



ZARIN &
STEINMETZ

April 6, 2015

Via Hand Delivery

Hon. Brian Smith, Mayor
and Members of the Board of Trustees
Village of Irvington
85 Main Street
Irvington, New York 10533

David J. Cooper
Jody T. Cross ●
Marsha Rubin Goldstein
Jeremy E. Kozin
Helen Collier Mauch ▲
Matthew R. Pisciotta
Daniel M. Richmond
Brad K. Schwartz
Lisa F. Smith ●
David S. Steinmetz ■
Krista E. Yacovone
Michael D. Zarin

■ Also admitted in D.C.
● Also admitted in CT
▲ Also admitted in NJ

**Re: Petition of DeNardo Capital Corp.
Clarifications to MF District Regulations**

Dear Mayor Smith and Village Trustees:

As you know, this firm represents DeNardo Capital Corporation (“Petitioner”), in connection with its Petition for a zoning text amendment to clarify certain aspects of the Village’s MF District Regulations.

At the request of your Board’s professional consultants, Petitioner is submitting the enclosed analysis of the “full build out” potential on those properties in the MF District where the existing building coverage is below 30% (“Qualifying Properties”). The Qualifying Properties were selected because they are the only sites which could theoretically be redeveloped with additional building coverage should the Proposed Text Amendment be adopted. Initially, Petitioner and its development team determined the site capacity of the Qualifying Properties using the Village’s Resource Protection Ordinance. Applying this density control, Petitioner’s team then prepared conceptual townhouse layouts to illustrate the potential size and location of each development. These conceptual layouts comply with the requirements of the Proposed Zoning Text Amendment, as well as all applicable buffer and setback regulations in the existing Zoning Code.

This analysis demonstrates that the majority of the Qualifying Properties are currently developed well beyond the allowable densities under the Resource Protection Ordinance. Therefore, adopting the proposed Zoning Text Amendment would not lead to significant additional development potential on these Properties.

The only site that could gain potential residential density is 30 South Broadway (the “FEE” property, currently owned by Petitioner), and the directly adjacent lot at 40 South Broadway (currently under contract for sale to Petitioner). As we have explained, Petitioner is

not ultimately seeking to develop this site with more units than site capacity would allow, but is seeking to develop a contemporary and more attractive townhouse layout. Redevelopment of this site would replace the existing educational/office use with an approximately thirty (30) unit attached multifamily townhouse development under the proposed Zoning Text Amendment. As illustrated in the attached conceptual site layout plan, an attractive, functional and environmentally sensitive layout can be designed and implemented. Any redevelopment of this site would be far less dense than the existing multifamily developments in the MF District. A substantial portion of the property would also be preserved as open space and buffer area. Such redevelopment would not change the existing pattern of development in the MF District.

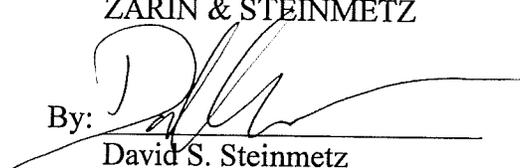
Petitioner respectfully submits, therefore, that enacting the proposed Zoning Text Amendment would not result in any potentially significant adverse environmental impacts.

We look forward to appearing before your Board on April 15th to review the enclosed materials, and to continue the review of this Petition. If you have any questions or require any further information before this meeting, please do not hesitate to contact us.

Respectfully Submitted,

ZARIN & STEINMETZ

By:


David S. Steinmetz

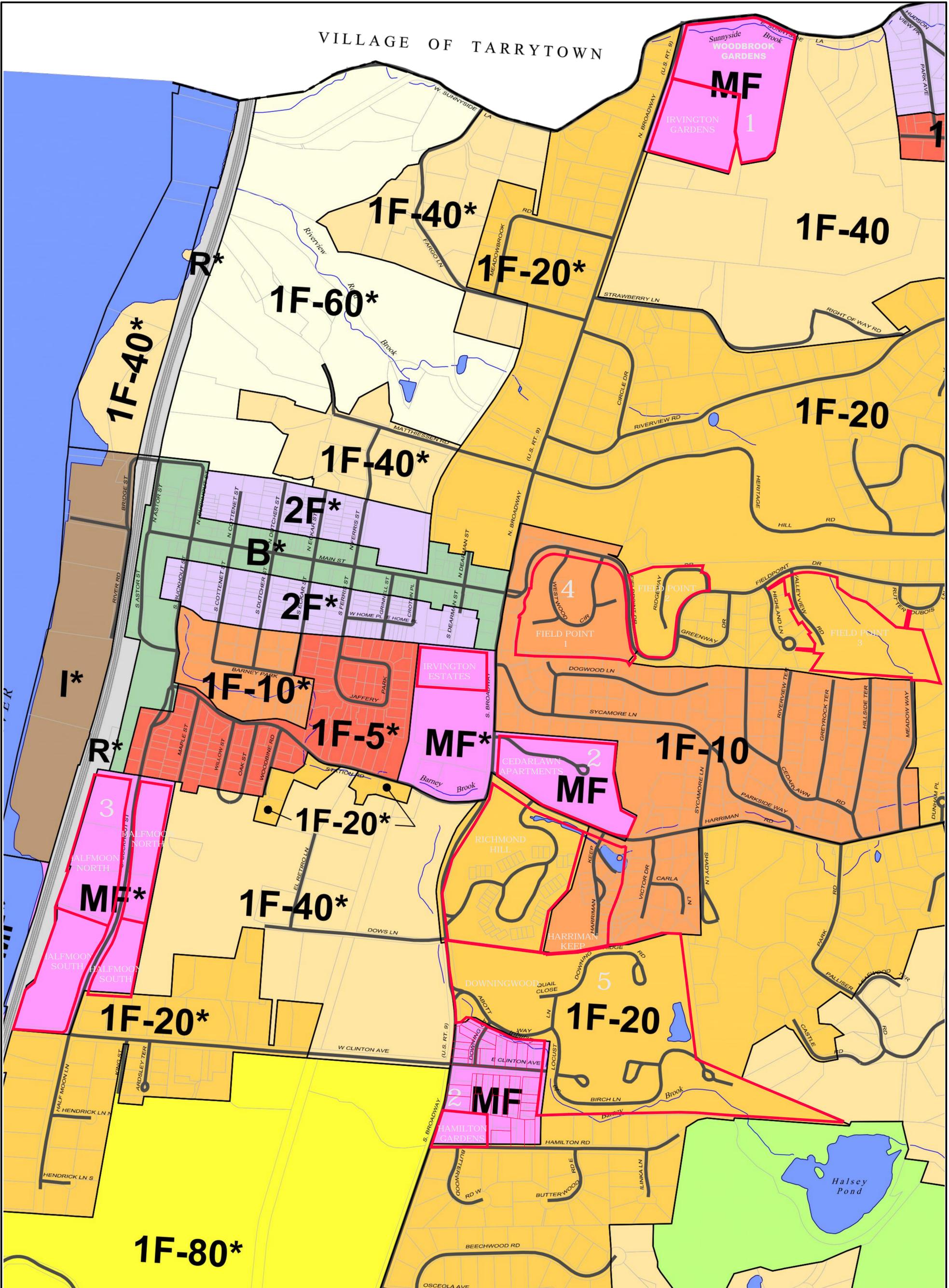
David J. Cooper

Encs.

cc:

DeNardo Capital Corporation
John Meyer Consulting, PC
Marianne Stecich, Esq.
Graham L. Trelstad, AICP
Larry Schopfer

