

Zoning Board of Appeals
Village of Tarrytown
Regular Meeting
Village Hall – 1 Depot Plaza
January 8, 2024 7:30 p.m.

PRESENT: Chairwoman Lawrence; Members Rachlin, Kaplan, Kudla;
Counsel Addona; Secretary Meszaros

ABSENT: Member Young, First Alternate Jolly, Second Alternate Isaacson; Village
Engineer Pennella

Ms. Lawrence opened the meeting at 7:30 pm.

APPROVAL OF MINUTES – December 11, 2023

Ms. Kaplan moved, seconded by Ms. Rachlin, to approve the minutes of the
December 11, 2023 meeting as submitted.

The secretary recorded the vote:

Ms. Lawrence:	Yes
Member Rachlin:	Yes
Member Kaplan:	Yes
Member Kudla:	Yes
All in favor. Motion carried.	4 - 0

CONTINUATION OF PUBLIC HEARING

Gotham Design Planning and Development - 25 South Washington Street

Variances to demolish the existing two-story single-family home and 1 ½ story detached garage
in order to construct a new three-story primary structure with 3 dwelling units and parking.

Padriac Steinschneider, the project design coordinator, with Gotham Design Planning
and Development, appeared on behalf of the property owner and presented a
PowerPoint presentation, attached as "Exhibit A" to these minutes.

He explained that they have narrowed the building and shifted it over 2 feet to
accommodate the exact same existing driveway width. Ms. Lawrence asked if they still
need an easement and if they have made any progress with an agreement with the
neighbor. Mr. Steinschneider does not believe he needs the easement since the
garage construction was approved in 1987 without the easement and they are keeping
the same driveway width by moving the house over 2 feet. Ms. Rachlin and Ms.
Kaplan thought that the driveway use was approved with a handshake back in 1987.
Mr. Steinschneider said that both driveways in his plan are wide enough to
accommodate cars, which he can show. Ms. Lawrence referred to an earlier letter
received on behalf of the owner which seemed that they were open to discussion. Mr.
Steinschneider said that letter was received a while back. Since then, he has visited the

property and has had multiple pleasant conversations with the owners and the daughter-in-law. He explained that the use of the driveways would not change; they would just be formalizing it in writing. At this point, he has no confidence that the owner will enter into an easement agreement in writing.

Counsel Addona asked Mr. Steinschneider to point to the exact language where it says the ZBA approved the driveway. Mr. Steinschneider referred to the 1987 plan that was approved by this Zoning Board and the Planning Board, which shows the driveway. Counsel Addona said that the Zoning Board minutes only referred a 3 ft. side yard setback and she did not see any arrangement about the driveway. Mr. Steinschneider believes that the 3 ft. side yard variance was for the garage. He advised that with his current plan, the driveways that serve each property will continue to remain as is.

Ms. Lawrence believes this should have been put in writing. Mr. Steinschneider said there were no concerns at that time of this approval by both the Planning and Zoning Board, who approved the driveway on the plan. They have revised their plan for the house to be exactly where the existing house is so nothing will change. He noted that there was a stipulation in 1987 that only 3 cars plus a motorcycle could be on the property.

Ms. Lawrence commented that, since 1987, 25 S. Washington Street has had the right to use the driveway as a single-family dwelling. Counsel Addona asked if there was somewhere where it shows the dimension of the driveway. Mr. Steinschneider said the survey shows the dimensions which will remain as is since they have since narrowed the building and moved it over 2 feet.

Ms. Lawrence advised that this Board has not supported any number of units at this time as Mr. Steinschneider indicated in his letter. The Board has been listening to each presentation. The Board asked for alternate plan and the applicant reduced the units from 4 to 3 units. At this time, she advised that they are not at the point where they are supporting 3 units.

Counsel Addona advised that the Village Engineer would like a plan demonstrating that the cars can maneuver in and out of the parking spaces and the driveway. In addition, the variances for this plan will have to be re-noticed.

Mr. Steinschneider wanted to know if the plan made sense to the Board. Ms. Lawrence also has concerns about the room in the rear of the property for the cars to maneuver. Mr. Steinschneider said he will revise the plan to show the maneuverability of the cars and that it can be done. Counsel Addona asked if it was tandem parking. Mr. Steinschneider said that no one will have to move their car for someone else to get in and out of the area. There will be 5 spaces in the rear. The spacing is wider than the village parking lot next door and they have the 24 feet to allow for maneuverability.

Ms. Lawrence confirmed that they are reducing the width of the building from 21 feet to 20 feet. She would be happier with 2 units. Mr. Steinschneider showed the streetscape

which indicates that their proposal is shorter than the house to the south. The house next door is also a 3 family and almost the exact same height. With regard to the variances, this plan reduces the total coverage of building to 31.8%, where 35% is permitted. They are also providing 5 spaces on site, where 8 are required, reducing the variance to 3 spaces. He noted that he has visited the street to determine if there is a parking problem and observed that the only problem occurs on a Friday or Saturday night when events are happening at the Music Hall. He added that a drainage system will be installed under the driveway and parking area.

A brief discussion took place about updating the Planning Board on the revised plan since they liked the scenery loft, which is no longer proposed. Secretary Meszaros advised that the applicant could appear at the next Planning Board meeting. Meanwhile, the applicant should submit a revised plan showing the maneuverability for Mr. Pennella to review and update the denial letter so that the variances can be noticed for the February 12th ZBA meeting. Mr. Steinschneider noted that reducing the size of the 3rd floor would not affect the variances and he will update the plans as requested.

There was no one in the public who wished to comment.

Ms. Lawrence moved, seconded by Ms. Rachlin, to continue the public hearing at the February 12, 2024 meeting.

The secretary recorded the vote:

Chairwoman Lawrence:	Yes
Member Rachlin:	Yes
Member Kaplan:	Yes
Member Kudla:	Yes
All in favor. Motion carried.	4 – 0

NEW PUBLIC HEARING – Andrew and Miranda Eifler – 17 Castle Heights Avenue

The following public hearing notice was made available at the public hearing:

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Tarrytown will hold a public hearing at **7:30 p.m. on Monday, January 8, 2024** in the Municipal Building, One Depot Plaza, Tarrytown, New York to hear and consider an application by:

Andrew and Miranda Eifler
17 Castle Heights Avenue
Tarrytown, NY 10591

For a variance from Chapter 305 of the Village of Tarrytown ("Zoning Code") for a second story addition above the garage and in the rear of the home with interior alterations, and a proposed 300 SF tool shed.

The property is located at 17 Castle Heights Avenue and is shown on the Tax Maps of the Village of Tarrytown as Sheet 1.80, Block 42, Lot 20 and is located in the R-20 zone.

The Applicant seeks the following variance from the Zoning Code:

1. A variance of 883 SF from §305-25 Maximum Floor Area, which allows a maximum F.A.R. of 5,200 SF, where the pre-existing measures 5,695 SF, and the proposed, which includes the additions and shed, measures 6,578 SF.

Documents are available for inspection in the Planning and Zoning Office at Tarrytown Village Hall. All interested parties are invited to attend and be heard. Access to the meeting room is available to the elderly and the handicapped. Signing is available for the hearing impaired; request must be made to the Village Clerk at least one week in advance of the meeting.

Additional approval will be required by the Architectural Review Board.

By Order of the Zoning Board of Appeals.

Lizabeth Meszaros

Secretary to the Zoning Board

Dated: December 29, 2023

The mailing receipts were received and the signs were posted. Board Members visited the property on Saturday, January 6, 2024, due to the inclement weather forecasted for Sunday.

Samuel F. Vieira, RA, the project architect, appeared on behalf of the property owner, Andrew Eifler, also present. He showed the proposed plan which will create a gym, guest room, and small bathroom above the existing garage. The roof will be raised 2.5 feet but the footprint will not be expanded. At the rear of the main house, they will take the westerly side eaves and raise the roof up to a habitable height so that the two bedrooms will have larger windows for views and more sunlight, but more importantly for two emergency egresses. The space between the dormers will have a home office with two windows and on the other side of the middle bedroom will be a laundry room.

The house has over a 3,000 s.f. footprint with no basement. It is on slab with a crawlspace, with minimal storage. In order to provide for additional storage for the owner, he showed the proposed 300 s.f. shed on the property, which is zoning compliant for setbacks and height. The elevations show that only the expansion above garage is what will be visible from the street. The dormer in the rear where the roof is raised is not visible from the street and it will be 2 feet lower than the main house.

With regard to the variance request, the house is an oversized lot that sits on 2 acres. The allowable FAR for R-20 zone is 5,200 s.f. The existing FAR is 5,695 s.f. They are proposing to increase the FAR to 6,578 s.f., which is 883 s.f. over what is existing, broken down as follows:

Area above the garage:	330 s.f.
Raising dormer 2 nd floor:	250 s.f.
Proposed shed:	<u>300 s.f.</u>
Total:	883 s.f.

With regard to the proposed shed, Mr. Vieira noted that the code allows sheds up to 100 s.f. to be excluded from the FAR calculation. Since they are proposing a 300 s.f. shed, it must be included in the FAR calculation. He also pointed out that if this house were in a R-80 zone, which is the approximate size of the property (83,000 s.f.), the allowable FAR would be 11,600 s.f. In addition, if they were to just look at the garage and dormer expansions, and not include the shed, the variance request would only be 583 s.f., which is just 10% of the existing square footage of the house.

Mr. Vieira also noted that the large terrace area in the rear of the home has also been included in the FAR calculation and the 1,200 s.f. basement area, which is above the foundation, must also be included and inflates the FAR number.

Mr. Vieira referred to his submission letter noting that he does not believe that the intent of the FAR code applies to this property. The FAR was adopted by the village to prevent developers from buying homes and making them so big that they no longer fit in with the character of each neighborhood. In this case, the properties to the west in the R-20 zone, along Castle Heights, are, for the most part, oversized lots. They range from 1.3 to 1.9 acres, when compared to properties to the east, which range from .46 to .47 acres. The entire E.F. campus is also within this zone, so there is a wide range of lot sizes in this zone. He is not sure why these properties were included in the R-20 zone when the map was drawn since many are oversized.

Mr. Vieira confirmed with Ms. Kudla that the shed will not be seen from the street.

Ms. Lawrence has concerns about taking the largest home in the area and adding more square footage onto it. Mr. Vieira noted that they are only adding on 583 s.f. to the home, the additional 300 s.f. is for the shed for storage of equipment. Essentially, the existing home is a one-story house; the second floor is built into the attic.

Ms. Kudla pointed out that this lot is considerably larger than the other properties in the area. Ms. Lawrence said she is not necessarily saying that it won't fit it, nor will it stand out, since there are other large homes in the area. They have had cases before them where the proposed increases would not fit in with the rest of the neighborhood. This home may make be larger, but not exceptionally larger.

Ms. Kudla pointed out that they are downhill from the other homes. If they were looking up, it would look significantly larger, but that is not the case.

Mr. Vieira noted that there are 3 principal additions and two of them will not be seen from the street. The expansion above the garage will be raised but it will be blended in to reduce the visual impact and, again, they are not going above the existing height of the home.

There was no one in the public who wished to comment. There were no more questions from the Board.

Ms. Rachlin moved, seconded by Ms. Lawrence, to close the public hearing.

The secretary recorded the vote:

Chairwoman Lawrence: Yes
 Member Rachlin: Yes
 Member Kaplan: Yes
 Member Kudla: Yes
 All in favor. Motion carried. 4 – 0

Ms. Rachlin read through and responded to the criteria for an area variance as follows:

1. That no undesirable change will be produced in the character of the neighborhood nor will a detriment to nearby properties be created by the granting of the area variance. *Ms. Rachlin stated that the proposed project will not bring an undesirable change to the neighborhood.*
2. That the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. *Ms. Rachlin stated that the benefit sought by the applicant cannot be achieved by some other method other than the area variance.*
3. That the requested area variance is not substantial. *Ms. Rachlin stated that the requested variances is not substantial when considering the lot size.*
4. That the proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. *Ms. Rachlin stated that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.*
5. That the alleged difficulty was self-created which consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance. *Ms. Rachlin stated that the alleged difficulty is self-created but that does not preclude the Board from granting this variance.*

Ms. Kaplan moved, seconded by Ms. Kudla, to grant the 883 s.f. FAR variance and authorize Counsel Addona to prepare a Resolution memorializing the discussion during the public hearing to also include general conditions of approval.

The secretary recorded the vote:

Member Rachlin: Yes
 Member Kaplan: Yes
 Member Kudla: Yes
 Chairwoman Lawrence: No
 Motion carried. 3 – 1

ADJOURNMENT:

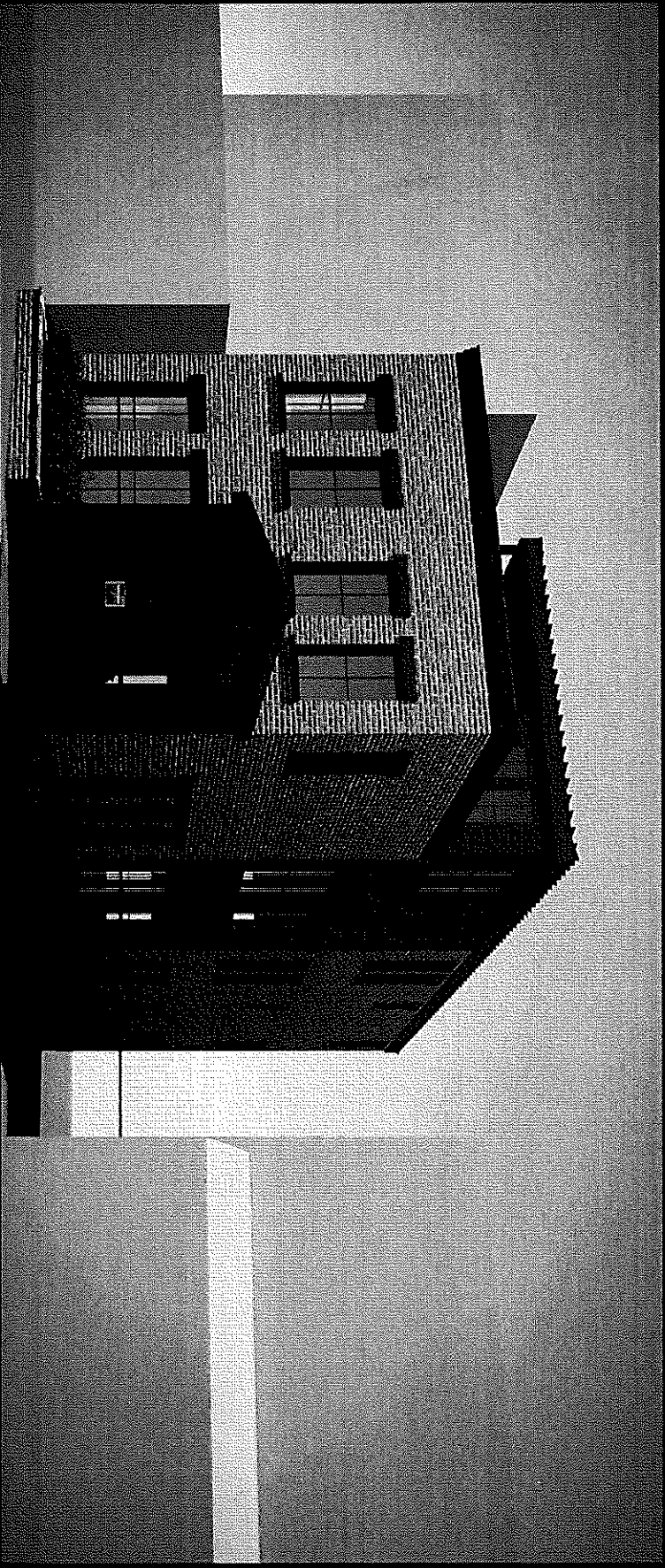
Ms. Kaplan moved, seconded by Ms. Rachlin, to adjourn the meeting at 8:25 p.m.

All in favor. Motion carried. 4-0

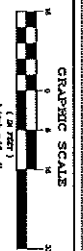
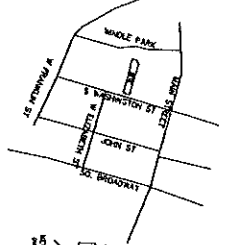
Liz Meszaros- Secretary

EXHIBIT "A"
GOTHAM DESIGN PLANNING & DEVELOPMENT
25 SOUTH WASHINGTON STREET
APPLICANT POWERPOINT PRESENTATION

25 South Washington Street Tarrytown



Zoning Board of Appeals Meeting, January 8, 2024



REGARDING THE
MEASUREMENTS IN U.S. STANDARD.
DATE: 1955-1957.
YOUR NUMBER
WCTT-1-70-1034-1 (1950)

TOPOGRAPIHCAL SURVEY OF
TAX LOT 9 IN BLOCK 33, SECTION 1, 70
AS SHOWN ON THE OFFICIAL TAX MAPS OF
VILLAGE OF TARRYTOWN
LOCATED AT
VILLAGE OF TARRYTOWN
WESTCHESTER COUNTY STATE OF NEW YORK

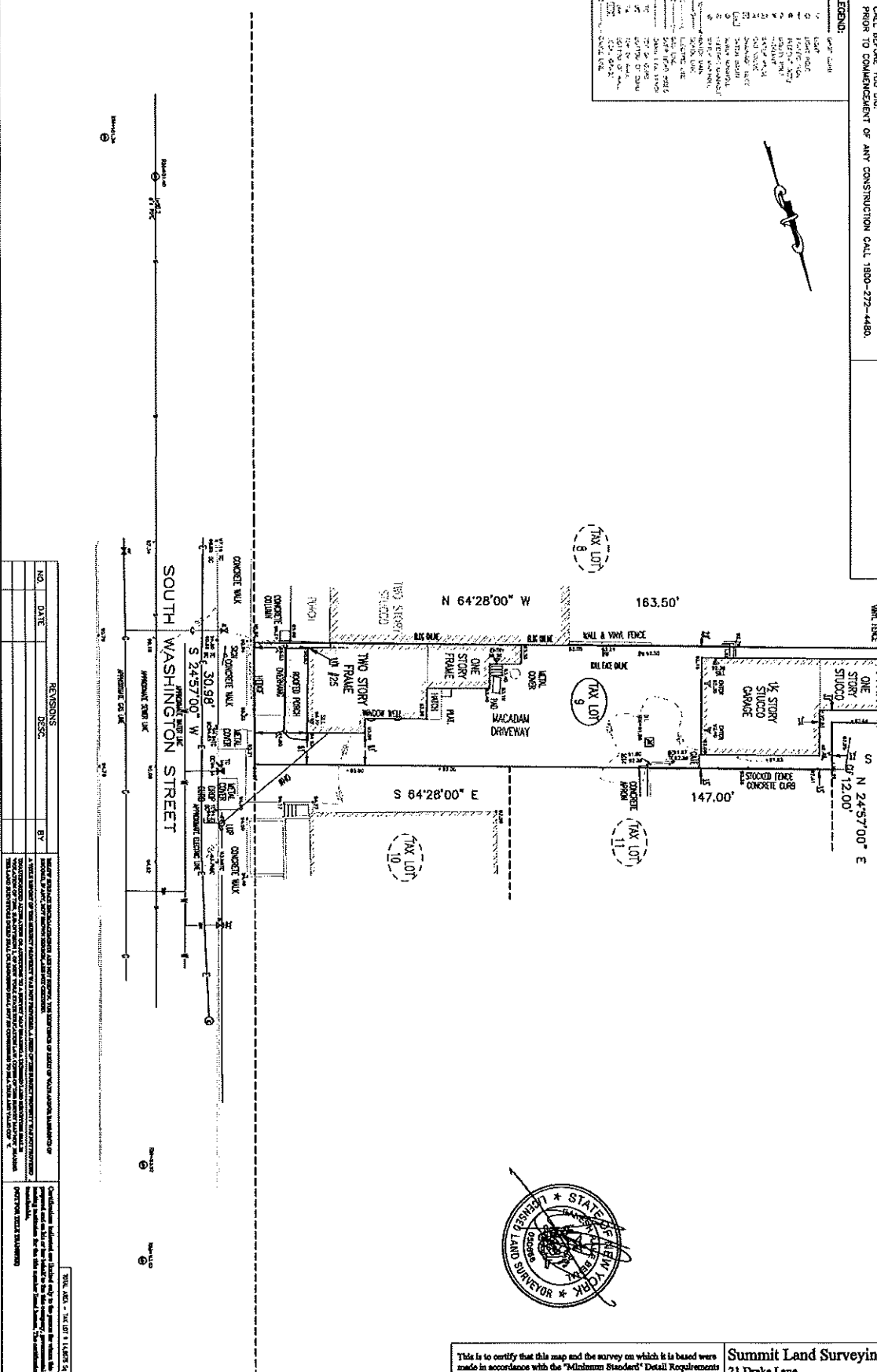
ADDRESS: 25 S WASHINGTON ST., TARRYTOWN, N.Y.

COPYRIGHT © 2022 STAMM LAND SURVEYING P.C.

Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607.
Tel. 9146297758

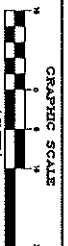
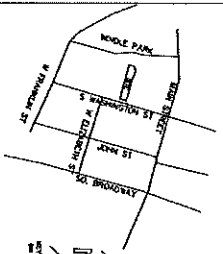
This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Rakesh R. Behal, L.S. New York State License Number 50666.



ONLY AREA - Tax ID# 1 4505 54 7 2011c

Zoning Board of Appeals Meeting, September 11, 2023



SCALE: 1"=1'
Measured in U.S. Standard
DATED: 10-25-2002
JOB NUMBER
WCTT-1-78-BD-2-1 (TOPO)

TOPOGRAPHICAL SURVEY OF
TAX LOT 9 IN BLOCK 33, SECTION 1,7D
AS SHOWN ON THE OFFICIAL TAX MAPS OF
VILLAGE OF TARRYTOWN
LOCATED AT
VILLAGE OF TARRYTOWN
WESTCHESTER COUNTY STATE OF NEW YORK

ADDRESS: 23 S WASHINGTON ST., TARRYTOWN, N.Y.

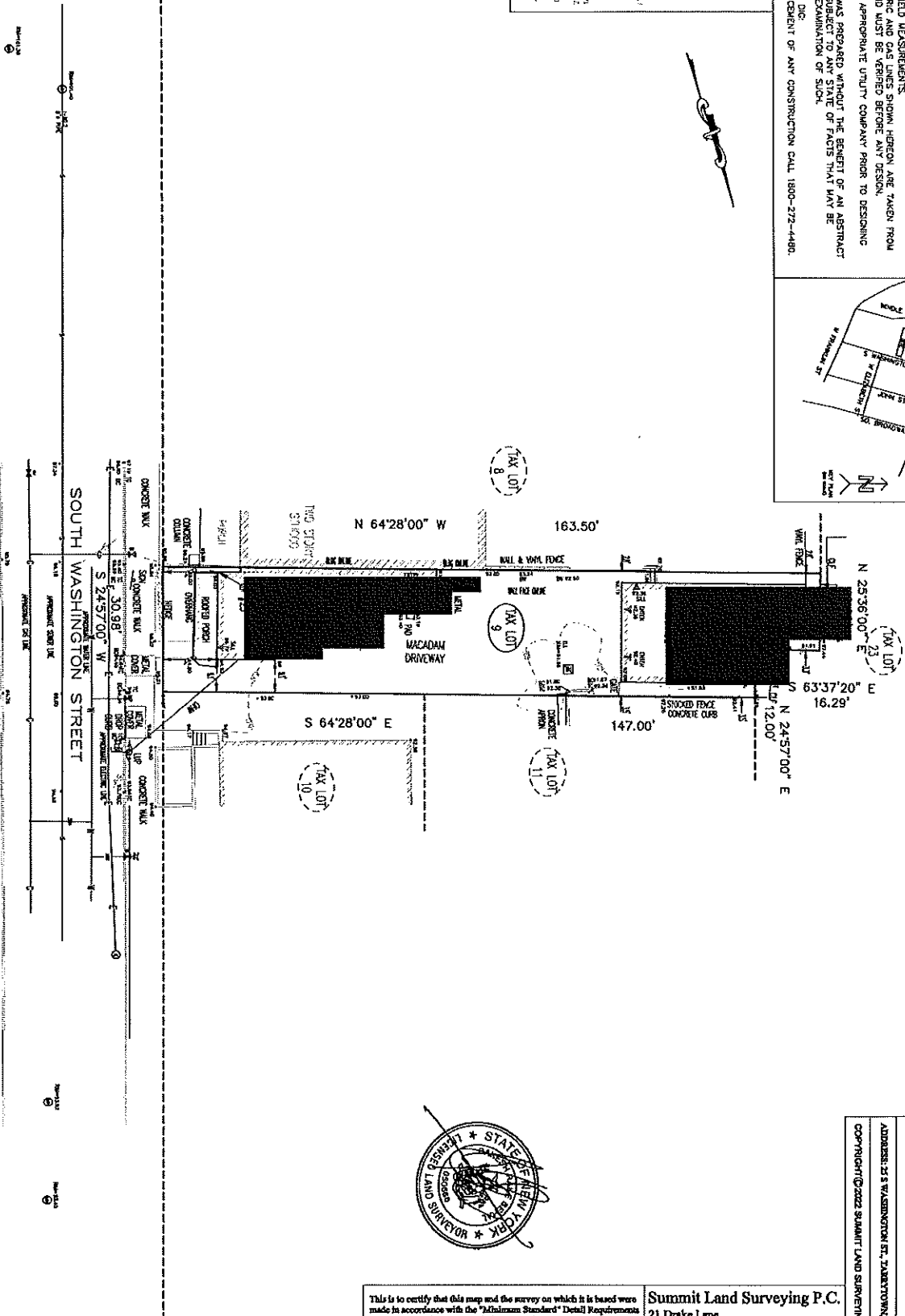
COPYRIGHT © 2022 STAMAT LAYD SURVEYING P.C.

