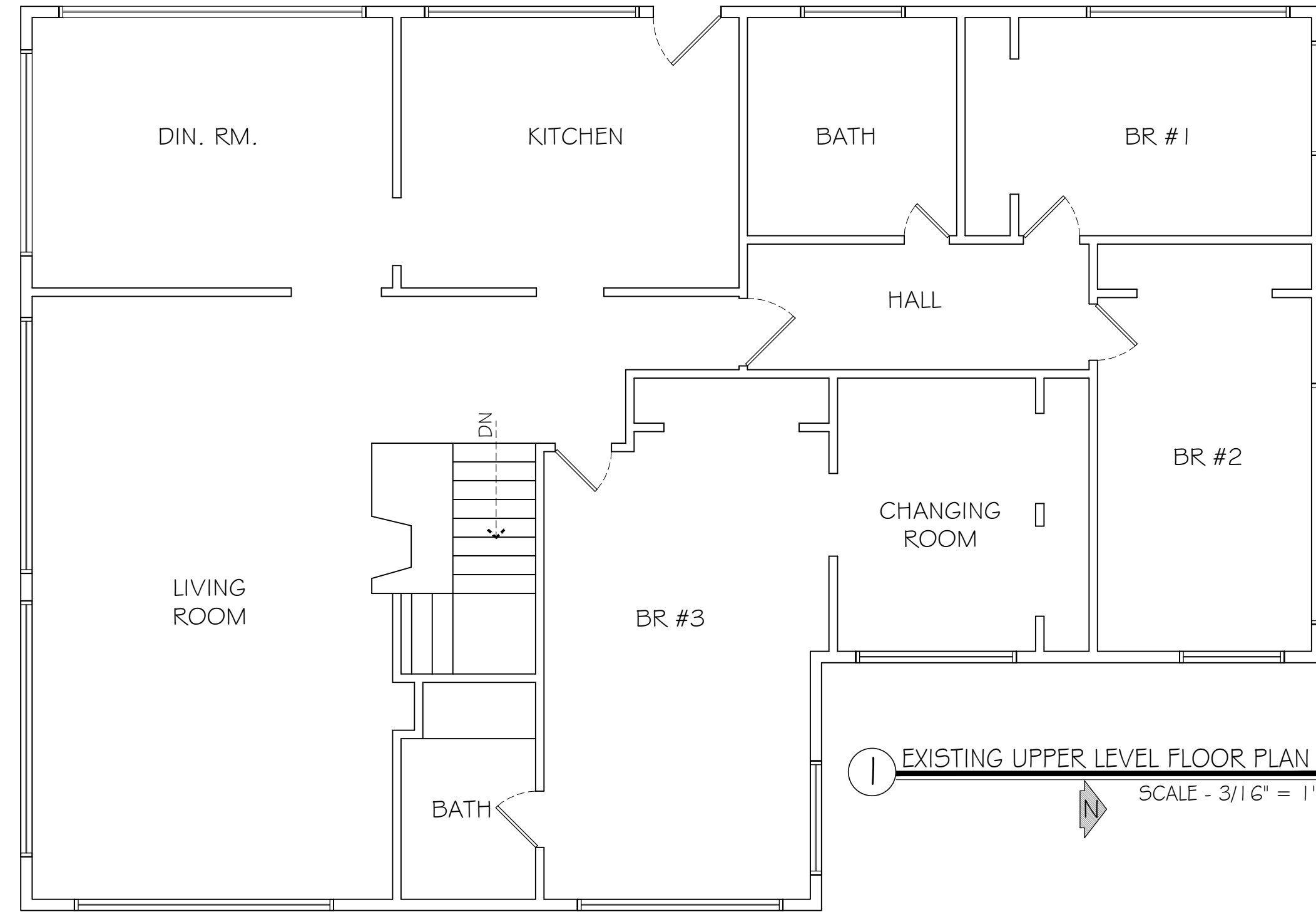


PEARLMAN RESIDENCE

PROPOSED ACCESSORY APARTMENT

285 FURNACE DOCK ROAD
CORTLANDT MANOR, NY 10567



COMPLIANCE TO TOWN OF CORTLANDT ZONING CODE
ARTICLE XI - Additional Special Permit Standards and Conditions
for Specific Uses
307-45 Accessory Apartments - B. Standards and conditions:

