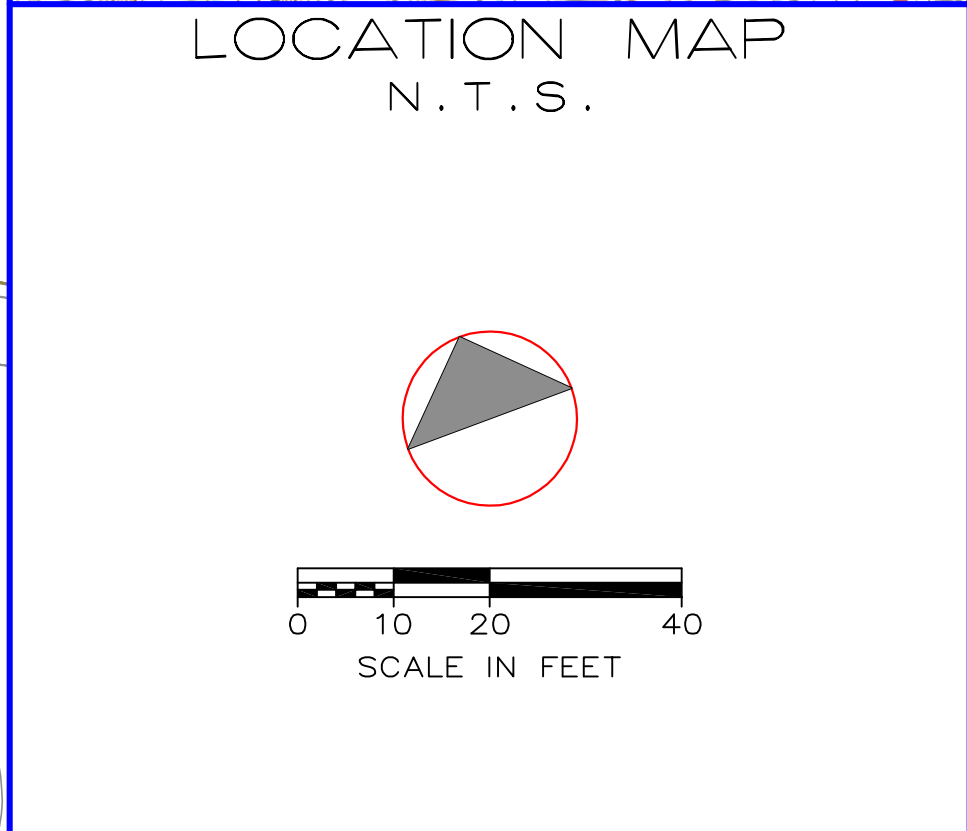
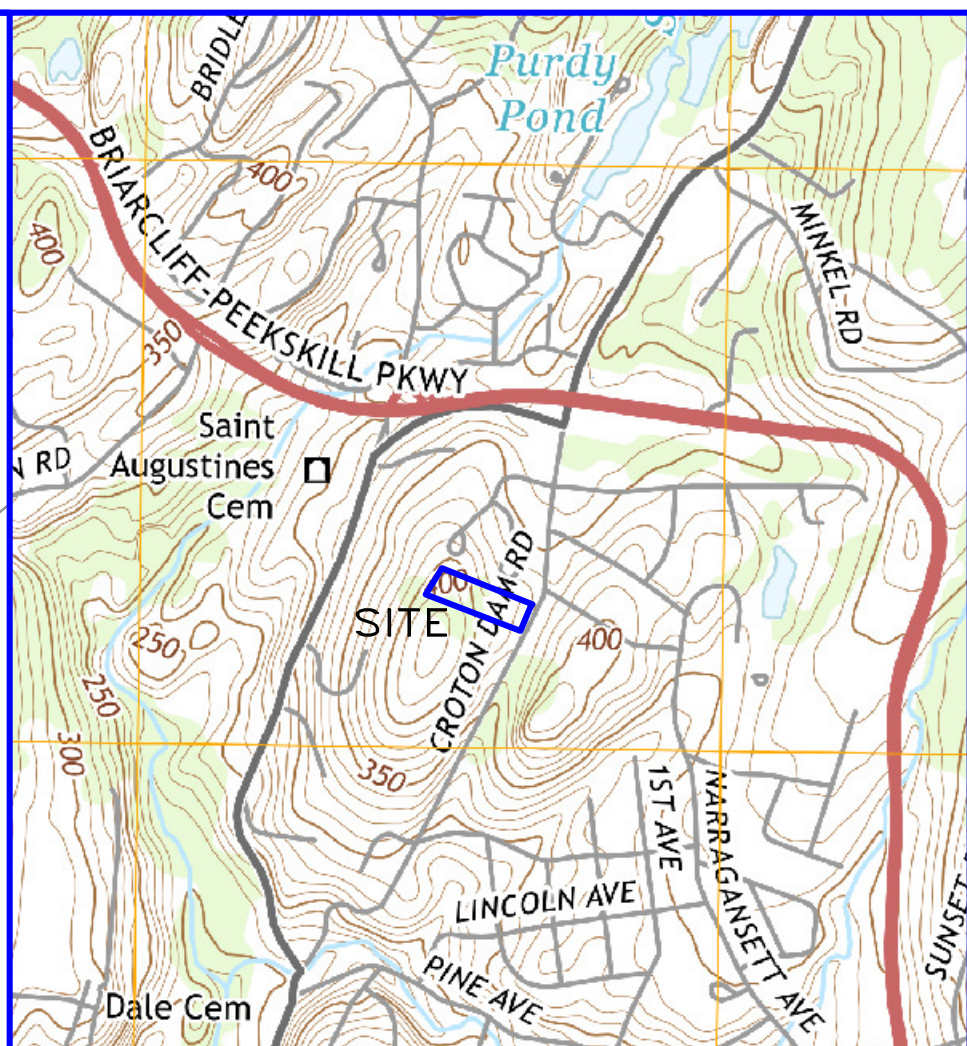
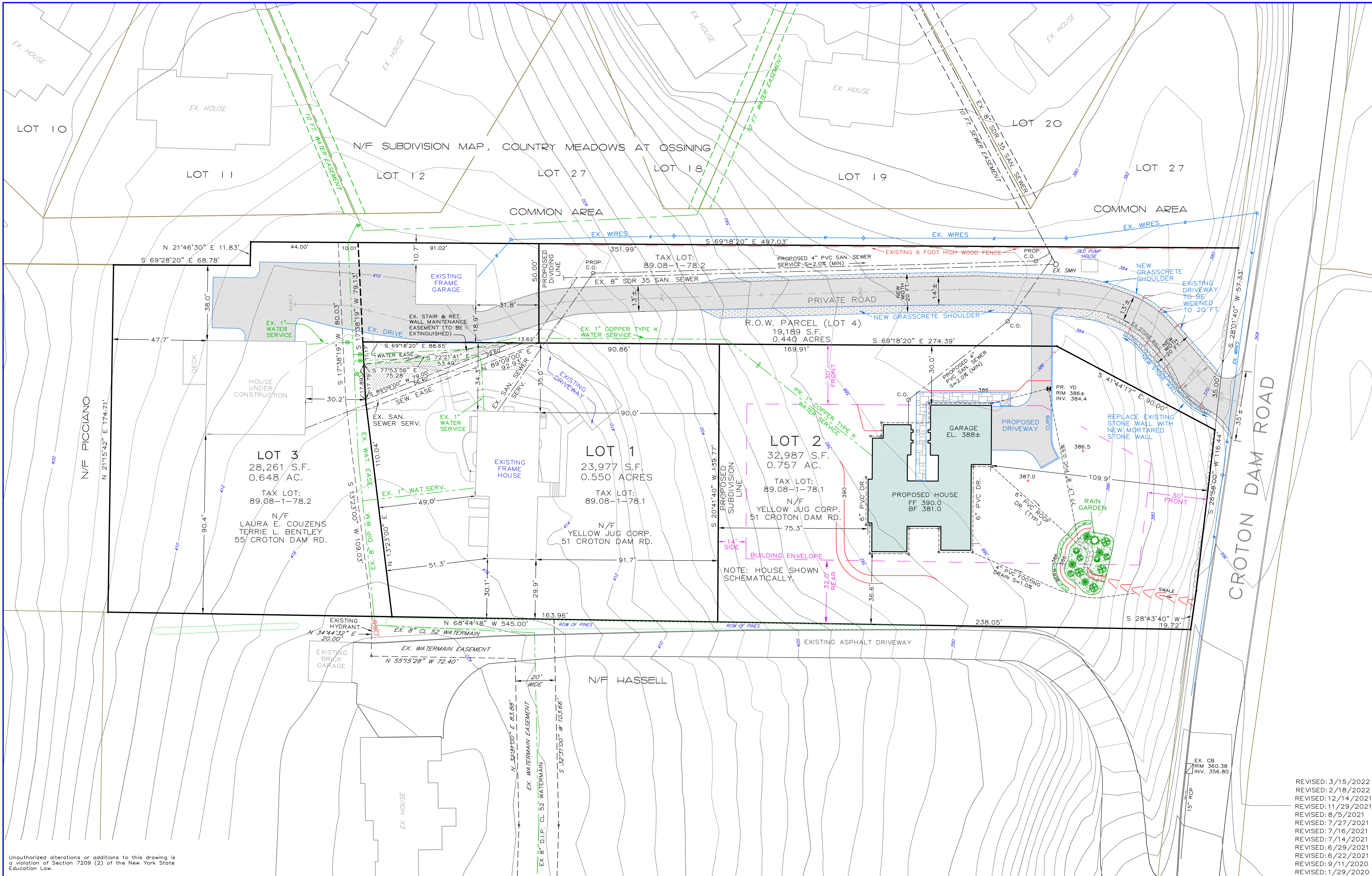




ZONING SCHEDULE				
R-15 DISTRICT	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MIN. SIZE OF LOT - LOT AREA	15,000 SF	23,977 SF	32,987 SF	28,261 SF
FRONTAGE	50'	90'	101'	50'
LOT WIDTH	90'	163'	139'	187'
LOT DEPTH	120'	139'	245'	214'
MIN. YARD DIMENSIONS				
FRONT	30'	34'	30'	30'
SIDE (1)	14'	49'	75'	38'
SIDE (BOTH)	30'	139'	N/A	128'
REAR	32'	29.9'	36'	47'
LIVABLE FLOOR AREA PER DU	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%	9%	8%
MAXIMUM IMPERVIOUS AREA	CALCULATED	8,453 SF	13,097 SF	12,031 SF
PROPOSED IMPERVIOUS AREA		4,503 SF EX	4,750 SF EX	7,483 SF
MAXIMUM FLOOR AREA	CALCULATED	3,971 SF	4,444 SF	4,196 SF
PROPOSED FLOOR AREA		2,152 SF EX	2,745 SF EX	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 2 SHEETS

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

REVISED: 3/15/2022
REVISED: 2/18/2022
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