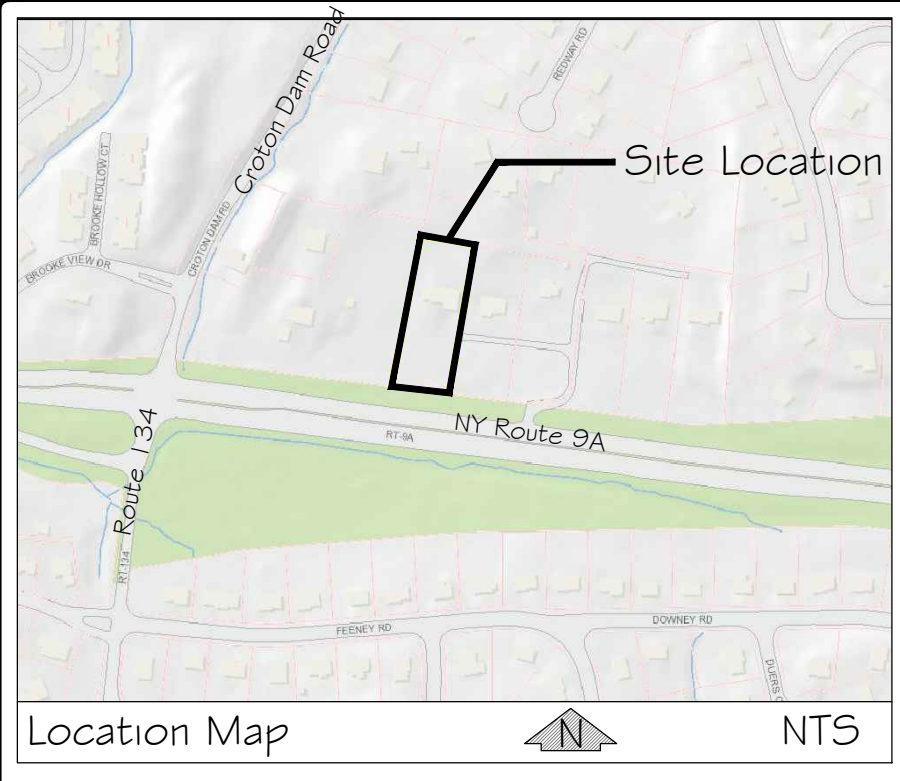
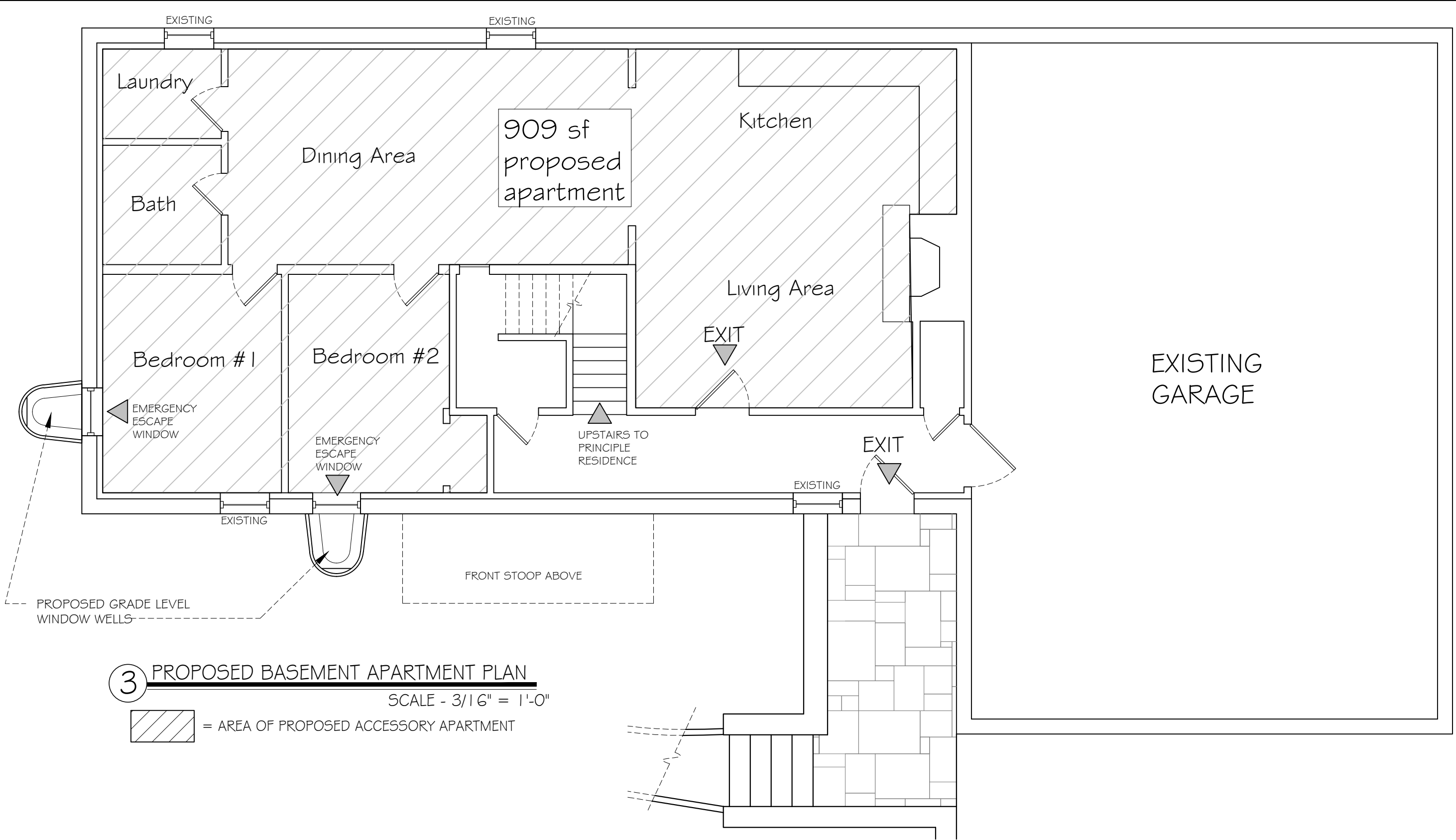




