

PROPOSED PLOT PLAN

NOTES:

- I. ALL SURVEY AND TOPOGRAPHIC INFORMATION, SITE ENGINEERING AND DRAINAGE PROVIDED BY:
 - BADEY & WATSON SURVEY & ENGINEERING, PC 3063 Route 9, Cold Spring, New York 10516 PLEASE REFER TO SITE PLAN FOR ALL ADDITIONAL INFORMATION
- 2. ALL SEPTIC INFORMATION PROVIDED BY:
 PRECISION EXCAVATING INC., Garrison, NY 10524
 Westchester County License: Home Improvement #WC-12054-HO1, Septic #68
- 3. LOCATIONS OF ALL EXISTING AND PROPOSED FEATURES ARE APPROXIMATE AND ARE TO BE VERIFIED ON SITE BY CONTRACTOR.

OWNER INFORMATION [BASIC DATA]

KEITH + KIMBERLY KOSKI 2025 MAPLE AVENUE CORTLANDT MANOR, NY 10567

MUNICIPALITY: TOWN OF CORTLANDT
TAX MAP DESIGNATION: 33.19-1-6
ZONING DISTRICT: R-40
PROPOSED USE: SINGLE FAMILY

Carol Kurth Architecture P.C

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TOWN OF CORTLANDT ZONING REQUIREMENTS

TO A MAXIMUM OF 600 SF

| | | REQUIRED/ALLOWABLE | EXISTING | PROPOSED | VARIANCE REQ'D |
|---|----------|------------------------|-----------------------|--------------------|-------------------|
| LOT AREA: | | 40,000 SQ.FT. | 40,000 SF | 40,000 SF | |
| MAX. BUILDING COVERAGE (% OF LOT | (AREA) | | | | |
| DWELLING USE | | 5,300 SF | 915 SF +/- | 915 +/- SF | |
| NON DWELLING USE | | 5,300 SF | 2,206 SF +/- | 947 +/- SF | |
| MIN. LANDSCAPE COVERAGE (% OF L | OT AREA) | | | | |
| DWELLING USE | | 24,000 SF | 915 SF +/- | 915 +/- SF | |
| NON DWELLING USE | | 20,000 SF | 12,270 SF +/- | 11,486 +/- SF | |
| MAX BUILDING FLOOR AREAS | | 5,300 SF | 2,495 SF +/- [EX.HO | USE] _2,495 +/- SF | |
| ACCESSORY BUILDINGS | | | - | | - |
| 50% OF MAIN HOUSE SQUARE FOOTAG | 9E: | MAIN HOUSE: 2495 SQ.FT | Г. [*50% = 1,247.5 SQ | .FT] | |
| ALLOMABLE SQ.FT. | | 1,247.5 SF | 2,256 SF +/- | 1,742 +/- SF | YES [495 SF |
| POOL + HOT TUB | 347 SF | | 347 SF +/- | 347 SF | |
| SHED | 125 SF | | 125 SF +/- | 125 SF | |
| REMOVE SHED | -102 SF | | 102 SF +/- | | |
| REMOVE METAL FRAME STORAGE TENT AND STORAGE CONTAINER | -907 SF | | 907 SF +/- | | |
| EXISTING GARAGE | 550 SF | | 550 SF | 550 SF | |
| PROPOSED GARAGE | 720 SF | | | 720 SF | |
| FRONT YARD | | NOT PERMITTED | NOT PERMITTED | NOT PERMITTED | |
| HEIGHT | | 10' AND 4' | | 10' AND 4' | |
| MAX AREA | | 1,247.5 SF | 2,256 SF +/- | 1247 +/- SF | |
| SIDE YARD | | 6' | 6'-10" / 37'-9" +/- | 19'-8" / 34'-7"+/- | |
| REAR YARD | | 6' | 50'-2" +/- | 79'-0" +/- | |
| ACCESSORY APARTMENT | | | N/A | N/A | |
| ALLOWABLE SF*** | | | N/A | N/A | |
| 25% OF PRIMARY STRUCTURE | | | N/A | N/A | |

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UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THESE PLANS IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW

PROJECT TEAM

- Carol J. Weiseman Kurth, FAIA, Allied ASID, LEED AP Christine R. Lent, AIA
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PROJECT LOCATION

2025 MAPLE AVENUE CORTLANDT MANOR, NY

RENOVATION TO THE KOSKI RESIDENCE



N/A

DATE: 08.18.2021 [PERMIT SET] 09.26.2022 [REV.I] 11.14.2022 [REV.2] 1.12.2023 [FOR VARIANCE]

DWG NAME

SP=|OO|

CAD FILE No: