

TABLE OF LAND USE			
ZONING DISTRICT: MULTIFAMILY RESIDENCE (MF) VIEW PRESERVATION OVERLAY DISTRICT (VP)			
DESCRIPTION	MF DISTRICT REQUIREMENT	EXISTING	PROPOSED
SITE AREA (ACRES)	N/A	5.81	5.81
LOT REQUIREMENT	5,000 SF / DWELLING UNIT ⁽¹⁾	N/A	5,371 SF / DWELLING UNIT ⁽¹⁾ (BASED ON 29 UNITS)
MINIMUM DISTANCE BETWEEN BUILDINGS (FEET)	60	±15	15 ⁽²⁾
MAXIMUM BUILDING COVERAGE (PERCENTAGE)	10 ⁽³⁾	N/A	20.5
MINIMUM REQUIRED YARDS			
FRONT YARD (FEET)	100 ⁽⁴⁾	37.5	127
SIDE YARD (FEET)	50 ⁽⁴⁾	101	50
REAR YARD (FEET)	30 ⁽⁴⁾	1.0	30.0
BROADWAY BUFFER (FEET)	125 ⁽⁵⁾	N/A	125 ⁽⁶⁾
CROTON AQUEDUCT BUFFER (FEET)	50	N/A	50
PARKING REQUIREMENTS ⁽⁶⁾			
TOTAL SPACES	44	N/A	54 ⁽⁷⁾
SPACES IN OPEN	30	N/A	54 ⁽⁷⁾

NOTES:

- FOR TWO-OR-MORE FAMILY DWELLINGS THERE SHALL BE PROVIDED A LAND AREA OF NOT LESS THAN 5,000 SQUARE FEET FOR EACH DWELLING UNIT ON THE LOT; PROVIDED THAT IN NO EVENT SHALL THE LOT AREA AND STREET FRONTAGE FOR THREE-OR-MORE-FAMILY DWELLINGS AND FOR ANY USE SUBJECT TO THE ISSUANCE OF A SPECIAL PERMIT BY THE PLANNING BOARD BE LESS THAN FOUR ACRES AND 250 FEET RESPECTIVELY PER ZONING CODE SECTION 224-18. THE SITE CAPACITY IN RESIDENCE DISTRICTS SHALL BE THE NET BUILDABLE SITE AREA (155,785 S.F.) DIVIDED BY THE DENSITY FACTOR FOR THE ZONING DISTRICT IN WHICH THE SITE IS LOCATED (5,000), ROUNDED DOWN TO THE NEXT LOWER WHOLE NUMBER PER ZONING CODE SECTION 224-84. THIS CALCULATION YIELDS A SITE CAPACITY OF 31 UNITS. THIS PLAN SHOWS 29 PROPOSED UNITS PLUS A CLUB HOUSE. IN CONTEMPLATION OF THE FAIR AND AFFORDABLE HOUSING REQUIREMENT, THE APPLICANT IS PROPOSING 7 FAIR AND AFFORDABLE HOUSING UNITS.
- RELIEF WILL BE SOUGHT FROM THE VILLAGE OF IRVINGTON FOR DISTANCE BETWEEN BUILDINGS OF LESS THAN 60 FEET PER ZONING CODE SECTION 224-21.
- PER ZONING CODE SECTION 224-20 RELIEF WILL BE SOUGHT FROM THE VILLAGE OF IRVINGTON FOR COVERAGE IN EXCESS OF 10%.
- YARDS ARE PROVIDED AS REQUIRED FOR 3 OR MORE FAMILY DWELLINGS IN ACCORDANCE WITH REQUIREMENTS OF THE MF DISTRICT PER ZONING CODE SECTION 224-19.
- NO STRUCTURES ARE PROPOSED WITHIN THE BROADWAY BUFFER. HOWEVER, PORTIONS OF THE PROPOSED DRIVEWAY LIE WITHIN THE BROADWAY BUFFER. IT SHOULD BE NOTED THAT PORTIONS OF EXISTING STRUCTURES AND DRIVEWAY LIE WITHIN THE BROADWAY BUFFER.
- PER ZONING CODE SECTION 224-24 FOR DWELLINGS FOR TWO OR MORE FAMILIES THERE SHALL BE PROVIDED PAVED OFF-STREET PARKING SPACE SUFFICIENT FOR THE PARKING AT ONE TIME OF NOT LESS THAN 1-1/2 TIMES AS MANY PASSENGER VEHICLES AS THERE ARE DWELLINGS ON THE LOT, OF WHICH NOT LESS THAN 2/3 SHALL BE LOCATED IN THE OPEN. NO PARKING SPACE SHALL BE LOCATED IN ANY FRONT YARD OR WITHIN SIX FEET OF ANY LOT LINE IN SIDE OR REAR YARDS. THE PARKING OF MOTOR VEHICLES WITHIN 15 FEET OF ANY WALL OR PORTION THEREOF OF A TWO-OR-MORE FAMILY DWELLING, WHICH WALL CONTAINS LEGAL WINDOWS (OTHER THAN LEGAL BATHROOM OR KITCHEN WINDOWS) WITH A SILL HEIGHT OF LESS THAN EIGHT FEET ABOVE THE LEVEL OF SAID PARKING SPACE, IS PROHIBITED.
- GARAGE SPACES ARE NOT INCLUDED IN THE PARKING CALCULATION.

LEGEND	
	EXISTING PROPERTY LINE
	BUFFER LINE
	SETBACK LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING TREE AND DESIGNATION
	EXISTING SIDEWALK
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CONCRETE CURB
	PROPOSED PAVEMENT
	PROPOSED PAVERS
	PROPOSED SIDEWALK
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED
	PROPOSED 12" WIDE WHITE STOP LINE
	PROPOSED ARROW MARKING ON PAVEMENT

COVERAGE CALCULATION	
ZONING DISTRICT: MULTIFAMILY RESIDENCE (MF) VIEW PRESERVATION OVERLAY DISTRICT (VP)	
DESCRIPTION	AREA (S.F.)
BUILDING	40,078
SIDEWALKS	4,091
PARKING SPACES • 4 TOTAL SPACES PROVIDED • (8,520) = 780 S.F.	780
POOL	700
POOL PATIO	594
RESIDENTIAL PATIO	4,350 (ALLOWANCE)
RETAINING WALL	500 (ALLOWANCE)
MECHANICAL EQUIPMENT PADS	725 (ALLOWANCE)
TOTAL COVERAGE	51,798
SITE AREA = 253,004 S.F. (5.81 ACRES)	
51,798 S.F. / 253,004 S.F. = 20.5 % COVERAGE	
COVERAGE FOR BUILDINGS ONLY	
40,078 S.F. / 253,004 S.F. = 15.8 % COVERAGE	



NO.	REVISION	DATE	BY

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PRELIMINARY SITE PLAN No. 6
MULTIFAMILY DEVELOPMENT
30 SOUTH BROADWAY
IRVINGTON, NEW YORK, 10533

PROGRESS PLOTTING
Drawing: 14059
Date: 05/14/2015
Time:

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DATE	BY	APP. BY

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