI Technologies. Please consult with department or organization where data originates in order to verify accuracy. Any questions, call Town Assessor's Office: 1-914-989-1520

September 14, 2022 Zoning Board of Appeals



September 14, 2022

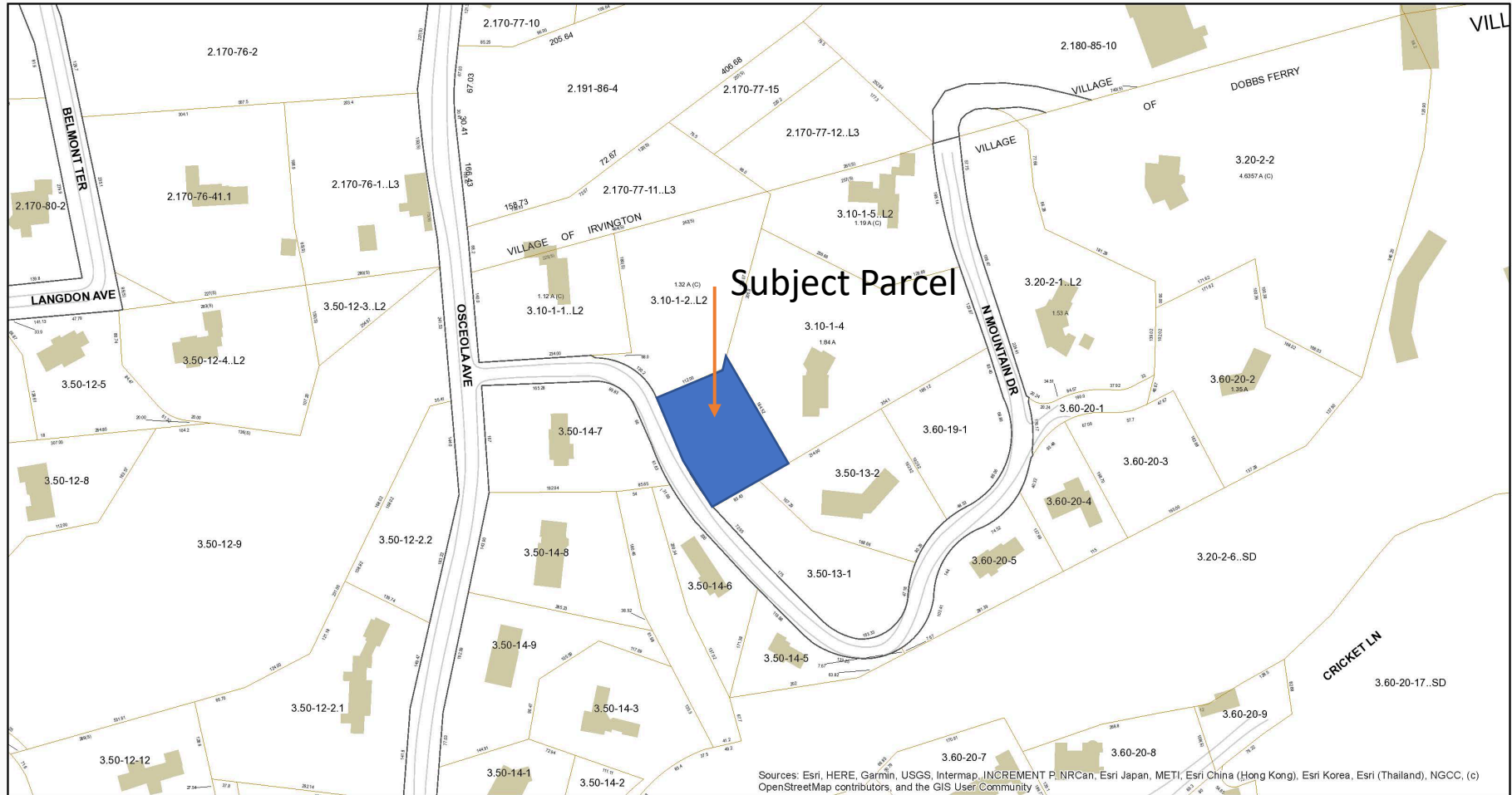
0 North Mountain Drive

Dobbs Ferry

1 inch = 142 Feet



www.cai-tech.com



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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September 14, 2022 Zoning Board of Appeals



