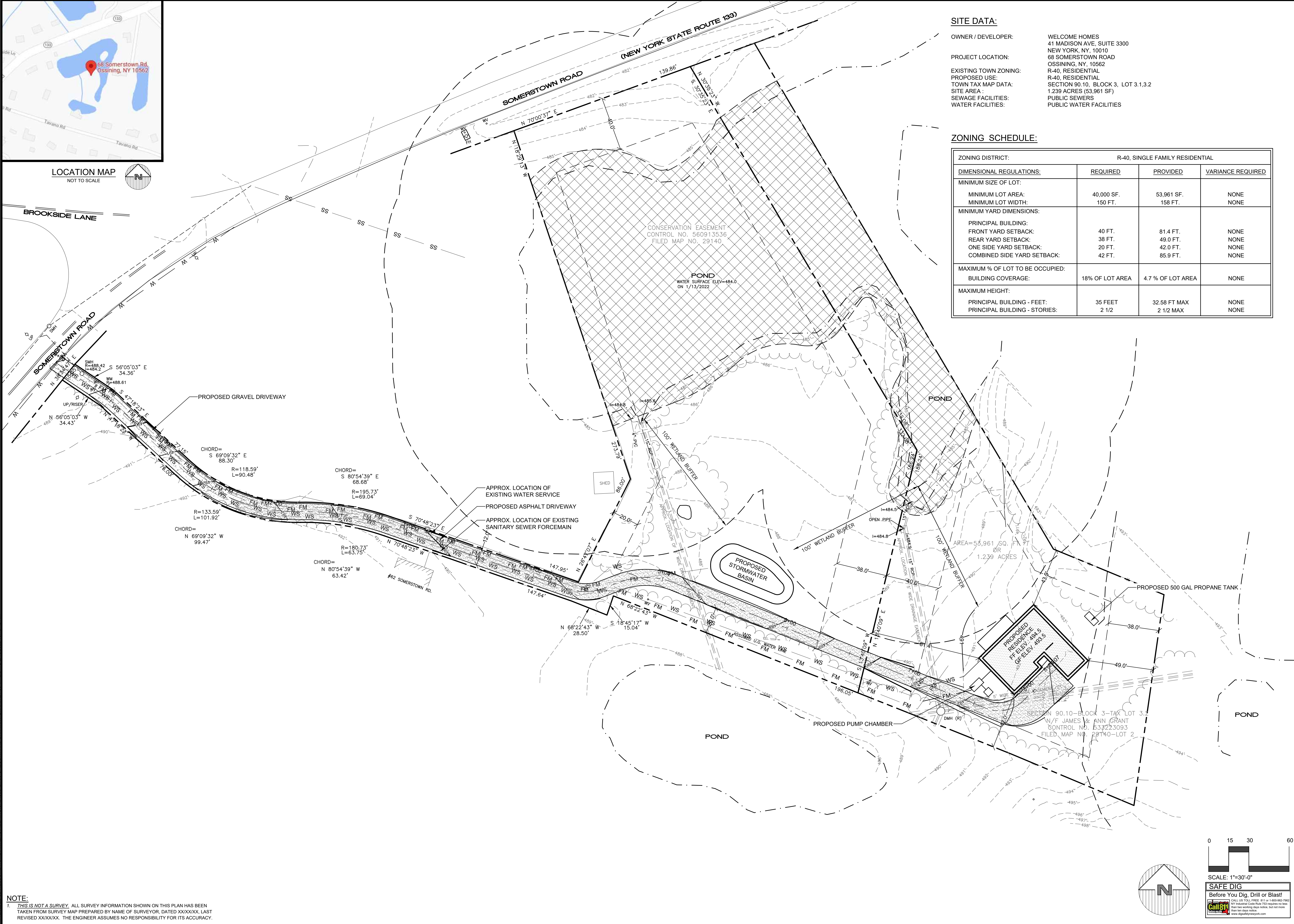
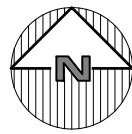




LOCATION MAP
NOT TO SCALE



SITE DATA:

OWNER / DEVELOPER: WELCOME HOMES
41 MADISON AVE, SUITE 3300
NEW YORK, NY, 10010
68 SOMERSTOWN ROAD
OSSINING, NY, 10562
PROPOSED USE: R-40, RESIDENTIAL
TOWN TAX MAP DATA: SECTION 90.10, BLOCK 3, LOT 3.1,3.2
SITE AREA: 1.239 ACRES (53,961 SF)
SEWAGE FACILITIES: PUBLIC SEWERS
WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING SCHEDULE:

ZONING DISTRICT: R-40, SINGLE FAMILY RESIDENTIAL			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	40,000 SF.	53,961 SF.	NONE
MINIMUM LOT WIDTH:	150 FT.	158 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	40 FT.	81.4 FT.	NONE
REAR YARD SETBACK:	38 FT.	49.0 FT.	NONE
ONE SIDE YARD SETBACK:	20 FT.	42.0 FT.	NONE
COMBINED SIDE YARD SETBACK:	42 FT.	85.9 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
BUILDING COVERAGE:	18% OF LOT AREA	4.7 % OF LOT AREA	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	32.58 FT MAX	NONE
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2 MAX	NONE

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY NAME OF SURVEYOR, DATED XXXXXX, LAST REVISED XXXXXX. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

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Engineer:
JOSEPH A. ROMAN, P.E.
NYS Lic. No. 64431

Revisions:	No.	Date	Comments

SCALE: 1" = 30'	DRAWN BY: TK	DATE: 2/8/22
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SITE PLAN

SITE PLAN
PREPARED FOR
WELCOME HOMES
68 SOMERSTOWN ROAD
Town of Ossining
Westchester County, New York

Sheet
1 of 1