



ZONING TABULATION
TOWN OF OSSEING
(EXISTING LOT)

ZONING TABULATION			
TOWN OF OSSING		(EXISTING LOT)	
RESIDENTIAL TYPE: ONE-FAMILY	BUILDING TYPE: D-B	ZONING DISTRICT: R-15	
TAX REQUIREMENTS	SECTION: 89.08 BLOCK: 1 LOT: 79		
RESIDENCE ZONE STANDARDS	REQUIRED	EXISTING	PROPOSED
LOT AREA (SQUARE FOOT)	16,000.00 S.F.	88,500 S.F. / 2.11 ACRES	83,800 S.F.
MIN. HEIGHT	10'	24'-6"	25'-0"
MAX. HEIGHT	35'	35'-0"	35'-0"
50% LOT COV. (MIN.)	10.0%	10.0%	*
REAR YARD	30'	1/28.5'	54'-0"
LEFT YARD	30'	17.2'-0"	17.2'-0"
LOT DEPTH	90'	521.55'	527.55'
BUILDING HEIGHT	2.5 STORIES/25 FEET	2.0 STORIES	10'-11" MAX HEIGHT
MAX. LOT COV. (MAX.)	25% OF 50% = 12.50%	24% S.F. / 2.06 AC	20% S.F. / 1.68 AC
REAR YARD	25' OR 50% = 12.50' S.F. (12' MIN.)	12.5'	12.5'
ACROSSYARD REAR YARD	10'	N/A	10'
ACROSSYARD REAR YARD	10'	10.5'	24'-0"
ACROSSYARD REAR YARD	10'	10.5'	30'-0"
			30'-0"

- These plans are not valid for a building permit unless originally signed and sealed by the Architect and are for the construction of that building only under these same approvals on the plans.
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- The construction documents do not include/include the design of HVAC/Drainage/Plumbing systems. The Contractor is to discuss/include the scope of this work with the Owner.
- The Architect is not responsible for Construction Phase. Administration of the construction contract is the responsibility of the Owner.
- The construction situation should be verified to be accurate but not guaranteed.
- Existing conditions (if applicable) were used in the field.
- Do not scale drawings.

NOTES:

- 1) ALL UTILITIES SERVING THE SUBJECT PROPERTY ARE EXISTING.
 - 2) PLANS ARE IN ACCORDANCE WITH THE 2020 (REVISED) AND THE NOVEMBER 2019 ADDITION. PLANS ARE IN ACCORDANCE WITH THE 2020 (REVISED) PLANS ARE IN ACCORDANCE WITH THE 2014 (NYPEA 70)
 - 3) **THIS IS NOT A SURVEY.** ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM A SURVEY MAP ARCHITECTURE DATED MARCH 29,2019. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
- TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT OF THE UNDERSIGNED, THE PLANS AND THE SPECIFICATIONS SPECIFIED ON THESE DRAWINGS ARE IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE ENGINEERING AND ARCHITECTURE CODES AND THE NEW YORK STATE ENVIRONMENTAL CONSTRUCTION CODE CURRENTLY IN EFFECT.

PROPOSED PLOT PLAN
SCALE: 1" = 20'-0"

SY-101

drawing title:
proposed plot plan

project:
proposed residence for:
mark seiden
49 creton dam road, ossining, ny 10562

gemmola & associates architects/planners
317 elwood avenue, hawthorne, new york 10532 tel. (914) 862-0202 fax (914) 862-0204

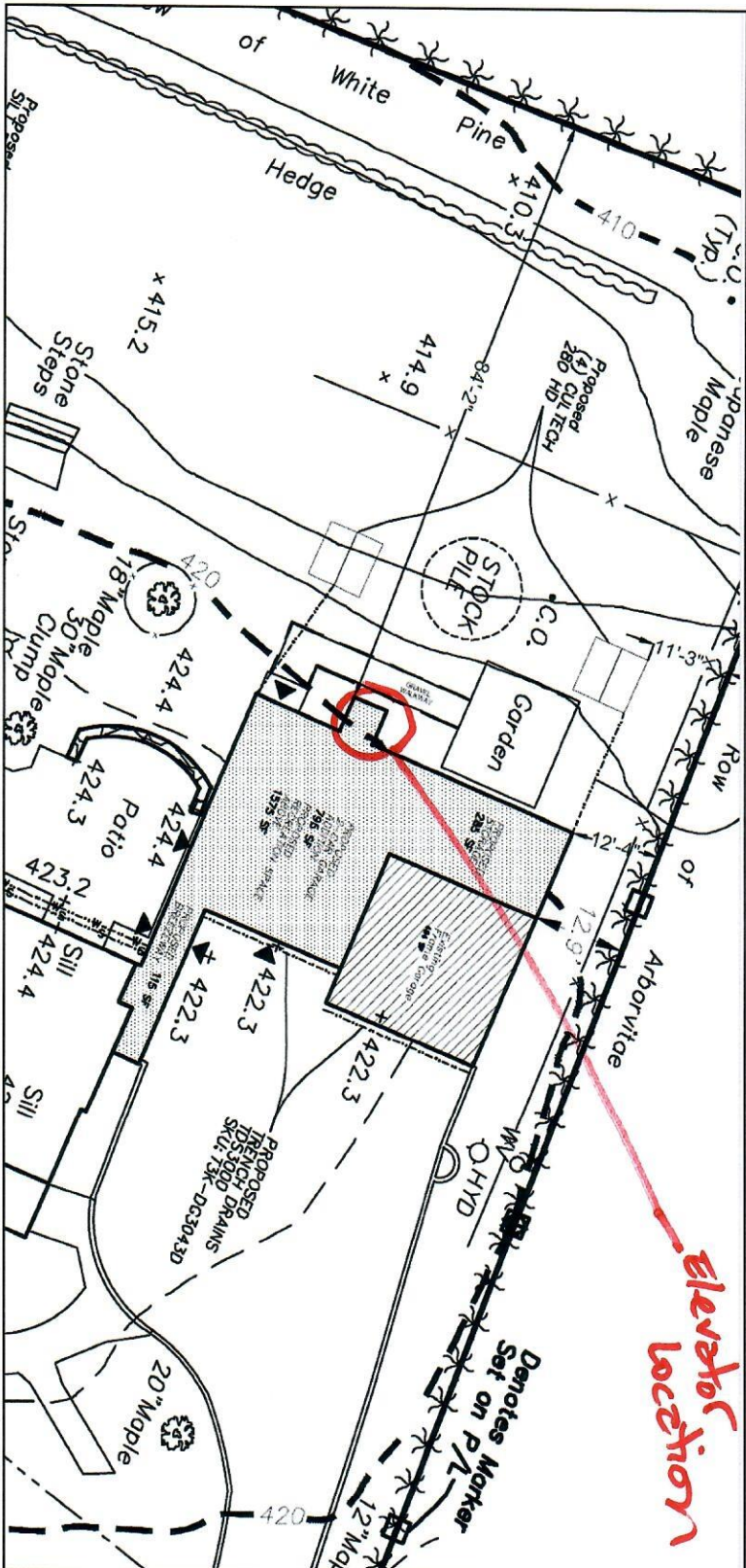


5	NI	04/02/21	general revisions
4	NI	12/23/20	general revisions
3	NI	12/03/20	general revisions
2	NI	12/03/20	general revisions
1	NI	11/18/20	general revisions
rev. no. by date description			

