

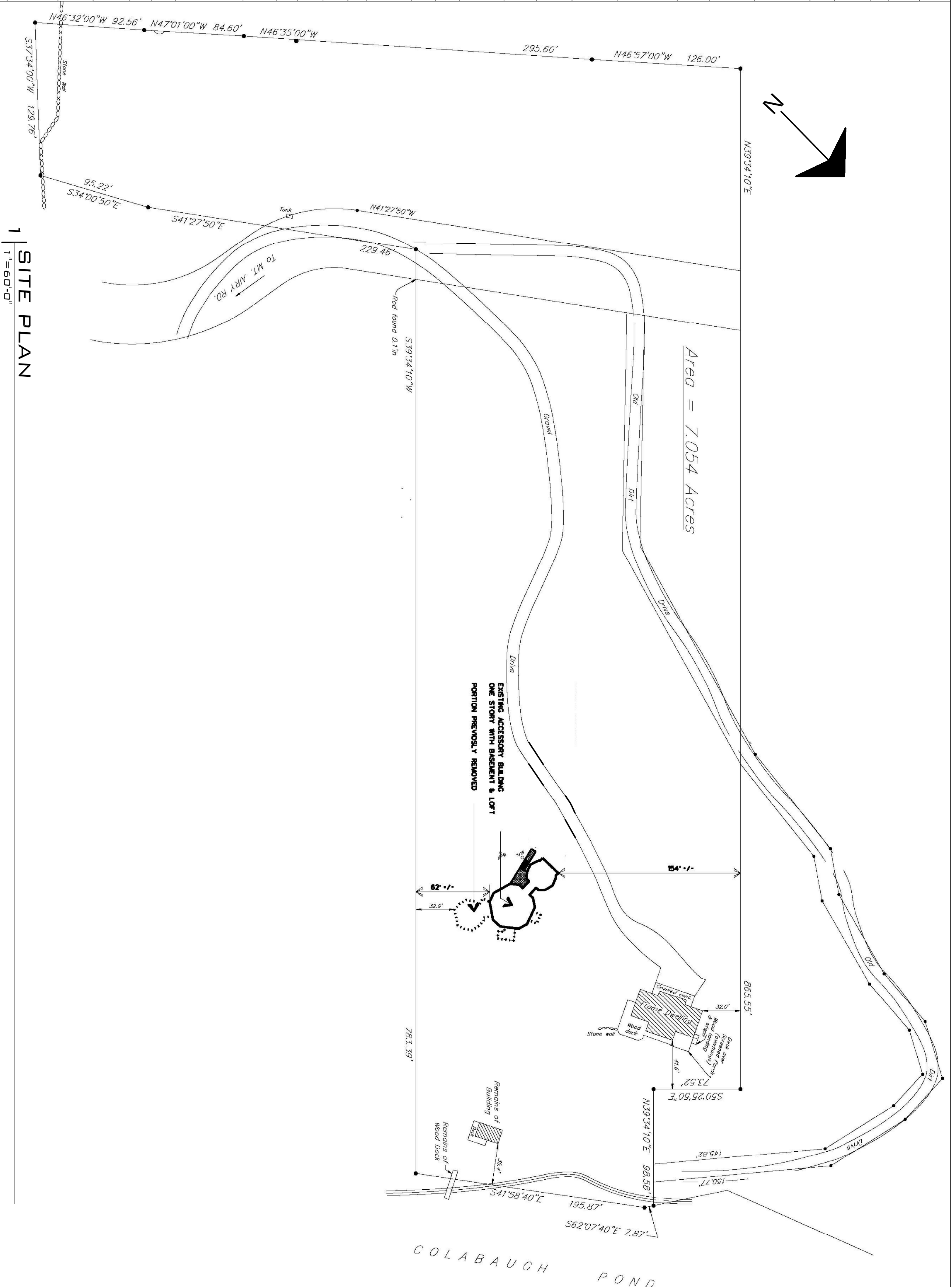
ZONING COMPLIANCE: SECTION 307.45

SECTION B

Standards and conditions.	Compliance
1) No more than one accessory apartment per lot may be permitted, nor shall the total number of dwelling units on any lot exceed two.	(1) Existing dwelling unit, (1) additional accessory dwelling unit proposed. (2) Total, Complies.
2) No accessory apartment may be permitted in a two-family dwelling.	N/A
3) No special permit for an accessory apartment within a single-family dwelling shall be issued unless there are no other units on the lot. A certificate of occupancy for the dwelling or unless no certificate of occupancy is required pursuant to Local Law No. 6-1992 of the Town of Cortlandt for such dwelling.	N/A
4) No special permit for an accessory apartment in an accessory building may be issued, except in R-80 and R-40 Districts where such accessory building existed prior to April 21, 1979. (April 21, 1979 is the date of Townwide aerial photography.)	N/A
5) The owner of the lot upon which the accessory apartment is located shall occupy one of the dwelling units on the premises as his principal residence.	Owner of the lot shall occupy one of the dwelling units as his principal residence. Complies.
6) The special permit shall be issued to the owner of the premises. The owner/applicant shall be required to file on the subject property a declaration of covenants at the Westchester County Clerk's office prior to the issuance of a special permit for an accessory apartment. This declaration shall be in favor of the Town of Cortlandt and shall state that:	Acknowledged
a) The special permit for an accessory apartment or any renewal of said special permit shall terminate upon the death of the owner or upon the transfer of title to said premises or upon the owner no longer occupying the premises as his principal residence.	Acknowledged
b) The new owner of the premises shall have to apply to the Zoning Board of Appeals for a special permit to continue the accessory apartment.	Acknowledged
7) Should there be a change in ownership or a change in the residence of the owner, the special permit use for the accessory apartment shall become null and void.	Acknowledged
8) Dimensional requirements. The following regulations shall apply:	
a) Accessory apartments within single-family dwellings:	
1) Minimum size of single-family dwelling: 1,600 square feet.	N/A
2) Minimum size of accessory apartment: 400 square feet.	N/A