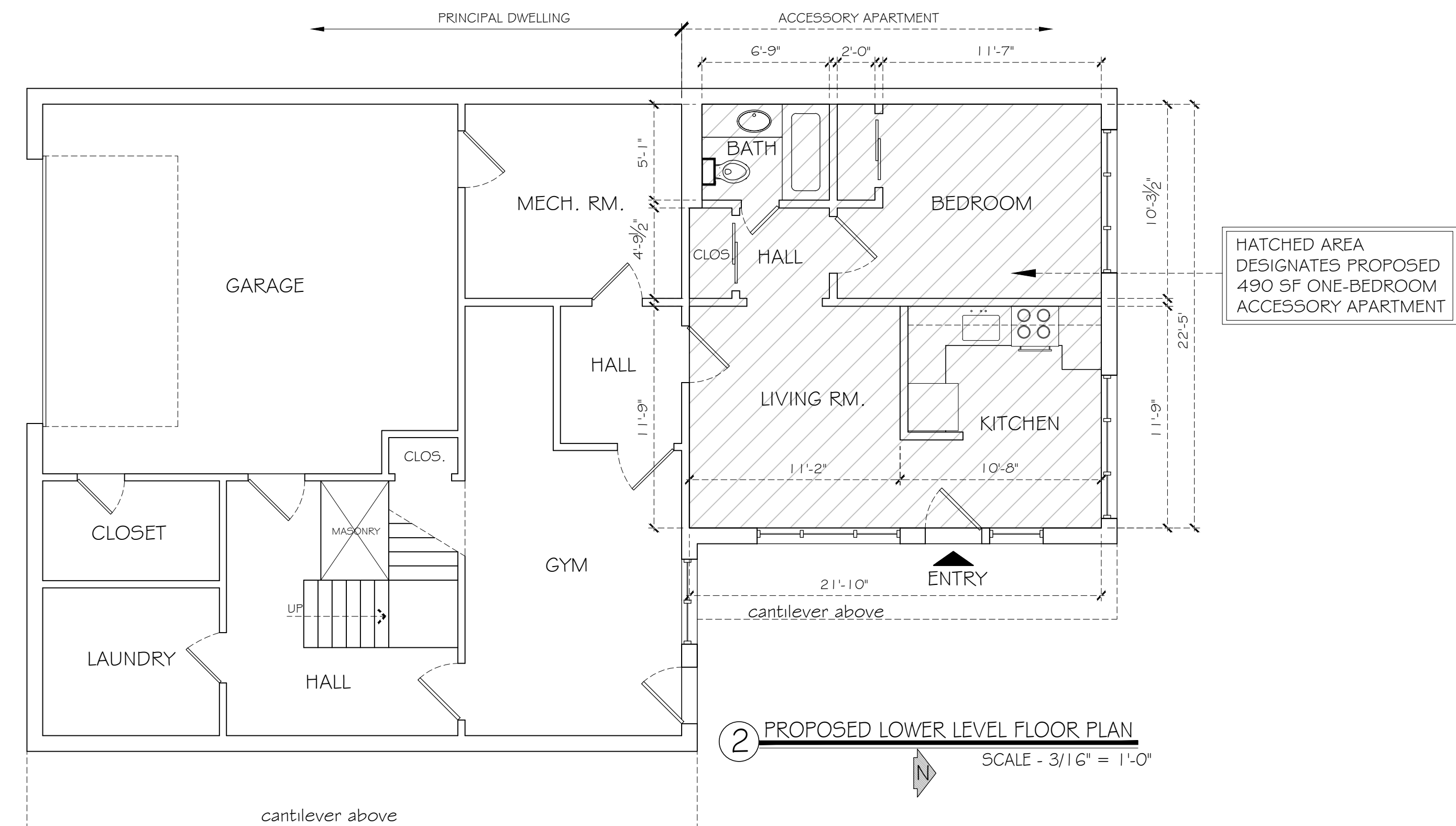
1. Only one accessory apartment is proposed and total # of dwelling units on lot = 2.
2. The existing dwelling is a single family dwelling.
3. The issue date of the C of O for the residence is greater than 3 years from this application date.
4. The accessory apartment is proposed to be within the existing single family residence.
5. The owner of the lot shall reside in the principal dwelling unit.
6. It is understood that if issued, the special permit for an accessory apartment shall run with the current owner of the premises and cannot be transferred.
7. Should there be a change of ownership or a change in the residence of the owner, it is understood that a new application is required to continue the use as accessory apartment.
8. DIMENSIONAL REQUIREMENTS: SEE TABLE BELOW

