

APPLICANT'S NAME: \_\_\_\_\_ IPB MATTER NO. \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

**IRVINGTON PLANNING BOARD  
APPLICATION FOR DETERMINATION OF SITE CAPACITY**

*[3 copies of this application and all required documents must be submitted.  
All documents must also be on an unlocked flash drive as separate PDF files]*

**1. Location and Approximate Size of Site**

- (a) Parcel Identification Number \_\_\_\_\_
- (b) Applicable Zoning District (s) \_\_\_\_\_
- (c) Approximate Gross Area of Site \_\_\_\_\_ square feet
- (d) Address or Street Location \_\_\_\_\_

**2. Identity of Applicant**

Name \_\_\_\_\_ Telephone No. \_\_\_\_\_

Address: \_\_\_\_\_ E-mail Address \_\_\_\_\_

Applicant is:

- \_\_\_\_\_ Individual(s)
- \_\_\_\_\_ Corporation incorporated in State of \_\_\_\_\_
- \_\_\_\_\_ General partnership under laws of State of \_\_\_\_\_
- \_\_\_\_\_ Limited partnership under laws of State of \_\_\_\_\_
- \_\_\_\_\_ Joint venture under laws of State of \_\_\_\_\_  
*(all joint venturers must be identified above)*
- \_\_\_\_\_ Other *(describe)* \_\_\_\_\_

**3. Relationship of Applicant to Property**

\_\_\_\_\_ Applicant is present title holder of all \_\_\_ or part \_\_\_ of property and has been since \_\_\_\_\_ *(insert date)*.

\_\_\_\_\_ Applicant is under contract to purchase property pursuant to contract dated \_\_\_\_\_ *(insert date)*.

\_\_\_\_\_ Applicant has option to purchase property pursuant to option agreement dated \_\_\_\_\_ *(insert date)*.

The identity of the party from whom the Applicant acquired title to the property, or who is the party to the contract or option agreement with the Applicant is *(insert name and address)*:

Does Applicant directly or indirectly own any beneficial interest in any property any part of which is within 1000 feet of any boundary of the property covered by this application?  
(“Beneficial interest” includes any direct or indirect ownership interest in, or the proceeds of sale, lease or development of the property, as well as any direct or indirect right to acquire such an interest in property or proceeds of property, such as a contract or option to purchase such an interest, or an ownership interest in a corporation or other entity that owns or has a right to acquire such an interest.)

If “yes,” furnish the following information for each such piece of property:

Parcel Identification Number \_\_\_\_\_

Address or Street Location \_\_\_\_\_

Approximate Gross Area of Site \_\_\_\_\_ square feet

Present Use \_\_\_\_\_

#### **4. Information Concerning Applicant’s Representatives**

List the name, address, telephone number and e-mail address of any attorney, architect, planning consultant, engineer, or other person who will represent the applicant before the Planning Board in connection with this application, and the capacity in which such person will act.

#### **5. Reason for Application**

This application is made in connection with an application for:

\_\_\_\_\_ Subdivision Approval

\_\_\_\_\_ Site Development Plan Approval

\_\_\_\_\_ Limited Site Development Plan Approval

#### **6. Survey Information**

*The application must be accompanied by an accurate survey of the parcel and shall show the boundaries and areas of portions of the parcel consisting of each of the following features:*

*(a) Lakes, ponds and watercourses; (b) Watershed; (c) Wetland; (d) Floodplains; (e) 25% slopes; (f) 15% slopes; (g) Hudson River Land. The survey shall indicate the boundaries and areas of portions of the parcel where two or more of the foregoing features overlap.*

Caption \_\_\_\_\_

Prepared by \_\_\_\_\_

Address of surveyor \_\_\_\_\_

Dated \_\_\_\_\_

**7. Resource Protection Features and Other Information**

To the best of the applicant’s knowledge and belief, does the site have any of the following features? (*Terms for features are defined in Irvington Zoning Code § 224-80, as amended.*)

<u>Feature</u>	<u>Yes</u>	<u>No</u>
Lakes	_____	_____
Ponds	_____	_____
Watercourses	_____	_____
Wetland	_____	_____
Floodplain	_____	_____
Hudson River Land	_____	_____
Twenty-five Percent Slopes	_____	_____
Fifty Percent Slopes	_____	_____
Matured Woodland	_____	_____
 Existing roads	 _____	 _____
Existing buildings or structures of any kind	_____	_____
Easements of access	_____	_____
 Any land that in a previously approved subdivision was reserved for resource protection or recreation reasons	 _____	 _____
 Any land within 30 feet of the Croton Aqueduct	 _____	 _____
 Any land within 75 feet of the street line of Cyrus Field Road	 _____	 _____
 Any land within 50 feet of the curb line of Broadway	 _____	 _____
 Any trees having a six-inch or greater caliper at a height of four feet above the surface of the ground where growing	 _____	 _____

Does the total area of watercourses within the boundaries of the site constitute less than 5% of the site and of each lot and proposed lot on the site? \_\_\_\_\_

If “yes,” does the applicant propose to enter into an agreement with the Village that the watercourses will not be altered, obstructed, placed in conduits, or otherwise changed in appearance or characteristics without a permit issued by the Board of Trustees upon such conditions as the Board may deem appropriate? \_\_\_\_\_

**8. Required Exhibits**

- Exhibit I                      Applicant’s Proposed Calculation of Base Site Area (*attached*)
- Exhibit II                     Applicant’s Proposed Calculation of Resource Protection Land (*attached*)
- Exhibit III                    Applicant’s Proposed Calculation of Site Capacity (*attached*)
- Exhibit IV                    A certification by a licensed professional engineer or architect, in form and substance satisfactory to the Planning Board, that the information and calculations contained in Exhibits I through III have been checked by such person and are true and correct.
  
