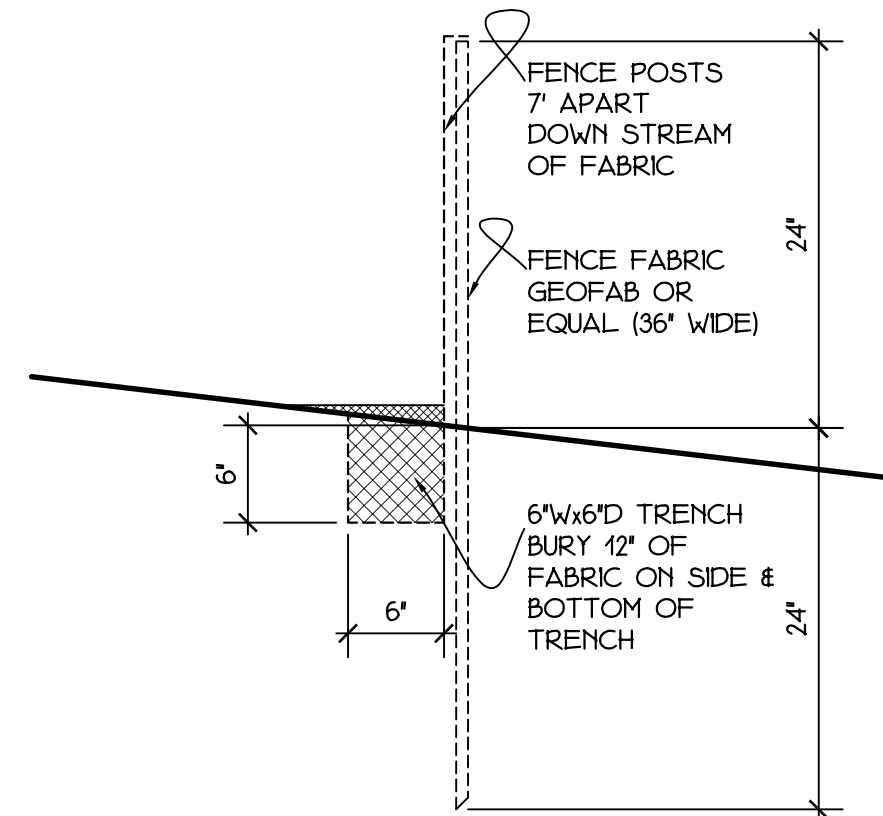


SITE PLAN
SCALE: 1"=30'
FEET

SILT FENCE DETAIL

UPON COMPLETION OF WORK, RETURN
DISTURBED AREA TO ORIGINAL CONDITION



ZONING COMPLIANCE FORM

ZONING DISTRICT R-40

REGULATION	PERMITTED	EXISTING	PROPOSED
1 LOT AREA - MIN	40,000 SF	31,192 SF	NC
2 BUILDING COVERAGE - 65% FAR	3,123.25 SF	1,448 SF	1976 SF
3 LOT WIDTH - MIN	150'	122'	NC
4 MINIMUM LANDSCAPE	18,715 SF	28,385 SF	27,861 SF
5 FRONT YARD - MIN	50'	38.9'	21.0' NOTE 2
6 REAR YARD - MIN	30'	186'	NC
7 SIDE YARD - 1st - MIN	24.4' (NOTE 1)	67'-"	NC
8 SIDE YARD - 2nd - MIN	24.4'	10.2'	NC
9 FLOOR AREA - MAX	4,805 SF	958 SF	1,486 SF
10 HEIGHT OF PRINCIPAL BLDG - MAX	35/2.5 STY	15.5/1 STY	NC
11 ACCESSORY BUILDING			
12 HEIGHT	14'	12'	NC
13 MAXIMUM AREA	653 SF	490 SF	NC
14 SIDE	6'	20'	NC
15 REAR	6'	40'	NC

NC NO CHANGE
NU NOT USED
NA NOT APPLICABLE

NOTE:

- REQUIRED SIDE YARD IS 20% OF 122' (LOT WIDTH)
- NON-COMPLIANT; REQUIRES VARIANCE

SITE PLAN NOTES

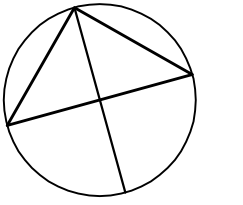
- SITE PLAN BASED ON SURVEY BY MICHAEL W. MINTO, LS, LAKE RONKONKOMA, NY, DATED SEPTEMBER 17, 2014.
- PROPERTY RECORDED AS SECTION 33.16, BLOCK 5, LOT 2.
- PROPERTY ZONED AS R-40, TOWN OF CORTLANDT.
- PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT THE "UNDERGROUND LINE LOCATION SERVICE" (CODE 53) AT 1 800 962 7862 AND FIELD VERIFY WITH THE RESPECTIVE UTILITIES MARKED. UTILITIES NOTED ON SITE PLAN ARE FOR INFORMATION ONLY & TO BE VERIFIED BY CONTRACTOR.
- CONTRACTOR TO EXERCISE CAUTION IN DEMOLITION & REMOVAL AT AREAS NOTED. TREES TO BE PROTECTED AS NOTED.
- CONTROL DAMAGE TO SITE BY LIMITING CONSTRUCTION USE & ACCESS TO THE AREA WITHIN THE BOUNDARY SHOWN & APPROVED BY OWNER.
- PROVIDE EROSION & SEDIMENT CONTROL WITH SILT FENCE & HAY BALES AS SHOWN & REQUIRED. SEE SPECIFICATION, DIVISION 2. CONTROLS TO MEET "NEW YORK STATE STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL."
- CLEARING/GRADING LIMIT LINES SHALL BE CLEARLY DELINEATED IN THE FIELD THROUGHOUT THE CONSTRUCTION PERIOD & NO ENCROACHMENT BEYOND THESE LIMITS BY WORKERS OR MACHINERY SHALL BE PERMITTED.
- GRADING MODIFICATION IS NOT PROPOSED.
- 557SF EXPANSION OF IMPERMEABLE SURFACE. STORM WATER MANAGEMENT IS PROPOSED. PROVIDE "CULTEC" PREFORMED 145 GALLON GREEN DRY WELL SYSTEM. PROVIDE COMPLETE SYSTEM. DESIGN FOR 50 YEAR STORM (6.5 INCHES PER HOUR, STORAGE OF 287 CUBIC FEET OF STORAGE). DESIGN AREA IS 348SFx1.05=366. PROJECTED CONNECT NEW FOOTING DRAIN TO EXISTING. PROVIDE (2) CULTEC 330 UNITS FOR 287 CU FT STORAGE. CONNECT NEW FOOTING DRAIN TO EXISTING.
- PROVIDE NOTICE PER LAYOUT & APPLICATION FORM FOR PRE-ENGINEERED LUMBER.