ACCESSORY APARTMENT DIMENSIONAL REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
MINIMUM SIZE OF SINGLE FAMILY DWELLING	1,600 SF	UPPER - 1,861SF LOWER 904 SF 2,765 SF Habitable	UNCHANGED
MINIMUM SIZE OF ACCESSORY APARTMENT	400 SF	N/A	490 SF
MAXIMUM SIZE OF ACCESSORY APARTMENT 25% of the habitable floor space of the principal dwelling or 600 SF, whichever is less.	25% of 2,765 = 691 SF 600 SF Max. Required	N/A	490 SF

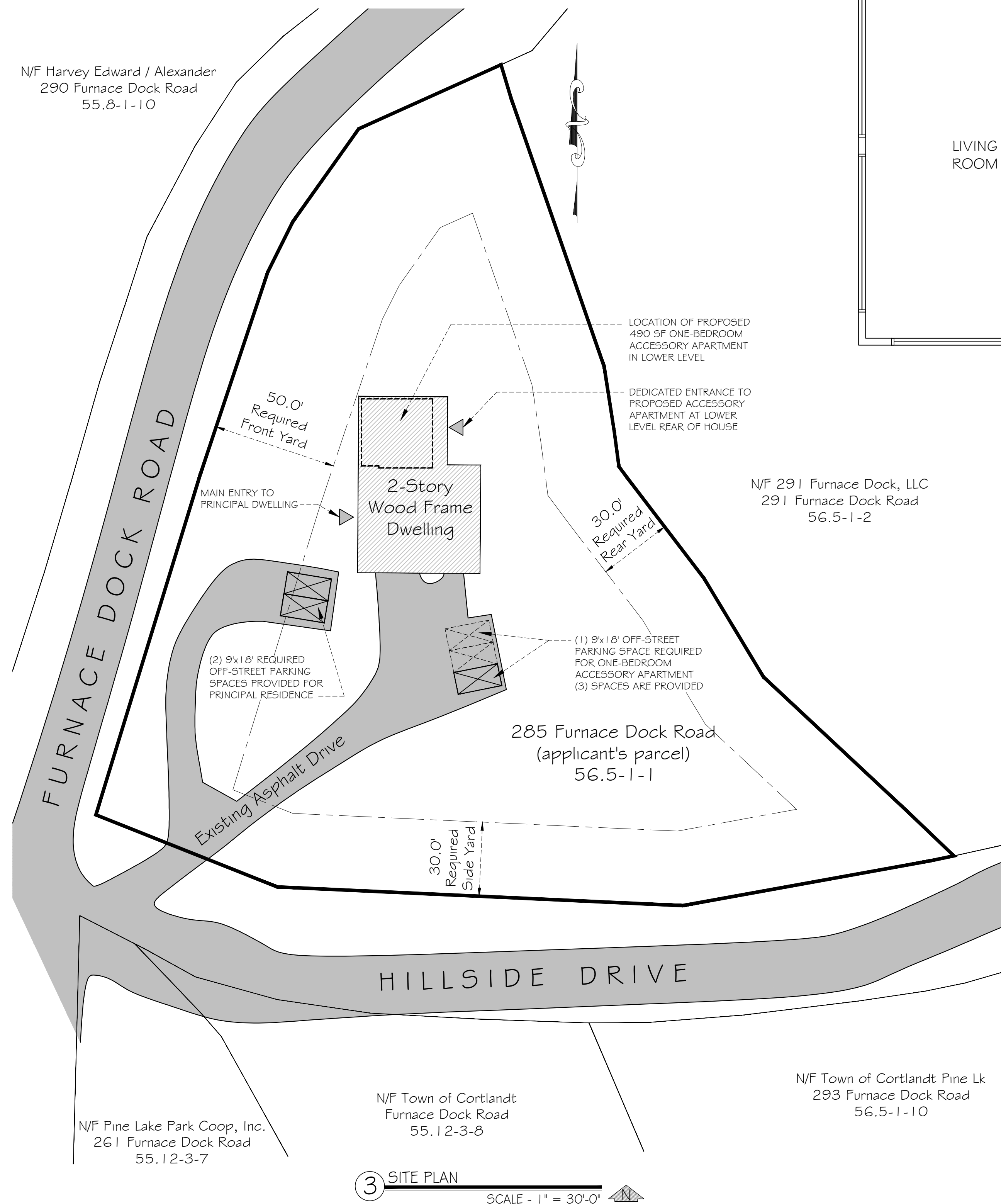
9. The entry to the accessory apartment shall be in the rear of the dwelling which maintains the appearance of a single family residence.
10. Ample off-street parking is provided on the property adjacent to the accessory apartment entrance. SEE TABLE BELOW