COPYRIGHT © 2022 SUMMIT LAND SURVEYING P.C.

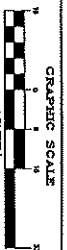
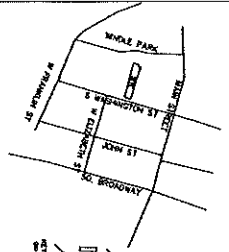
Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607.
Tel. 9146297758

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Rakiah R. Behal, L.S. New York State License Number 030666.

[illegible]

NOTE: AREA = Sum of 4 adjacent Sq Ft values.



NCALB 1-7-87
Measurement in U.S. Standard
DATE: 10-25-2002
JOE NUDABER
WCTT-1-7-87-BJ-4-1 (77070)

TOPOGRAPHICAL SURVEY OF
TAX LOT 9 IN BLOCK 33, SECTION 1, 70
AS SHOWN ON THE OFFICIAL TAX MAPS OF
VILLAGE OF TARRYTOWN
LOCATED AT
VILLAGE OF TARRYTOWN
WESTCHESTER COUNTY STATE OF NEW YORK

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Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607.
Tel. 9146297758

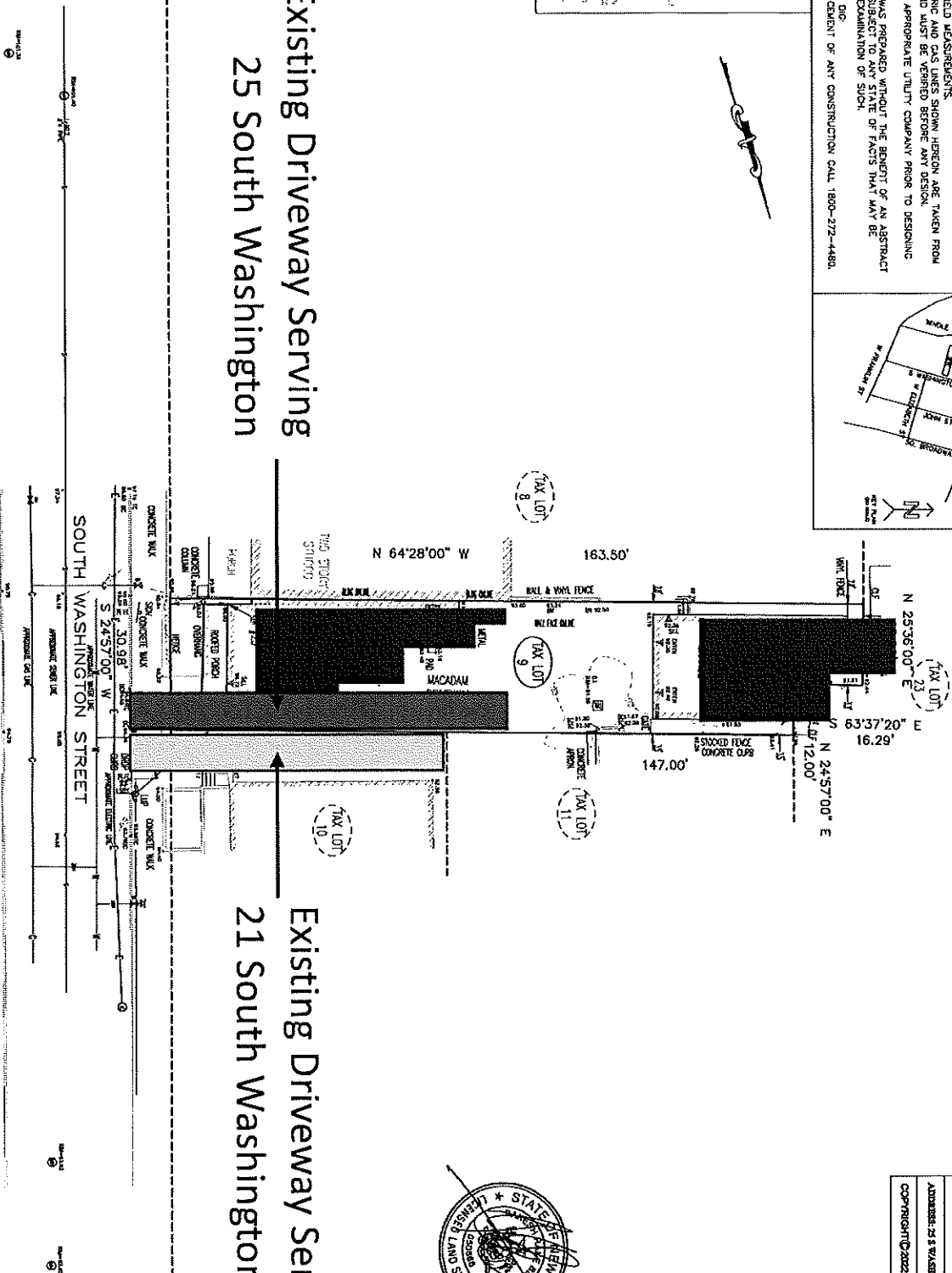
This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Rakesh R. Behal, L.S. New York State License Number 030666.



Existing Driveway Serving 25 South Washington

Existing Driveway Serving 21 South Washington

[illegible]

ORDER TOTAL \$4,965.54 **ITEM TOTAL \$4,965.54**

Rear Yard Setback

45.00' Required

79.0' Existing

~~60.33' Proposed~~

61.0. Proposed

Side Yard Setback

20.0' Required

0.0' Existing

~~5.0' Proposed~~

3.0' Proposed

Existing Driveway

Retained

Width of Property

40.0' Required

31.0' Existing

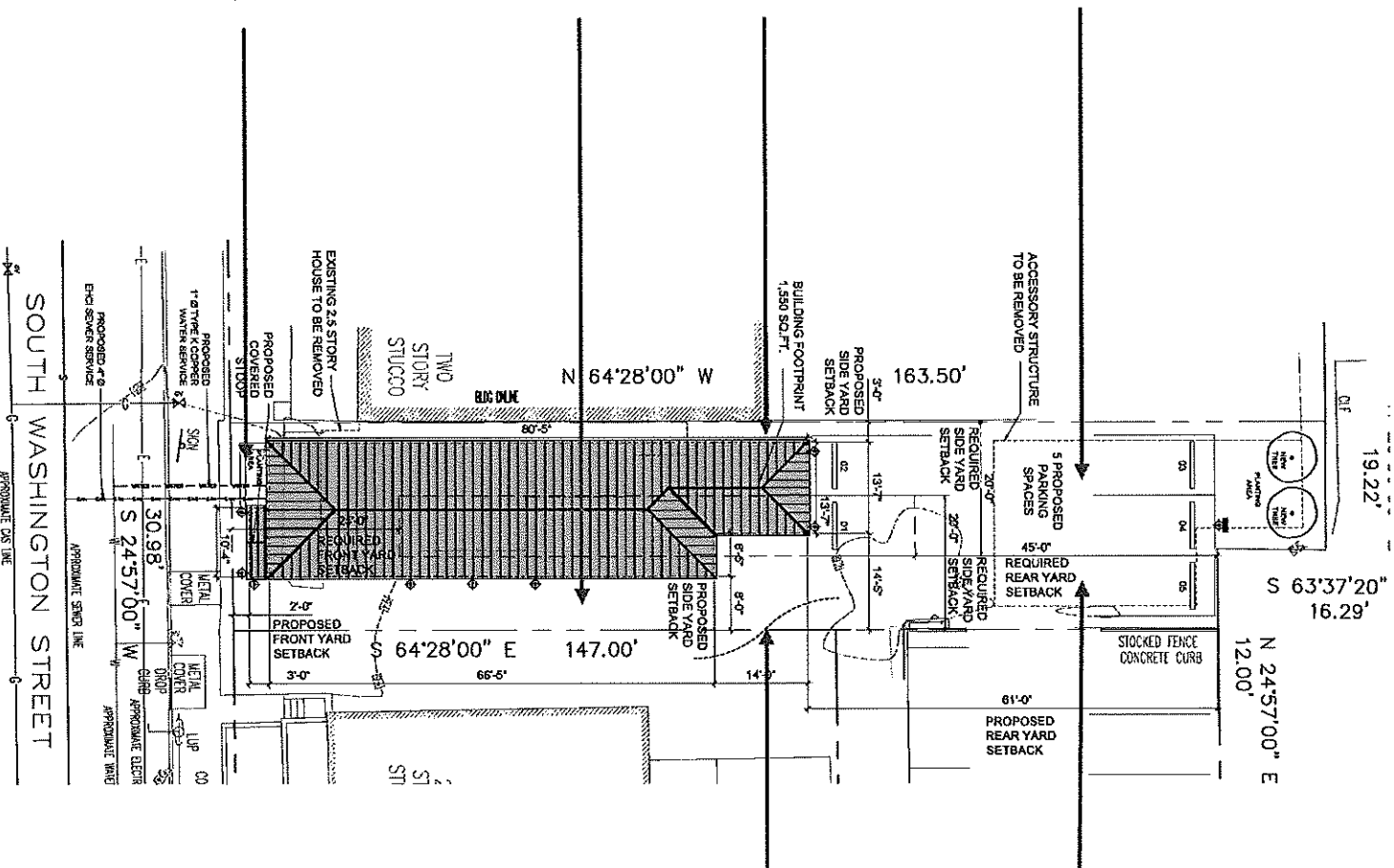
Front Yard Setback

25.00' Required

13.22' Existing

~~5.67' Proposed~~

5.00' Proposed



Required Parking

~~10 Spaces Required~~

8 Spaces Required

~~0 Spaces Proposed~~

5 Spaces Proposed

Total Side Yard Setback

40.0' Required

6.5' Existing

~~10.0' Proposed~~

11.0' Proposed

Maximum Height

Two Stories Permitted

Three Story Proposed

Minimum Lot Size

12,000 sf Required

4,867 sf Existing

Total Building Coverage

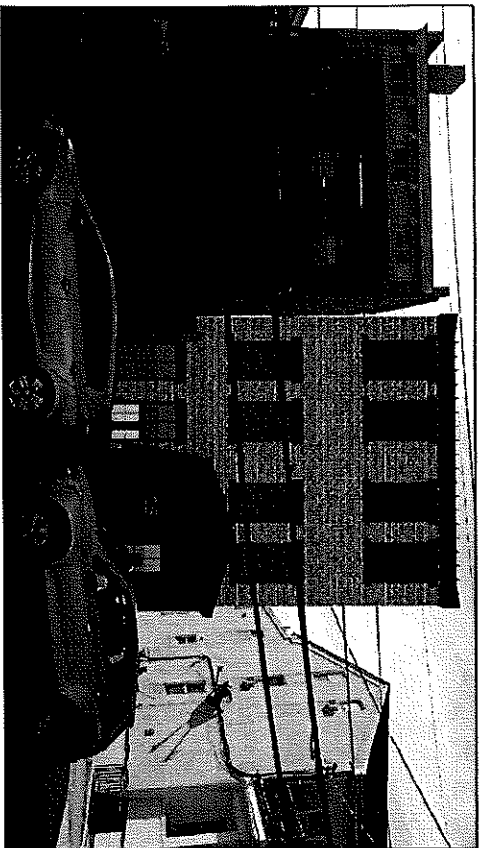
35% Permitted

40% Existing

~~35.5% Proposed~~

31.8% Proposed

25 SOUTH WASHINGTON
TARRYTOWN, N.Y. 10591



LIST OF DRAWINGS				
LIST OF DRAWINGS, LOCATION MAPS, DESIGN CRITERIA, AND RESPECTIVE				
CS	1.0	CONCEPT AREA SITE PLAN AND ELEVATION	08-20-2023	08-20-2023
SD-1.0	1.0	EXISTING CONDITIONS AND PROPOSED SITE PLAN	08-20-2023	08-20-2023
SD-1.1	1.0	STORMWATER MANAGEMENT AND EROSION & SEDIMENT CONTROL PLAN DETAILS	08-20-2023	08-20-2023
SD-1.2	1.0	PROPOSED FLOOR PLANS	08-20-2023	08-20-2023
SD-2.0	1.0	NORTH AND EAST ELEVATIONS	08-20-2023	08-20-2023
SD-3.1	1.0	SOUTH AND WEST ELEVATIONS	08-20-2023	08-20-2023
SD-4.0	1.0	PROPOSED BUILDING SECTIONS	08-20-2023	08-20-2023
SD-4.1	1.0	BUILDING REBARINGS	08-20-2023	08-20-2023

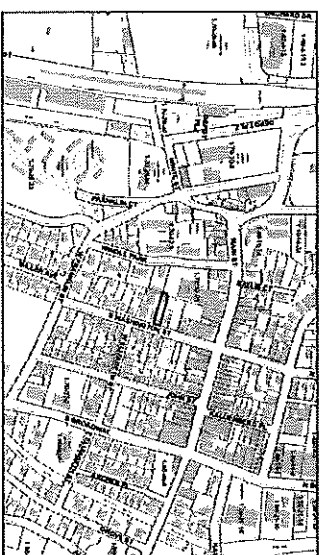
PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE DEMOLITION OF A 3 STORY SINGLE FAMILY HOUSE AND DETACHED GARAGE, PROPOSED IS THE CONSTRUCTION OF A 3 STORY BUILDING WITH 2 BEDROOM APARTMENTS ON EACH FLOOR, FOR A TOTAL OF 3 DWELLING UNITS

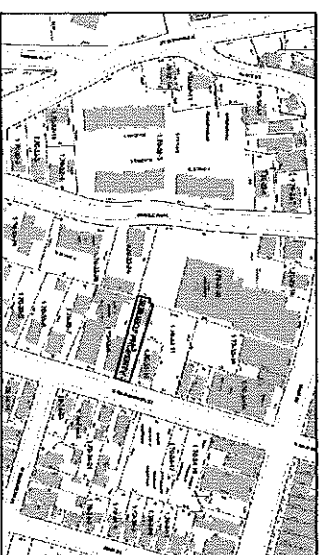
CODE COMPLIANCE NOTES:

1. ALL PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NEW YORK STATE ELECTION CODE AND NEW YORK STATE ELECTION CODE.
2. ALL ELECTRICAL WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NATIONAL ELECTRICAL CODE (NEC) 70 2017 EDITION.
3. ALL PLUMBING WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NEW YORK STATE PLUMBING BUILDING CODE.
4. ALL MECHANICAL WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NEW YORK STATE MECHANICAL BUILDING CODE.
5. THE PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NEW YORK STATE FIRE ALARM AND SIGNALING CODE.
6. THIS BUILDING IS TYPE 3B CONSTRUCTION.
7. STRIKE-PROOF REBARING FOR FIRE SPRINKLER RISERS AND HANG LINES AND DUCTWORK.

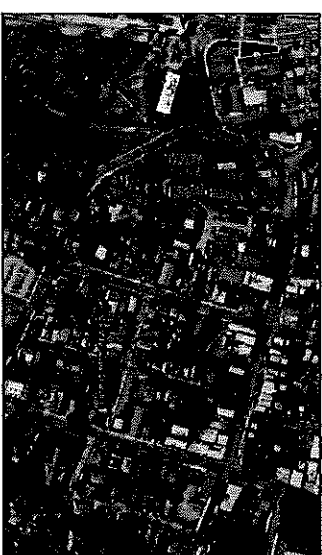
NOT FOR CONSTRUCTION



SITE LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



AERIAL LOCATION MAP
NOT TO SCALE



PROJECT TITLE
BENJAMIN SINANAJ
25 SOUTH WASHINGTON STREET,
TARRYTOWN, N.Y. 10591

PROJECT NO. 2206

GOTHAM
LAND DEVELOPMENT LTD.

328 Broadway
Cobleskill, N.Y. 12522
Phone: (514) 682-2002
Fax: (514) 682-2002
Email: info@gothamland.com

DESIGNED BY: 08-20-2023
CHECKED BY: 08-20-2023
APPROVED BY: 08-20-2023
REVISED BY: 08-20-2023
REVISED BY: 08-20-2023
REVISED BY: 08-20-2023

COVER SHEET

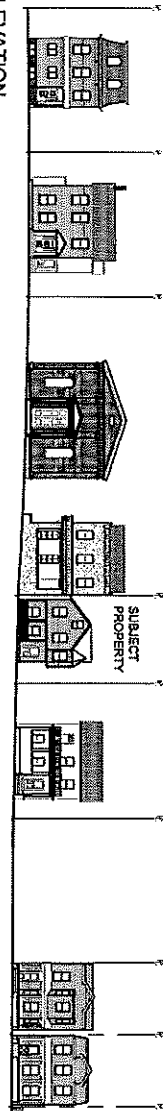
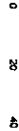
DATE: 08-20-2023
SCALE: AS NOTED
BY: JS

CS

Zoning Board of Appeals Meeting, January 8, 2024

EXISTING ELEVATION

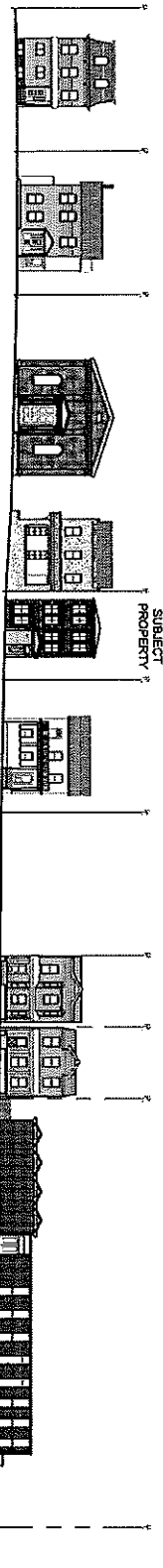
SCALE: 1" = 20'-0" GRAPHIC SCALE IN FEET



ADDRESS	SUBJECT PROPERTY	DATE	REVISION	REVISION	REVISION	REVISION	REVISION
41 SOUTH WASHINGTON	1	1/1/20	1	1/1/20	1/1/20	1/1/20	1/1/20
27 SOUTH WASHINGTON	2	1/1/20	2	1/1/20	1/1/20	1/1/20	1/1/20
27 SOUTH WASHINGTON	3	1/1/20	3	1/1/20	1/1/20	1/1/20	1/1/20
27 SOUTH WASHINGTON	4	1/1/20	4	1/1/20	1/1/20	1/1/20	1/1/20
27 SOUTH WASHINGTON	5	1/1/20	5	1/1/20	1/1/20	1/1/20	1/1/20
27 SOUTH WASHINGTON	6	1/1/20	6	1/1/20	1/1/20	1/1/20	1/1/20
27 SOUTH WASHINGTON	7	1/1/20	7	1/1/20	1/1/20	1/1/20	1/1/20
27 SOUTH WASHINGTON	8	1/1/20	8	1/1/20	1/1/20	1/1/20	1/1/20
27 SOUTH WASHINGTON	9	1/1/20	9	1/1/20	1/1/20	1/1/20	1/1/20
27 SOUTH WASHINGTON	10	1/1/20	10	1/1/20	1/1/20	1/1/20	1/1/20

PROPOSED ELEVATION

SCALE: 1" = 20'-0" GRAPHIC SCALE IN FEET



SITE PLAN

SCALE: 1" = 20'-0" GRAPHIC SCALE IN FEET



NOT FOR CONSTRUCTION

Zoning Board of Appeals Meeting, January 8, 2024

TO THE BEST OF OUR KNOWLEDGE, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. WE AGREE TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE ZONING BOARD OF APPEALS FROM AND AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE ZONING BOARD OF APPEALS IN CONNECTION WITH THE REVIEW OF THIS APPLICATION.

PROJECT:
BENJAMIN SINANAJ
25 SOUTH WASHINGTON STREET,
TARRYTOWN, N.Y. 10591

PROJECT NO: 2206

GOTHAM DESIGN AND COMMUNITY DEVELOPMENT LTD.
320 Broadway
Dorchester, MA 01919
Phone: (508) 388-0000
Fax: (508) 388-0001
Email: info@gothamdesign.com

DESIGNED BY: 151-A-2020
REVISIONS: 151-A-2020
DATE: 1/1/2020
BY: [Signature]
CHECKED BY: [Signature]
DATE: 1/1/2020
BY: [Signature]

DATE: 1/1/2020
BY: [Signature]
DATE: 1/1/2020
BY: [Signature]


SD-1.0

[illegible]

BUILDING COVERAGE TABLE			
	AREA	DENSITY	PERCENT
DETACHED	SQ.F.	100	
SEMI-DETACHED	SQ.F.	50	
TOTAL DETACHED AND SEMI-DETACHED (MAXIMUM = 25%)			
ATTACHED	SQ.F.		
APPROXIMATE PERCENTAGE TOTAL IMPROVEMENT	SQ.F.		MAX
TOTAL IMPROVEMENT COVERAGE (MAXIMUM = 25%)			

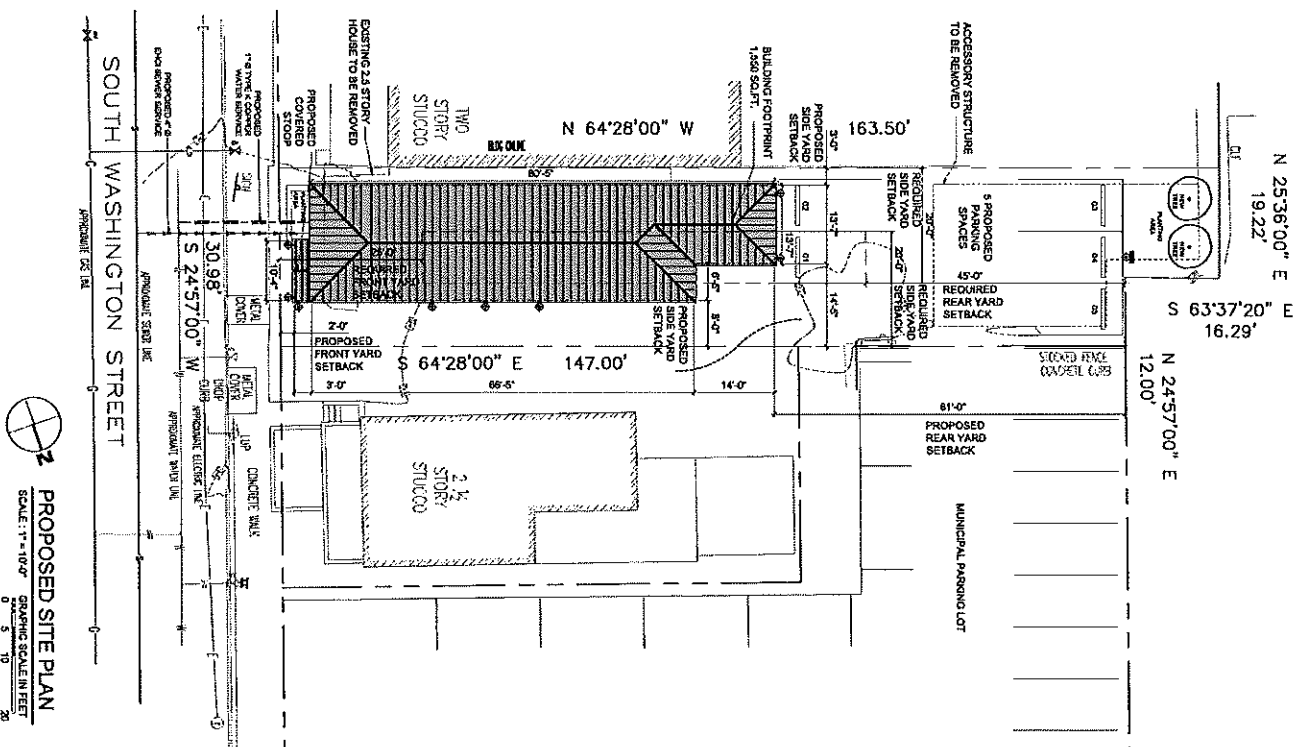
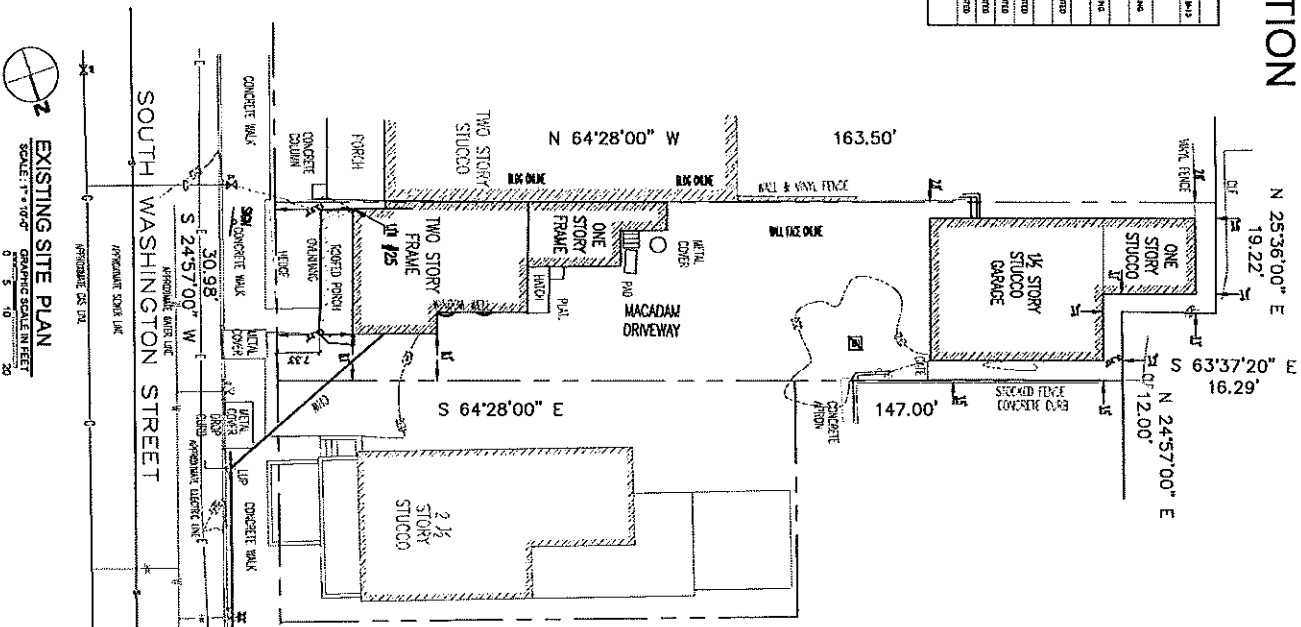
NOTE:
1. ALL NEW ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEPA) 76 2014 EDITION.
2. AS PER 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.
90 % OF ALL LIGHTING SHALL BE "HIGH EFFICIENCY".

NOTE:
ELECTRICAL OUTLETS TO BE INSTALLED
IN ACCORDANCE WITH ALL APPLICABLE
CODES AND ALL AUTHORITIES HAVING
JURISDICTION.

 <p>ORIGIN POINT N AND W F.W. ROAD</p>	<p>LIGHT fixture LEDCO</p>
<p>INTERNAL CORDING (SIGNAL LENGTH) 200' OR EQUIVALENT CORD LENGTH NO. OF CORDS NO. OF TIE CORDS</p>	<p>LIGHT fixture SPECIFICATIONS</p>



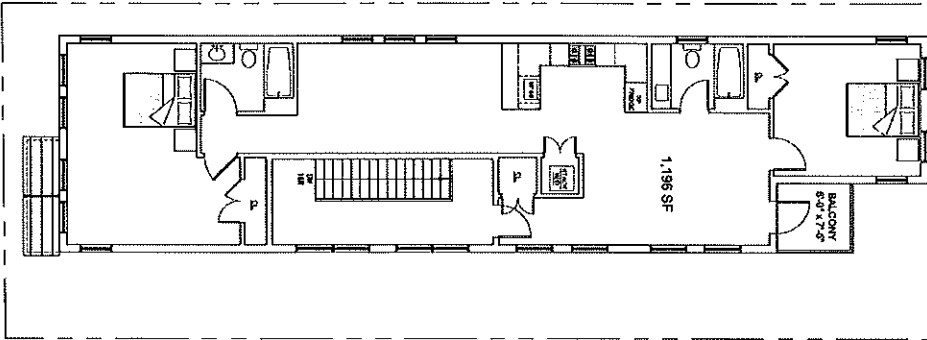
Author	Year	Sample Size	Study Design	Outcome
Wang et al.	2004	1000	Retrospective Cohort	Increased risk of stroke in patients with hypertension
Smith et al.	2005	500	Case-Control	No significant association between hypertension and stroke
Johnson et al.	2006	2000	Prospective Cohort	Increased risk of stroke in patients with hypertension
Chen et al.	2007	1500	Retrospective Cohort	Increased risk of stroke in patients with hypertension
Miller et al.	2008	750	Case-Control	No significant association between hypertension and stroke
Lee et al.	2009	3000	Prospective Cohort	Increased risk of stroke in patients with hypertension
Kim et al.	2010	1200	Retrospective Cohort	Increased risk of stroke in patients with hypertension
White et al.	2011	4000	Prospective Cohort	Increased risk of stroke in patients with hypertension
Black et al.	2012	1800	Case-Control	No significant association between hypertension and stroke
Green et al.	2013	2500	Prospective Cohort	Increased risk of stroke in patients with hypertension
Harris et al.	2014	1100	Retrospective Cohort	Increased risk of stroke in patients with hypertension
Clark et al.	2015	3500	Prospective Cohort	Increased risk of stroke in patients with hypertension
Wright et al.	2016	1300	Case-Control	No significant association between hypertension and stroke
Scott et al.	2017	2200	Prospective Cohort	Increased risk of stroke in patients with hypertension
Foster et al.	2018	1600	Retrospective Cohort	Increased risk of stroke in patients with hypertension
Reed et al.	2019	4500	Prospective Cohort	Increased risk of stroke in patients with hypertension
Cook et al.	2020	1900	Case-Control	No significant association between hypertension and stroke
Morgan et al.	2021	2800	Prospective Cohort	Increased risk of stroke in patients with hypertension
Bell et al.	2022	1400	Retrospective Cohort	Increased risk of stroke in patients with hypertension
Howard et al.	2023	3200	Prospective Cohort	Increased risk of stroke in patients with hypertension
Ward et al.	2024	1700	Case-Control	No significant association between hypertension and stroke
Thomas et al.	2025	2600	Prospective Cohort	Increased risk of stroke in patients with hypertension



Zoning Board of Appeals Meeting, January 8, 2024

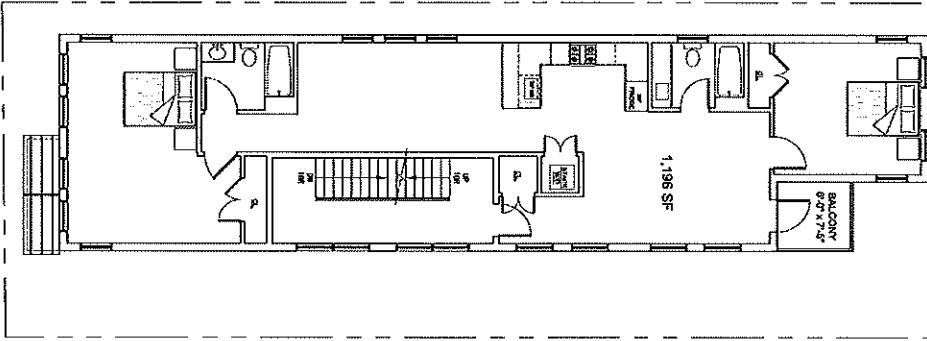
NOT FOR CONSTRUCTION

G.F.A.: 1,519
SECOND FLOOR



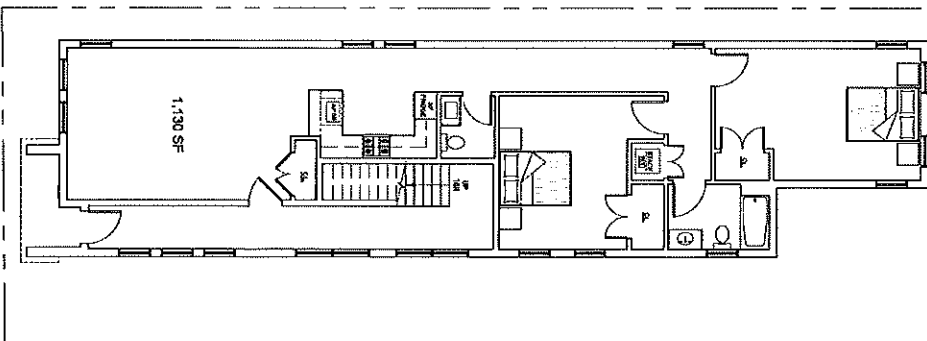
2 THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0" GRAPHIC SCALE IN FEET
0 6 12 24

G.F.A.: 1,519
SECOND FLOOR



2 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0" GRAPHIC SCALE IN FEET
0 6 12 24

G.F.A.: 1,547
SECOND FLOOR



2 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0" GRAPHIC SCALE IN FEET
0 6 12 24

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF NEW YORK, LICENSE NO. 105591.

Benjamin Sinanaj
Architect
105591
25 South Washington Street
Tarrytown, NY 10591
Tel: 914.335.1111
Fax: 914.335.1112
Email: benjamin@sinanaj.com

PROJECT TITLE
BENJAMIN SINANAJ
25 SOUTH WASHINGTON STREET,
TARRYTOWN, N.Y. 10591

PROJECT NO. 2206

**GOTHAM
DESIGN
AND COMMUNITY
DEVELOPMENT LTD.**

720 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 893-3053
Fax: (914) 893-3380
Email: info@gothamdesign.com
Website: gothamdesign.com

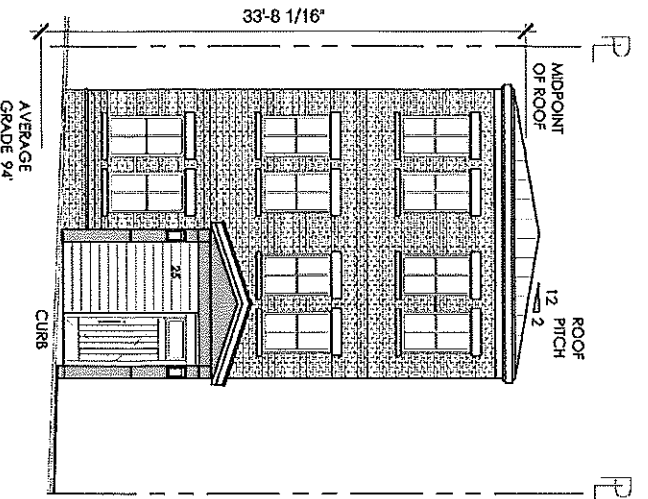
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
IN CHARGE: [Signature]

DATE: 11-16-2023
SCALE: AS NOTED
DRAWN BY: [Signature]
CHECKED BY: [Signature]
IN CHARGE: [Signature]

PROPOSED
FLOOR PLANS

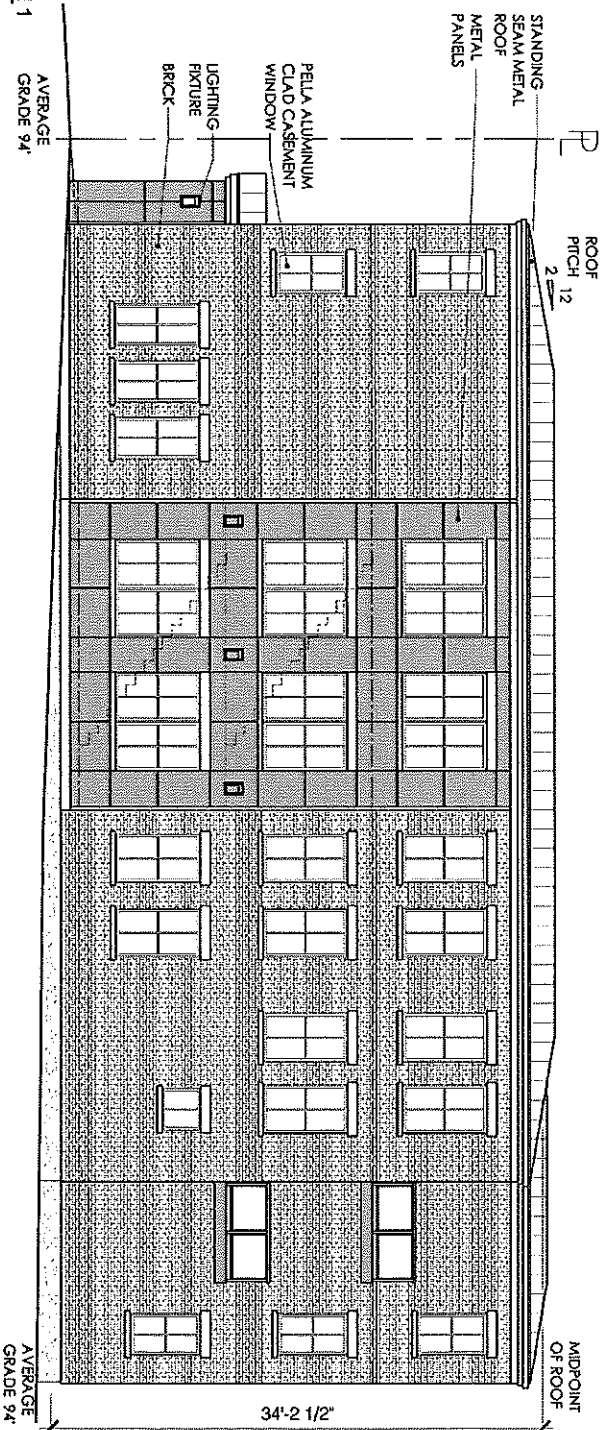
SD-2.0

NOT FOR CONSTRUCTION



EAST ELEVATION OPTION 1
SCALE: 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 2 4 8

