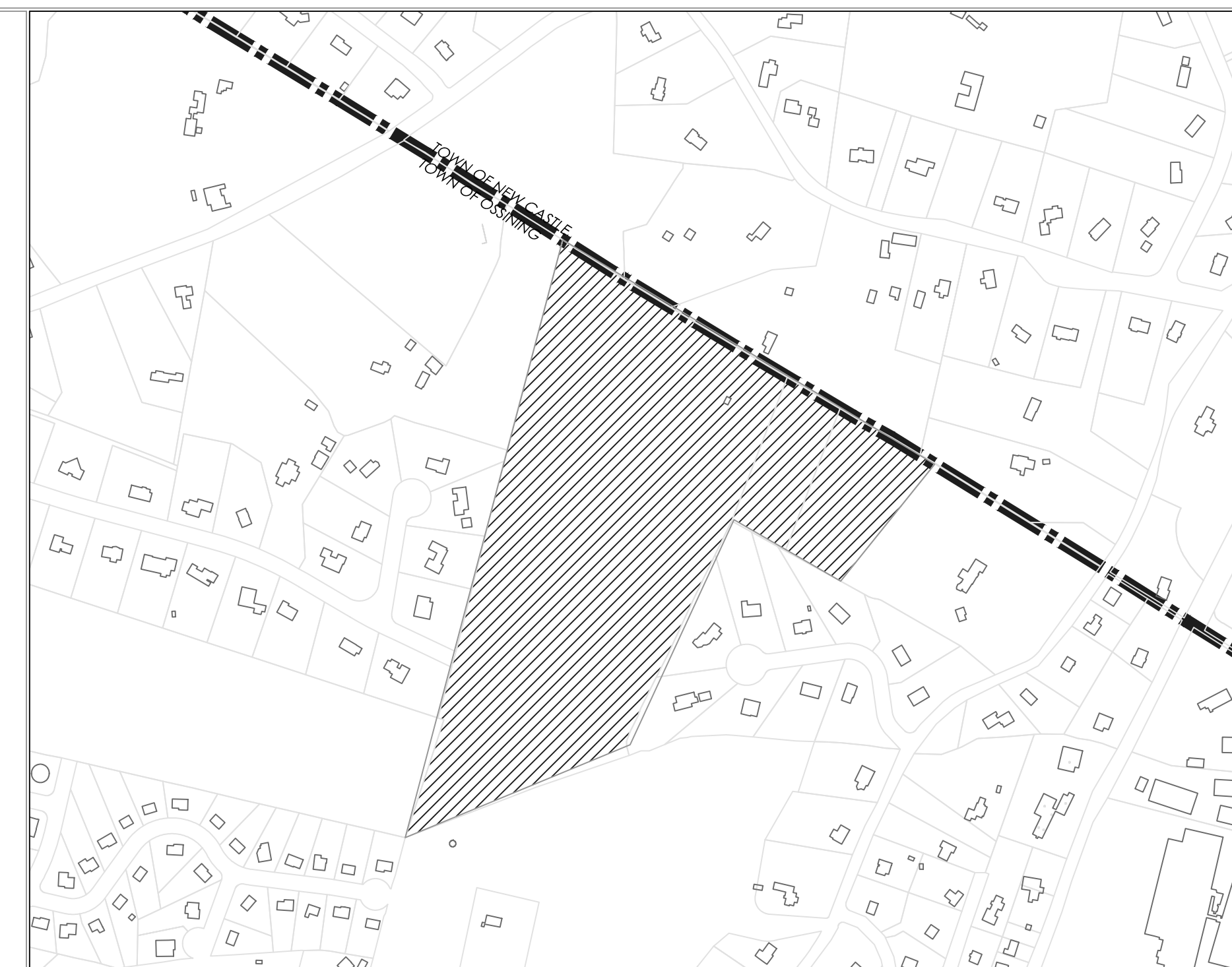




SCALE: 1" = 400'

