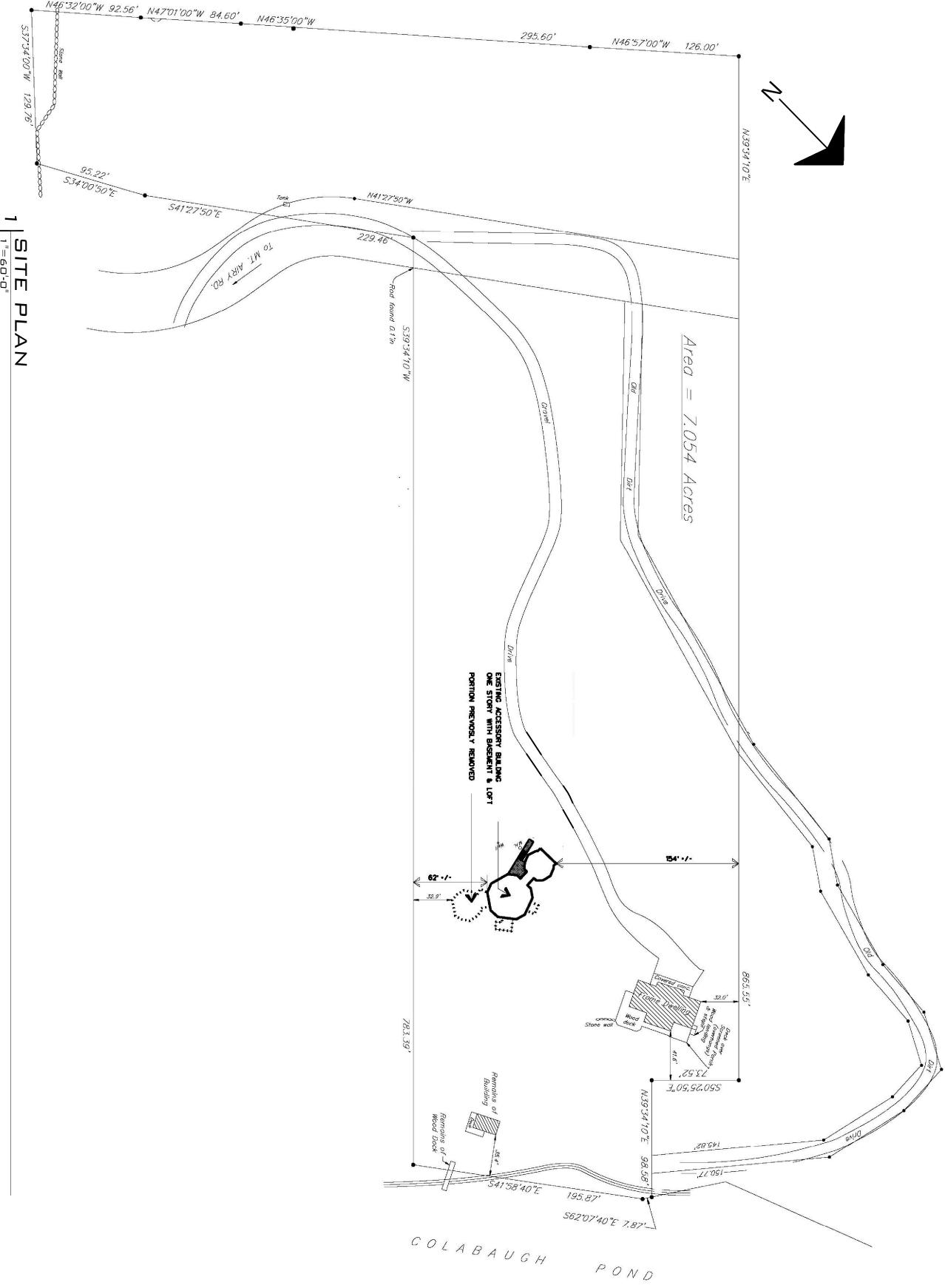
307,098 =7.054	80,000	Minimum Lot Area (sq ft)	ZONING CON	The &	\vdash	10)	9)	4)	3	ව	1	b)	3)	2)	1)	a)	8	7]	b)	a	6)	<u>5</u>	4	<u> </u>	ව		
,098 =7	80,000	Minir Lot A	_	ng Coo	There shall be no	Off-street pa	Exterior appearance unit and its design s will remain as a sing the accessory apart for a special permit.			Minimum siz		Accessory a		Minimum siz		Accessory a	Dimensional	Should there special perm	The new ow special perm	The special terminate u	The special shall be requested County Clert This declara	The owner cone of the d	No special p issued, exce prior to April	No special p issued unles occupancy f to Local Law	No accessor	No more than	Standards :
%		imum Area ft)	COMPLIANCE: I	The accessory apartment shall meet the standards of the New Building Code for habitable space.	be no renting of rooms	Off-street parking. Off-street parking	earance. If an accelesign shall be sucles a single-family renamed a sample-family renamed apartment, elevations.	le and rear yards: a y vary front, rear a	Maximum size of accessory apartment: two bedrooms	2) Minimum size of accessory apartment: 400 square feet.	Minimum size of accessory building to be expanded for	Accessory apartments in accessory structures:	ze of accessory ap re feet, whichever i ount of floor area i	Minimum size of accessory apartment: 400 square feet.	Minimum size of single-family dwelling: 1,600 square feet.	Accessory apartments within single-family dwellings:	Dimensional requirements. The following regulations shall apply:	Should there be a change in ownership or a change in the residence of the special permit use for the accessory apartment shall become null and void	The new owner of the premises shall have to apply to the Zoning Board of Appeals special permit to continue the accessory apartment.	permit for an acces pon the death of the longer occupying	special permit shall be issued to the owner of the premises I be required to file on the subject property a declaration of nty Clerk's office prior to the issuance of a special permit for declaration shall be in favor of the Town of Cortlandt and s	of the lot upon whice welling units on the	ermit for an access pt in R-80 and R-4 21, 1979. (April 21	ermit for an access three years have or the dwelling or united No. 6-1992 of the	accessory apartment may be permitted in	e than one accessory apartment per lot may of dwelling units on any lot exceed two.	and conditions.
