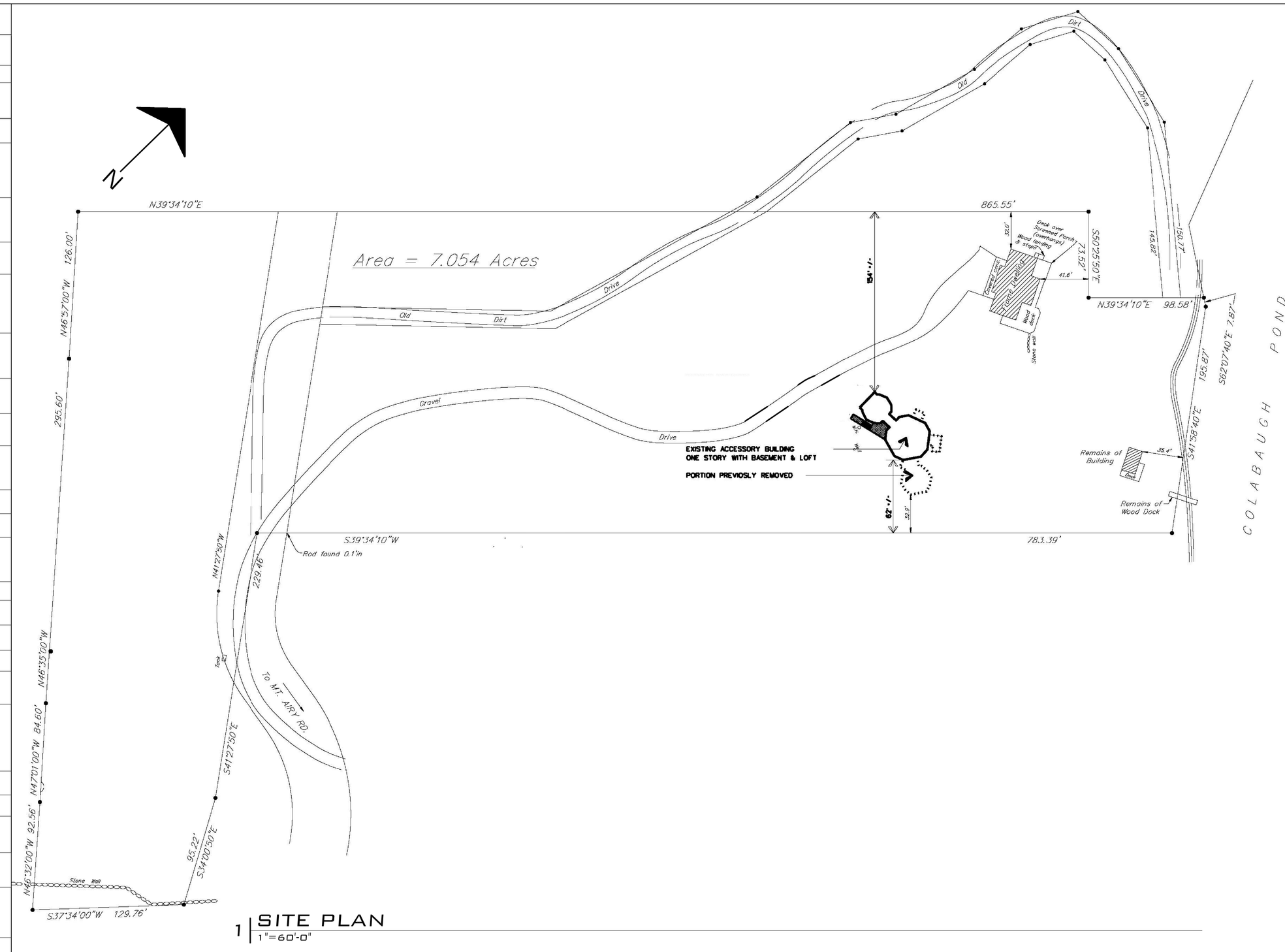
## ZONING COMPLIANCE: SECTION 307-45

| 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 three years have elapsed from the date of issuance of 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 Town-wide 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 = 32' Rear Yard max required. Rear yard provided =41.6' |
| 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 renting 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

| | Minimum Lot Area (sq ft) | Minimum Lot Width (feet) | Maximum Height | Minimum Yard | | | Maximum Building Floor Area (square feet) |
|---|---|---|---|---|---|---|---|
| | | | | Front (feet) | Side (feet) | Rear (feet) | |
| Required | 80,000 | 200 | 2½ stories or 35 ft | 50 | 30 max | 30 | 307098(.096)= 29481 |
| Actual | 307,098 =7.054 acres | 274 +/- | 2 stories | 779+/- | 32 | 41.6 | |
| | | | | | | | |




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

PROJECT 1803.01
**TODD YOUNG RESIDENCE**
48 POND MEADOW ROAD
CROTON-ON-HUDSON, NY 10520

ARCHITECT
**SSK ARCHITECTURE**
276 FIFTH AVENUE, SUITE 204 NY, NY 10001
646.435.0158

SUBMISSIONS

| ISSUE | REV NO | ISSUE DATE |
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PROJECT
**TODD YOUNG RESIDENCE**
48 POND MEADOW ROAD
CROTON-ON-HUDSON, NY 10520

DWG TITLE
**SITE PLAN**

SEAL & SIGNATURE

| | |
|---|---|
| ISSUE DATE: | 02/17/2019 |
| PROJECT NO. | 1902.01 |
| DRAWN BY: | JM |
| CHECKED BY: | JM |
| SCALE: | AS NOTED |
| DWG. NO. | **A.100** |
| CAD FILE | |