North Mountain Drive Looking West



September 14, 2022 Zoning Board of Appeals



North Mountain Drive Looking East



September 14, 2022 Zoning Board of Appeals



On the Parcel Looking South



September 14, 2022 Zoning Board of Appeals



On the Parcel Looking North



September 14, 2022 Zoning Board of Appeals



Neighboring Homes

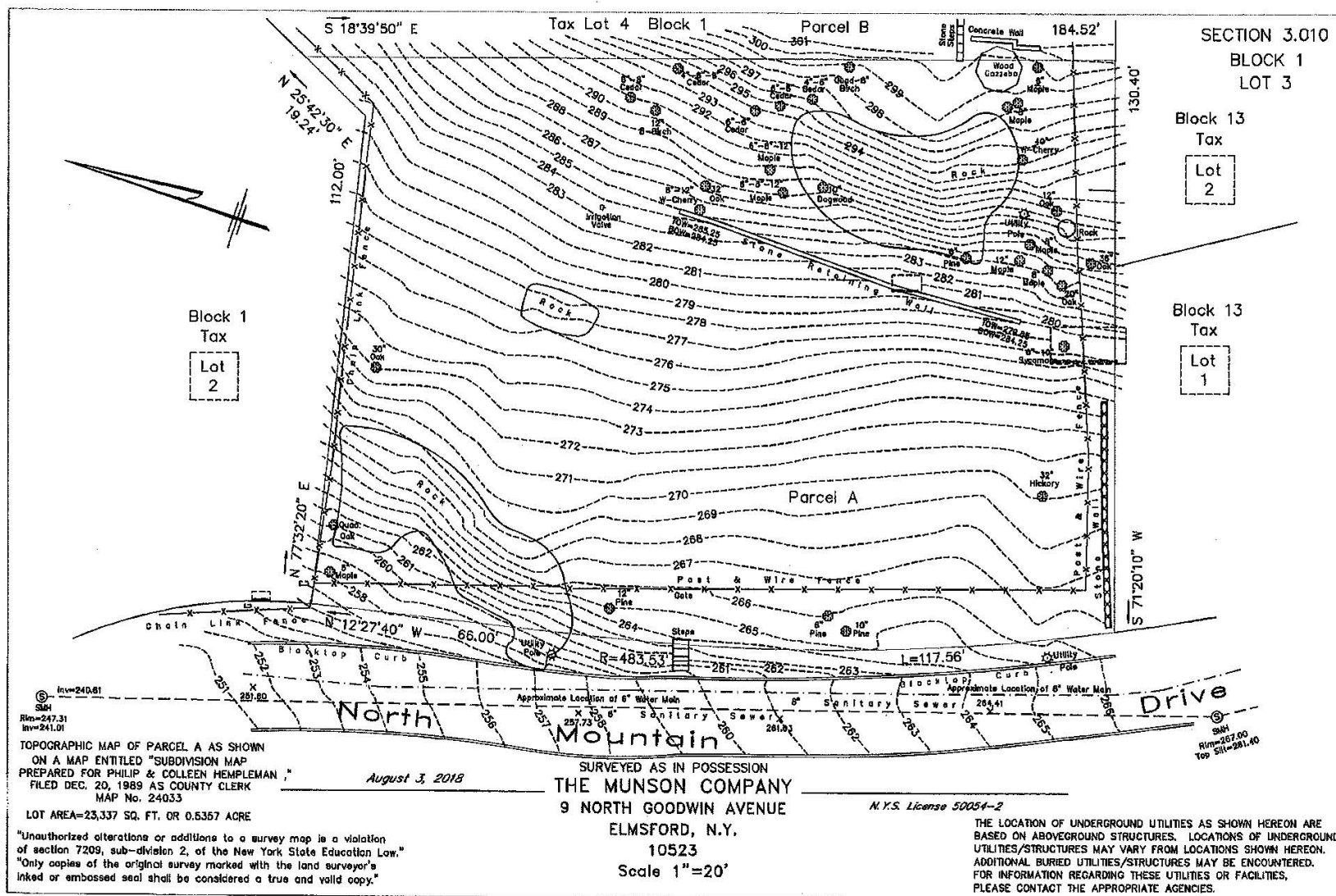


South of the Parcel