Site Location

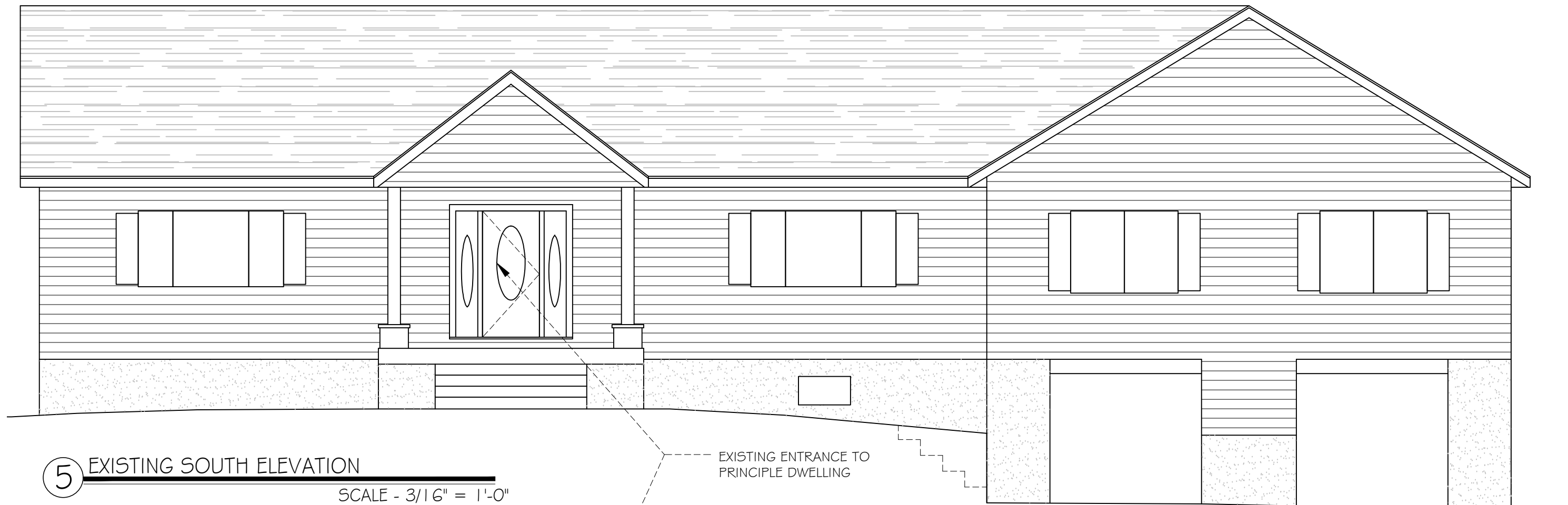
- MISC. NOTES:
1. MUNICIPALITY: TOWN OF OSSINING
 2. OWNER: PAUL TOMASULO
SITE LOCATION: 200 Route 9A
OSSINING, NY 10562
 3. SECTION 81.17, BLOCK 1, LOT 30 - ZONE R-20



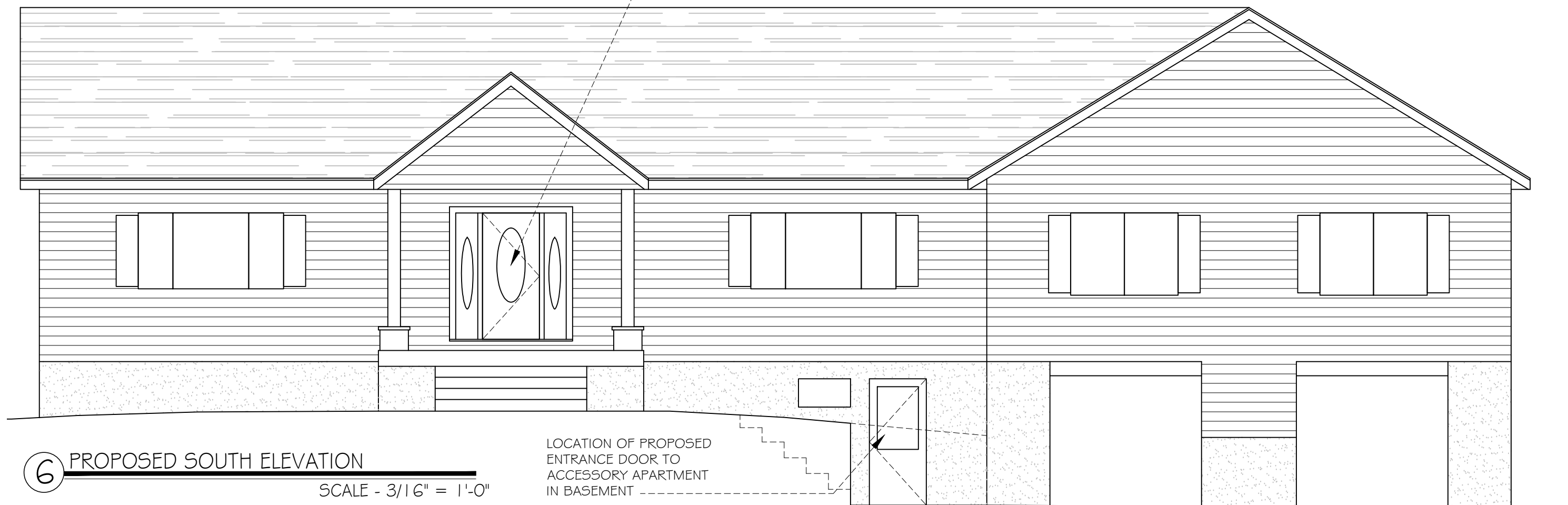
③ PROPOSED BASEMENT APARTMENT PLAN
SCALE - 3/16" = 1'-0"
= AREA OF PROPOSED ACCESSORY APARTMENT



④ EXISTING SOUTH FACADE PICTURES
SCALE - N.T.S.



⑤ EXISTING SOUTH ELEVATION
SCALE - 3/16" = 1'-0"



⑥ PROPOSED SOUTH ELEVATION
SCALE - 3/16" = 1'-0"

COMPLIANCE TO TOWN OF OSSINING ZONING CODE
Chapter 200 - Zoning
ARTICLE V - Supplementary Regulations
200-31.2 - Accessory Apartments on single-family lots.

Relief is sought for items #3 and #4.

1. The accessory apartment is proposed to be located in the basement of the existing single family residence that was constructed in the 1990's. There is a valid C of O for more than the required 2 years prior to this application.