1. Project size: 31.5718 acres in 1 acre zone.
2. Town of Ossining TAX ID: Section 90.11 Block 1 Lot 8,9,10
3. Property Owner: Zappico Construction LLC.; Zappico Car Wash LLC. residing at 194 Brady Avenue, Hawthorne, NY 10532
4. Utilities: Public Sewer & Water, Con ed electric
5. Wetland Flagged by Paul J. Jaehnig, Wetlands & Soils Consulting on September 22, 2011
6. Wetland Flags surveyed by Thomas C.Merritts Land Suveyors, P.C. on June 23, 2009 updated July 11, 2011 and map revised October 4, 2011
7. The property shown herein yielded a 24 lot conventional subdivision in an R-40 zone. The developer proposed to cluster the lots to R-5 zoning. A 40' rear yard setback has been enforced at lots along outside property lines.
8. In addition, in accordance with section 200-33 of the Zoning Law the developer gained a density bonus for providing affordable housing. The calculations are as follows:
24 (conventional units) X 20% (density bonus) = 4 more units, 50% of which (2 units) shall be dedicated for affordable housing in perpetuity.
9. Lot count in R-40 Zone: (24)-2 Bedroom Units
Affordable Housing Units (BMR): (2)-2 Bedroom Units
Bonus Density: (2)-2 Bedroom Units
Total: (28)-2 Bedroom Units
10. Roadways & Right of Ways shown herein are 24 feet wide, Cul-de-sacs are 80 feet in diameter
11. Wetland disturbance mitigation will be included on the next submission.

<u>R-5</u>	
Lot Area	5,000 sq.ft.
Lot Width	50'
Lot Depth	80'
Front Yard Setback	25'
Side Yard Setback 1	8'
Side Yard Setback 2	10'
Rear Yard Setback	26'

LEGEND

- EXISTING WETLAND
- EXISTING 100' BUFFER
- BUFFER DISTURBED
- WETLAND DISTURBED
- HOUSE 40' X 36'

GRAPHIC SCALE

(IN FEET)
1 INCH = 80 FT.

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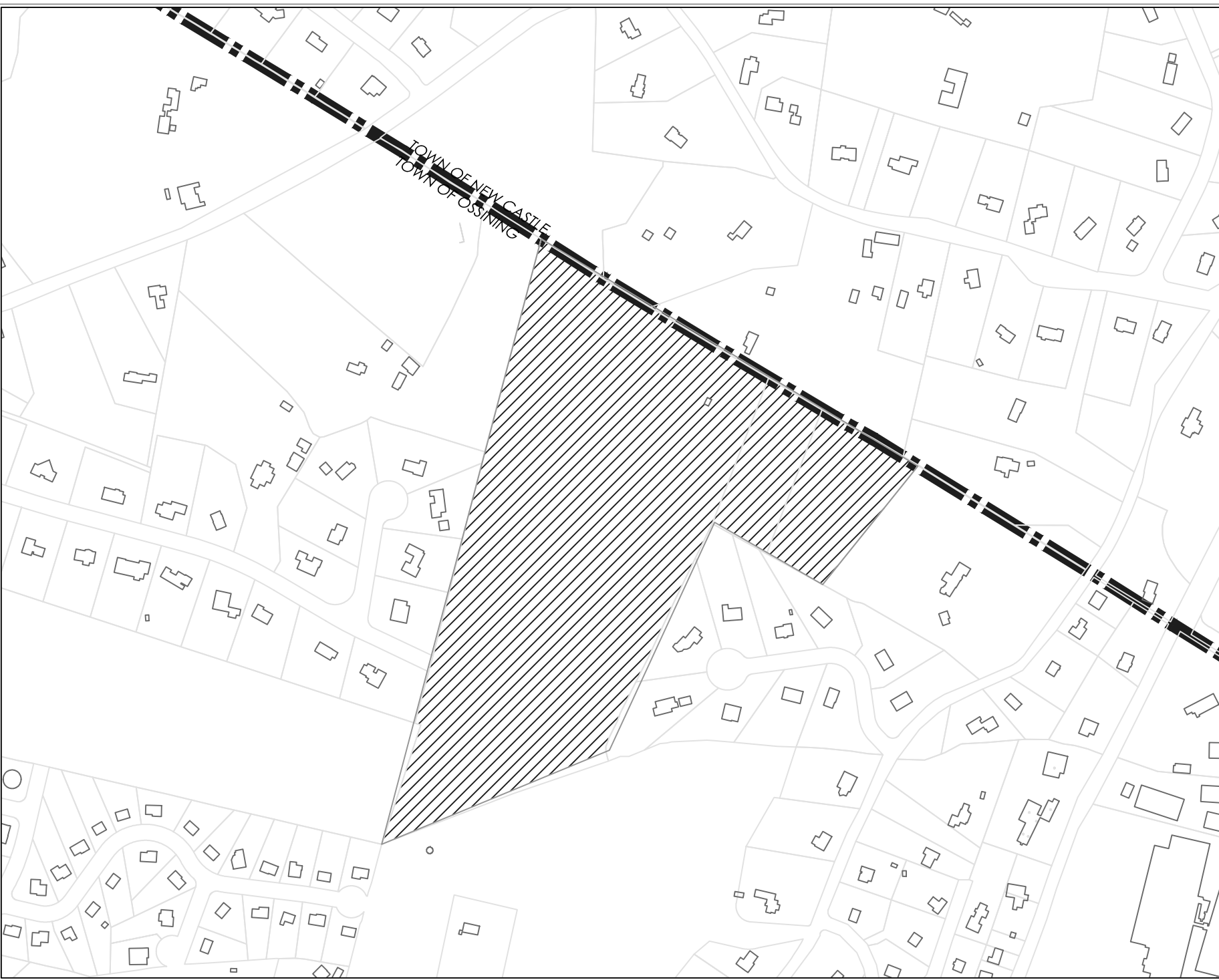
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CONSULTING, P.C.