September 14, 2022 Zoning Board of Appeals



September 14, 2022 Zoning Board of Appeals

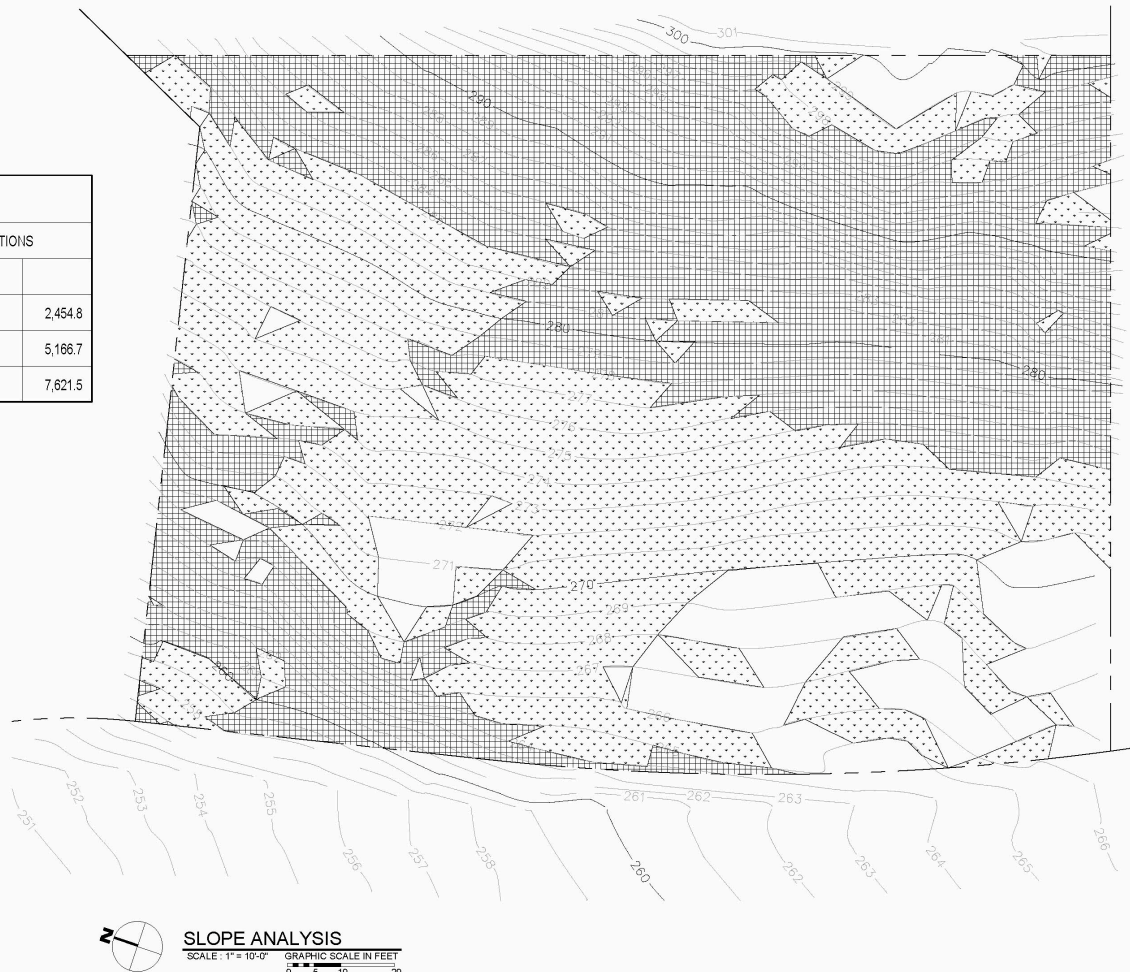


September 14, 2022 Zoning Board of Appeals

SLOPE ANALYSIS					
HATCH	RANGE	AREA	PERCENT	DEDUCTIONS	
	0.0% - 15%	3,184.38 SF	13.6%	0.0%	
	15% - 25%	9,819.2 SF	42.1%	25%	2,454.8
	25% - <	10,333.4 SF	44.3%	50%	5,166.7
	TOTAL	23,337.43	100%		7,621.5

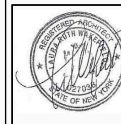
PROCESS DESCRIPTION:

TO PERFORM THE SLOPE ANALYSIS, A CAD SURVEY WITH TOPOGRAPHIC INFORMATION WAS IMPORTED INTO "REVIT" SOFTWARE TO MODEL A SURFACE WHICH PRECISELY FOLLOWS THE CONTOUR LINES FROM THE SURVEY. A REVIT PLUGIN CALLED "ENVIRONMENT" WAS USED TO INSERT THREE RANGE VALUES (0-15%, 15-25%, AND 25% - <). THE RANGE PARAMETER THEN CALCULATED THE AREA AND PERCENT OF THE SLOPES WITHIN THE PROPERTY LINES. TO ACCURATELY PRESENT THESE AREAS, THREE HATCHES WERE CREATED TO DIAGRAM EACH RANGE VALUE. THE RESULTS WERE THEN EXPORTED INTO AUTOCAD FOR FINAL DOCUMENTATION.



SLOPE ANALYSIS
SCALE: 1" = 10'-0"
GRAPHIC SCALE IN FEET
0 5 10 20

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE INFORMATION, THE PLANS AND SPECIFICATIONS SPECIFIED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT.



LAURA WAKEFIELD
ARCHITECT
329 BROADWAY
DOBBES FERRY, NY 10522
TEL: 914 693 6165
N.Y.S. STATE LICENSE
No. 27038

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PROJECT TITLE
GIGLIO PROPERTY
79 NORTH MOUNTAIN ROAD
DOBBES FERRY, N.Y. 10522
PROJECT NO.

GOTHAM DESIGN
PLANNING AND
DEVELOPMENT LTD.