VILLAGE OF TARRYTOWN



EX-A

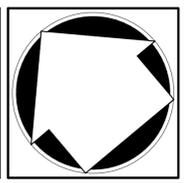
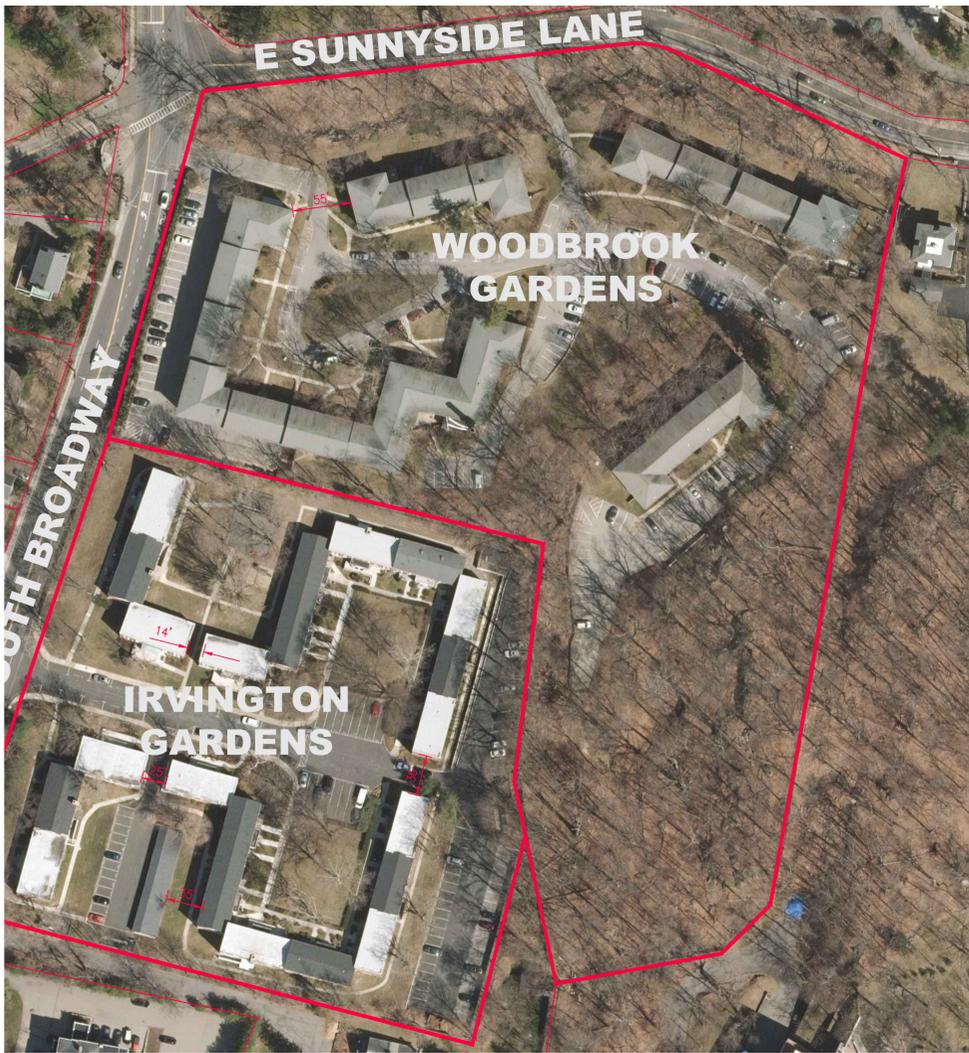


EXHIBIT A
ZONING MAP
MULTIFAMILY DEVELOPMENT
30 SOUTH BROADWAY
IRVINGTON, NEW YORK

JMC
JOHN MEYER CONSULTING, PC
120 Bedford Road
Armonk, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.johnmeyerconsulting.com

Applicant:
DENARDO CAPITAL CORP.
83 HARRIMAN ROAD
IRVINGTON, NEW YORK, 10533



COVERAGE CALCULATION	
PROJECT: WOODBROOK GARDENS ZONING DISTRICT: MULTIFAMILY (MF)	
DESCRIPTION	AREA (S.F.)
BUILDING	47,074
SIDEWALKS	6,100
PARKING SPACES	23,328
TOTAL COVERAGE	76,502
SITE AREA = 378,698 S.F. (8.69 ACRES) 76,502 / 378,698 S.F. = 20.2 % COVERAGE	

WOODBROOK GARDENS



COVERAGE CALCULATION	
PROJECT: IRVINGTON GARDENS ZONING DISTRICT: MULTIFAMILY (MF)	
DESCRIPTION	AREA (S.F.)
BUILDING	41,904
SIDEWALKS	17,324
PARKING SPACES	10,530
RESIDENTIAL PATIO	2,150
TOTAL COVERAGE	71,908
SITE AREA = 221,134 S.F. (5.08 ACRES) 71,908 / 221,134 S.F. = 32.5 % COVERAGE	

IRVINGTON GARDENS

EX-B

Drawn: JE
 Scale: NTS
 Date: 03/20/2015
 Project No: 14059
 Photocopy: Table
 Checked: RB
 Approved: RB

EXHIBIT B
EXISTING CONDITIONS
COVERAGE CALCULATIONS
MULTIFAMILY DEVELOPMENT
 30 SOUTH BROADWAY
 IRVINGTON, NEW YORK

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Applicant:
DENARDO CAPITAL CORP.
 83 HARRIMAN ROAD
 IRVINGTON, NEW YORK, 10533



COVERAGE CALCULATION	
PROJECT: IRVINGTON ESTATES ZONING DISTRICT: MULTI-FAMILY RESIDENCE (MF)	
DESCRIPTION	AREA (S.F.)
BUILDING	20,124
SIDEWALKS	5,790
PARKING SPACES	10,872
BASKETBALL COURT	1,815
TOTAL COVERAGE	38,601
SITE AREA = 98,010 S.F. (2.25 ACRES) 38,601 / 98,010 S.F. = 39.4 % COVERAGE	

IRVINGTON ESTATES



COVERAGE CALCULATION	
PROJECT: CEDARLAWN APARTMENTS ZONING DISTRICT: MULTIFAMILY (MF)	
DESCRIPTION	AREA (S.F.)
BUILDING	45,349
SIDEWALKS	6,804
PARKING SPACES	19,116
TOTAL COVERAGE	71,269
SITE AREA = 315,391 S.F. (7.24 ACRES) 71,269 / 315,391 S.F. = 22.6 % COVERAGE	

CEDARLAWN APARTMENTS



COVERAGE CALCULATION	
PROJECT: HAMILTON GARDENS ZONING DISTRICT: MULTIFAMILY (MF)	
DESCRIPTION	AREA (S.F.)
BUILDING	15,437
SIDEWALKS	3,816
PARKING SPACES	5,670
TOTAL COVERAGE	24,923
SITE AREA = 65,524 S.F. (1.50 ACRES) 24,923 / 65,524 S.F. = 38.0 % COVERAGE	

HAMILTON GARDENS

EX-C

PHOTOGRAPHY: T. B. L. L. S. S. P. E. R. T. S. I. N. G. I. N. C.

DATE: 03/20/2015

PROJECT NO: 14059

SCALE: NTS

DATE: 03/20/2015

APPROVED: RB

DESIGNED: JE

EXHIBIT C
EXISTING CONDITIONS
COVERAGE CALCULATIONS

MULTIFAMILY DEVELOPMENT

30 SOUTH BROADWAY
IRVINGTON, NEW YORK

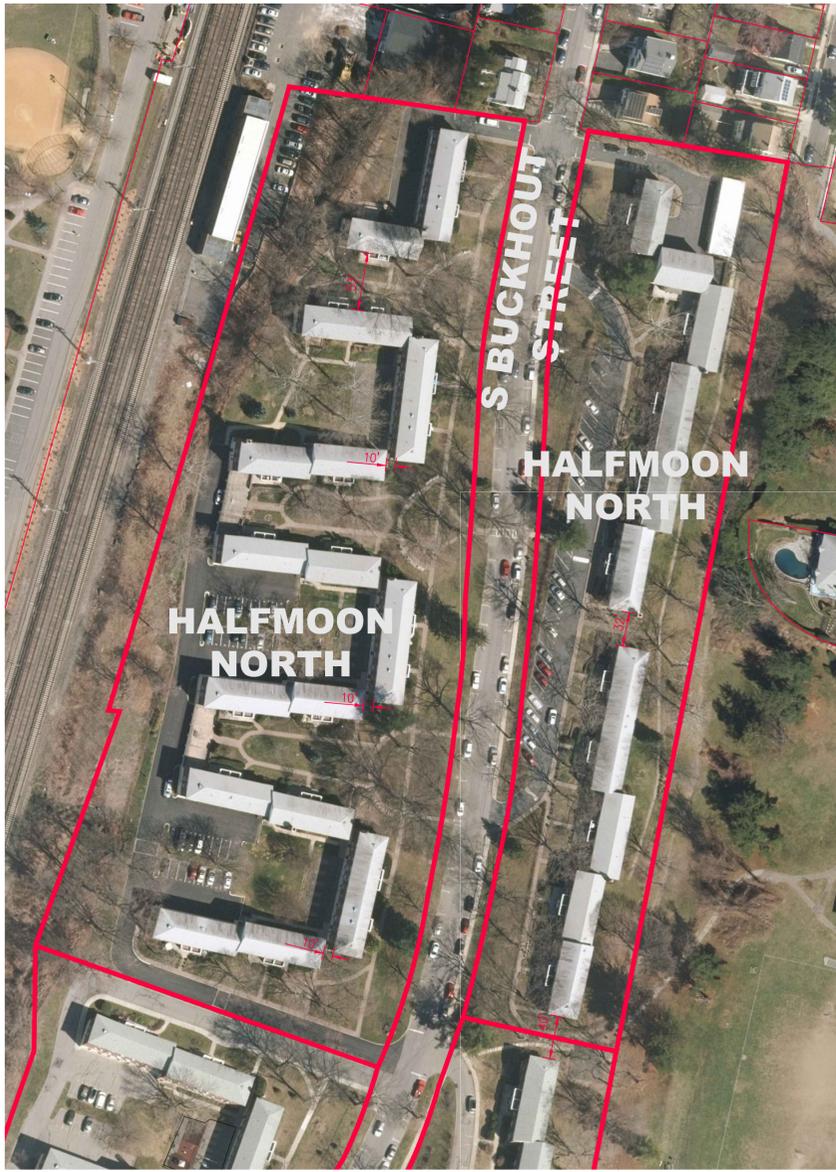
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Applicant:

DENARDO CAPITAL CORP.

83 HARRIMAN ROAD
IRVINGTON, NEW YORK, 10533



COVERAGE CALCULATION	
PROJECT: HALFMOON NORTH ZONING DISTRICT: MULTIFAMILY (MF)	
DESCRIPTION	AREA (S.F.)
BUILDING	68,630
SIDEWALKS	14,536
PARKING SPACES	11,988
RESIDENTIAL PATIO	8,793
TOTAL COVERAGE	103,947
SITE AREA = 389,885 S.F. (8.95 ACRES) 103,947 / 389,885 S.F. = 26.7 % COVERAGE	

HALFMOON NORTH



COVERAGE CALCULATION	
PROJECT: HALFMOON SOUTH ZONING DISTRICT: MULTIFAMILY (MF)	
DESCRIPTION	AREA (S.F.)
BUILDING	57,421
SIDEWALKS	15,372
PARKING SPACES	8,424
RESIDENTIAL PATIO	9,226
TOTAL COVERAGE	90,443
SITE AREA = 316,548 S.F. (7.26 ACRES) 90,443 / 316,548 S.F. = 28.6 % COVERAGE	

HALFMOON SOUTH

EX-D

Drawn: JE Approved: RR
Scale: NTS
Date: 03/30/2015
Project No: 14059
Photographer: TAB Lab
Drawing No: 5287142

EXHIBIT D
EXISTING CONDITIONS
COVERAGE CALCULATIONS

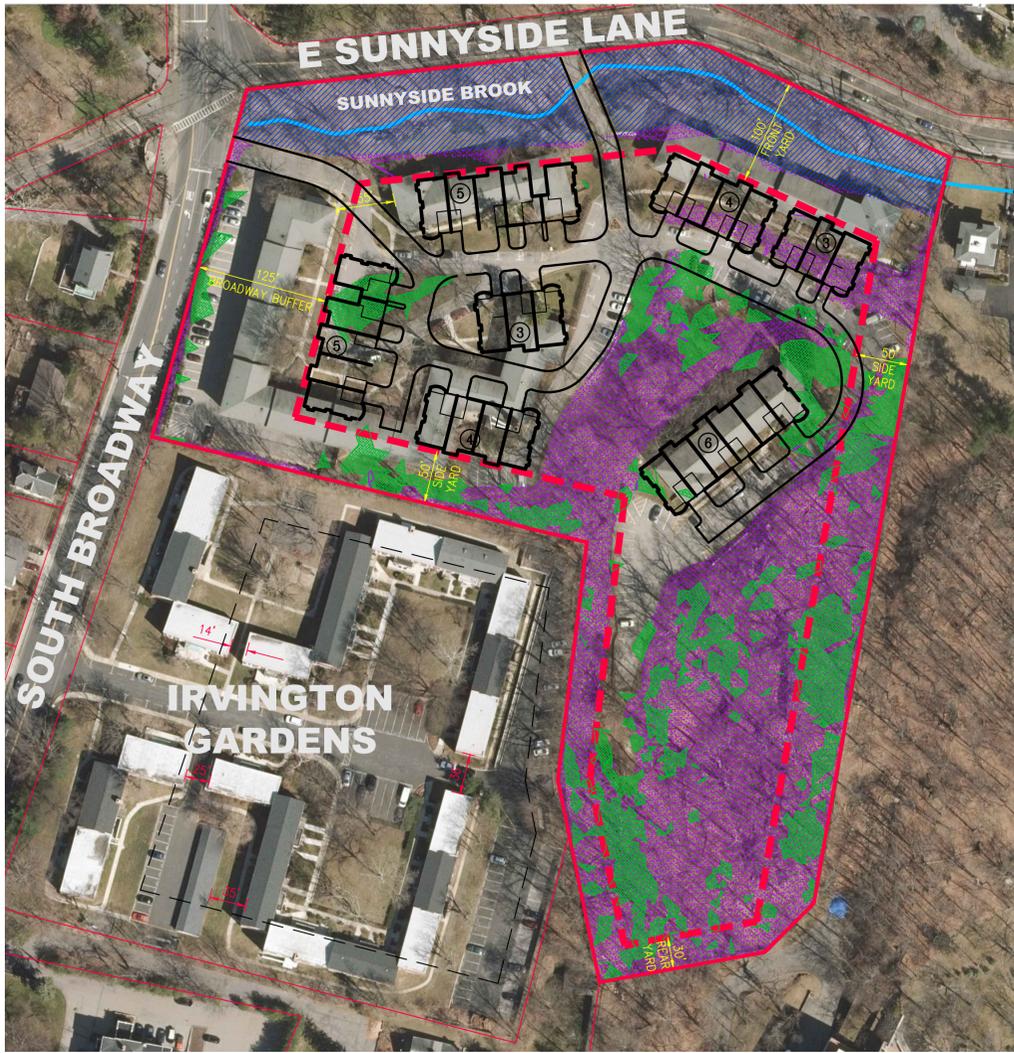
MULTIFAMILY DEVELOPMENT

30 SOUTH BROADWAY
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WOODBROOK GARDENS

EXISTING UNIT COUNT = 120 UNITS
 POTENTIAL REDEVELOPMENT UNIT COUNT = 30 UNITS
 PERMITTED UNIT COUNT = 45 UNITS

EXISTING CONDITIONS COVERAGE CALCULATION	
PROJECT: WOODBROOK GARDENS ZONING DISTRICT: MULTIFAMILY (MF)	
DESCRIPTION	AREA (S.F.)
BUILDING	47,074
SIDEWALKS	6,100
PARKING SPACES	23,328
TOTAL COVERAGE	76,502
SITE AREA = 378,698 S.F. (8.69 ACRES)	
76,502 / 378,698 S.F. = 20.2 % COVERAGE	