LIST OF DRAWINGS:

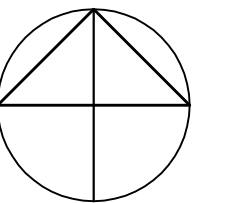
- SITE PLAN / NOTES
- EXISTING CONDITIONS-DEMOLITION
- BASEMENT & 1st FLOOR PLANS
- ROOF PLAN & ELEVATIONS

REVISIONS :

5/24/2021 OWNER'S REQUEST

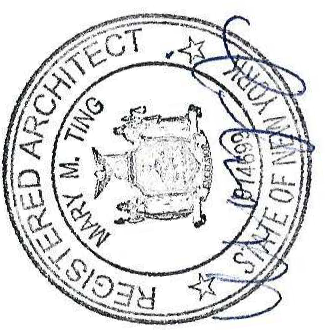


NORTH



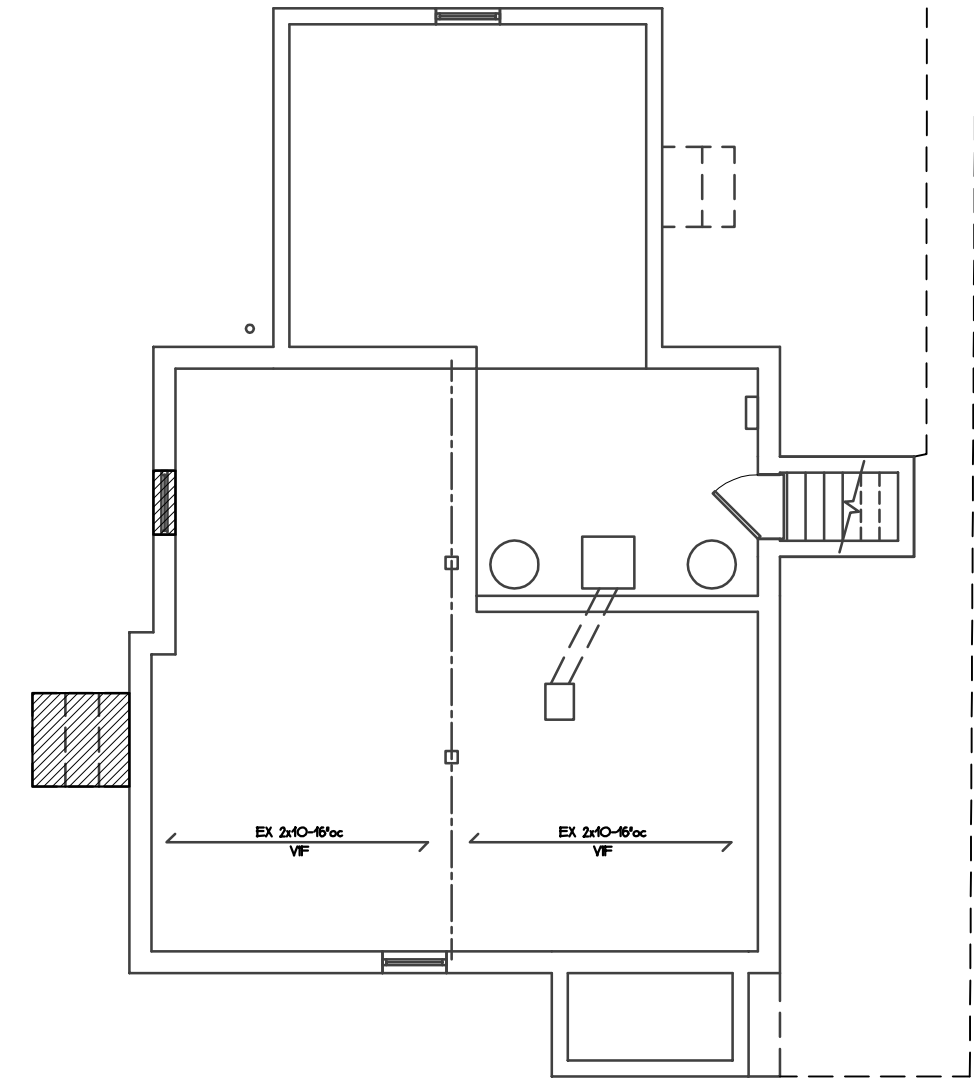
PROJECT NORTH

SPRINGER and TING ARCHITECTS
857 PLEASANTVILLE ROAD
BRIARCLIFF MANOR, NY 10510
TELE 914 762 6868
EMAIL STINGARC@GMAIL.COM