OFF-STREET PARKING SPACE REQUIREMENT - Section 307.29 (C)		
USE	REQUIRED # OF SPACES	PROVIDED # OF SPACES
SINGLE FAMILY DWELLING	2 per dwelling unit	2 at front of dwelling
ACCESSORY APARTMENT	As required for principal dwelling, plus 1 per bedroom	3 at rear of dwelling

11. There will be no renting of rooms in either the accessory apartment or the in the principal dwelling.
12. The accessory apartment meets the standards of the NYS Uniform Fire Prevention and Building code for habitable space.



- MISC. NOTES:
1. MUNICIPALITY: TOWN OF CORTLANDT MANOR
 2. OWNER: HOWARD PEARLMAN
 3. SECTION 56.5, BLOCK 1, LOT 1



UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF PART 69.5 (B) OF THE N.Y.S. EDUCATION LAW.

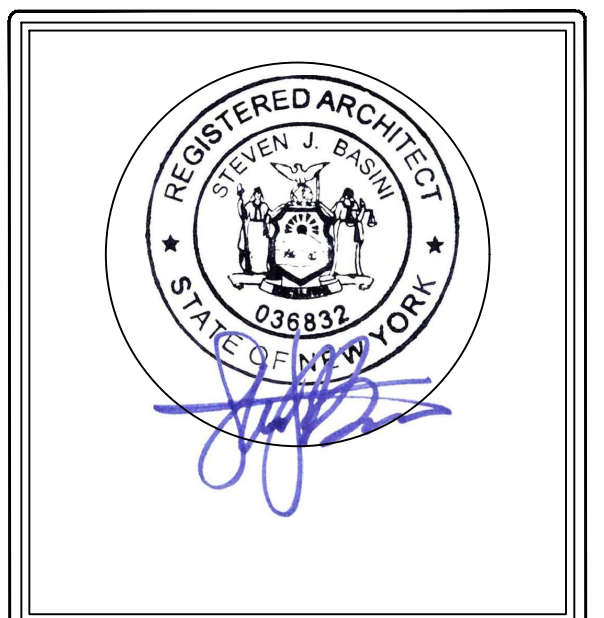
THIS PLAN IS NULL AND VOID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.

Drawn by: SJB
Checked by: SJB

Project #
Dwg. Date

Revisions

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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF N.Y.S.

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Cortlandt Manor, NY

Client:
HOWARD PEARLMAN

Project:
ACCESSORY APT. INTERIOR ALTERATION

385 Furnace Dock Road
Cortlandt Manor, NY 10567

Dwg. Name:
FLOOR PLANS
ZONING INFORMATION
SITE PLAN

Sheet #
A-100