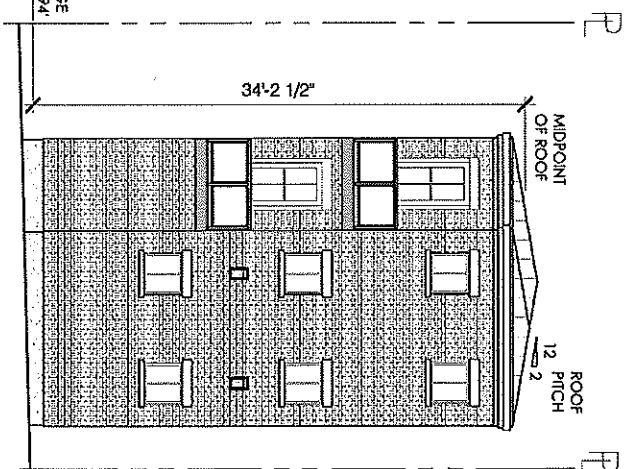
NORTH ELEVATION OPTION 1
SCALE: 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 2 4 8



Zoning Board of Appeals Meeting, January 8, 2024

PROJECT TITLE: BENJAMIN SINANAJ 26 SOUTH WASHINGTON STREET, TARRYTOWN, N.Y. 10591 PROJECT NO. 2206		GOTHAM DESIGN AND COMMUNITY DEVELOPMENT LTD. 308 Broadway Queens, N.Y. 11355 Phone: (718) 265-0000 Fax: (718) 265-0000 Email: info@gothamdesign.com		PROJECT INFORMATION: DATE: 11-14-2023 DRAWN BY: SDJ CHECKED BY: PMS DATE NOTED: PMS		PROJECT TITLE: PROPOSED MODIFIED ELEVATIONS		DATE: 11-14-2023 SCALE: AS NOTED SD-3.0	
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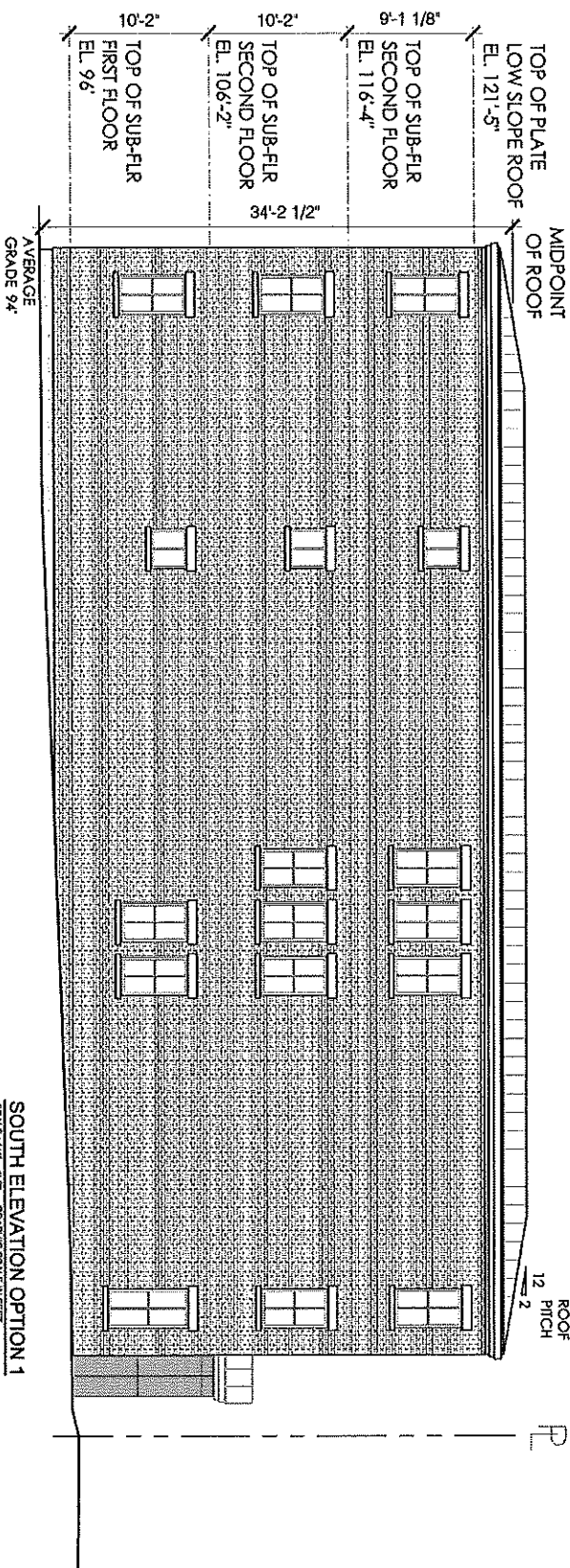
NOT FOR CONSTRUCTION



WEST ELEVATION OPTION 1

SCALE: 1/4" = 1'-0" GRAPHIC SCALE IN FEET

AVERAGE GRADE 94'

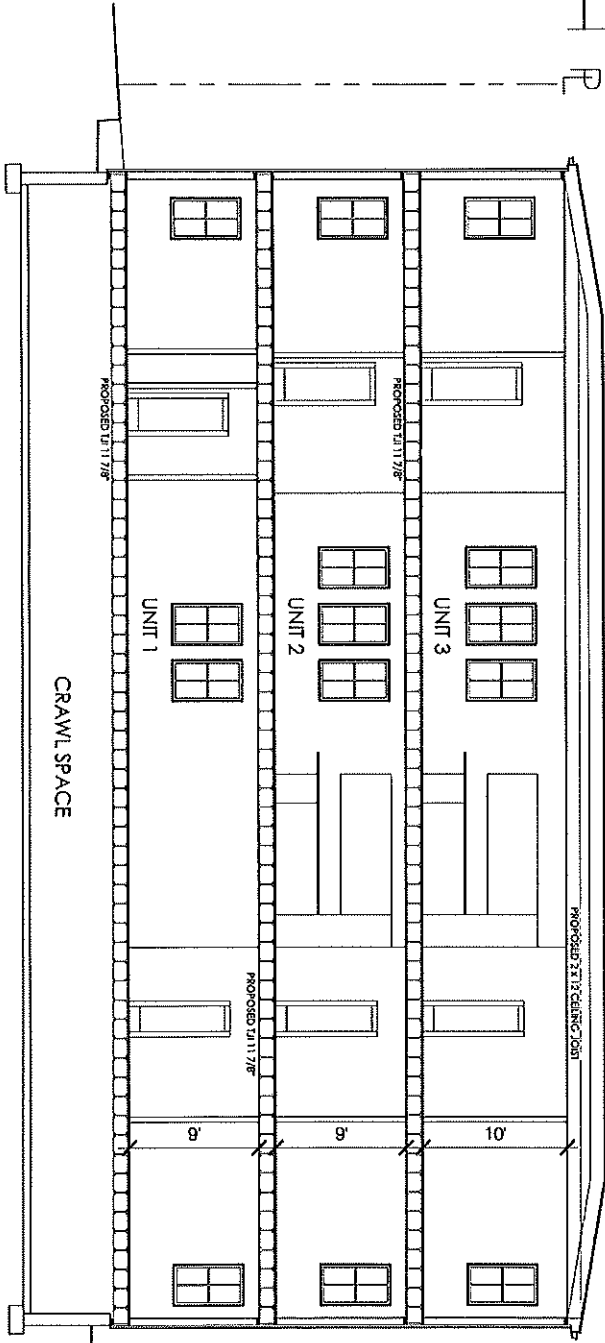
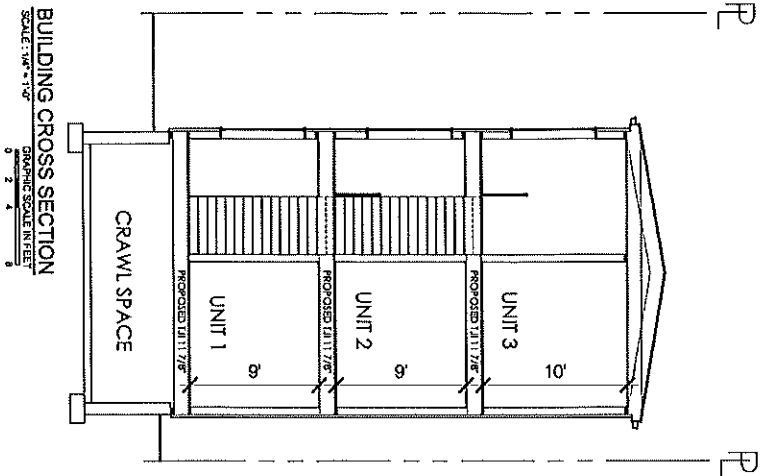


SOUTH ELEVATION OPTION 1

SCALE: 1/4" = 1'-0" GRAPHIC SCALE IN FEET

		<p>PROJECT TITLE: BENJAMIN SINANAJ 25 SOUTH WASHINGTON STREET, TARRYTOWN, N.Y. 10591 PROJECT NO. 2206</p>		<p>GOTHAM DESIGN AND COMMUNITY DEVELOPMENT LTD. 320 Broadway Dobbs Ferry, N.Y. 10522 Phone: (914) 350-0590 Fax: (914) 350-0590 Email: info@gothamdesign.com</p>		<p>DATE: 11-16-2023 DRAWN BY: SSJ CHECKED BY: AS NOTED PWS</p>		<p>PROJECT TITLE: PROPOSED WEST AND SOUTH ELEVATIONS</p>		<p>SD-3.1</p>	
--	--	----------------------------------------------------------------------------------------------------------------------------------	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	----------------------------------------------------------------------------	--	---------------------------------------------------------------------	--	----------------------	--

NOT FOR CONSTRUCTION



303 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 666-5053
Fax: (914) 666-5054
Email: info@jbd.com