POTENTIAL REDEVELOPMENT COVERAGE CALCULATION	
PROJECT: WOODBROOK GARDENS ZONING DISTRICT: MULTIFAMILY (MF)	
DESCRIPTION	AREA (S.F.)
BUILDING	45,060
SIDEWALKS	4,506 ⁽¹⁾
PARKING SPACES	6,460
TOTAL COVERAGE	56,026
SITE AREA = 378,698 S.F. (8.69 ACRES)	
56,026 / 378,698 S.F. = 14.8 % COVERAGE	

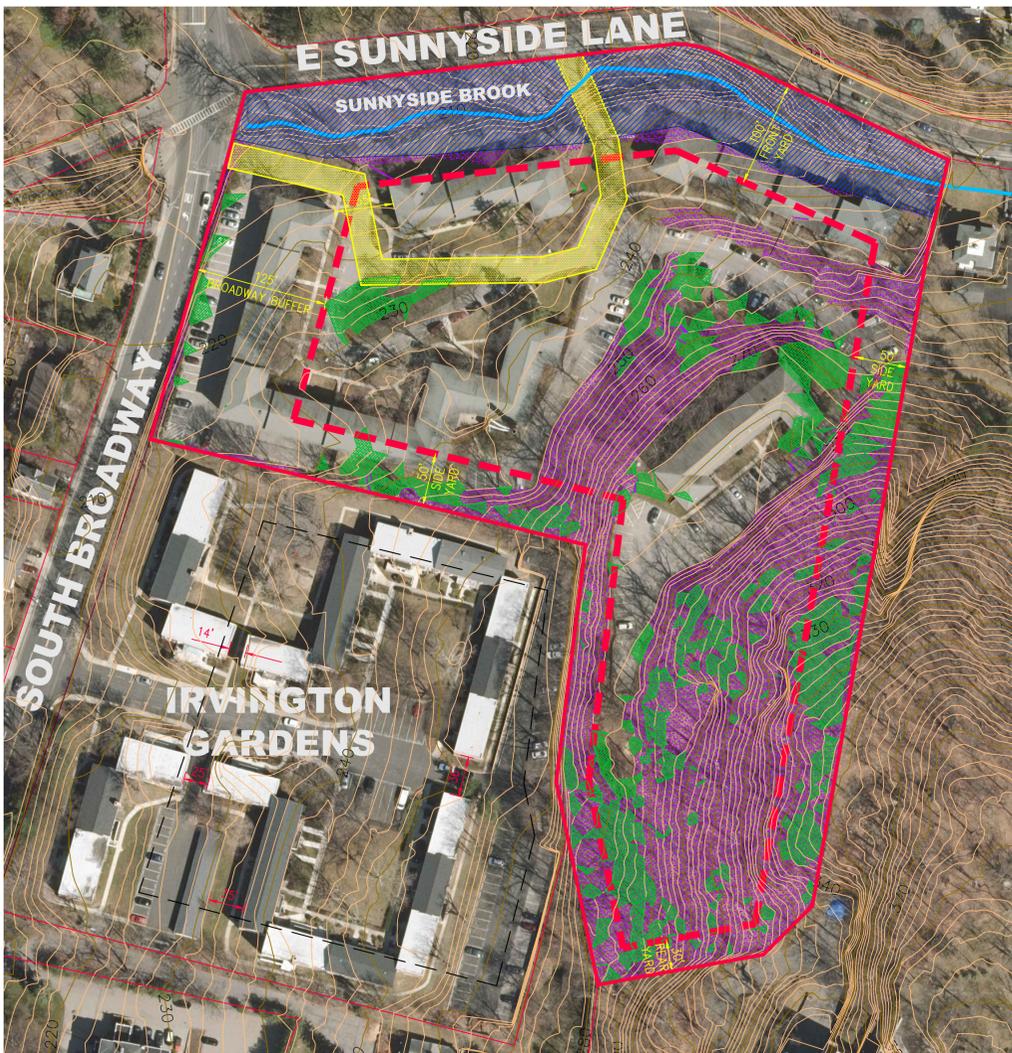
1. SIDEWALKS AREA HAS BEEN ESTIMATED AT 10% OF THE BUILDING AREA.

DETERMINATION OF SITE CAPACITY CALCULATION	
CALCULATION OF BASE SITE AREA	
A. GROSS SITE AREA	378,698 SF
B. SUBTRACT LAND CONSTITUTING EXISTING ROADS AND WITHIN ULTIMATE RIGHTS-OF-WAY OF EXISTING ROADS WHICH ARE TO REMAIN FOLLOWING DEVELOPMENT AND EASEMENTS OF ACCESS	0 SF
C. SUBTRACT LAND WHICH, IN A PREVIOUSLY APPROVED SUBDIVISION ENCOMPASSING THE SAME LAND, AS ALL OR PART OF THE SAME PARCEL, WAS RESERVED FOR RESOURCE (E.G., WETLANDS) OR RECREATION REASONS	0 SF
D. SUBTRACT LAND ON WHICH ROADS [OTHER THAN DRIVEWAYS IN RESIDENTIAL DISTRICTS SERVING NO MORE THAN 3 SINGLE-FAMILY RESIDENCES] ARE TO BE BUILT AS PART OF THE DEVELOPMENT OF THE SITE	14,623 SF
E. EQUAL BASE SITE AREA	364,075 SF (8.36 ACRES)

CALCULATION OF RESOURCE PROTECTION LAND				
RESOURCES	RATIO	AREA IN RESOURCE (SF)	=	RESOURCE PROTECTION LAND (SF)
LAKES, PONDS, WATERCOURSES	1.00 X	0	=	0 SF
HUDSON RIVER LAND	1.00 X	0	=	0 SF
WATERSHED	1.00 X	0	=	0 SF
WETLANDS	1.00 X	0	=	0 SF
FLOODPLAINS	1.00 X	31,050	=	31,050 SF
>25% SLOPES	0.75 X	65,842	=	49,382 SF
15-25% SLOPES	0.50 X	110,253	=	55,127 SF
LAND WITH UNUSUAL GEOLOGICAL FEATURES WHICH THE PLANNING BOARD DETERMINES TO BE WORTHY OF PRESERVATION (E.G., ROCKFALL, PROMONTORIES, ETC.)	0.75 X	0	=	0 SF
TOTAL LAND IN RESOURCE		207,145 SF		
RESOURCE PROTECTION LAND				135,559 SF

NET BUILDABLE SITE AREA	
BASE SITE AREA =	364,075 SF
RESOURCE PROTECTION LAND =	135,559 SF
LAND TO BE DEDICATED OR RESERVED PURSUANT TO CHAPTER 188-20 =	0 SF
NET BUILDABLE SITE AREA =	228,516 SF

DETERMINATION OF SITE CAPACITY	
NET BUILDABLE SITE AREA / DENSITY FACTOR = SITE CAPACITY	
228,516 S.F. / 5,000 = 45.7 UNITS	
45 UNITS PERMITTED	120 UNITS EXIST