Seiden

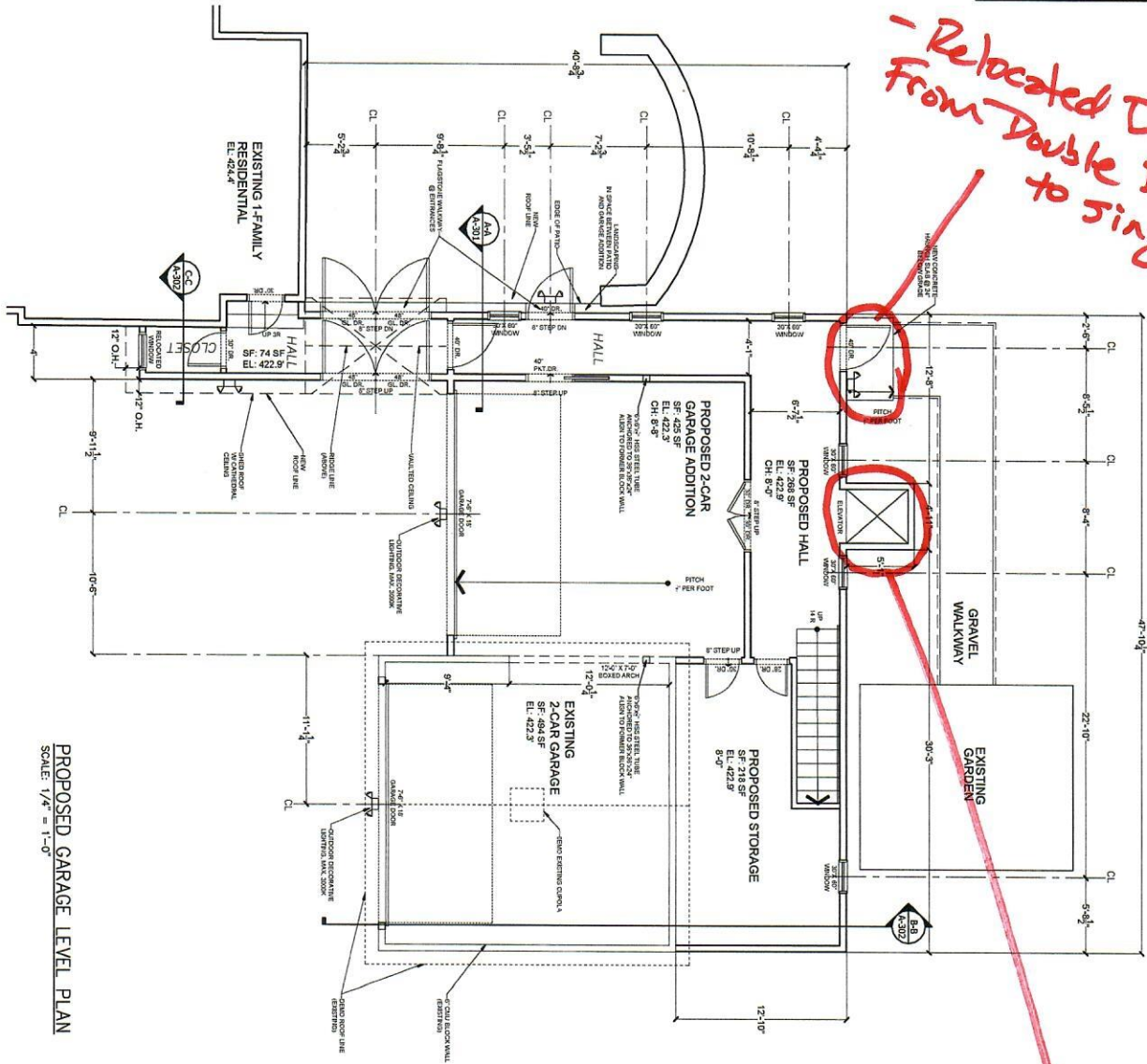
49 Croton Dam Road, Ossining

Area of requested increased construction for installation of elevator



- NOTES:**
- ALL OUTDOOR LIGHTING SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBSTRUCTION OF LIGHT FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES
 - THE OUTDOOR LIGHTS SHALL BE LED AND SHALL NOT BE INCANDESCENT OR HALOGEN
 - THE OUTDOOR LIGHTS SHALL BE ON MOTION SENSORS FROM DUSK TILL DAWN AND SHALL NOT BE ON UNLESS MOTION ACTIVATED
 - THE COLOR TEMPERATURE OF THE OUTDOOR LIGHTING SHALL BE LESS THAN OR EQUAL TO 3000 DEGREES KELVIN

*- Relocated Door -
From Double Doors
to Single Door*



Location

PROPOSED GARAGE LEVEL PLAN
SCALE: 1/4" = 1'-0"

A-101

drawing title
proposed garage plan
project
**proposed residence for:
mark seiden**
48 cedar elm road, ossining, ny 10562
gemmola & associates architects/planners
317 elwood avenue, hawthorne, new york 10532 tel: (914) 862-0202 fax (914) 862-0204