55 South Broadway
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914-909-0420
Fax 914-560-2086

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drawn by: <u>MS</u>	chkd by: <u>WL</u>
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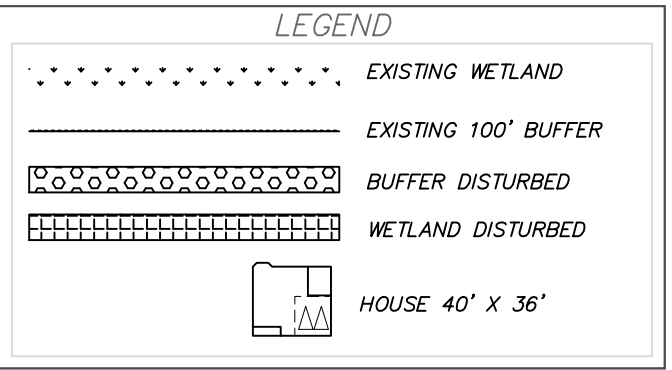
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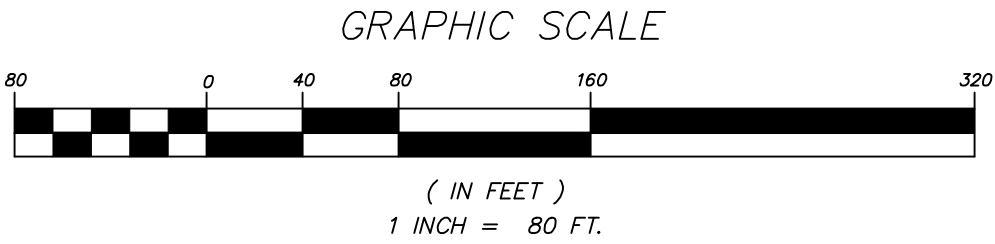
- General Notes:**
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 - Roadways & Right of Ways shown herein are 24 feet wide, Cul-de-sacs are 80 feet in diameter
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CLUSTER ZONING REQUIREMENTS:

R-5	
Lot Area	5,000 sq.ft.
Lot Width	50'
Lot Depth	80'
Front Yard Setback	25'
Side Yard Setback 1	8'
Side Yard Setback 2	10'
Rear Yard Setback	26'



Zoning Provision	Required	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12	Lot 13	Lot 14	Lot 15	Lot 16	Lot 17	Lot 18	Lot 19	Lot 20	Lot 21	Lot 22	Lot 23	Lot 24	Lot 25	Lot 26	Lot 27	Lot 28
Lot Area [Sq.Ft.]	5000	46,768	298,320	10,336	6,916	6,308	6,114	6,099	6,216	6,185	8,360	12,207	11,694	10,862	7,163	8,202	8,247	7,662	8,257	8,694	7,744	6,759	6,912	7,456	6,912	6,853	9,602	10,245	112,272
Lot Coverage	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot	<30% Lot
Lot Width	50' min	~269'	~420'	~58'	~61'	~64'	~62'	~62'	~62'	~62'	~88'	~65'	~113'	~83'	~62'	~72'	~66'	~65'	~62'	~82'	~70'	~61'	~61'	~75'	~61'	~61'	~88'	~83'	~220'
Lot Depth	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min	80' min
Front Yard	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min
Side Yard (minimum of 1)	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min	8' min
Side Yard (total of both)	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min	18' min
Rear Yard	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min
Habitable Floor Area	750 sf min	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf	>750 sf
Height	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max



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HIGH VIEW FARM
123C Morningside Dr,
TOWN OF OSSINING
WESTCHESTER COUNTY – NEW YORK
CLUSTER SKETCH PLAN – OPTION B
MORNINGSIDE DR ENTRANCE

HEC

HUDSON
ENGINEERING & CONSULTING, P.C.

55 South Broadway
Tarrytown, NY 10591
914-909-0420
Fax 914-560-2086

Rev:

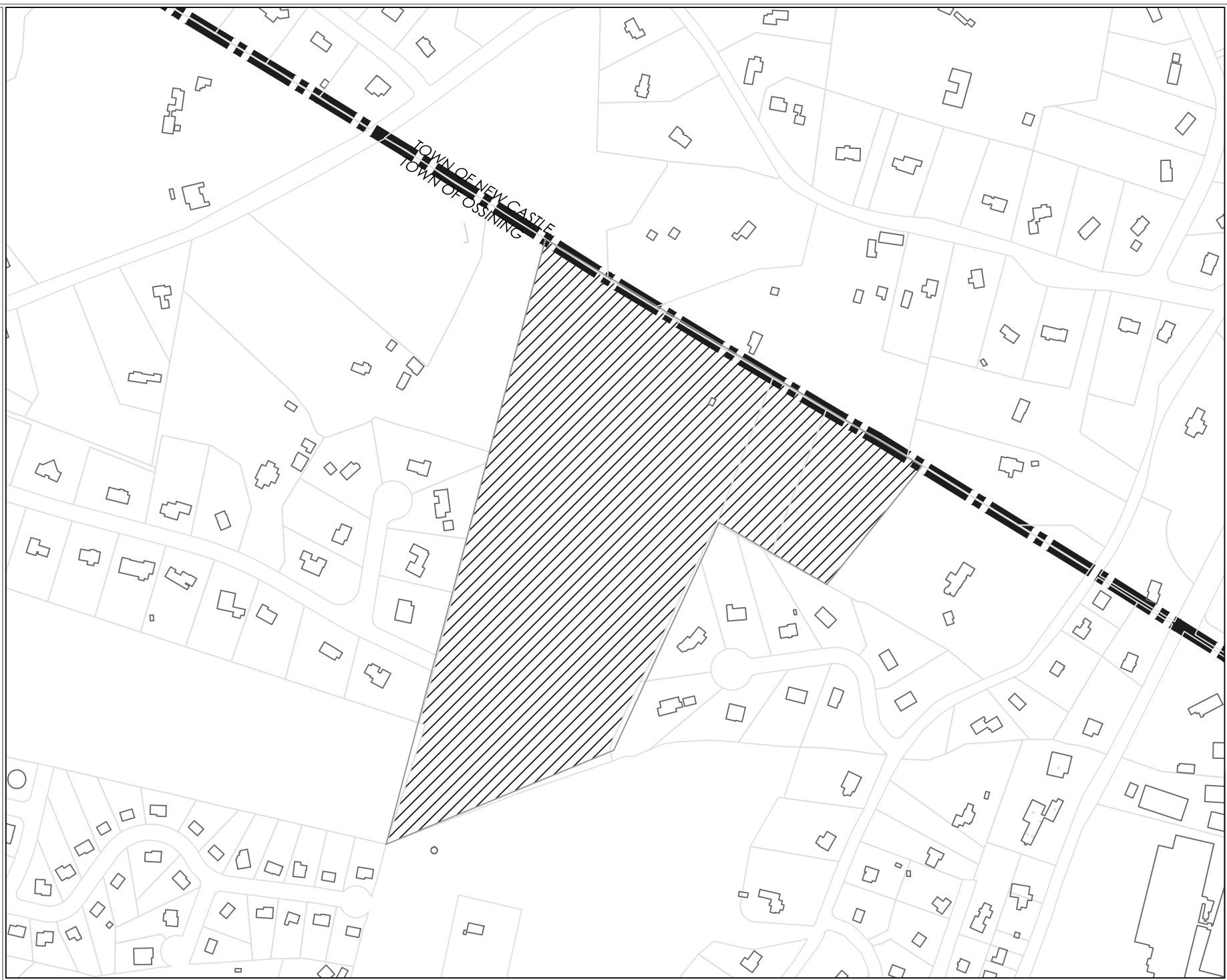
design by: MS. Orig: 10/24/14

drawn by: MS. chkd by: WL

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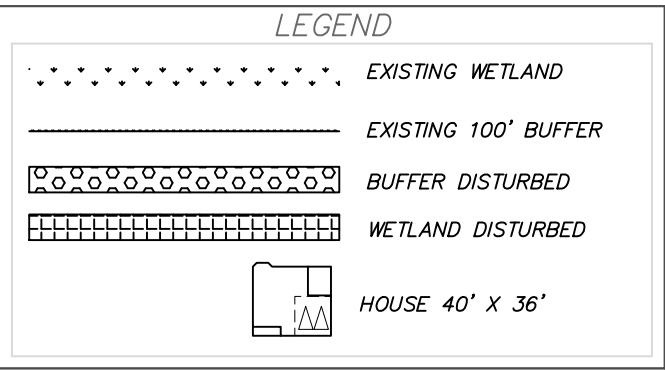
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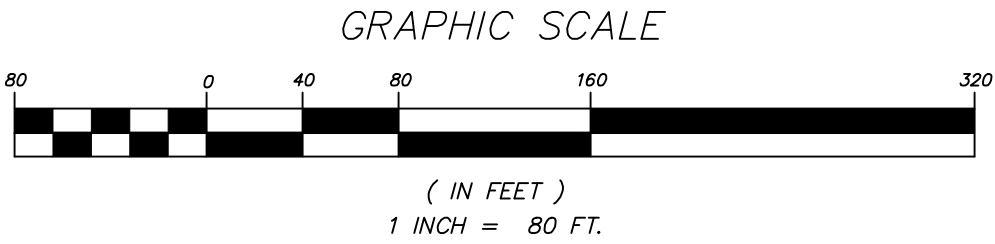
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Front Yard	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min	25' min
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Rear Yard	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min	26' min
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Height	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max



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HIGH VIEW FARM
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TOWN OF OSSINING
WESTCHESTER COUNTY – NEW YORK
CLUSTER SKETCH PLAN – OPTION C
SPLIT DEVELOPMENT