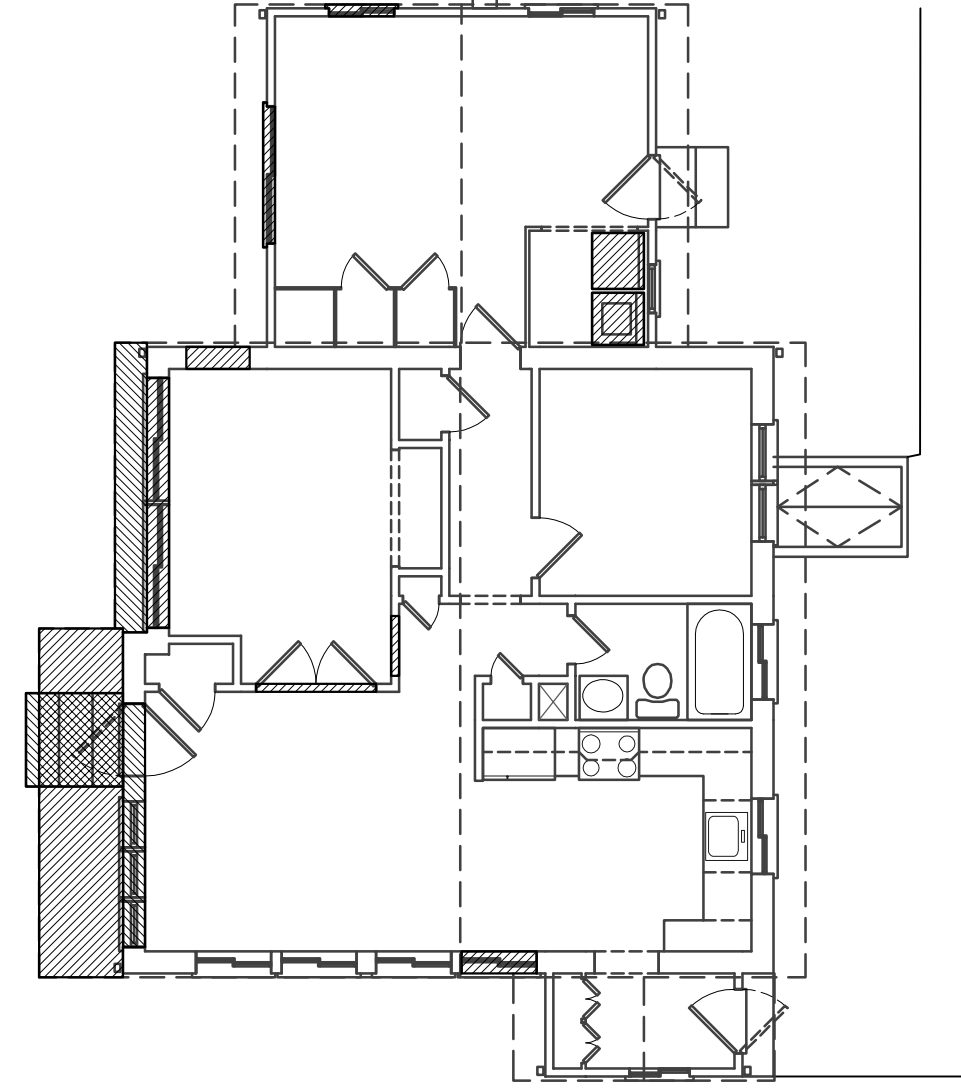


SITE PLAN/NOTES
PERMIT DENIAL FOR VARIANCE APPLICATION
SCALE : AS NOTED
DATE : MAY 6, 2021

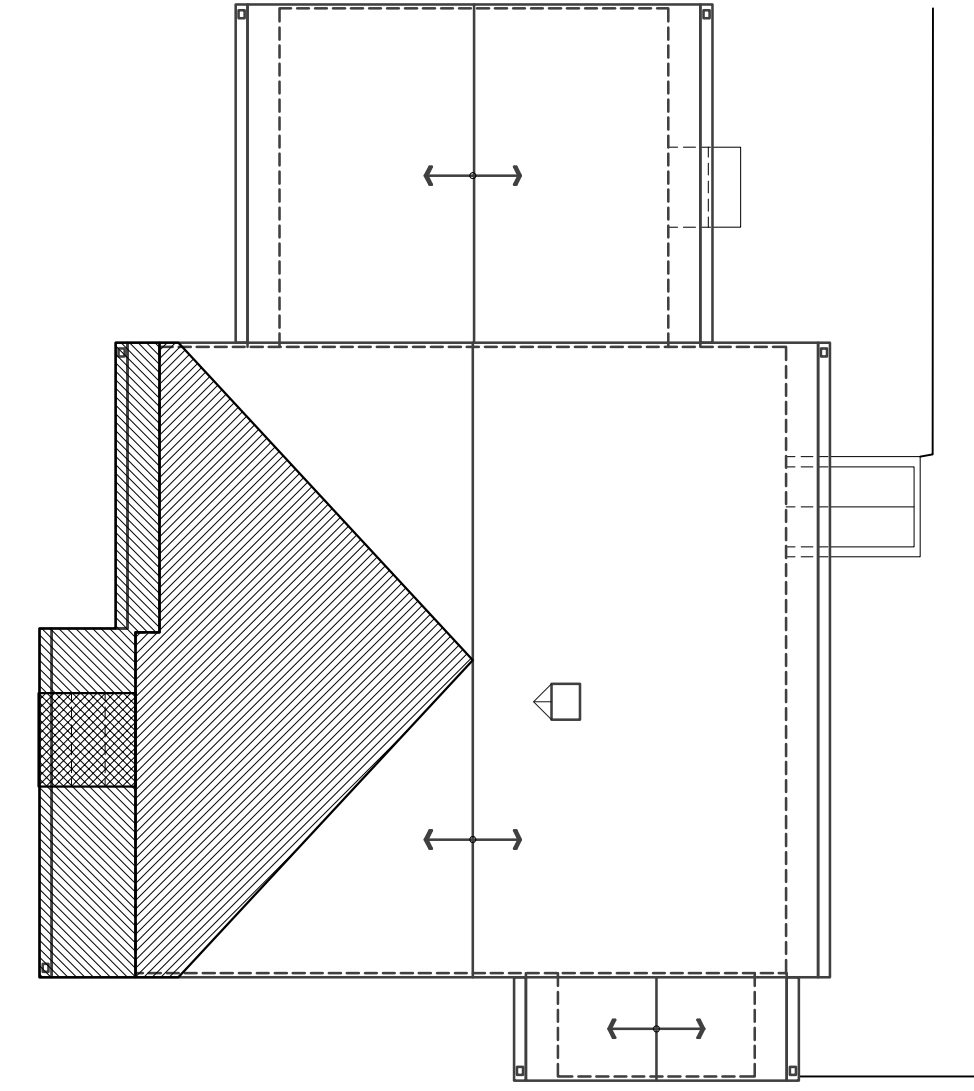
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264 LAFAYETTE AVENUE
CORTLANDT MANOR, NY 10567
TOWN OF CORTLANDT