WOODBROOK GARDENS

EXHIBIT E
WOODBROOK GARDENS
CALCULATIONS
 MULTIFAMILY DEVELOPMENT
 30 SOUTH BROADWAY
 IRVINGTON, NEW YORK

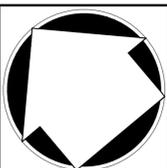


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 IRVINGTON, NEW YORK, 10533

EX-E

Drawn: JE Approved: RR
 Scale: NTS
 Date: 03/30/2015
 Project No: 14059
 PHOTOS: TML:ub
 Drawing No: 52871ar





CEDARLAWN APARTMENTS
 EXISTING UNIT COUNT = 90 UNITS
 POTENTIAL REDEVELOPMENT UNIT COUNT = 35 UNITS
 PERMITTED UNIT COUNT = 45 UNITS



CEDARLAWN APARTMENTS

EXISTING CONDITIONS COVERAGE CALCULATION

PROJECT: CEDARLAWN APARTMENTS ZONING DISTRICT: MULTIFAMILY (MF)	
DESCRIPTION	AREA (S.F.)
BUILDING	45,349
SIDEWALKS	6,804
PARKING SPACES	19,116
TOTAL COVERAGE	71,269
SITE AREA = 315,391 S.F. (7.24 ACRES)	
71,269 / 315,391 S.F. = 22.6 % COVERAGE	

POTENTIAL REDEVELOPMENT COVERAGE CALCULATION

PROJECT: CEDARLAWN APARTMENTS ZONING DISTRICT: MULTIFAMILY (MF)	
DESCRIPTION	AREA (S.F.)
BUILDING	52,302
SIDEWALKS	5,231 ⁽¹⁾
PARKING SPACES	8,170
TOTAL COVERAGE	65,703
SITE AREA = 315,391 S.F. (7.24 ACRES)	
65,703 / 315,391 S.F. = 20.8 % COVERAGE	

1. SIDEWALKS AREA HAS BEEN ESTIMATED AT 10% OF THE BUILDING AREA.

DETERMINATION OF SITE CAPACITY CALCULATION

CALCULATION OF BASE SITE AREA

A. GROSS SITE AREA	315,391 SF
B. SUBTRACT LAND CONSTITUTING EXISTING ROADS AND WITHIN ULTIMATE RIGHTS-OF-WAY OF EXISTING ROADS WHICH ARE TO REMAIN FOLLOWING DEVELOPMENT AND EASEMENTS OF ACCESS	0 SF
C. SUBTRACT LAND WHICH, IN A PREVIOUSLY APPROVED SUBDIVISION ENCOMPASSING THE SAME LAND, AS ALL OR PART OF THE SAME PARCEL, WAS RESERVED FOR RESOURCE (E.G., WETLANDS) OR RECREATION REASONS	0 SF
D. SUBTRACT LAND ON WHICH ROADS [OTHER THAN DRIVEWAYS IN RESIDENTIAL DISTRICTS SERVING NO MORE THAN 3 SINGLE-FAMILY RESIDENCES] ARE TO BE BUILT AS PART OF THE DEVELOPMENT OF THE SITE	13,489 SF
E. EQUAL BASE SITE AREA	301,902 SF (6.93 ACRES)

CALCULATION OF RESOURCE PROTECTION LAND

RESOURCES	RATIO	AREA IN RESOURCE (SF)	=	RESOURCE PROTECTION LAND (SF)
LAKES, PONDS, WATERCOURSES	1.00 X	0	=	0 SF
HUDSON RIVER LAND	1.00 X	0	=	0 SF
WATERSHED	1.00 X	0	=	0 SF
WETLANDS	1.00 X	0	=	0 SF
FLOODPLAINS	1.00 X	0	=	0 SF
>25% SLOPES	0.75 X	41,017	=	30,763 SF
15-25% SLOPES	0.50 X	91,867	=	45,934 SF
LAND WITH UNUSUAL GEOLOGICAL FEATURES WHICH THE PLANNING BOARD DETERMINES TO BE WORTHY OF PRESERVATION (E.G., ROCKFALL, PROMONTORIES, ETC.)	0.75 X	0	=	0 SF
TOTAL LAND IN RESOURCE		132,884 SF		
RESOURCE PROTECTION LAND				76,697 SF

NET BUILDABLE SITE AREA

BASE SITE AREA =	301,902 SF
RESOURCE PROTECTION LAND =	76,697 SF
LAND TO BE DEDICATED OR RESERVED PURSUANT TO CHAPTER 188-20	0 SF
NET BUILDABLE SITE AREA =	225,205 SF

DETERMINATION OF SITE CAPACITY

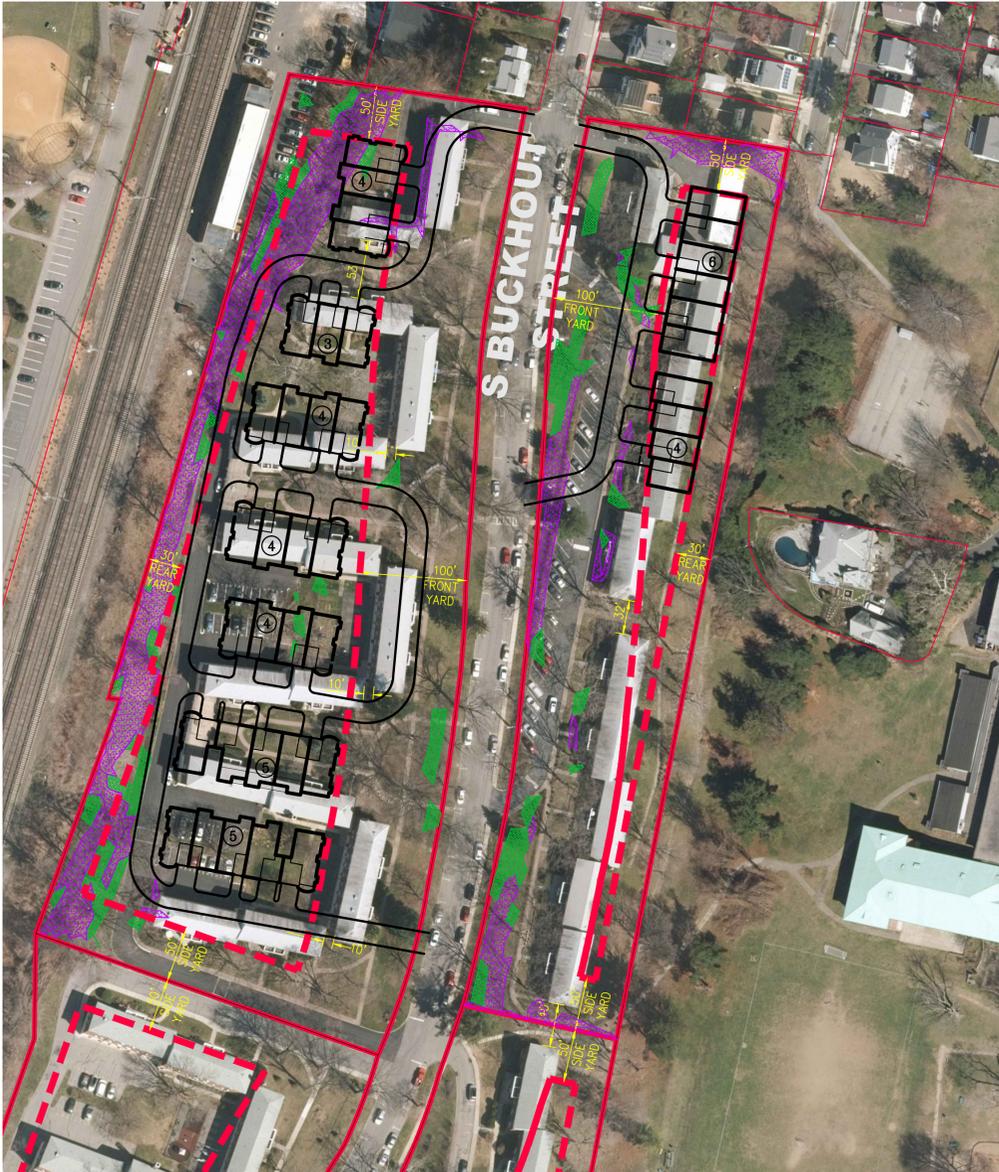
NET BUILDABLE SITE AREA / DENSITY FACTOR = SITE CAPACITY	
225,205 S.F. / 5,000 = 45.0 UNITS	
45 UNITS PERMITTED	90 UNITS EXIST

