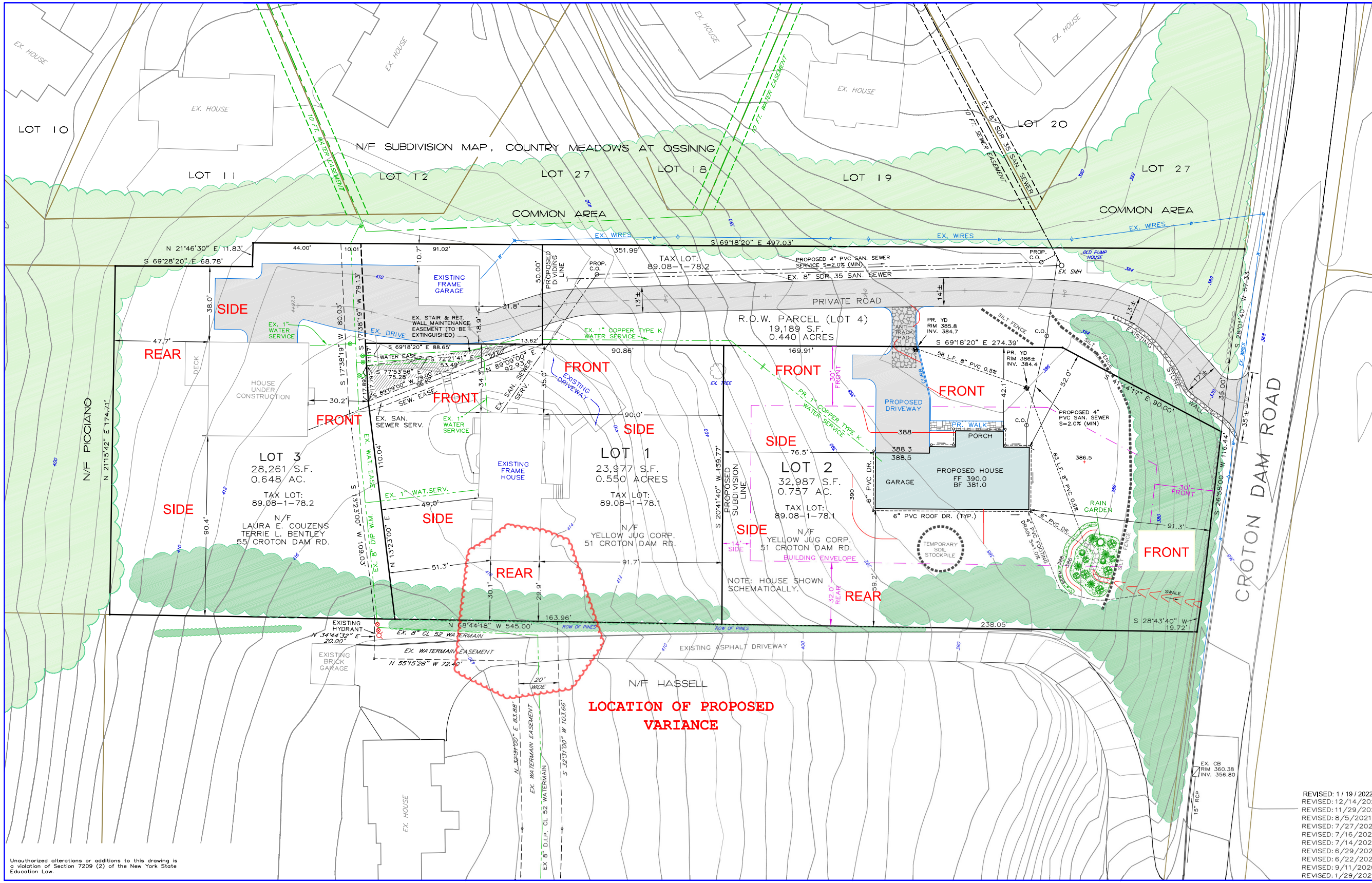
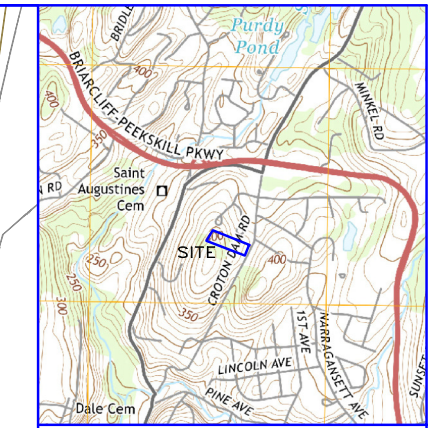



Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

REVISED: 1 / 19 / 2022
REVISED: 12/14/2021
REVISED: 11/29/2021
REVISED: 8/5/2021
REVISED: 7/27/2021
REVISED: 7/16/2021
REVISED: 7/14/2021
REVISED: 6/29/2021
REVISED: 6/22/2021
REVISED: 9/11/2020
REVISED: 1/29/2020




LOCATION MAP
N.T.S.

0 10 20 40
SCALE IN FEET

## ZONING SCHEDULE

| R-15 DISTRICT | REQUIRED | PROPOSED LOT 1 | PROPOSED LOT 2 | PROPOSED LOT 3 |
|---|---|---|---|---|
| MIN. SIZE OF LOT - LOT AREA | 15,000 SF | 23,977 SF | 32,987 SF | 28,261 SF |
| FRONTAGE | 50' | 90' | 101' | 50' |
| LOT WIDTH | 90' | 163' | 139' | 187' |
| LOT DEPTH | 120' | 139' | 245' | 214' |
| | | | | |
| MIN. YARD DIMENSIONS | | | | |
| FRONT | 30' | 34' | 42' | 30' |
| SIDE (1) | 14' | 49' | 76' | 38' |
| SIDE (BOTH) | 30' | 139' | N/A | 128' |
| REAR | 32' | 29.9' * | 59' | 47' |
| LIVABLE FLOOR AREA PER D/U | 850 SF | >850 SF | >850 SF | >850 SF |
| | | | | |
| MAX. HEIGHT OF BUILDING | | | | |
| STORIES | 2 1/2 | < 2.5 | < 2.5 | < 2.5 |
| FEET | 35' | < 35 | < 35 | < 35 |
| | | | | |
| MAXIMUM BLDG. COVERAGE | 25% | 9% | 7% | 8% |
| MAXIMUM IMPERVIOUS AREA | CALCULATED | 6,453 SF | 13,097 SF | 12,031 SF |
| PROPOSED IMPERVIOUS AREA | | 4,503 SF EX. | 4,300 SF | 7,483 SF |
| | | | | |
| MAXIMUM FLOOR AREA | CALCULATED | 3,971 SF | 4,444 SF | 4,196 SF |
| PROPOSED FLOOR AREA | | 2,152 SF EX. | 2,510 SF | 2,350 SF |
| | | | | |
| PARKING REQUIREMENT | 2/DU | 2 | 2 | 2 |

* - ZONING VARIANCE REQUIRED FOR 2.1 FT.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# PRELIMINARY PLAT
PREPARED FOR
MARK PICUCCI
YELLOW JUG CORP.
AND
LAURA E. COUZENS
AND
TERRIE L. BENTLEY
CROTON DAM ROAD
TOWN OF OSSINING
WESTCHESTER COUNTY, NY
DECEMBER 5, 2019

SHEET 1 OF 1 SHEETS