- Other Exhibits              If any part of the property to which this application relates is part of a previously approved subdivision plat, or is subject to any prior agreement with the Village, or is the subject of any boundary line or similar agreement with adjoining property owner(s), one copy of each subdivision plat or agreement must be submitted with this application.  
  
Map showing the location of the site in relation to adjacent properties and all means of vehicular access to and from the site onto public streets

**9. Certification**

The undersigned certifies on behalf of the applicant, or on his or her own behalf, that the information contained in the foregoing application is true and complete to the best knowledge and belief of the undersigned; of the directors and principal executive officers of the corporate applicant, if any; of the general partners of the partnership applicant, if any; and/or of the principals, trustees, or principal executives of the applicant if the applicant is an entity other than a corporation or partnership, as the case may be.

Dated: Irvington, New York

\_\_\_\_\_  
Authorized signature

\_\_\_\_\_  
Type or print name of signatory

\_\_\_\_\_  
Title or capacity of signatory

**EXHIBIT I**

**APPLICANT'S PROPOSED CALCULATION OF  
BASE SITE AREA**

Name of Applicant: \_\_\_\_\_

Property Address or Location: \_\_\_\_\_

Parcel Identification Number: \_\_\_\_\_

Applicant's proposed calculation of the Base Site Area of the site for which this application is made, and which is in a Residence District or in the Business District, is as follows:

- A. Gross site area as determined by on-site survey \_\_\_\_\_ square feet
- B. Subtract land area constituting (i) rights of way of existing roads that are to remain following development, and (ii) easements of access (\_\_\_\_\_) square feet  
= \_\_\_\_\_ square feet
- C. Subtract land area that, in a previously approved subdivision encompassing the same land, as all or part of the same parcel, was reserved for resource (*e.g., wetland*) or recreation reasons (\_\_\_\_\_) square feet  
= \_\_\_\_\_ square feet
- D. Subtract land constituting rights of way of roads (other than driveways in residential districts serving no more than three single-family residences) that are to be built as part of the development of the site \_\_\_\_\_ square feet
- E. **Equals Base Site Area** = \_\_\_\_\_ **square feet**

[NOTE: If Item C applies, attach prior subdivision approval and/or other documentation sufficient to identify boundaries and area of land subject to such reservation.]

**EXHIBIT II**

**APPLICANT'S PROPOSED CALCULATION OF  
RESOURCE PROTECTION LAND**

Name of Applicant: \_\_\_\_\_

Property Address or Location: \_\_\_\_\_

Parcel Identification Number: \_\_\_\_\_

Applicant's proposed calculation of the Resource Protection Land within the boundaries of the site for which this application is made is as follows:

<u>Resource</u>	<u>Ratio</u>	x	<u>Square Feet</u>	=	<u>Square Feet</u>
Lakes	1.00	x	_____	=	_____
Ponds	1.00	x	_____	=	_____
Watercourses	1.00	x	_____	=	_____
Wetland	1.00	x	_____	=	_____
Hudson River Land	1.00	x	_____	=	_____
Watershed	1.00	x	_____	=	_____
Floodplain	1.00	x	_____	=	_____
25% Slopes	.75	x	_____	=	_____
15% Slopes	.50	x	_____	=	_____
Land with unusual geological features Planning Board determined to be worthy of protection ( <i>e.g., rockfall, promontories, etc.</i> )	1.00	x	_____	=	_____
<b>Totals</b>			_____		_____

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**EXHIBIT III**

**APPLICANT'S PROPOSED CALCULATION OF  
SITE CAPACITY**

Name of Applicant: \_\_\_\_\_

Property Address or Location: \_\_\_\_\_

Parcel Identification Number: \_\_\_\_\_

Applicant proposes calculation of the Site Capacity of the property for which this application is made as follows:

Designation of Zoning District: \_\_\_\_\_

Base site area within such district: \_\_\_\_\_ square feet

LESS Total Resource Protection Land \_\_\_\_\_ square feet  
(from Exhibit II)

EQUALS Net Buildable Site Area \_\_\_\_\_ square feet

DIVIDED BY Applicable Density Factor \_\_\_\_\_  
(defined in Zoning Code § 224-80)

EQUALS = \_\_\_\_\_

rounded to the next lower whole number  
equals **SITE CAPACITY** \_\_\_\_\_ **Dwelling Units**