DESIGNED BY: JBD
DRAWN BY: JBD
CHECKED BY: JBD
DATE: 4/20/2023
SCALE: AS NOTED
PROJECT: PWS

PROJECT TITLE:
PROPOSED BUILDING SECTIONS

SD-4.0

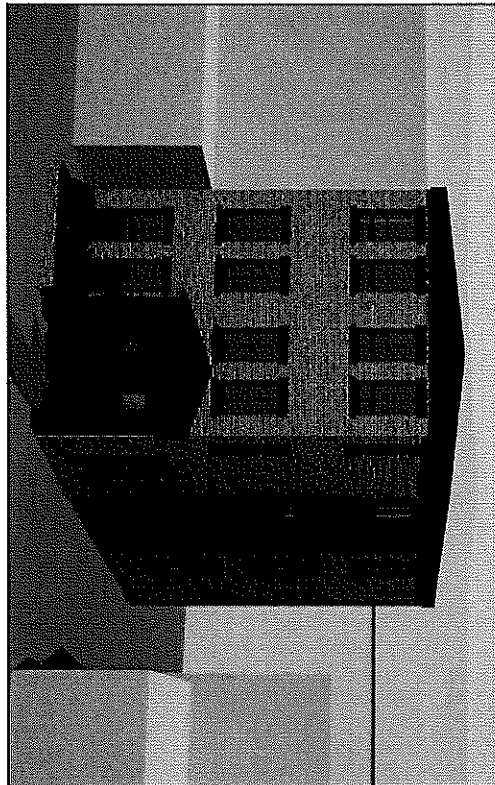
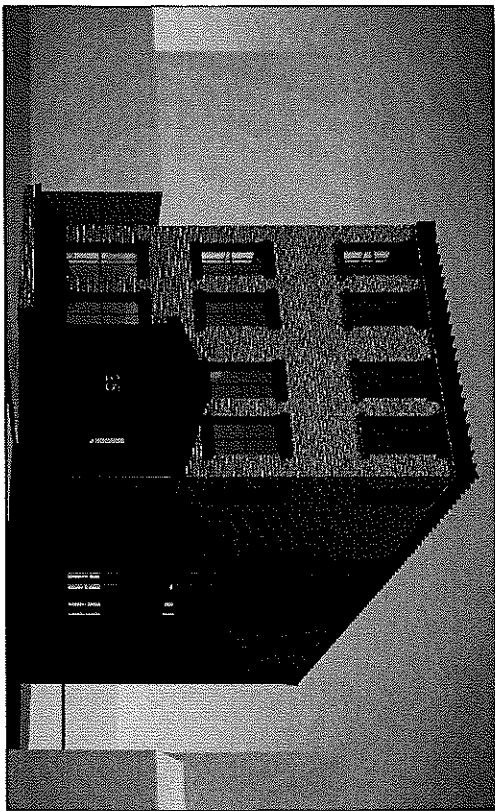
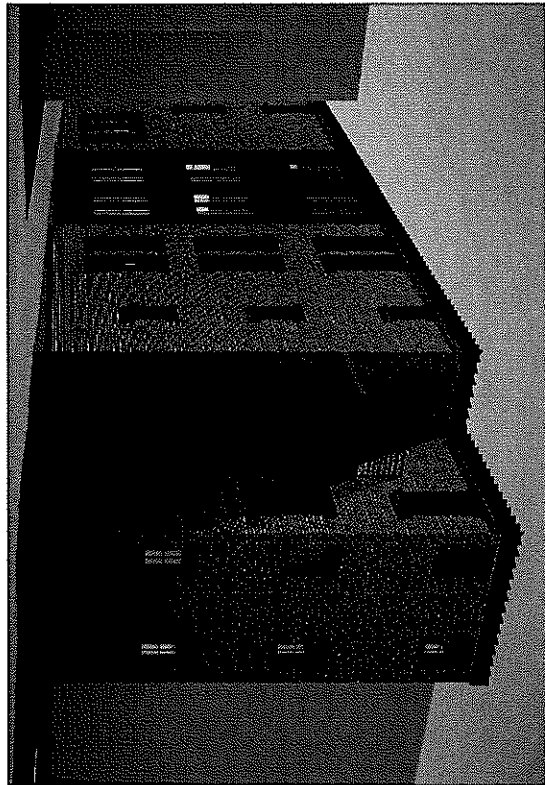
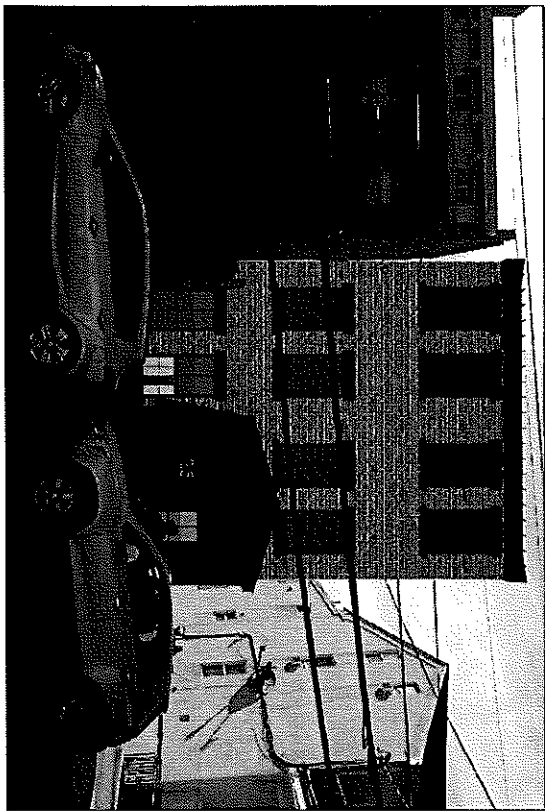
PROJECT TITLE:
BENJAMIN SINANAJ
25 SOUTH WASHINGTON STREET,
TARRYTOWN, N.Y. 10591

PROJECT NO: 2206

JBD
JBD DESIGN
303 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 666-5053
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Email: info@jbd.com

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NOT FOR CONSTRUCTION



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PROJECT TITLE
BENJAMIN SINANAJ
25 SOUTH WASHINGTON STREET,
TARRYTOWN, N.Y. 10591
PROJECT NO. 2206

**GOTHAM
DESIGN**
AND COMMUNITY
DEVELOPMENT LTD.

328 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 336-0500
Fax: (914) 336-0500
www.gothamdesign.com

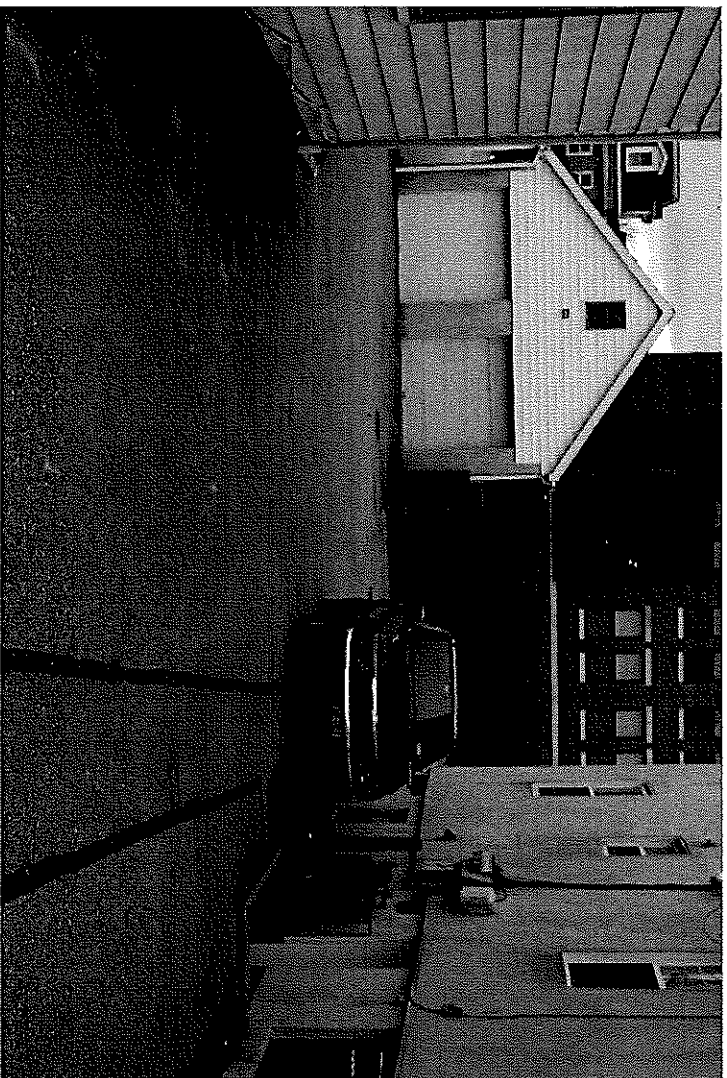
DESIGNED / PREPARED BY: J&B
REVIEWED / CHECKED BY: J&B

SHEET TITLE:

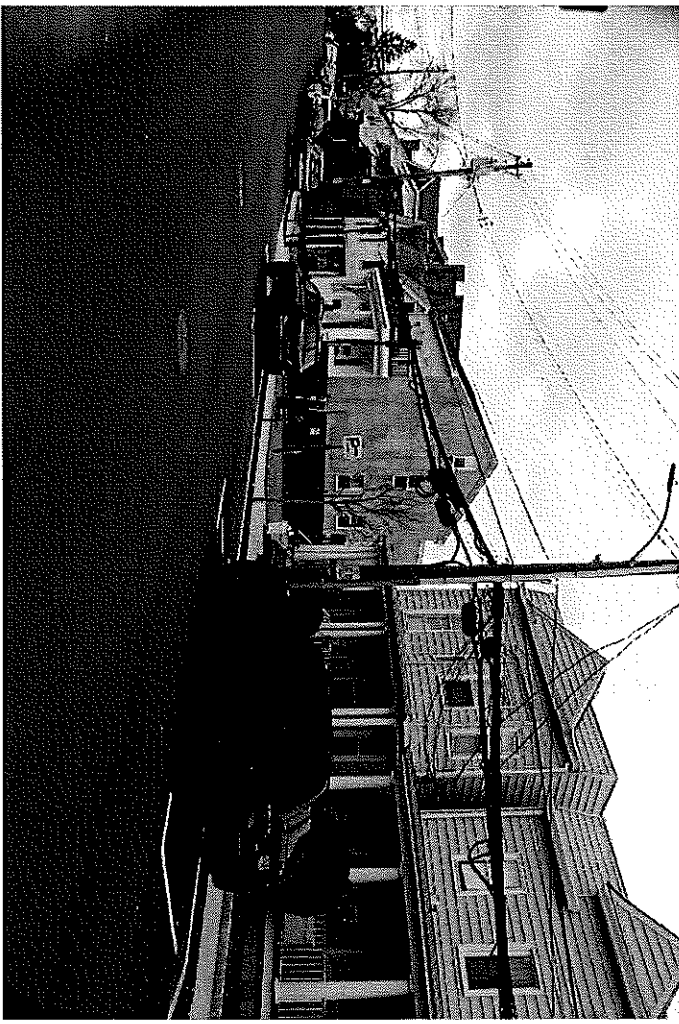
**BUILDING
RENDERINGS**

DATE: 06-23-2023
SCALE: AS NOTED
DRAWN BY: J&B
CHECKED BY: J&B

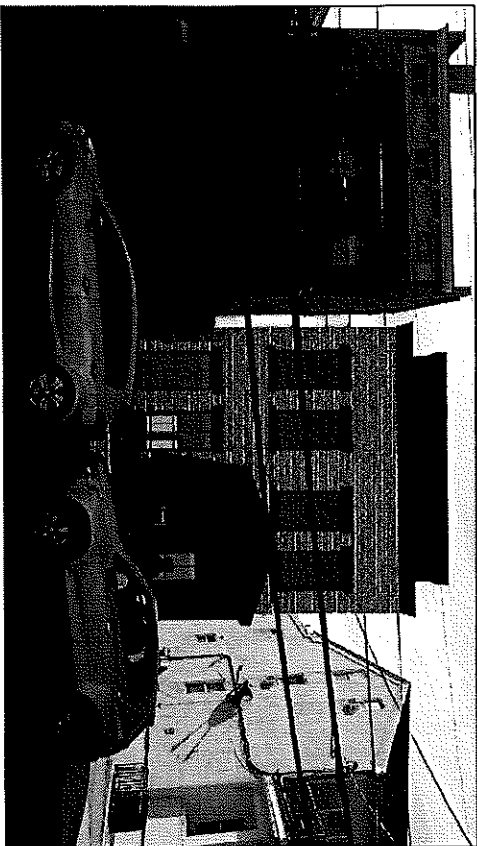
SD-4.1



Zoning Board of Appeals Meeting, January 8, 2024



25 SOUTH WASHINGTON TARRYTOWN, N.Y. 10591



LIST OF DRAWINGS				
CS	LIST OF DRAWINGS, LOCATION MAPS, DESIGN CRITERIA AND PERSPECTIVE	FOR 20A MEETING 05-12-2023	FOR 20A MEETING 05-04-2023	FOR 20A MEETING 05-17-2023
SD -1.0	CONTENT AREA SITE PLAN AND ELEVATION	06-26-2023	07-06-2023	08-27-2023
SD -1.1	EXISTING CONDITIONS AND PROPOSED SITE PLAN	06-26-2023	07-06-2023	08-27-2023
SD -1.2	STORMWATER MANAGEMENT AND EROSION & SEDIMENT CONTROL PLAN DETAILS	06-26-2023	07-06-2023	08-27-2023
SD -2.0	PROPOSED FLOOR PLANS	06-26-2023	07-06-2023	08-27-2023
SD -3.0	NORTH AND EAST ELEVATIONS	06-26-2023	07-06-2023	08-27-2023
SD -3.1	SOUTH AND WEST ELEVATIONS	06-26-2023	07-06-2023	08-27-2023
SD -4.0	PROPOSED BUILDING SECTIONS	06-26-2023	07-06-2023	08-27-2023
SD -4.1	BUILDING RENDERINGS	06-26-2023	07-06-2023	08-27-2023

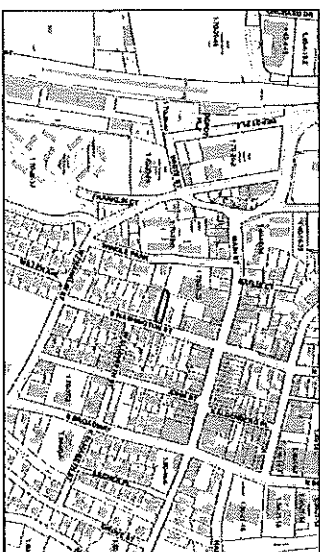
PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE DEMOLITION OF A 2 STORY SINGLE FAMILY HOUSE AND DETACHED GARAGE. PROPOSED IS THE CONSTRUCTION OF A 3 STORY BUILDING WITH 2 BEDROOM APARTMENTS ON EACH FLOOR, FOR A TOTAL OF 3 DWELLING UNITS

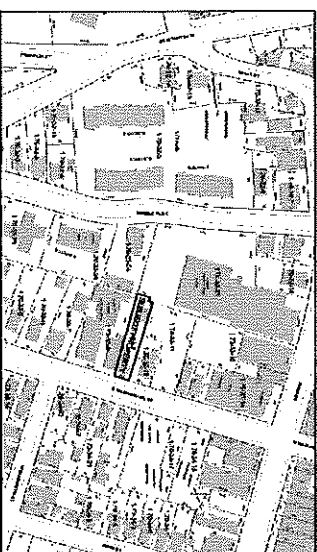
CODE COMPLIANCE NOTES

1. ALL PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE AND NEW YORK STATE SPECTRUM CODE.
2. ALL ELECTRICAL WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) 2017 EDITION.
3. ALL PLUMBING WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE.
4. ALL MECHANICAL WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE.
5. THE PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 NEW YORK STATE FIRE PREVENTION CODE, LATEST EDITION BY THE NEW YORK STATE DEPARTMENT OF FIRE PREVENTION AND ALARMING.
6. THIS BUILDING IS TYPE 3B CONSTRUCTION.
7. SEPARATE FLOOR RECORDS FOR FIRE SPRINKLER SYSTEMS AND HVAC UNIT AND DUCTWORK.