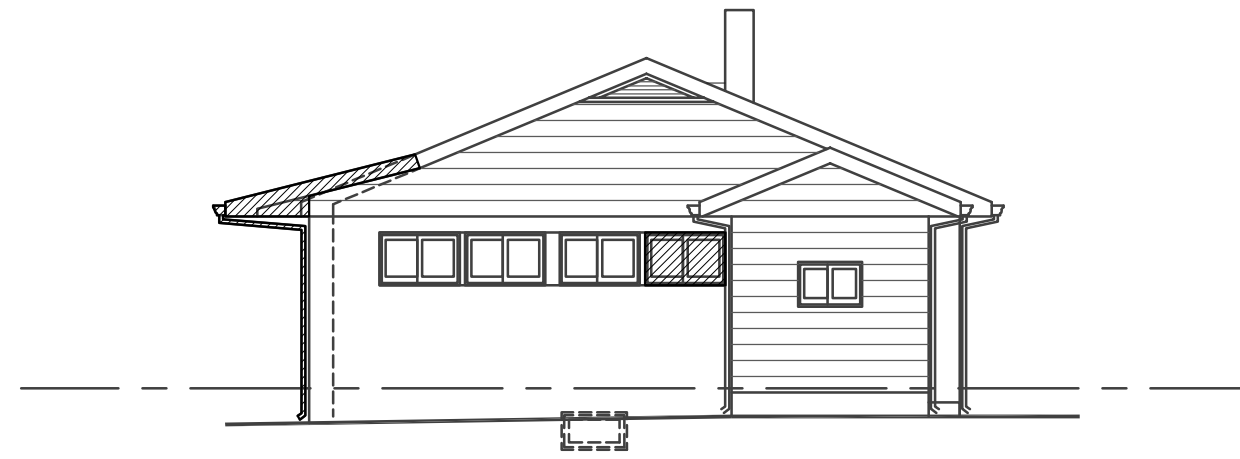
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FEET



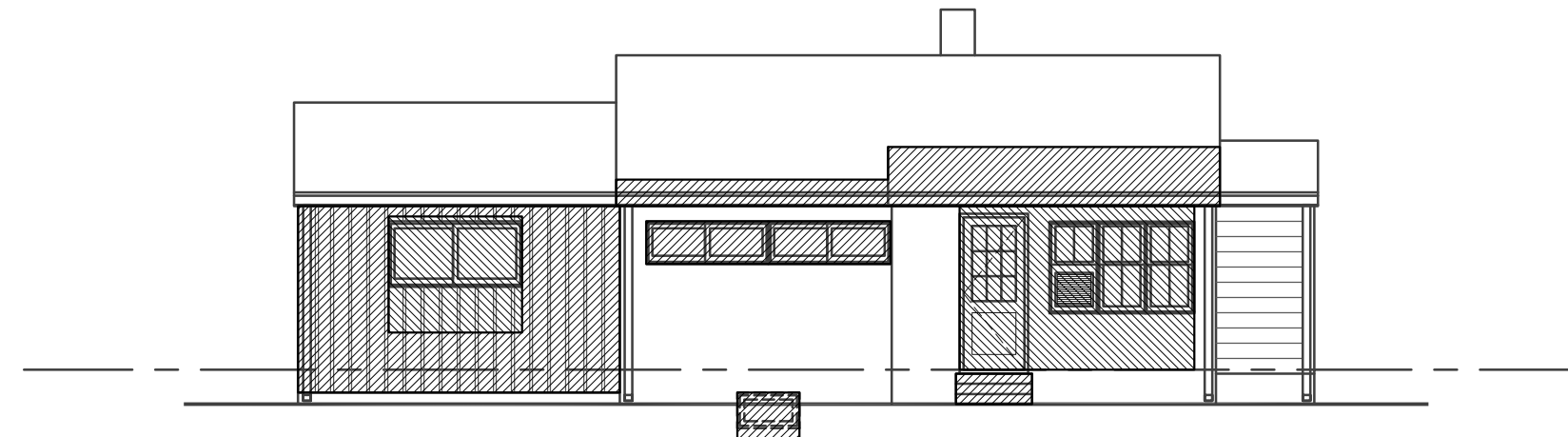
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SCALE: 1/8"=1'-0"
FEET



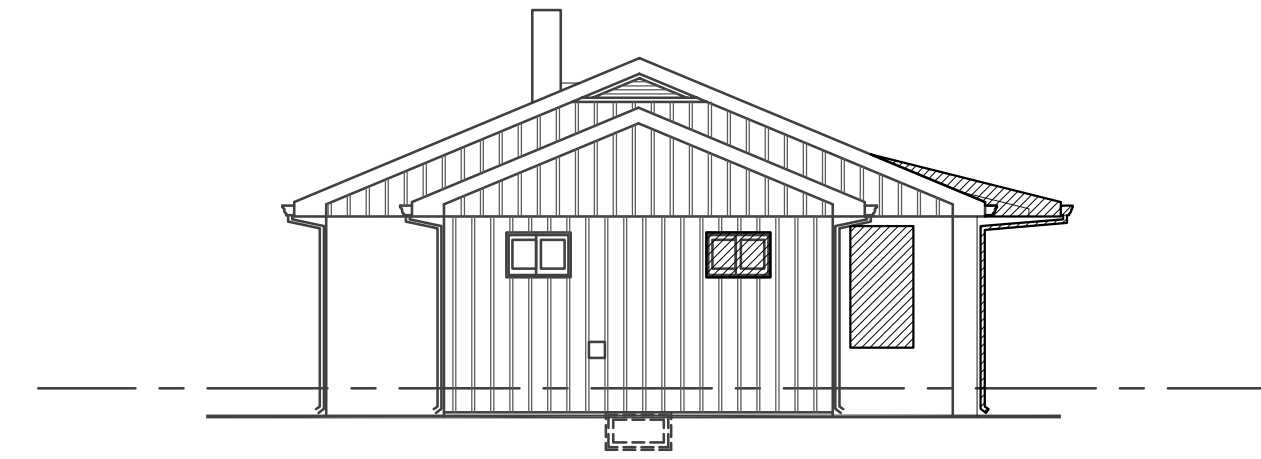
3 EXISTING ROOF PLAN
SCALE: 1/8"=1'-0"
FEET



4 EXISTING SOUTH ELEVATION
SCALE: 1/8"=1'-0"
FEET

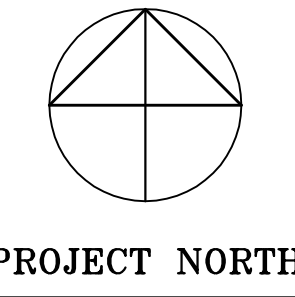
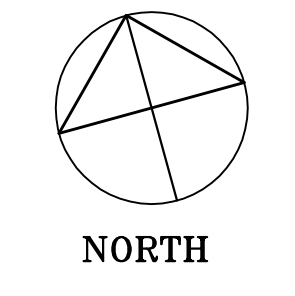