l acres			Residential	meet the standard	oms in either the accessory	ırking shall be provided in	ssory apartment in that, to the degrees idence. In cases ation drawings may	as required for the nd side yard requir	artment: two bedro	artment: 400 squar	lding to be expand	ssory structures:	artment: 25% of th s less, unless in th s warranted by the	artment: 400 squar	lwelling: 1,600 squ	ingle-family dwellir	following regulation	vnership or a chan ssory apartment sl	s shall have to app accessory apartme	ssory apartment or ne owner or upon t y the premises as l	ued to the owner o subject property a ce issuance of a sport of the Town of C	h the accessory appremises as his p	sory apartment in a 0 Districts where s	sory apartment with elapsed from the inless no certificate. Town of Cortlandt	B	partment per lot my lot exceed two.	
274 +/-	200	Minimum Lot Width (feet)	District -		cessory apartme	ided in conforma	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.	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.		e feet.	ed for an accessory apartment: 200 square feet.		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.	e feet.	are feet.	ngs:	ons shall apply:	nge in the residen	nt. ae in the residen	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.	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:	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.	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.)	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.	two-family dwelling.	ay be permitted, nor shall the total	
0 0	2½ stories or 35 ft	Maximum Height	R-80	York State Uniform Fire Pr	apartment or in the principal dv	conformance with the requirements												nce of the owner, the and void .	Board of Appeals for a								
779+/-	50	Mir Front (feet)		Prevention and	dwelling.	nts of Article							welling s a greate building.														
30 max 32	30 max	Minimum Yard nt Side I t) (feet)				Sie VIII .							7														
41.6	30	nd Rear (feet)		Ackr	Ackr	3 re	N/A	Side \ Rear	Max	Square	Square	N/A	N/A	N/A	NA			Ackr	Ack	Ackı	Ackı	Owr	N/A	N/A	N/A	(1) E. dwell	
307098[.096]= 29481	307098(.096)= 29481	Maximum Building Floor Area (square feet)	Acknowledged	Acknowledged	required, 6 provided		Yard required= 30'. Side yard provided = 32' Yard max required. Rear yard provided =41.6'	Maximum size of accessory apartment: 1 bedroom	are footage of 1557 sq ft exceeds minimum.	are footage of 1557 sq ft exceeds minimum.							Acknowledged	Acknowledged	Acknowledged	Acknowledged	Owner of the lot shall occupy one of the dwelling units as his principal residence. Complies.				 Existing dwelling unit, (1) additional accessory dwelling unit proposed. (2) Total, Complies. 	Compliance	



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

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

SUBMISSIONS

TODD YOUNG RESIDENCE

48 POND MEADOW ROAD

CROTON-ON-HUDSON, NY 10520

SITE PLAN

1902.01 NM NM

A.100