



LOCATION MAP  
NOT TO SCALE

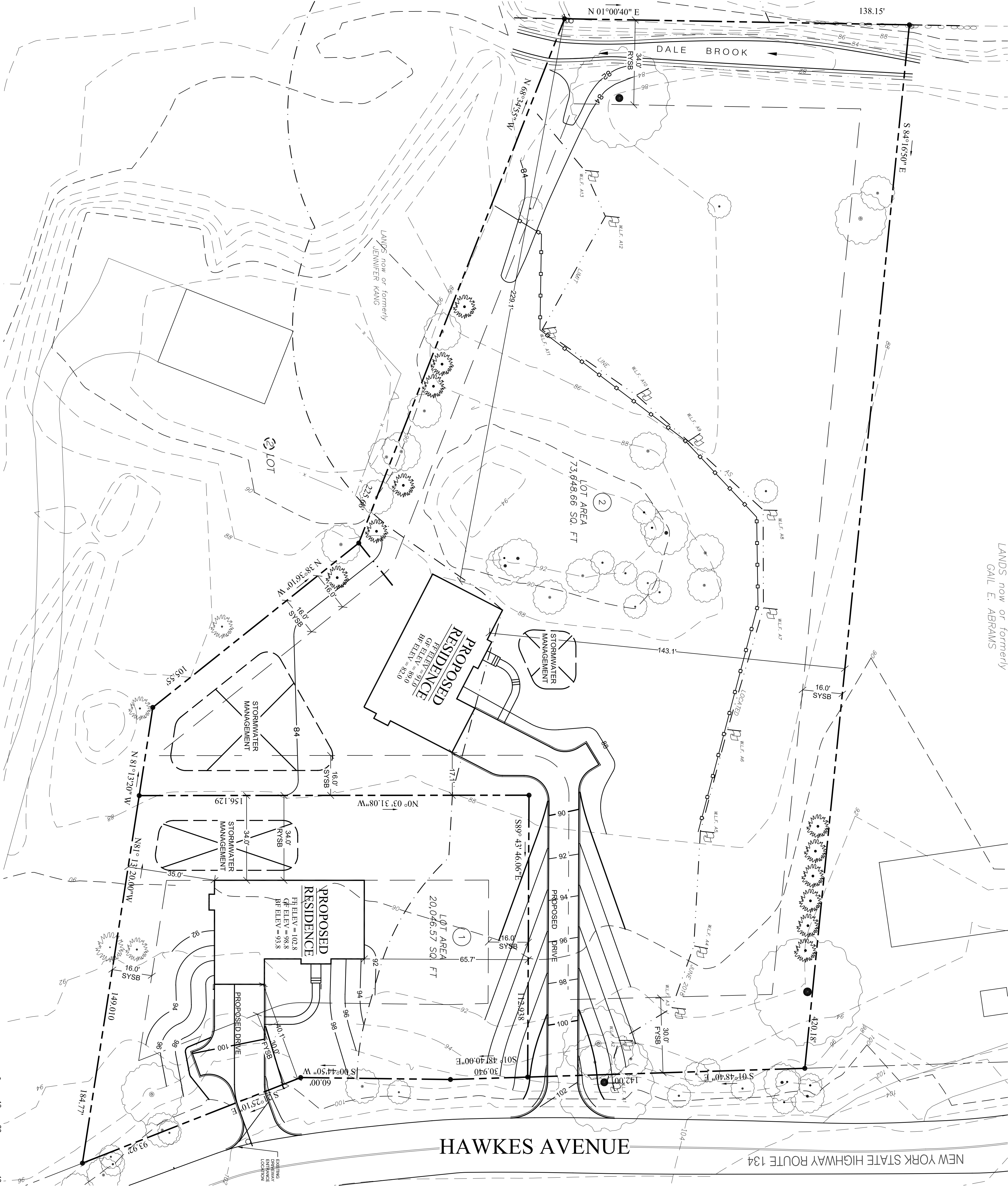
SITE DATA:

OWNER / DEVELOPER: MGM DESIGN & CONSTRUCTION GROUP, LLC  
317 ELWOOD AVENUE  
HAUTHORNE, NY 10582  
PROJECT LOCATION: 5 HAWKES AVENUE  
OSSINING, NY 10582  
EXISTING TOWN ZONING: R-20 ONE-FAMILY RESIDENTIAL  
PROPOSED USE: R-20 ONE-FAMILY RESIDENTIAL  
TOWN TAX MAP DATA: SECTION 2, BLOCK 4, LOT 26  
SITE AREA: 2.15 ACRES (90,695.23 SF)  
SEWAGE FACILITIES: PUBLIC SEWERS  
WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING SCHEDULE:

ZONING DISTRICT: R-20, ONE FAMILY RESIDENTIAL			
DIMENSIONAL REGULATIONS:	REQUIRED	LOT 1	LOT 2
MINIMUM SIZE OF LOT:	20,000 SF.	20,047 SF.	73,648 SF.
MINIMUM LOT AREA:	100 FT.	168.3 FT.	722.8 FT.
MINIMUM LOT WIDTH:	130 FT.	130.0 FT.	440.3 FT.
MINIMUM LOT DEPTH:	130 FT.	130.0 FT.	440.3 FT.
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:	30 FT.	30.5 FT.	30.1 FT.
FRONT YARD SETBACK:	34 FT.	34.0 FT.	229.1 FT.
ONE SIDE YARD SETBACK:	16 FT.	16.3 FT.	16.0 FT.
COMBINED SIDE YARD SETBACK:	34 FT.	100.0 FT.	63.0 FT.
MAXIMUM % OF LOT TO BE OCCUPIED:	SEE NOTE 1	3.301 SF	5,279 SF
LOT COVERAGE:	22%	10.7%	2.9%
BUILDING COVERAGE:	850 SF	3,234 SF	3,234 SF
LIVABLE FLOOR AREA PER DU:			
MAXIMUM HEIGHT:	35 FEET	30 FEET	30 FEET
PRINCIPAL BUILDING - FEET:	2 1/2	2 1/2	2 1/2
PRINCIPAL BUILDING - STORES:			

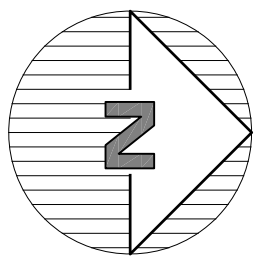
ZONING REGULATION NOTES:  
1. MAX IMPERVIOUS COVERAGE SHALL BE PER SECTION 200-2.1(B).



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HAWKES AVENUE

NEW YORK STATE HIGHWAY ROUTE 134



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Sheet  
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PRELIMINARY SUBDIVISION PLAN  
PREPARED FOR  
**MGM DESIGN &  
CONSTRUCTION GROUP, LLC.**  
5 HAWKES AVENUE  
5 Hawkes Avenue Town of Ossining Westchester Co., New York

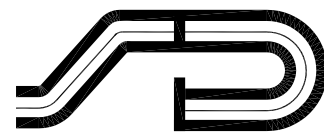
SITE PLAN

SCALE: 1" = 20'  
DRAWN BY: TK  
DATE: 3/23/18

Revisions:		
No.	Date	Comments:
1	2/5/19	Plan Revisions
2	5/28/19	Plan Revisions
2	7/9/19	Plan Revisions



**Site Design Consultants**  
Civil Engineers • Land Planners  
251-F Underhill Avenue, Yorktown Heights, NY 10588  
(914) 962-4488 - Fax: (914) 962-7386  
www.sitedesignconsultants.com



PROJECT # 05-05