EXHIBIT F
CEDARLAWN APARTMENTS
CALCULATIONS
 MULTIFAMILY DEVELOPMENT
 30 SOUTH BROADWAY
 IRVINGTON, NEW YORK

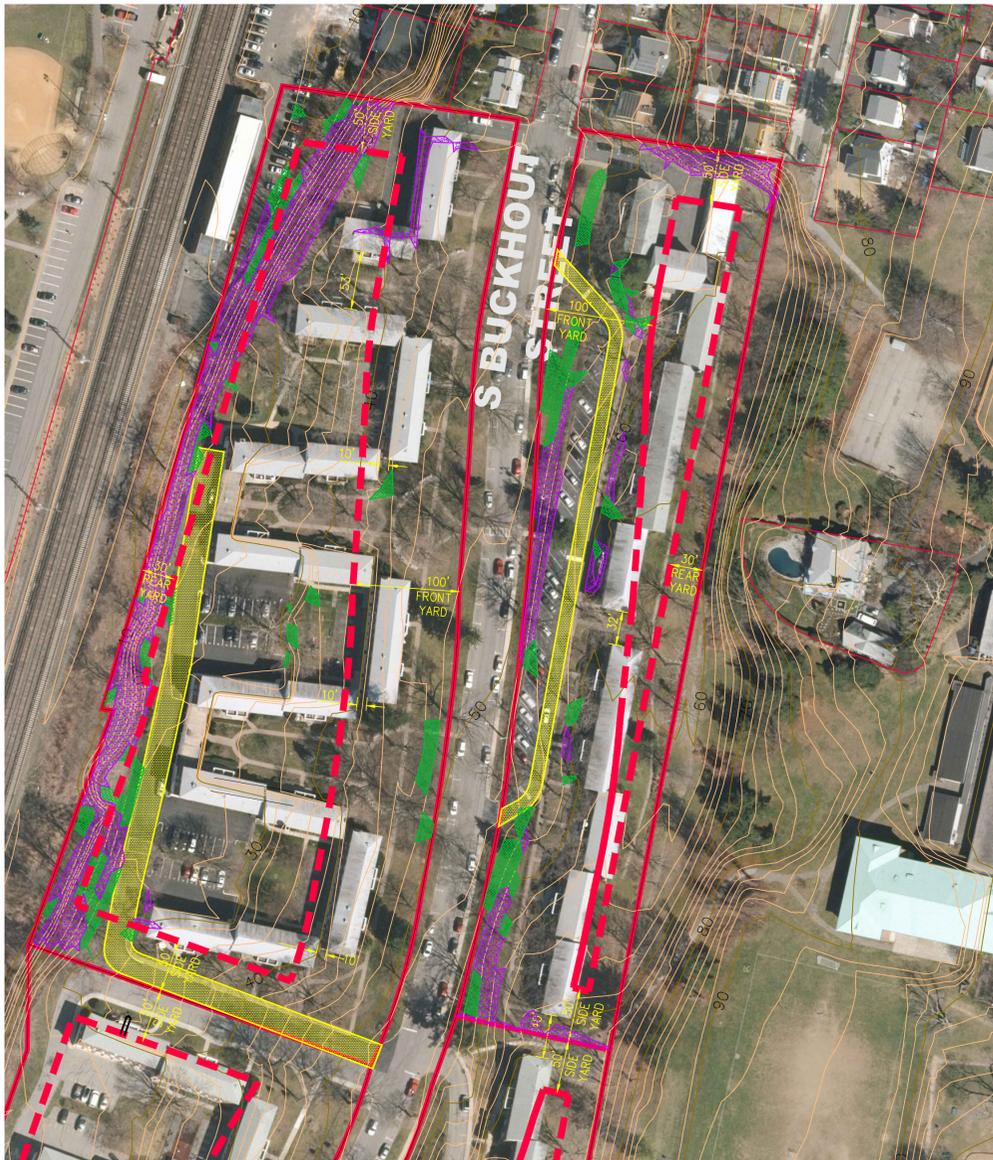
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Applicant:
DENARDO CAPITAL CORP.
 83 HARRIMAN ROAD
 IRVINGTON, NEW YORK, 10533

EX-F
 Project No: 14039
 Date: 03/30/2015
 Scale: NTS
 Drawn: JE
 Checked: NIS
 Approved: RR



HALFMOON NORTH
 EXISTING UNIT COUNT = 118 UNITS
 POTENTIAL REDEVELOPMENT UNIT COUNT = 39 UNITS
 PERMITTED UNIT COUNT = 63 UNITS



HALFMOON NORTH

EXISTING CONDITIONS COVERAGE CALCULATION

PROJECT: HALFMOON NORTH
 ZONING DISTRICT: MULTIFAMILY (MF)

DESCRIPTION	AREA (S.F.)
BUILDING	68,630
SIDEWALKS	14,536
PARKING SPACES	11,988
RESIDENTIAL PATIO	8,793
TOTAL COVERAGE	103,947
SITE AREA = 389,885 S.F. (8.95 ACRES)	
103,947 / 389,885 S.F. = 26.7 % COVERAGE	

POTENTIAL REDEVELOPMENT COVERAGE CALCULATION

PROJECT: HALFMOON NORTH
 ZONING DISTRICT: MULTIFAMILY (MF)

DESCRIPTION	AREA (S.F.)
BUILDING	59,762
SIDEWALKS	5,977 ⁽¹⁾
PARKING SPACES	8,170
TOTAL COVERAGE	73,909
SITE AREA = 389,885 S.F. (8.95 ACRES)	
73,909 / 389,889 S.F. = 19.0 % COVERAGE	

1. SIDEWALKS AREA HAS BEEN ESTIMATED AT 10% OF THE BUILDING AREA.

DETERMINATION OF SITE CAPACITY CALCULATION

CALCULATION OF BASE SITE AREA

A. GROSS SITE AREA	389,885 SF
B. SUBTRACT LAND CONSTITUTING EXISTING ROADS AND WITHIN ULTIMATE RIGHTS-OF-WAY OF EXISTING ROADS WHICH ARE TO REMAIN FOLLOWING DEVELOPMENT AND EASEMENTS OF ACCESS	0 SF
C. SUBTRACT LAND WHICH, IN A PREVIOUSLY APPROVED SUBDIVISION ENCOMPASSING THE SAME LAND, AS ALL OR PART OF THE SAME PARCEL, WAS RESERVED FOR RESOURCE (E.G., WETLANDS) OR RECREATION REASONS	0 SF
D. SUBTRACT LAND ON WHICH ROADS [OTHER THAN DRIVEWAYS IN RESIDENTIAL DISTRICTS SERVING NO MORE THAN 3 SINGLE-FAMILY RESIDENCES] ARE TO BE BUILT AS PART OF THE DEVELOPMENT OF THE SITE	24,853 SF
E. EQUAL BASE SITE AREA	365,032 SF (8.38 ACRES)