5 EXISTING SOUTH ELEVATION
SCALE: 1/8"=1'-0"
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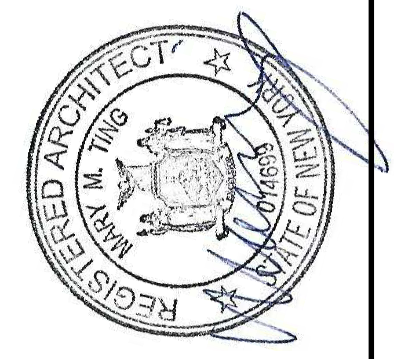


6 EXISTING SOUTH ELEVATION
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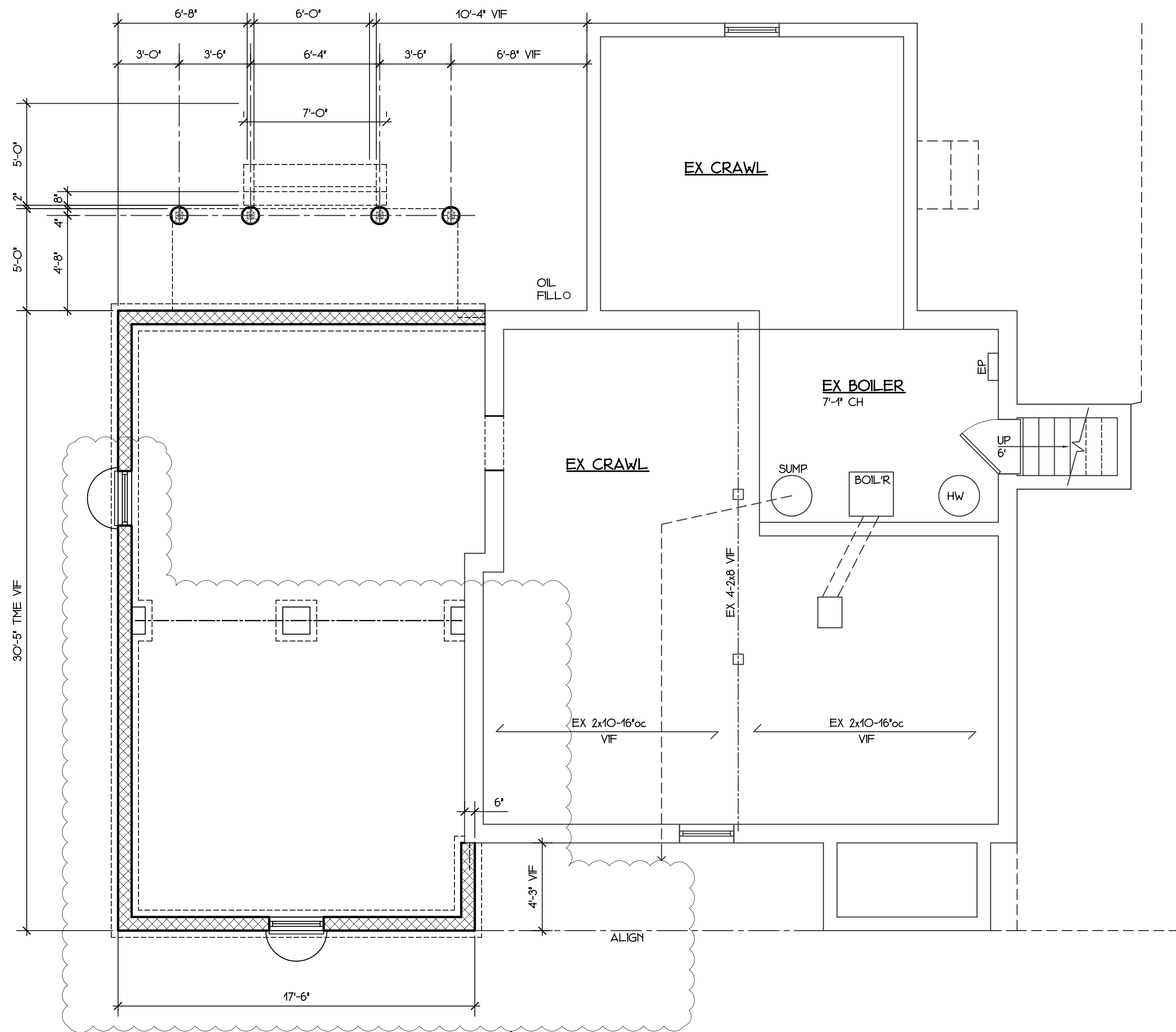
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5/24/2021 OWNER'S REQUEST