329 Broadway
Dobbes Ferry, N.Y. 10522
Phone: (914) 693-5063
Fax: (914) 693-5360
email: arch329@gmail.com




ISSUED / REVISIONS

SHEET TITLE
SLOPE ANALYSIS

DATE 06/15/2022	DRAWN BY SSJ
SCALE AS NOTED	CHECKED BY PRS

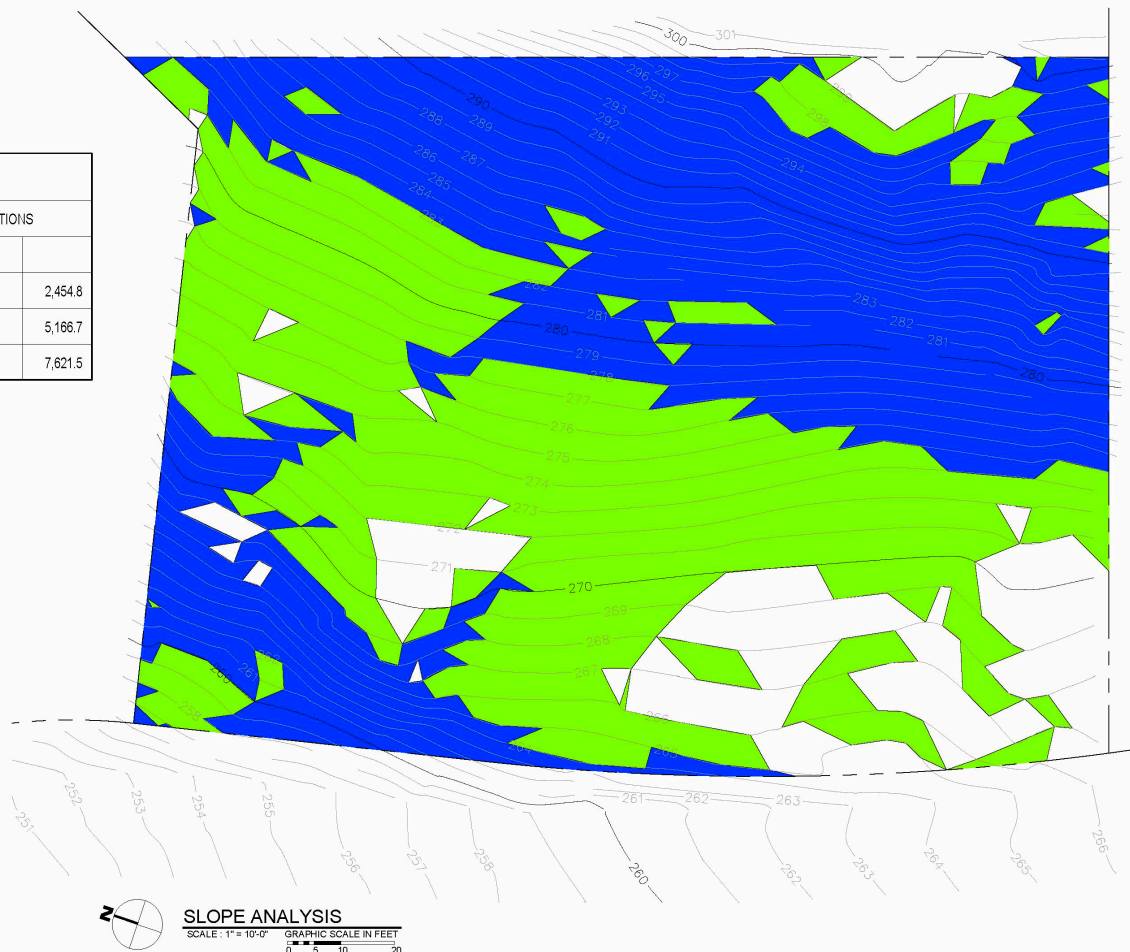
A-1.1

September 14, 2022 Zoning Board of Appeals

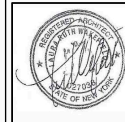
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ISSUED / REVISIONS