2. Size of lot exceeds the required in the R-20 district. Required 20,000 SF Actual 38,711 SF

3. The entrance to the accessory apartment is proposed to be located at the basement level on the front (south) elevation. There is no other feasible alternative for an entrance however the character of the house remains that of a single-family lot for the following reasons:

- The door is on a separate level from the main entrance adjacent to the garage. Having a hinged door into the basement or garage is not atypical for a single family residence.
- The existing garage protrudes past the front facade 12 ft which completely screens the proposed entrance from the east. Due to the unique location of the lot at the end of a road and fronting NY Route 9A, the only approach to the house is from the east and the entrance is not visible to any neighbors, pedestrians or through traffic.

4. The total floor area of the accessory apartment is proposed to be 909 SF. The habitable floor area of the apartment is 821 SF which exceeds the 800 SF maximum cap of habitable floor area for an accessory apartment. It does not however exceed the 33% of the habitable floor area of the principal dwelling. Total floor area of house including basement totals 3,459 SF. Unhabitable floor area = 928 SF. Therefore Total habitable floor area is 2,531 SF. 33% of 2,531 = 835 SF.

DIMENSIONAL REQUIREMENTS: SEE TABLE BELOW

R-20 - ACCESSORY APARTMENT DIMENSIONAL REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
MINIMUM SIZE OF SINGLE FAMILY DWELLING	850 SF	UPPER - 2,390SF LOWER 1,049 SF 3,439 SF Total	UNCHANGED
MINIMUM SIZE OF ACCESSORY APARTMENT	300 SF	N/A	909 SF Total 821 SF Habitable
MAXIMUM SIZE OF ACCESSORY APARTMENT	Habitable Flr Area of principle dwelling - 2,531	N/A	909 SF Total 821 SF Habitable
33% of the habitable floor space of the principal dwelling and 800 SF or less.	33% of 2,531 = 835 SF 800 SF Max. Req'd	N/A	

5. A maximum of 2 bedrooms are proposed in the accessory apartment which meets the requirements.

6. Ample parking is provided on-site at the minimum dimensions set forth in § 200-29 of this chapter. 2 spaces are required per dwelling unit. 2 are provided in the garage, 2 are shown in front of the garage and an additional 2 spaces are shown on the site at the end of the driveway.

OFF-STREET PARKING SPACE REQUIREMENT - Section 200-29 (A)		
USE	REQUIRED # OF SPACES	PROVIDED # OF SPACES
SINGLE FAMILY DWELLING	2 per dwelling unit	2 in garage
ACCESSORY APARTMENT	2 per dwelling unit	2 at end of driveway
.5 spaces for each bedroom over 2 bedrooms	5 bedrooms total in structure 1.5 additional spaces req'd	2 spaces provided in front of garage