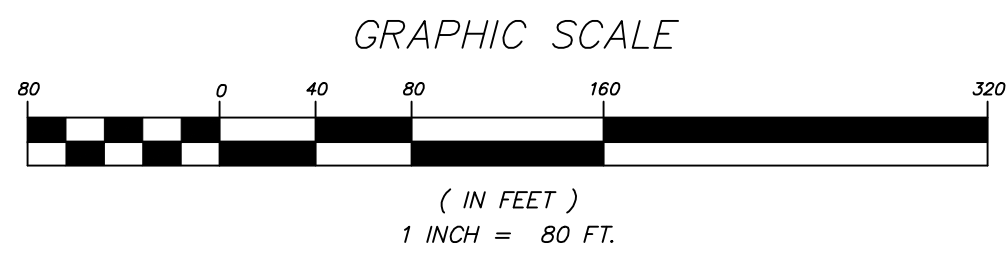
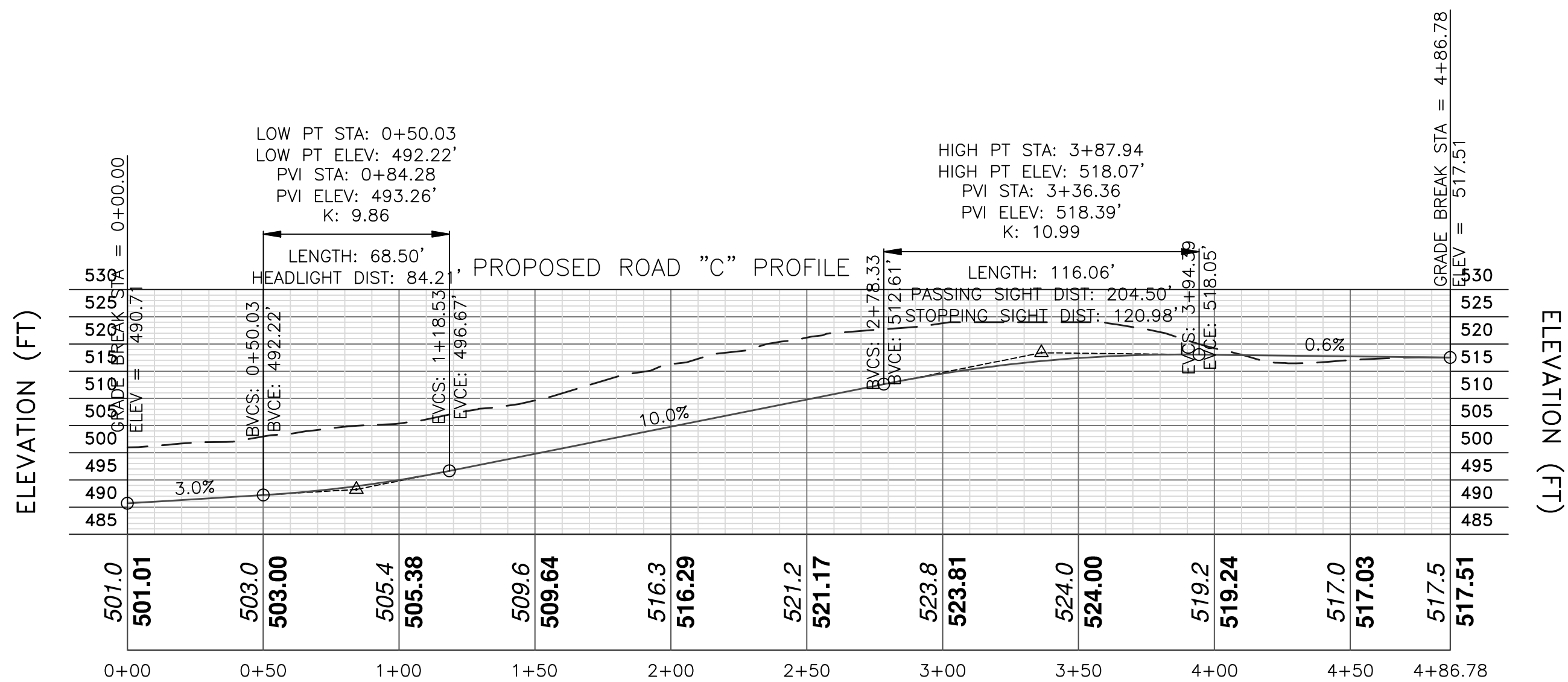
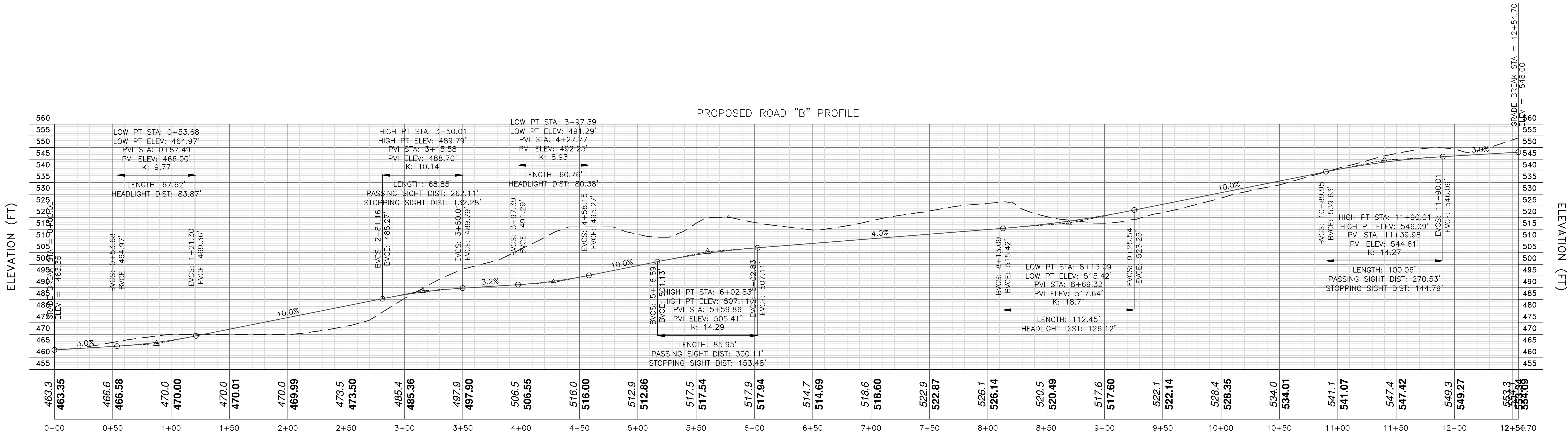
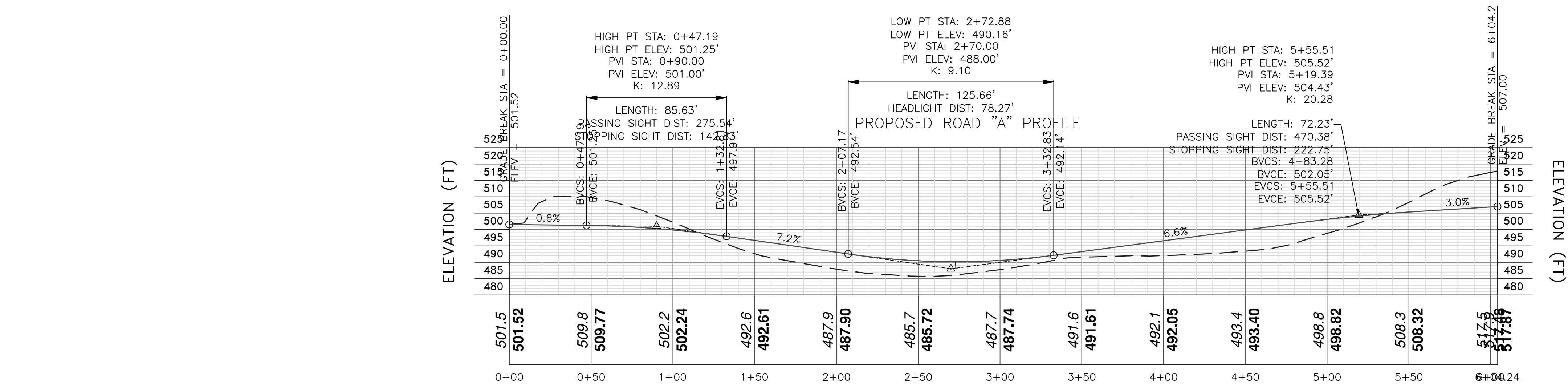
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drawn by: MS, chkd by: WL
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HIGH VIEW FARM
16 BARNES ROAD
TOWN OF OSSINING
WESTCHESTER COUNTY – NEW YORK

ROAD PROFILES

HEC

HUDSON
ENGINEERING &
CONSULTING, P.C.

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