SLOPE ANALYSIS

DATE	06/15/2022	DESIGNER	SSJ
SCALE	AS NOTED	CHECKED BY	PRS

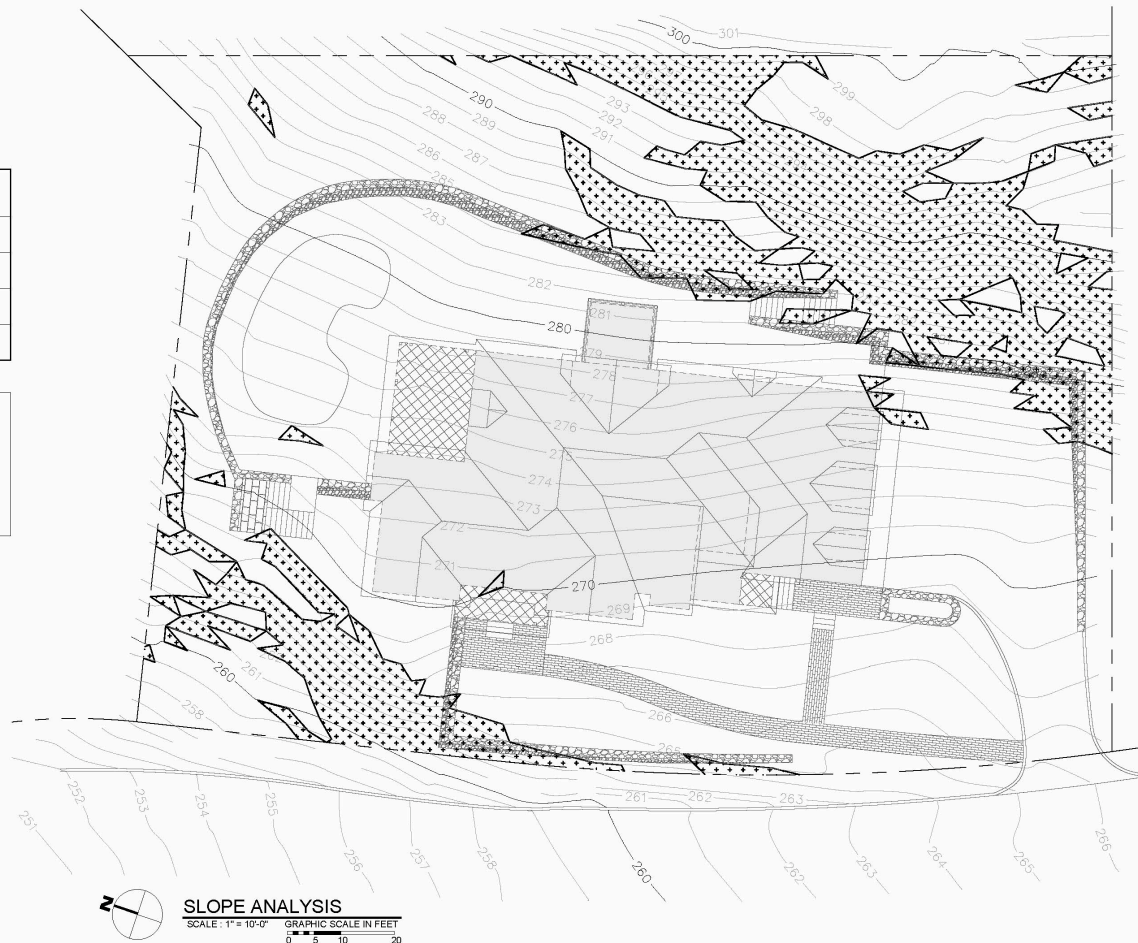
A-1.1

September 14, 2022 Zoning Board of Appeals

SLOPE ANALYSIS			
HATCH	RANGE	AREA	PERCENT
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	35% - <	4335.92 SF	18.58%
	TOTAL	23,337.43	100%