7. The main dwelling unit shall remain occupied by the owner of the property.

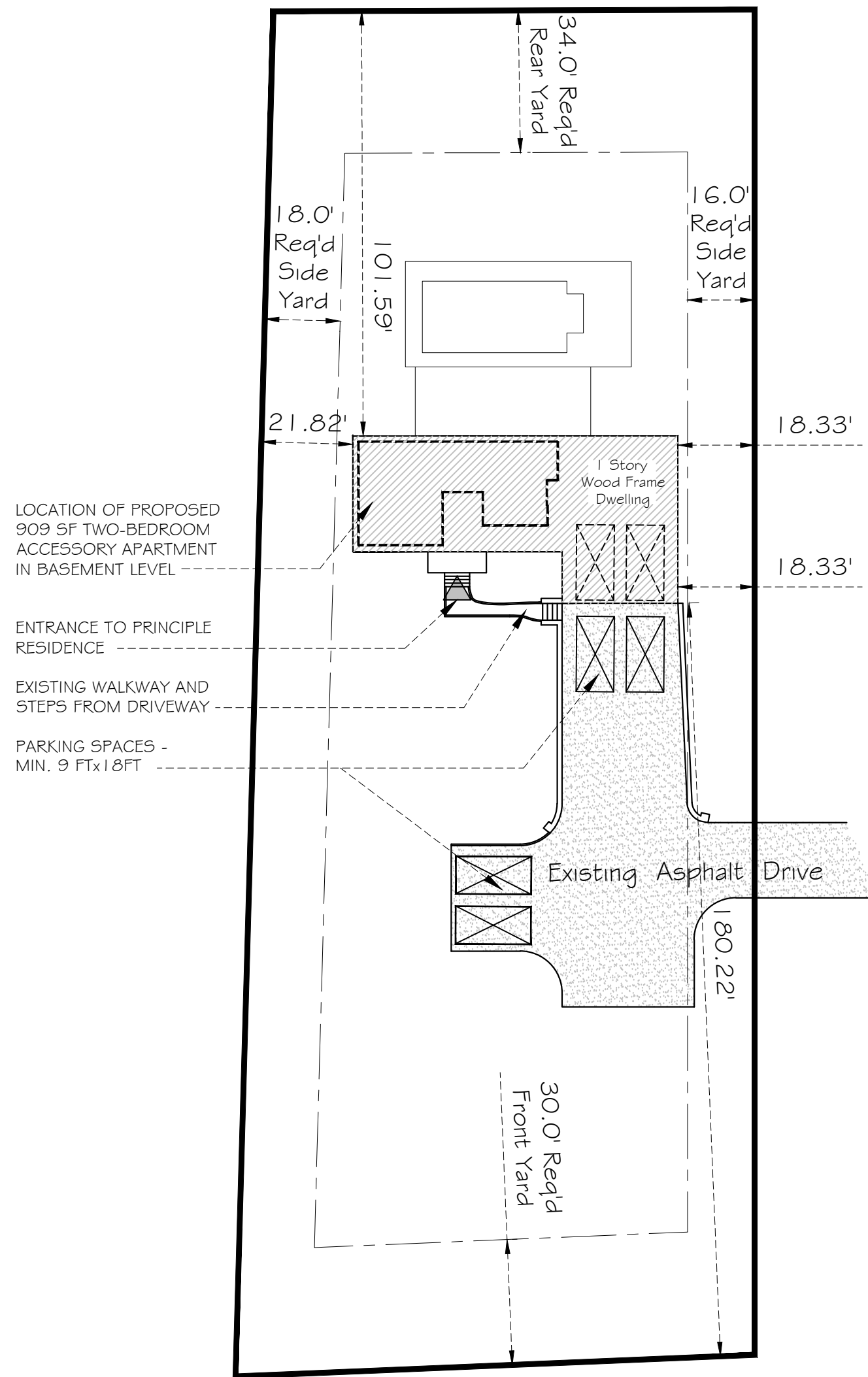
8. There is only (1) principal accessory apartment proposed in a single family residential structure.

9. All necessary documents will be filed for building permits upon approval of the special permit.

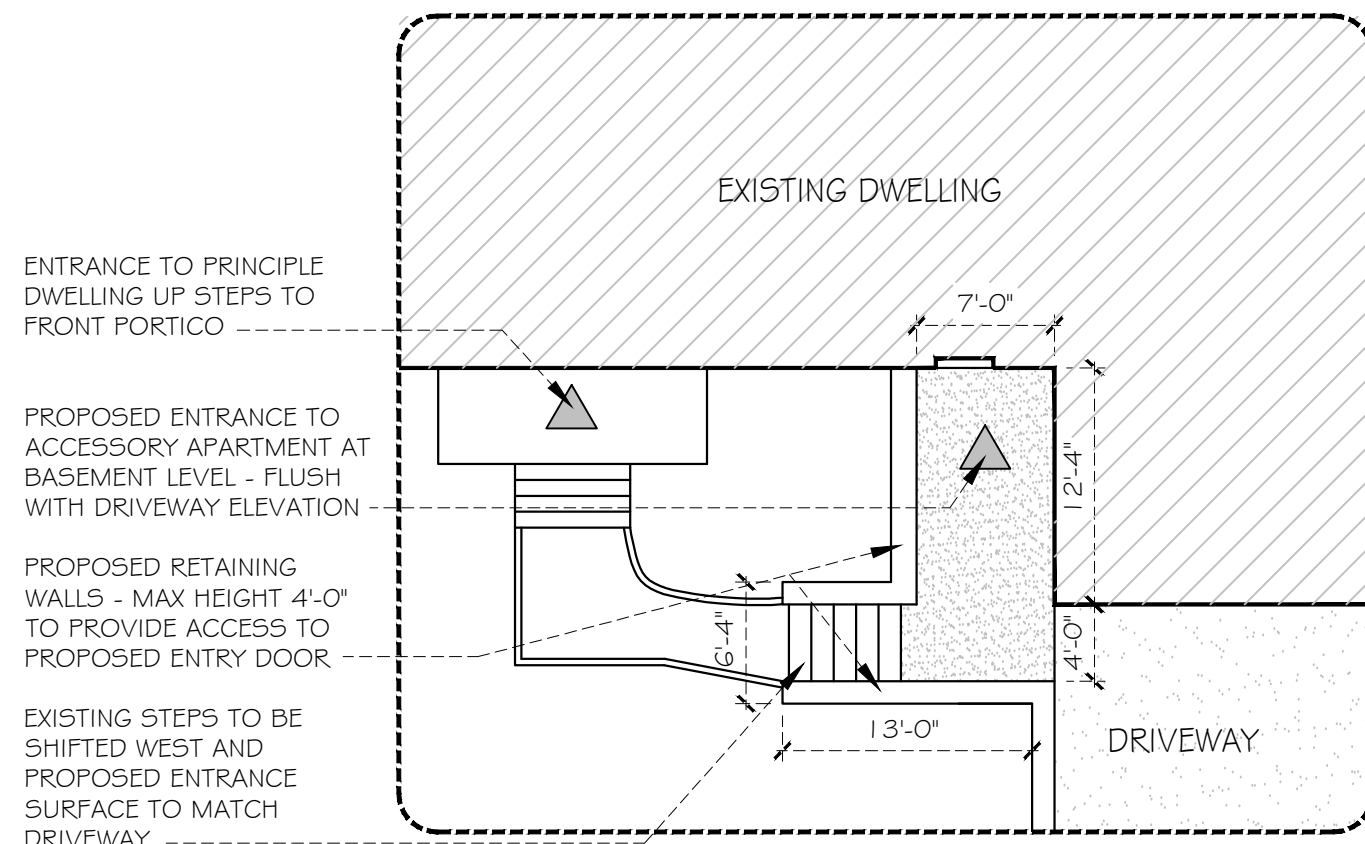
10. It is understood that this permit would require renewal which involves inspections by the Town.