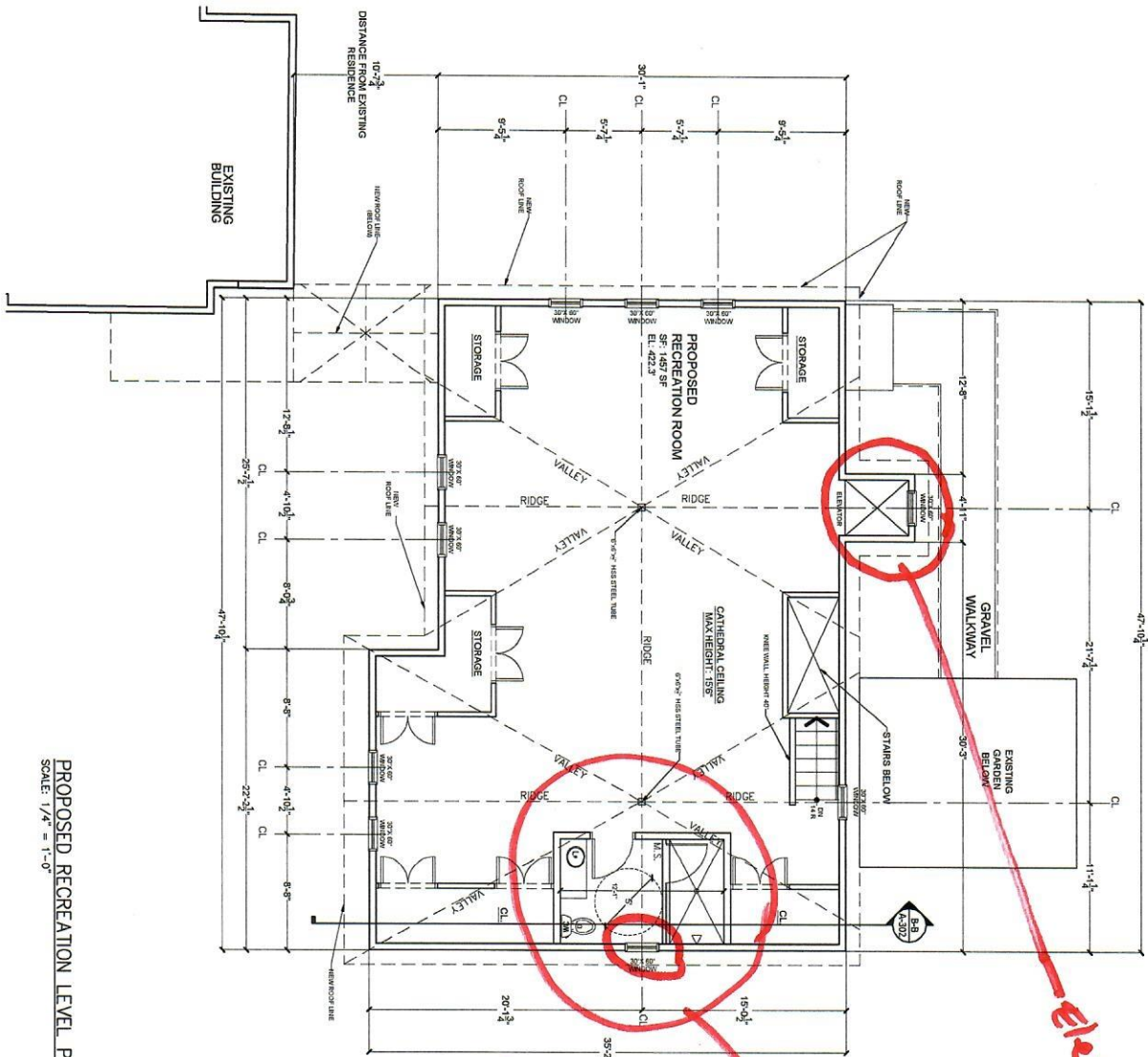


rev.	no.	by	date	description
7	10/12/21	MS	general revisions	revisions as per client request
6	10/12/21	MS	general revisions	general revisions
5	11/10/20	MS	general revisions	general revisions
4	10/12/20	MS	general revisions	general revisions
3	10/12/20	MS	general revisions	general revisions
2	07/14/20	MS	general revisions	general revisions
1	07/14/20	MS	revisions made as per meeting with owner	revisions made as per meeting with owner

SPECIAL NOTES

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- The construction documents do not include/include the design of mechanical/plumbing/electrical. The contractor is to discuss/verify the design of the work with the owner.
- The architect is not responsible for construction phase. Administration of the construction project is the responsibility of the owner.
- The information shown on this drawing is supposed to be accurate but not guaranteed.
- Existing conditions (if applicable) should be verified in the field.
- All not scale drawings.

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PROPOSED RECREATION LEVEL PLAN
SCALE: 1/4" = 1'-0"

*Relocated
recreation room
to be located
in this area
(elevator area)*

Elevator location

A-102

proposed recreation room plan
proposed residence for:
mark seiden
48 crosby dam road, crosby, ny 10562
gemmola & associates architects/planners
317 elwood avenue, hawthorne, new york 10532 tel. (914) 862-0202 fax (914) 862-0204



Rev.	Date	Description
8	04/12/01	revisions as per client request
7	12/12/00	general revision
6	12/12/00	general revision
5	12/12/00	general revision
4	12/12/00	general revision
3	12/12/00	general revision
2	12/12/00	general revision
1	12/12/00	revisions made as per meeting with owner

SPECIAL NOTES

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- The construction documents do not include/modify the design of existing/previous/planning systems. The Contractor is to discuss/verify the scope of the work with the Owner.
- The Architect is not responsible for Construction Phase Administration of the construction contract to the responsibility of the Owner.
- The information shown on the drawing is intended to be accurate but not guaranteed.
- During construction (if necessary) should be verified in the field.
- Do not build drawings.

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