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DATE 06/15/2022	DRAWN BY SSJ
SCALE AS NOTED	CHECKED BY PRS

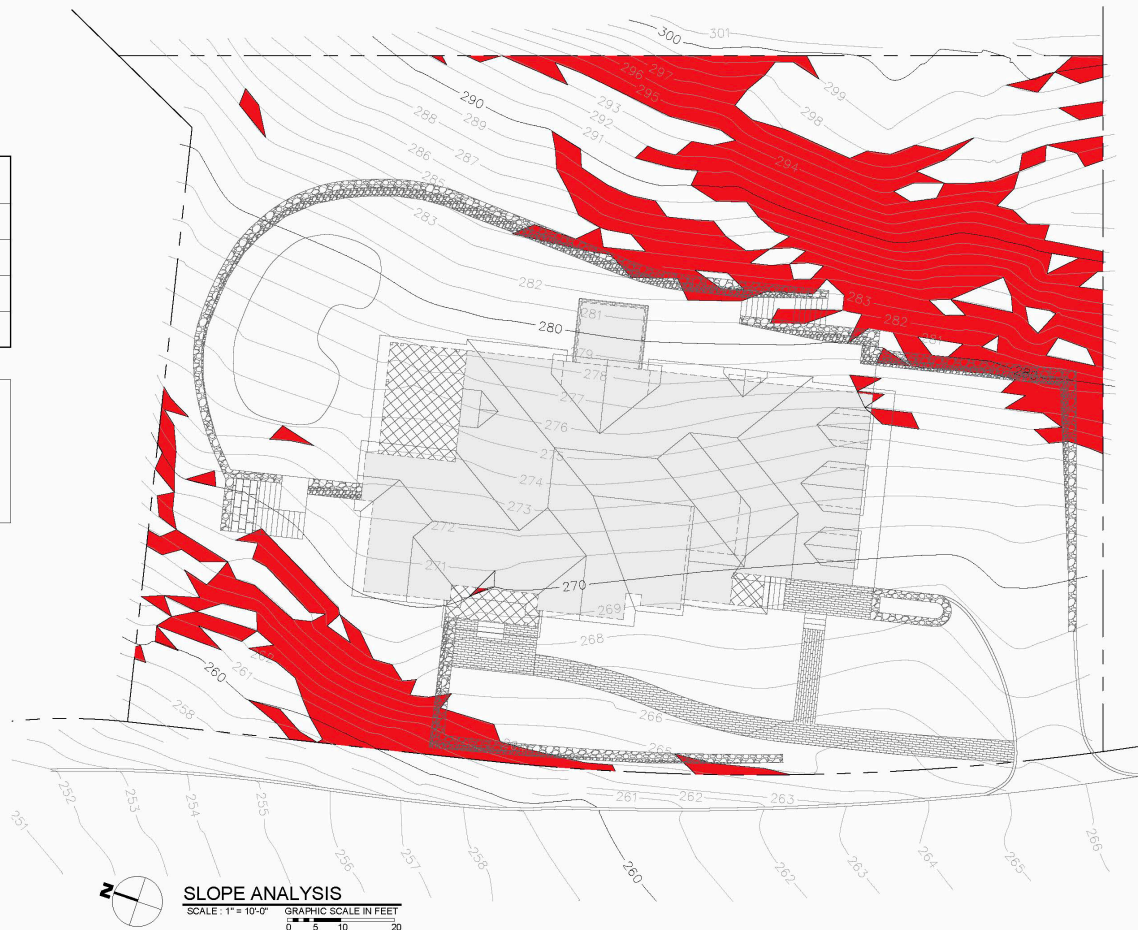
A-1.2

September 14, 2022 Zoning Board of Appeals

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SLOPE ANALYSIS

DATE 06/15/2022	DRAWN BY SSJ
SCALE AS NOTED	CHECKED BY PRS

A-1.2

September 14, 2022 Zoning Board of Appeals

Z O N I N G T A B L E			
PROPERTY LOCATION: NORTH MOUNTAIN DRIVE TAX ID No 3.10- 1-3			
ZONING DISTRICT OF - 2			
REQUIREMENT	UNITS	REQUIRED/ ALLOWED	PROPOSED
MINIMUM NET LOT AREA ¹	SQ.FT.	20,000	NET 15,261 GROSS 23,337
MINIMUM LOT WIDTH	FEET	125	± 182
MINIMUM LOT DEPTH	FEET	125	± 128
MAX. LOT COVERAGE BY BUILDINGS ²	%	18	17.95
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES ²	%	40	33.27
MINIMUM FRONT YARD SETBACK ³	FEET	30	25.75
MAXIMUM FRONT YARD SETBACK	FEET	PREVAILING	N A
MINIMUM REAR YARD SETBACK ³	FEET	25	46.8
MINIMUM SIDE YARD SETBACK EACH	FEET	20	39
MINIMUM SIDE YARD SETBACK BOTH	FEET	50	82.1
STORIES	NUMBER	2.5	2.5
MAXIMUM HEIGHT (GREATER THAN 0.30)	FEET	35	± 33.5
OFF STREET PARKING	NUMBER	2	3

1. 300 - 34. A. (2) REDUCTIONS FOR STEEP SLOPES - GROSS MINUS PERCENTAGE OF STEEP SLOPED AREA DETERMINES NET LOT AREA.

2. BUILDING AND LOT COVERAGE NUMBERS WERE CALCULATED USING THE GROSS LOT AREA.

3. 300-34. B. (5) [5] WHERE THE NATURAL SLOPE OF THE GROUND, AS SHOWN BY THE CONTOURS OF A TOPOGRAPHICAL SURVEY, MEASURED FROM THE FRONT LOT LINE TO THE MIDPOINT OF THE LOT OR TO THE REAR LOT LINE, WHICHEVER YIELDS THE GREATER SLOPE, EXCEEDS A GRADE OF ONE FOOT IN FOUR FEET, THE REQUIRED FRONT YARD CAN BE REDUCED BY 50% PROVIDED THAT THE REAR YARD IS INCREASED BY THE SAME AMOUNT.

September 14, 2022 Zoning Board of Appeals

IMPERVIOUS COVERAGE PROPOSED

HOUSE	2899 SQ.FT.
GARAGE	825 SQ.FT.
FRONT PORCH	126 SQ.FT.
FAM ENTRY PORCH	36 SQ.FT.
GREAT ROOM PORCH	304 SQ.FT.
FR. STEPS,PLANTER	102 SQ.FT.
PROPOSED STONE WALLS	
FRONT	186 SQ.FT.
N. SIDE & REAR	305 SQ.FT.
S. SIDE & REAR	285 SQ.FT.
SIDE STONE STAIRS	140 SQ.FT.
SWIMMING POOL	620 SQ.FT.
REAR STONE STAIRS	68 SQ.FT.
DRIVEWAY	1,868 SQ.FT.
TOTAL	7,764 SQ.FT.

7764 / 23337 GROSS LOT AREA = 33.27%

PERVIOUS SURFACES COVERAGE PROPOSED

FRONT WALK	659 SQ.FT.
REAR PERVIOUS TERRACE	2394 SQ.FT.

BUILDING COVERAGE PROPOSED

HOUSE	2,899 SQ.FT.
GARAGE	825 SQ.FT.
FRONT PORCH	126 SQ.FT.
FAM ENTRY PORCH	36 SQ.FT.
GREAT ROOM PORCH	304 SQ.FT.
TOTAL	4,190 SQ.FT.

4190 / 23337 GROSS LOT AREA = 17.95%