11. The existing garage spaces are for the principal dwelling.

12. It is understood that the minimum term of rental for the accessory apartment shall be for at least three months.



① EXISTING SITE PLAN
SCALE - 1" = 30'-0"



② PROPOSED SITE ALTERATIONS
SCALE - 1" = 10'-0"

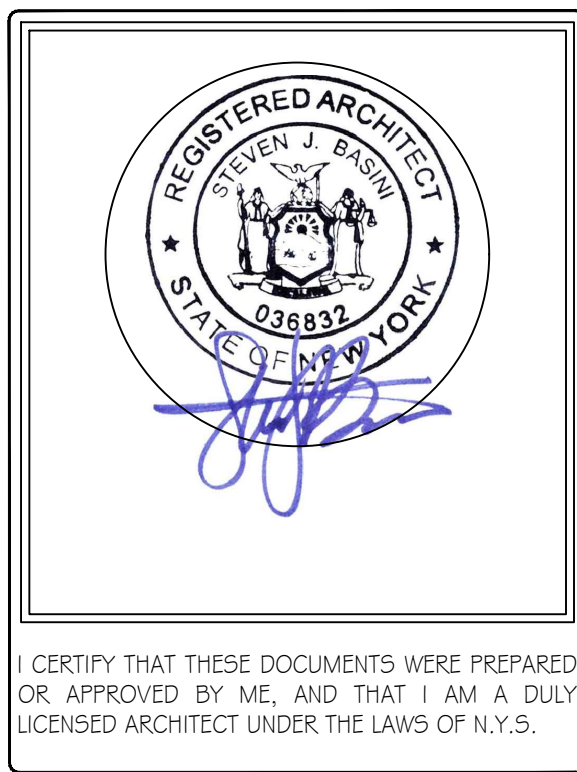
UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF PART 69.5 (B) OF THE N.Y.S. EDUCATION LAW.

THIS PLAN IS NULL AND VOID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.

Drawn by: SJB
Checked by: SJB

Project #
Dwg. Date
10/04/24

Revisions	
Δ	10/06/24
Δ	10/23/24
Δ	-
-	-
-	-
-	-
-	-
-	-
-	-



SJB
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914.402.1701
Cortlandt Manor, NY

Client:
PAUL
TOMASULO

Project:
ACCESSORY APT.
INTERIOR ALTERATION
200 NY 9A
OSSINING, NY

Dwg. Name:
SITE PLAN
PROPOSED FLOOR PLAN,
ELEVATIONS, CODE
COMPLIANCE NOTES

Sheet #
A-100