

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 <sup>(1)</sup>	N/A	5,769 SF / DWELLING UNIT <sup>(1)</sup> (BASED ON 27 UNITS)
MINIMUM DISTANCE BETWEEN BUILDINGS (FEET)	60	±15	±15
MAXIMUM BUILDING COVERAGE (PERCENTAGE)	10 <sup>(1)</sup>	N/A	18.50
MINIMUM REQUIRED YARDS			
FRONT YARD (FEET)	100 <sup>(6)</sup>	37.5	125
SIDE YARD (FEET)	50 <sup>(6)</sup>	101	50
REAR YARD (FEET)	30 <sup>(6)</sup>	1.0	30
BROADWAY BUFFER (FEET)	125 <sup>(1)</sup>	N/A	125 <sup>(1)</sup>
CROTON AQUEDUCT BUFFER (FEET)	50	N/A	50
PARKING REQUIREMENTS <sup>(1)</sup>			
TOTAL SPACES	41	N/A	50 <sup>(1)</sup>
SPACES IN OPEN	27	N/A	50 <sup>(1)</sup>

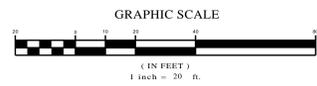
**NOTES**

- 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 200 FEET RESPECTIVELY PER ZONING CODE SECTION 224-14. THE SITE CAPACITY IN RESIDENCE DISTRICTS SHALL BE THE NET BUILDABLE SITE AREA (16,766 S.F.) DIVIDED BY THE DENSITY FACTOR FOR THE ZONING DISTRICT IN WHICH THE SITE IS LOCATED (0.600), 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 27 PROPOSED UNITS PLUS A CLUB HOUSE. IN CONTINUATION 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 20 SHALL BE LOCATED IN THE OPEN. NO PARKING SPACES 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 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	38,756
SIDEWALKS	5,018
RESIDENTIAL PATIO	2,100 (ALLOWANCE)
RETAINING WALL	500 (ALLOWANCE)
MECHANICAL EQUIPMENT PADS	432 (ALLOWANCE)
TOTAL COVERAGE	46,806
SITE AREA = 253,004 S.F. (5.81 ACRES)	
46,806 S.F. / 253,004 S.F. = 18.50% COVERAGE	
COVERAGE FOR BUILDINGS ONLY	
38,756 S.F. / 253,004 S.F. = 15.32% COVERAGE	
SITE AREA = 253,004 S.F. (5.81 ACRES)	
TOTAL COVERAGE - RESIDENCE @ 40 SOUTH BROADWAY (BUILDING & SIDEWALK)	
46,806 / 253,004 = 18.50% COVERAGE	
45,373 S.F. / 253,004 S.F. = 17.93% COVERAGE	



NO.	REVISION	DATE

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MULTIFAMILY DEVELOPMENT  
IRVINGTON, NEW YORK, 10533



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NOT FOR CONSTRUCTION

DATE	APPROVED	RR
09/18/2015		
PROJECT NO.	14659	
DRAWN BY		
CHECKED BY		
SCALE	1" = 20'	
COLOR		
COLOR		

PSP-8