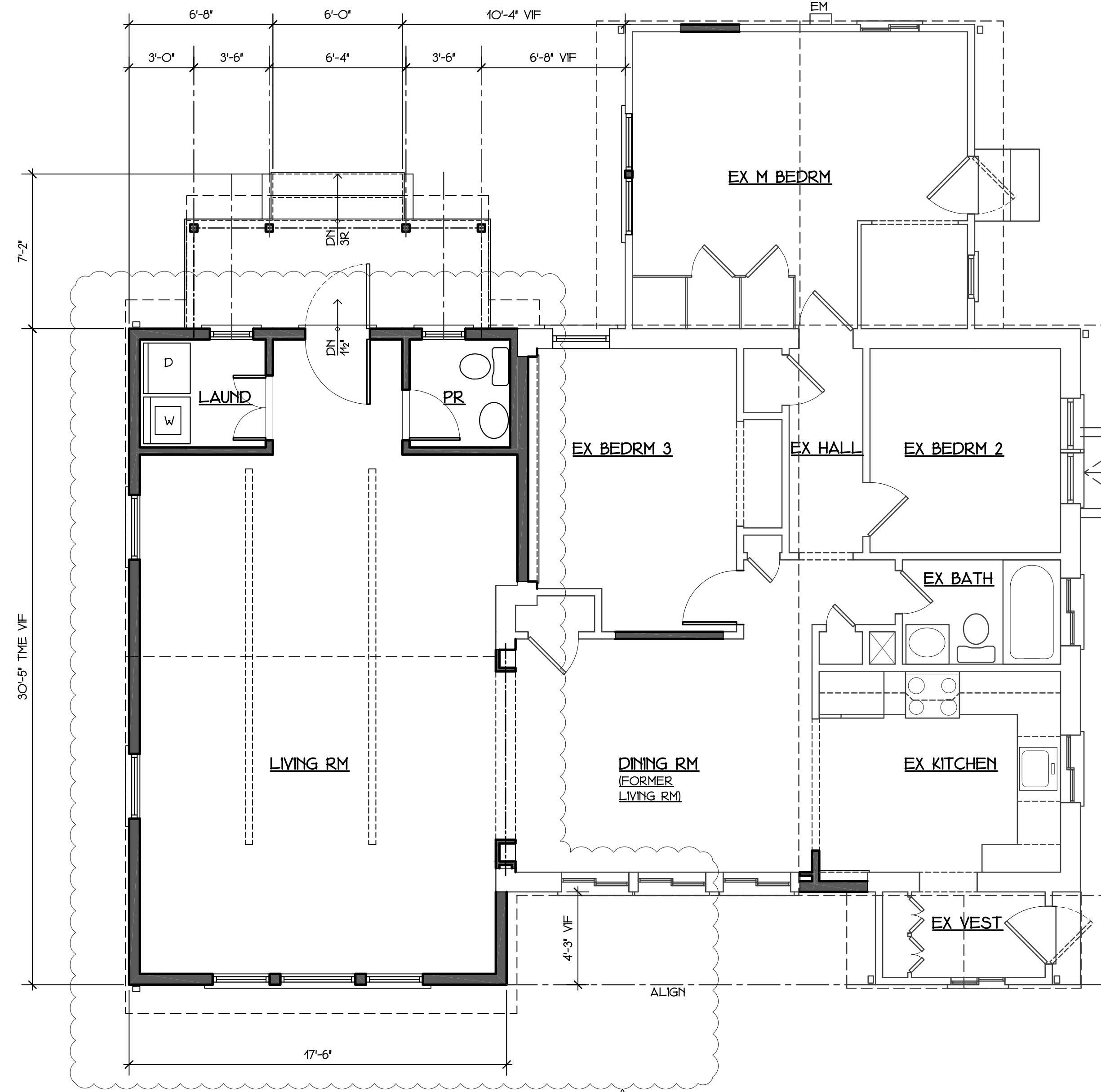
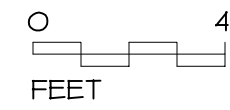
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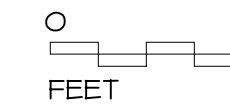
EXISTING CONDITIONS - DEMOLITION
PERMIT DENIAL FOR VARIANCE APPLICATION
SCALE : AS NOTED
DATE : MAY 6, 2021
LOUNSBURY RESIDENCE ADDITION
264 LAFAYETTE AVENUE
CORTLANDT MANOR, NY 10567
TOWN of CORTLANDT



BASEMENT PLAN
SCALE: 1/4"=1'-0"

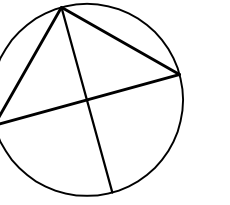


1st FLOOR PLAN
SCALE: 1/4"=1'-0"

