

NOT FOR CONSTRUCTION

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 15,715.5 GROSS 23,337
MINIMUM LOT WIDTH	FEET	125	± 182
MINIMUM LOT DEPTH	FEET	125	± 128
MAX. LOT COVERAGE BY BUILDINGS ²	%	18	17.43
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES ²	%	40	34.82
MINIMUM FRONT YARD SETBACK ³	FEET	30	23
MAXIMUM FRONT YARD SETBACK	FEET	PREVAILING	N A
MINIMUM REAR YARD SETBACK ³	FEET	25	50
MINIMUM SIDE YARD SETBACK EACH	FEET	20	39
MINIMUM SIDE YARD SETBACK BOTH	FEET	50	82.58
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.

IMPERVIOUS COVERAGE PROPOSED

HOUSE	2,855 SQ.FT.
GARAGE	789 SQ.FT.
FRONT PORCH	94 SQ.FT.
FAM ENTRY PORCH	29 SQ.FT.
GREAT ROOM PORCH	302 SQ.FT.
FRONT TERRACE	98 SQ.FT.
STEPS	
AT FRONT PORCH	16 SQ.FT.
AT FAMILY ENT. PORCH	12 SQ.FT.
AT FRONT WALKWAY	32 SQ.FT.
AT BACK TERRACE	61 SQ.FT.
STONE WALLS	
FRONT & DRIVEWAY	192 SQ.FT.
N. SIDE & REAR	512 SQ.FT.
S. SIDE & REAR	248 SQ.FT.
SIDE STONE STAIRS	140 SQ.FT.
REAR STONE STAIRS	68 SQ.FT.
SWIMMING POOL	612 SQ.FT.
WALL	40 SQ.FT.
STEPS	24 SQ.FT.
DRIVEWAY	2,003 SQ.FT.
TOTAL	8,127 SQ.FT.

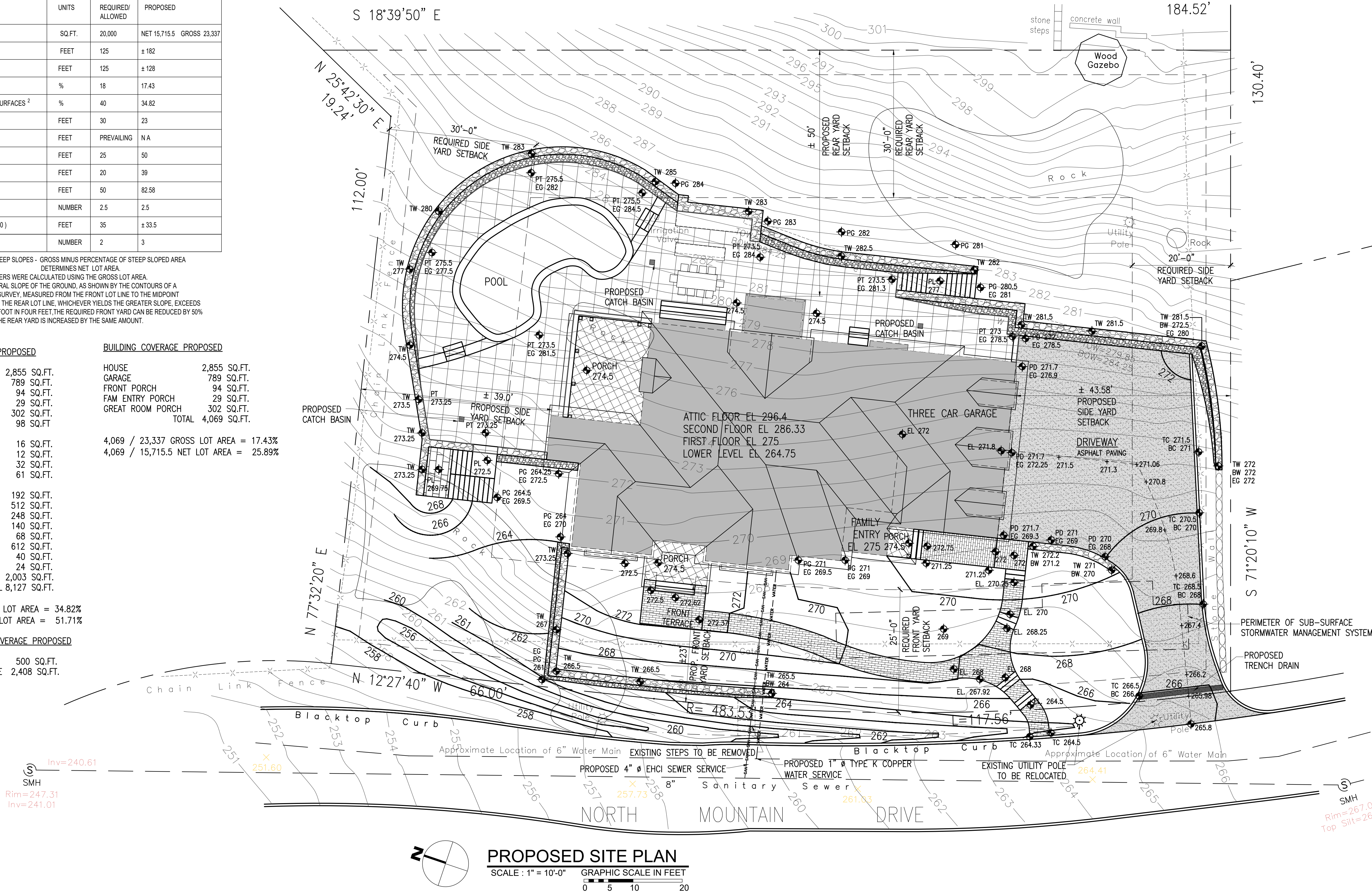
8,127 / 23,337 GROSS LOT AREA = 34.82%
8,127 / 15,715.5 NET LOT AREA = 51.71%

PERVIOUS SURFACES COVERAGE PROPOSED

FRONT WALK	500 SQ.FT.
REAR PERVIOUS TERRACE	2,408 SQ.FT.

BUILDING COVERAGE PROPOSED

HOUSE	2,855 SQ.FT.
GARAGE	789 SQ.FT.
FRONT PORCH	94 SQ.FT.
FAM ENTRY PORCH	29 SQ.FT.
GREAT ROOM PORCH	302 SQ.FT.
TOTAL	4,069 SQ.FT.
4,069 / 23,337 GROSS LOT AREA = 17.43%	
4,069 / 15,715.5 NET LOT AREA = 25.89%	



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



WARNING: IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW ARTICLE 145 SECTION 7209 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT, ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

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PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO.: 2207

GOTHAM DESIGN
PLANNING AND DEVELOPMENT LTD.

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ISSUED / REVISIONS
ISSUED 03-22-2023
FOR ZONING BOARD OF APPEALS
ISSUED 03-23-2023
FOR PLANNING BOARD PUBLIC HEARING

SHEET TITLE:
PROPOSED SITE PLAN

DATE: 08-05-2022	DRAWN BY: SSSJ
SCALE: AS NOTED	CHECKED BY: PRS

SP-1.0