CALCULATION OF RESOURCE PROTECTION LAND

RESOURCES	RATIO	AREA IN RESOURCE (SF)	=	RESOURCE PROTECTION LAND (SF)
LAKES, PONDS, WATERCOURSES	1.00 X	0	=	0 SF
HUDSON RIVER LAND	1.00 X	0	=	0 SF
WATERSHED	1.00 X	0	=	0 SF
WETLANDS	1.00 X	0	=	0 SF
FLOODPLAINS	1.00 X	0	=	0 SF
>25% SLOPES	0.75 X	33,964	=	25,473 SF
15-25% SLOPES	0.50 X	42,493	=	21,247 SF
LAND WITH UNUSUAL GEOLOGICAL FEATURES WHICH THE PLANNING BOARD DETERMINES TO BE WORTHY OF PRESERVATION (E.G., ROCKFALL, PROMONTORIES, ETC.)	0.75 X	0	=	0 SF
TOTAL LAND IN RESOURCE				76,457 SF
RESOURCE PROTECTION LAND				46,720 SF

NET BUILDABLE SITE AREA

BASE SITE AREA =	365,032 SF
RESOURCE PROTECTION LAND =	46,720 SF
LAND TO BE DEDICATED OR RESERVED PURSUANT TO CHAPTER 188-20 =	0 SF
NET BUILDABLE SITE AREA =	318,312 SF

DETERMINATION OF SITE CAPACITY

NET BUILDABLE SITE AREA / DENSITY FACTOR = SITE CAPACITY	
318,312 S.F. / 5,000 = 63.7 UNITS	
63 UNITS PERMITTED	118 UNITS EXIST

EX-G

Drawn: JE Approved: RR
 Scale: NTS
 Date: 03/30/2015
 Project No: 14059
 PHOTOS: TAB.UB
 Drawing No: 5087148

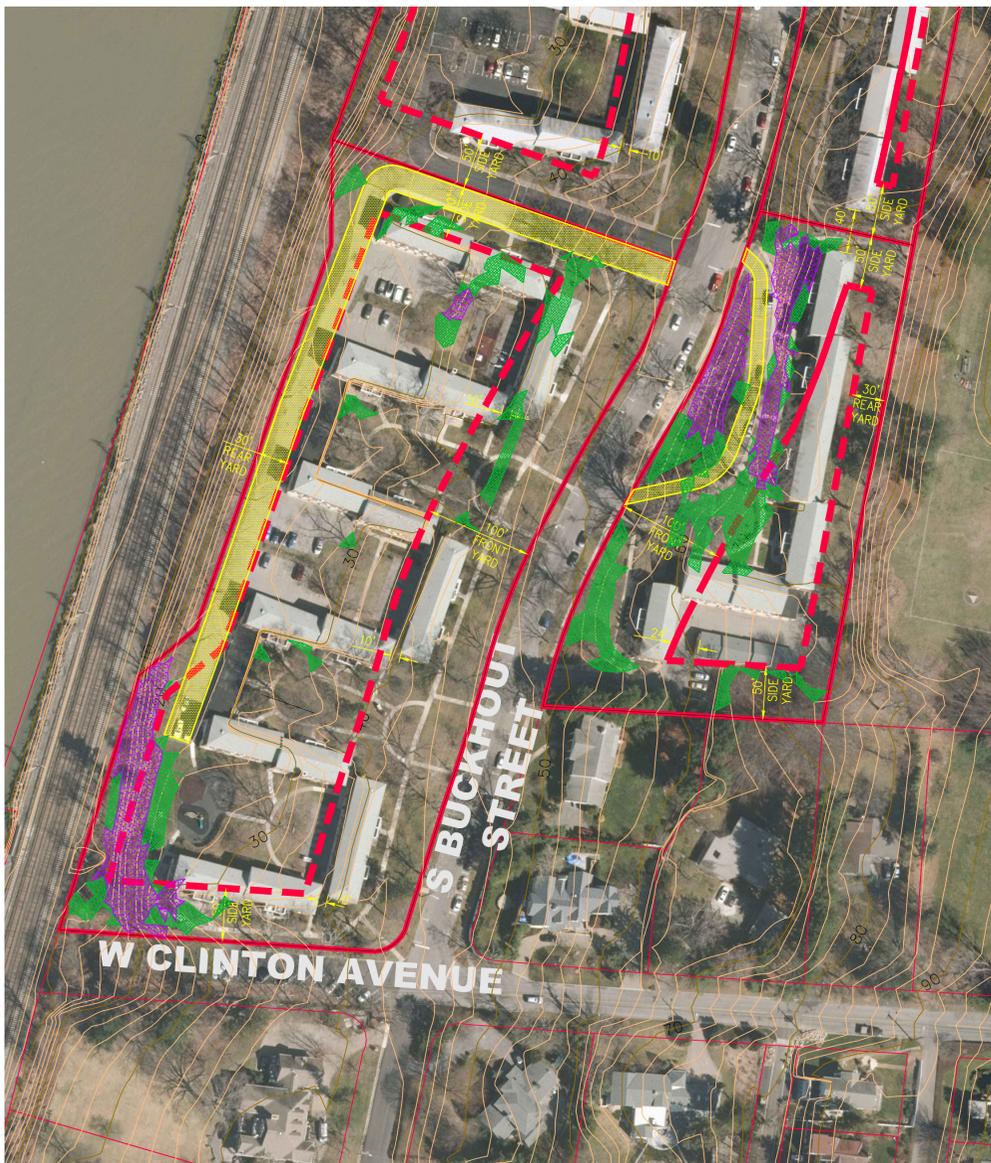
EXHIBIT G
HALFMOON NORTH
CALCULATIONS
MULTIFAMILY DEVELOPMENT
 30 SOUTH BROADWAY
 IRVINGTON, NEW YORK

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Applicant:
DENARDO CAPITAL CORP.
 83 HARRIMAN ROAD
 IRVINGTON, NEW YORK, 10533



HALFMOON SOUTH
 EXISTING UNIT COUNT = 86 UNITS
 POTENTIAL REDEVELOPMENT UNIT COUNT = 41 UNITS
 PERMITTED UNIT COUNT = 50 UNITS



HALFMOON SOUTH

EXISTING CONDITIONS COVERAGE CALCULATION

PROJECT: HALFMOON SOUTH
 ZONING DISTRICT: MULTIFAMILY (MF)

DESCRIPTION	AREA (S.F.)
BUILDING	57,421
SIDEWALKS	15,372
PARKING SPACES	8,424
RESIDENTIAL PATIO	9,226
TOTAL COVERAGE	90,443
SITE AREA = 316,548 S.F. (7.26 ACRES)	
90,443 / 316,548 S.F. = 28.6 % COVERAGE	

POTENTIAL REDEVELOPMENT COVERAGE CALCULATION

PROJECT: HALFMOON SOUTH
 ZONING DISTRICT: MULTIFAMILY (MF)

DESCRIPTION	AREA (S.F.)
BUILDING	62,868
SIDEWALKS	6,287 ⁽¹⁾
PARKING SPACES	8,930
TOTAL COVERAGE	78,085
SITE AREA = 316,548 S.F. (7.26 ACRES)	
78,085 / 316,548 S.F. = 24.7 % COVERAGE	

1. SIDEWALKS AREA HAS BEEN ESTIMATED AT 10% OF THE BUILDING AREA.

DETERMINATION OF SITE CAPACITY CALCULATION

CALCULATION OF BASE SITE AREA

A. GROSS SITE AREA	316,548 SF
B. SUBTRACT LAND CONSTITUTING EXISTING ROADS AND WITHIN ULTIMATE RIGHTS-OF-WAY OF EXISTING ROADS WHICH ARE TO REMAIN FOLLOWING DEVELOPMENT AND EASEMENTS OF ACCESS	0 SF
C. SUBTRACT LAND WHICH, IN A PREVIOUSLY APPROVED SUBDIVISION ENCOMPASSING THE SAME LAND, AS ALL OR PART OF THE SAME PARCEL, WAS RESERVED FOR RESOURCE (E.G., WETLANDS) OR RECREATION REASONS	0 SF
D. SUBTRACT LAND ON WHICH ROADS [OTHER THAN DRIVEWAYS IN RESIDENTIAL DISTRICTS SERVING NO MORE THAN 3 SINGLE-FAMILY RESIDENCES] ARE TO BE BUILT AS PART OF THE DEVELOPMENT OF THE SITE	23,917 SF
E. EQUAL BASE SITE AREA	292,631 SF (6.72 ACRES)