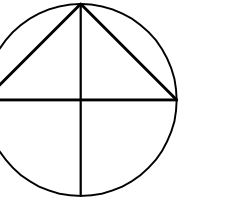


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5242021 OWNER'S REQUEST

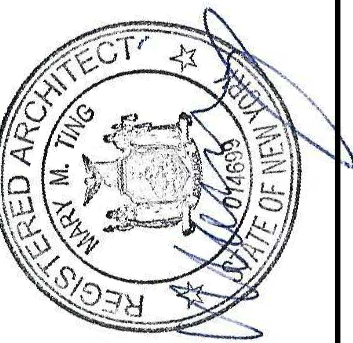


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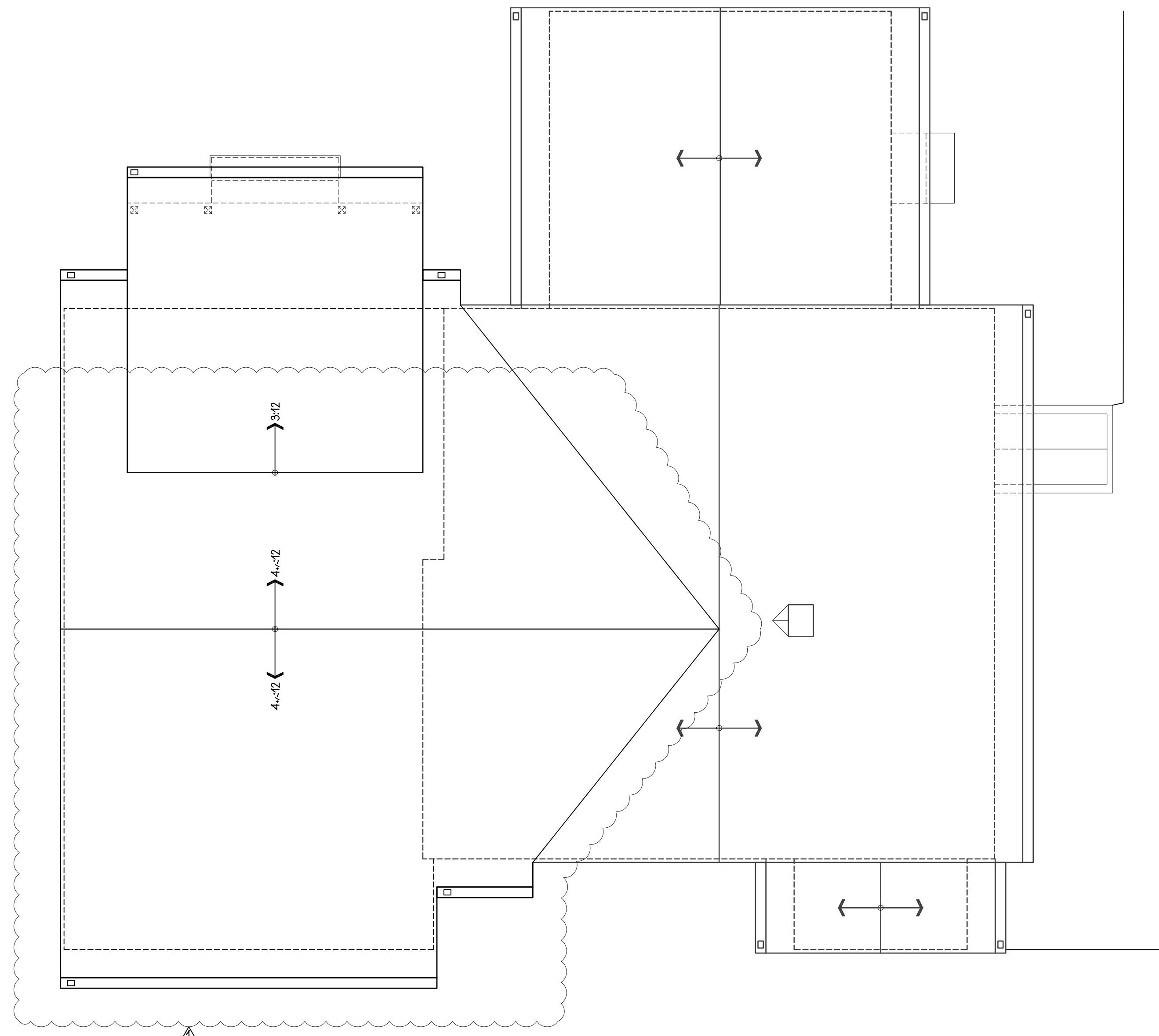
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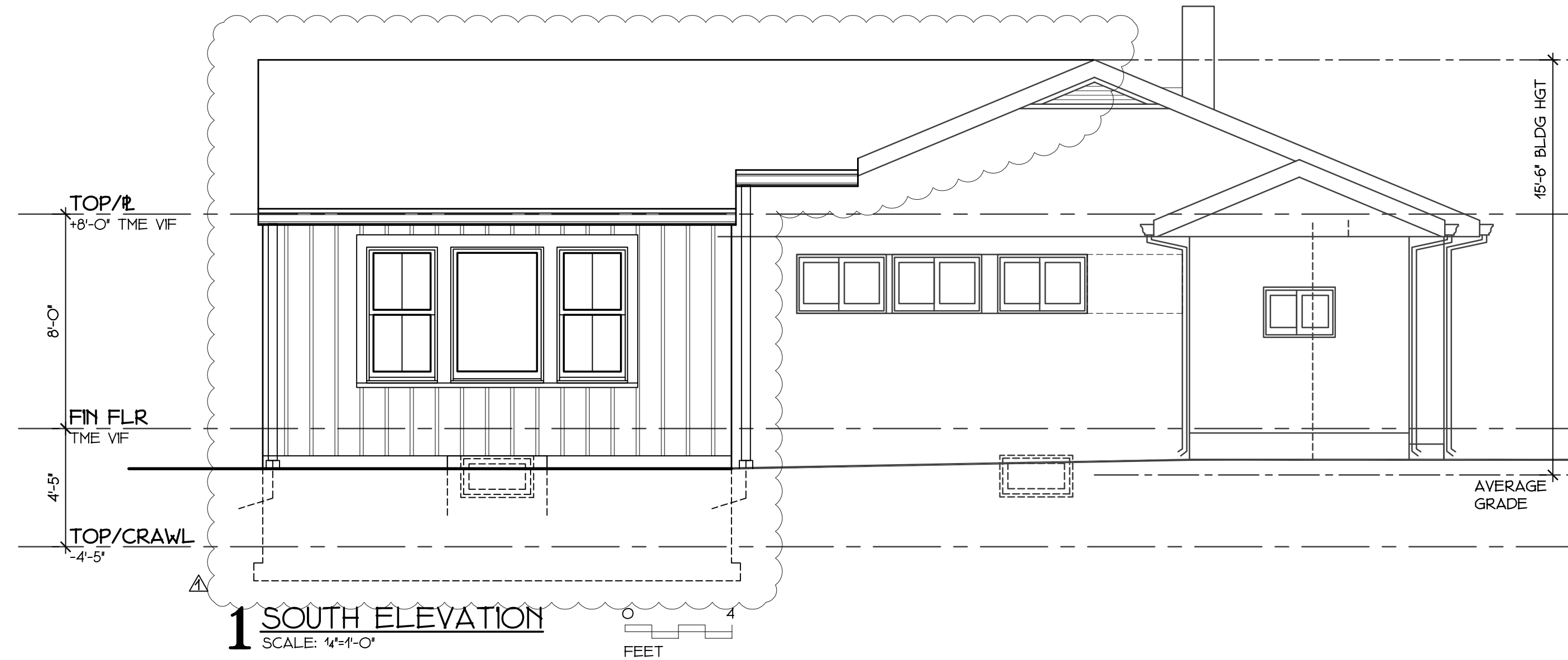
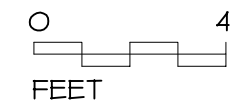


BASEMENT & 1st FLOOR PLANS
PERMIT DENIAL FOR VARIANCE APPLICATION
SCALE : AS NOTED
DATE : MAY 6, 2021

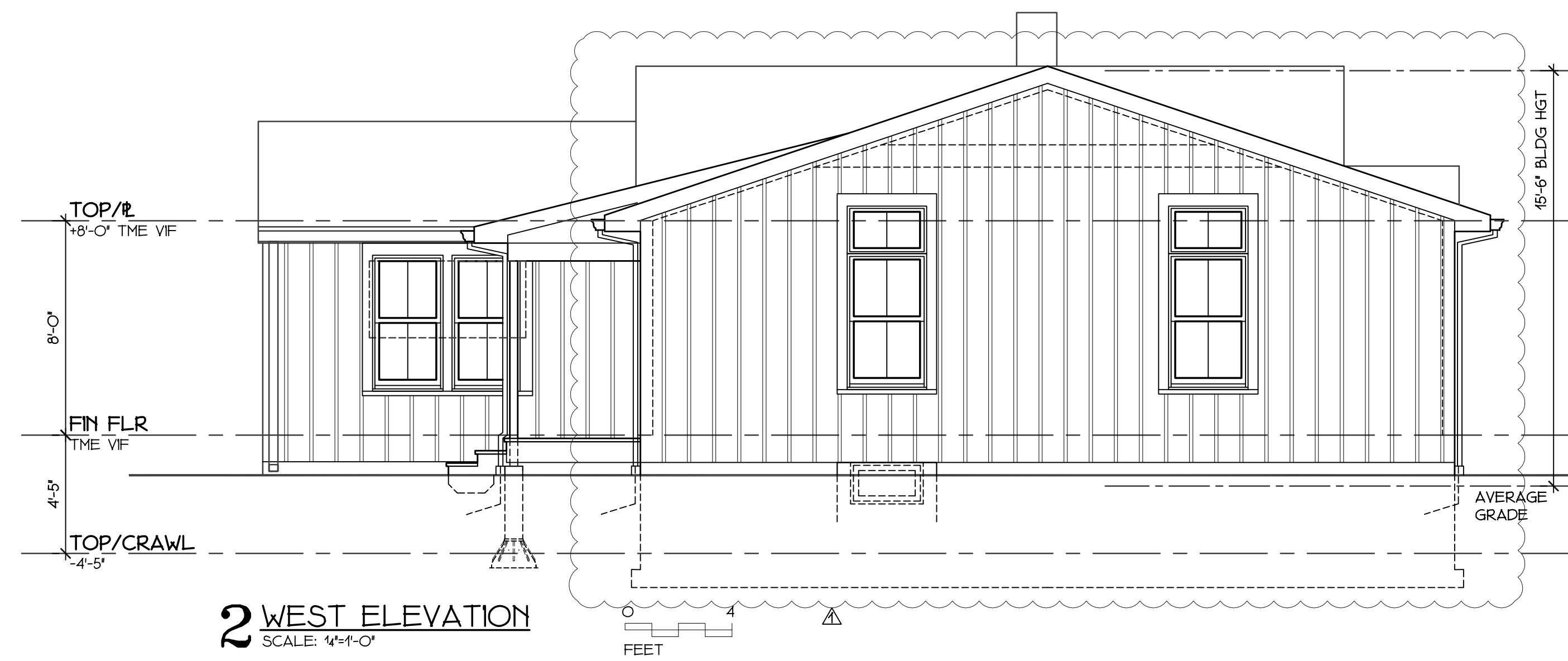
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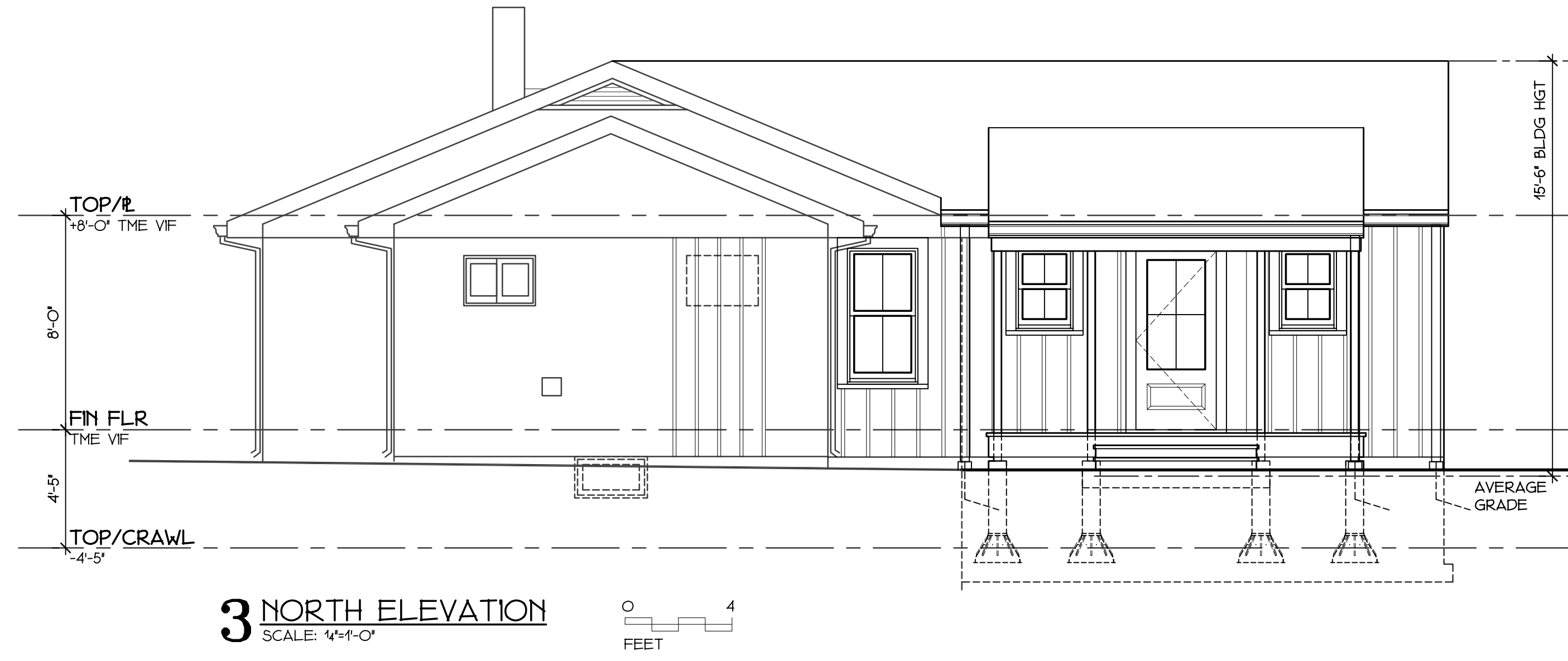
ROOF PLAN
SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



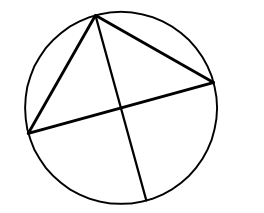
2 WEST ELEVATION
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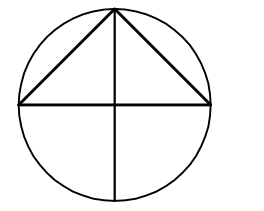
3 NORTH ELEVATION
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5242021	OWNER'S REQUEST
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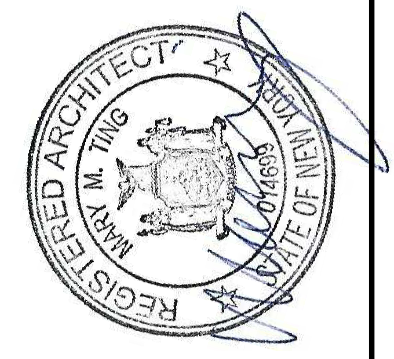


NORTH



PROJECT NORTH

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ROOF PLAN & ELEVATIONS
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