3) Maximum size of accessory apartment: 25% of the habitable floor space of the principal dwelling or 600 square feet, whichever is less, unless in the opinion of the Zoning Board of Appeals a greater or lesser amount of floor area is warranted by the specific circumstances of the particular building.	N/A
b) Accessory apartments in accessory structures:	N/A
1) Minimum size of accessory building to be expanded for an accessory apartment: 200 square feet.	Square footage of 1557 sq ft exceeds minimum.
2) Minimum size of accessory apartment: 400 square feet.	Square footage of 1557 sq ft exceeds minimum.
3) Maximum size of accessory apartment: two bedrooms.	Maximum size of accessory apartment: 1 bedroom
4) Minimum side and rear yards as required for the principal dwelling, except that the Zoning Board of Appeals may vary front, rear and side yard requirements.	Side Yard required= 30'. Side yard provided =41.5' Rear Yard max required. Rear yard provided =41.5'
9) Exterior appearance. If an accessory apartment is located in the principal dwelling, the entry to such unit and its design shall be such that, to the degree reasonably feasible, the appearance of the building will remain as a single-family residence. In cases where alterations are to be made to accommodate the accessory apartment, elevation drawings may be required to be submitted with the application for a special permit.	N/A
10) Off-street parking. Off-street parking shall be provided in conformance with the requirements of Article VIII.	3 required, 6 provided
11) There shall be no opening of rooms in either the accessory apartment or in the principal dwelling.	Acknowledged
12) The accessory apartment shall meet the standards of the New York State Uniform Fire Prevention and Building Code for habitable space.	Acknowledged

ZONING COMPLIANCE: Residential District - R-80

Required	Minimum Lot Area (sq ft)	Minimum Lot Width (feet)	Maximum Height (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Floor Area (square feet)
Required	80,000	200	2 1/2 stories or 35 ft	50	30 max	30	307,098(0.98) = 29481
Actual	307,098 = 7.054 acres	274 +/-	2 stories	779 +/-	32	41.5	



1 | SITE PLAN
1" = 60'-0"

PROJECT
TODD YOUNG RESIDENCE
48 POND MEADOW ROAD
CROTON-ON-HUDSON, NY 10520

ARCHITECT
SSK ARCHITECTURE
376 FIFTH AVENUE, SUITE 204 NY, NY 10001
212-435-0158

SUBMISSIONS

ISSUE	REV NO	ISSUE DATE

PROJECT
TODD YOUNG RESIDENCE
48 POND MEADOW ROAD
CROTON-ON-HUDSON, NY 10520

DWG TITLE
SITE PLAN

SCALE & SIGNATURE

ISSUE DATE:	02/17/2019
PROJECT NO.:	1902.01
DRAWN BY:	JM
CHECKED BY:	JM
SCALE:	AS NOTED
DWG NO.:	

A.100

DWG FILE