CALCULATION OF RESOURCE PROTECTION LAND

RESOURCES	RATIO	AREA IN RESOURCE (SF)	=	RESOURCE PROTECTION LAND (SF)
LAKES, PONDS, WATERCOURSES	1.00 X	0	=	0 SF
HUDSON RIVER LAND	1.00 X	0	=	0 SF
WATERSHED	1.00 X	0	=	0 SF
WETLANDS	1.00 X	0	=	0 SF
FLOODPLAINS	1.00 X	0	=	0 SF
>25% SLOPES	0.75 X	32,012	=	24,009 SF
15-25% SLOPES	0.50 X	34,123	=	17,062 SF
LAND WITH UNUSUAL GEOLOGICAL FEATURES WHICH THE PLANNING BOARD DETERMINES TO BE WORTHY OF PRESERVATION (E.G., ROCKFALL PROMONTORIES, ETC.)	0.75 X	0	=	0 SF
TOTAL LAND IN RESOURCE		66,135 SF		
RESOURCE PROTECTION LAND				41,071 SF

NET BUILDABLE SITE AREA

BASE SITE AREA =	292,361 SF
RESOURCE PROTECTION LAND =	41,071 SF
LAND TO BE DEDICATED OR RESERVED PURSUANT TO CHAPTER 188-20	0 SF
NET BUILDABLE SITE AREA =	251,560 SF

DETERMINATION OF SITE CAPACITY

NET BUILDABLE SITE AREA / DENSITY FACTOR = SITE CAPACITY	
251,560 S.F. / 5,000 = 50.3 UNITS	
50 UNITS PERMITTED	86 UNITS EXIST

EX-H

Drawn: JE Approved: RR
 Scale: NTS
 Date: 03/30/2015
 Project No: 14059
 PHOTOS: TAB 1a,b
 5/8/15

EXHIBIT H
HALFMOON SOUTH
CALCULATIONS

MULTIFAMILY DEVELOPMENT
 30 SOUTH BROADWAY
 IRVINGTON, NEW YORK

JMC
 JOHN MEYER CONSULTING, PC

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Applicant:
DENARDO CAPITAL CORP.
 83 HARRIMAN ROAD
 IRVINGTON, NEW YORK, 10533

TABLE OF LAND USE

**ZONING DISTRICT: MULTIFAMILY RESIDENCE (MF)
VIEW PRESERVATION OVERLAY DISTRICT (VP)**

DESCRIPTION	MF DISTRICT REQUIREMENT	EXISTING	AS SHOWN
SITE AREA (ACRES)	N/A	5.81	5.81
LOT REQUIREMENT	5,000 SF / DWELLING UNIT ⁽¹⁾	N/A	5,135 SF / DWELLING UNIT ⁽¹⁾ (BASED ON 30 UNITS)
MINIMUM DISTANCE BETWEEN BUILDINGS (FEET)	60	±15	15
MAXIMUM BUILDING COVERAGE (PERCENTAGE)	10	N/A	27.1
MINIMUM REQUIRED YARDS			
FRONT YARD (FEET)	100	37.5	123.1
SIDE YARD (FEET)	50	101	50
REAR YARD (FEET)	30	1.0	30.0
BROADWAY BUFFER (FEET)	125	N/A	125
CROTON AQUEDUCT BUFFER (FEET)	50	N/A	50
PARKING REQUIREMENTS ⁽⁶⁾			
TOTAL SPACES	47	N/A	63
SPACES IN OPEN	32	N/A	63

NOTES:

- THE LOT REQUIREMENT SHOWN HEREON IS BASED ON THE DETERMINATION OF SITE CAPACITY PLAN USING NET BUILDABLE SITE AREA. IF THE LOT REQUIREMENT WERE BASED ON GROSS SITE AREA, THE DENSITY WOULD BE 8,433 S.F. / DWELLING UNIT.

30 SOUTH BROADWAY

MULTIFAMILY DEVELOPMENT

IRVINGTON, NEW YORK, 10533

**EXHIBIT K
"TABLE OF LAND USE FOR 30-40 SOUTH
BROADWAY CONCEPTUAL SITE PLAN"**

DATE: 03/30/2015

JMC PROJECT: 14059

EXHIBIT K

SCALE: N.T.S.



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CALCULATION OF BASE SITE AREA

A. GROSS SITE AREA	253,004 SF
B. SUBTRACT LAND CONSTITUTING EXISTING ROADS AND WITHIN ULTIMATE RIGHTS-OF-WAY OF EXISTING ROADS WHICH ARE TO REMAIN FOLLOWING DEVELOPMENT AND EASEMENTS OF ACCESS	0 SF
C. SUBTRACT LAND WHICH, IN A PREVIOUSLY APPROVED SUBDIVISION ENCOMPASSING THE SAME LAND, AS ALL OR PART OF THE SAME PARCEL, WAS RESERVED FOR RESOURCE (E.G., WETLANDS) OR RECREATION REASONS	0 SF
D. SUBTRACT LAND ON WHICH ROADS [OTHER THAN DRIVEWAYS IN RESIDENTIAL DISTRICTS SERVING NO MORE THAN 3 SINGLE-FAMILY RESIDENCES] ARE TO BE BUILT AS PART OF THE DEVELOPMENT OF THE SITE	24,111 SF
E. BASE SITE AREA	228,893 SF (5.25 ACRES)

CALCULATION OF RESOURCE PROTECTION LAND

RESOURCES	RATIO	X	AREA IN RESOURCE (SF)	=	RESOURCE PROTECTION LAND (SF)
LAKES, PONDS, WATERCOURSES	1.00	X	0	=	0 SF
HUDSON RIVER LAND	1.00	X	0	=	0 SF
WATERSHED	1.00	X	0	=	0 SF
WETLANDS	1.00	X	0	=	0 SF
FLOODPLAINS	1.00	X	29,670	=	29,670 SF
>25% SLOPES	0.75	X	50,420	=	37,815 SF
15-25% SLOPES	0.50	X	14,724	=	7,362 SF
LAND WITH UNUSUAL GEOLOGICAL FEATURES WHICH THE PLANNING BOARD DETERMINES TO BE WORTHY OF PRESERVATION (E.G., ROCKFALL, PROMONTORIES, ETC.)	0.75	X	0	=	0 SF
TOTAL LAND IN RESOURCE			94,814 SF		
RESOURCE PROTECTION LAND			74,847 SF		

NET BUILDABLE SITE AREA

BASE SITE AREA =	228,893 SF
RESOURCE PROTECTION LAND =	74,847 SF
LAND TO BE DEDICATED OR RESERVED PURSUANT TO CHAPTER 188-20 =	0 SF
NET BUILDABLE SITE AREA =	154,046 SF

DETERMINATION OF SITE CAPACITY

NET BUILDABLE SITE AREA / DENSITY FACTOR = SITE CAPACITY
 $154,046 \text{ S.F.} / 5,000 = 30.8 \text{ UNITS}$

30 SOUTH BROADWAY

MULTIFAMILY DEVELOPMENT

IRVINGTON, NEW YORK, 10533

EXHIBIT L "SITE CAPACITY DETERMINATION TABLE FOR 30-40 SOUTH BROADWAY"

DATE: 03/30/2015

JMC PROJECT: 14059

EXHIBIT L

SCALE: N.T.S.

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