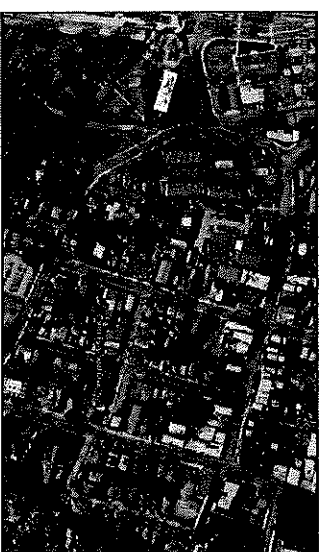
NOT FOR CONSTRUCTION



N
NOT TO SCALE
SITE LOCATION MAP



N
NOT TO SCALE
VICINITY MAP



N
NOT TO SCALE
AERIAL LOCATION MAP



THE TOWN OF TARRYTOWN, NEW YORK, is a member of the New York State Association of Towns and Villages (NYSTATV). The NYSTATV is a non-profit organization that provides technical assistance and advocacy for its members. The NYSTATV is committed to the development and improvement of the local government system in New York State.

JEI
JENNIFER E. INGLE
ARCHITECT
1100 TARRYTOWN AVENUE
TARRYTOWN, NY 10591
TEL: 914.338.3300
WWW.JEI-ARCHITECT.COM

PROJECT TITLE
BENJAMIN SINANAJ
25 SOUTH WASHINGTON STREET,
TARRYTOWN, N.Y. 10591

GOTHAM DESIGN AND COMMUNITY DEVELOPMENT LTD.

328 Broadway
Ossining, NY 10522
Phone: (914) 953-5200
email: info@gothamdesign.com

DESIGNED BY: JENNIFER E. INGLE
REVISED BY: JENNIFER E. INGLE
REVISED LIST OF DRAWINGS

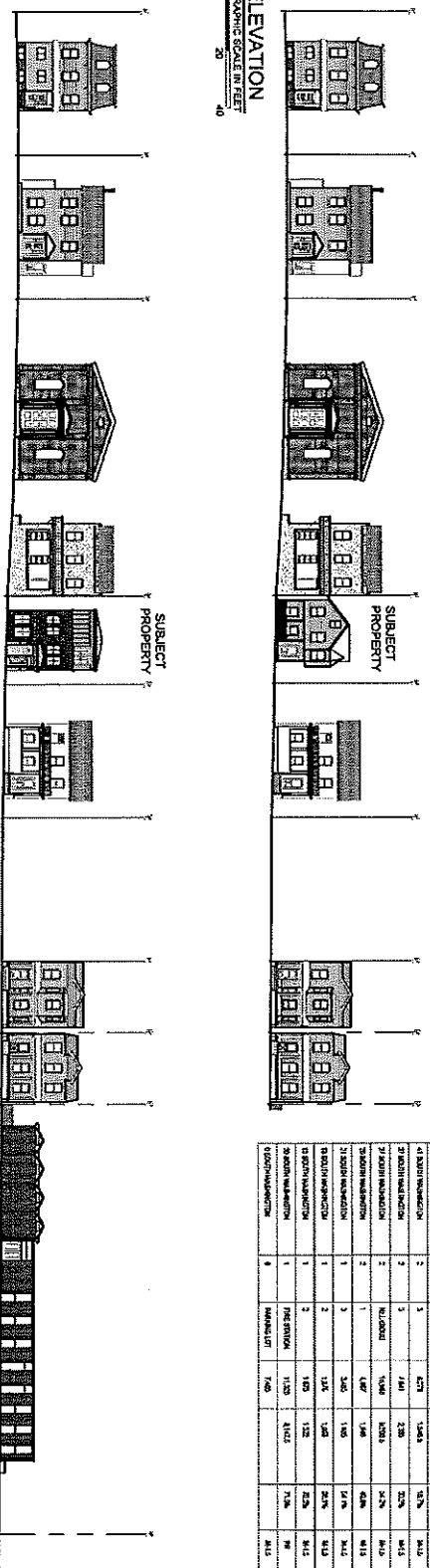
SHEET TITLE
COVER SHEET

DATE: 04-20-2023
DRAWN BY: JENNIFER E. INGLE
CHECKED BY: JENNIFER E. INGLE
APPROVED BY: JENNIFER E. INGLE
CS

[illegible]

EXISTING ELEVATION

SCALE: 1" = 20'-0" GRAPHIC SCALE IN FEET



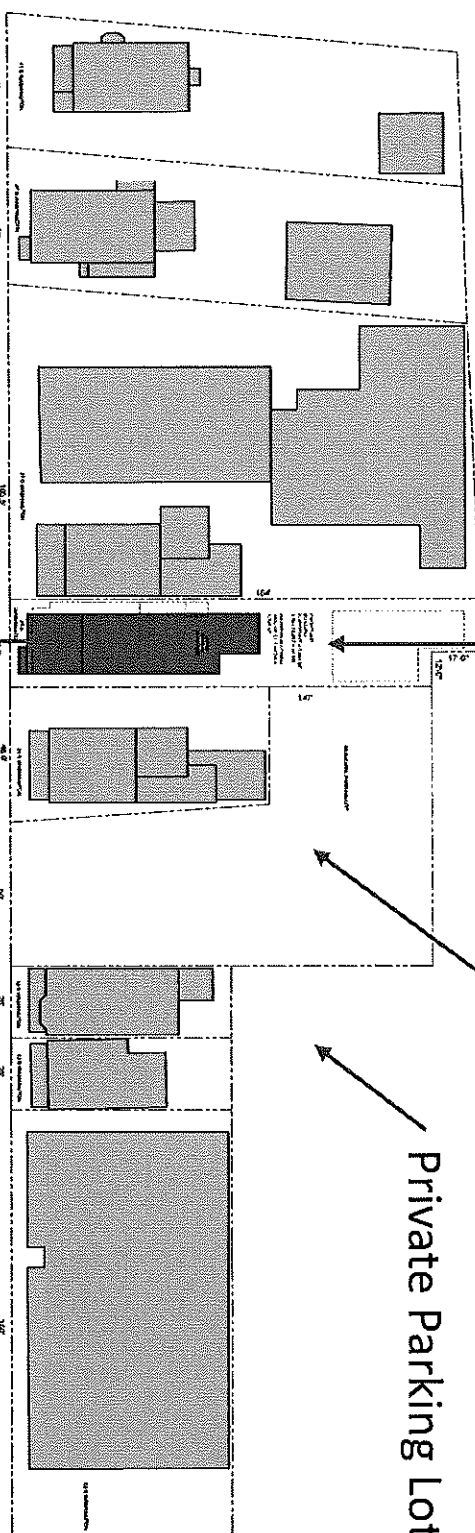
PROPOSED ELEVATION

SCALE: 1" = 20'-0" GRAPHIC SCALE IN FEET
0 20 40

Proposed Parking Lot

Municipal Parking Lot

Private Parking Lot



SITE PLAN

SCALE: 1" = 20'-0" GRAPHIC SCALE IN FEET
0 20 40

Subject Parcel

NOT FOR CONSTRUCTION

Zoning Board of Appeals Meeting, December 11, 2023

[illegible]

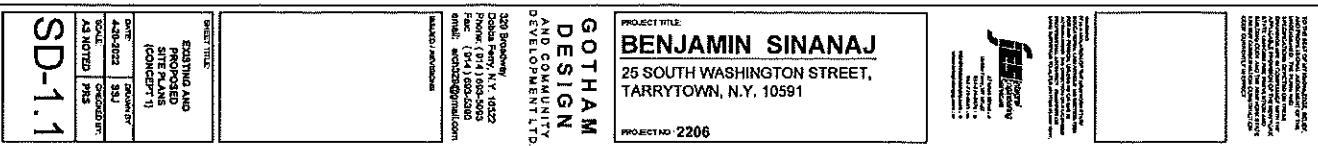
[illegible]

BUILDING COVERAGE TABLE				APPROX.
	WIND	SEISMIC		
DESIGN LOAD	50/17	120		
DESIGN WIND	30/17	30		
TOTAL DESIGN BUILDING COST				1.4
TOTAL DESIGN BUILDING COST PER SQ. FT.				1.4
TOTAL DESIGN BUILDING COST PER SQ. FT.				1.4
TOTAL DESIGN BUILDING COST PER SQ. FT.				1.4

NOTE:
1. ALL NEW ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE NFPA 70 2014 EDITION.
2. AS PER 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, 90 % OF ALL LIGHTING SHALL BE "HIGH EFFICIENCY".

NOTE: ELECTRICAL OUTLETS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL AUTHORITIES HAVING JURISDICTION

EXTERIOR LIGHTING STAND 23 SOUTH WASHINGTON TARRYTOWN N.Y. 10891	LIGHT FIXTURE SPECIFICATIONS
EXTERIOR LIGHTING EXTERIOR LIGHTING EXTERIOR LIGHTING EXTERIOR LIGHTING	INTERIOR LIGHTING INTERIOR LIGHTING INTERIOR LIGHTING INTERIOR LIGHTING


[illegible]

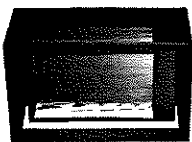
[illegible]

BUILDING COVERAGE TABLE			
			PERCENT
TYPE OF BUILDING	TYPE OF ROOFING	TYPE OF INSULATION	
1. RESIDENTIAL	2. COMMERCIAL	3. INDUSTRIAL	4. AGRICULTURAL
5. OTHER	6. OTHER	7. OTHER	8. OTHER
9. OTHER	10. OTHER	11. OTHER	12. OTHER
13. OTHER	14. OTHER	15. OTHER	16. OTHER
17. OTHER	18. OTHER	19. OTHER	20. OTHER
21. OTHER	22. OTHER	23. OTHER	24. OTHER
25. OTHER	26. OTHER	27. OTHER	28. OTHER
29. OTHER	30. OTHER	31. OTHER	32. OTHER
33. OTHER	34. OTHER	35. OTHER	36. OTHER
37. OTHER	38. OTHER	39. OTHER	40. OTHER
41. OTHER	42. OTHER	43. OTHER	44. OTHER
45. OTHER	46. OTHER	47. OTHER	48. OTHER
49. OTHER	50. OTHER	51. OTHER	52. OTHER
53. OTHER	54. OTHER	55. OTHER	56. OTHER
57. OTHER	58. OTHER	59. OTHER	60. OTHER
61. OTHER	62. OTHER	63. OTHER	64. OTHER
65. OTHER	66. OTHER	67. OTHER	68. OTHER
69. OTHER	70. OTHER	71. OTHER	72. OTHER
73. OTHER	74. OTHER	75. OTHER	76. OTHER
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81. OTHER	82. OTHER	83. OTHER	84. OTHER
85. OTHER	86. OTHER	87. OTHER	88. OTHER
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93. OTHER	94. OTHER	95. OTHER	96. OTHER
97. OTHER	98. OTHER	99. OTHER	100. OTHER

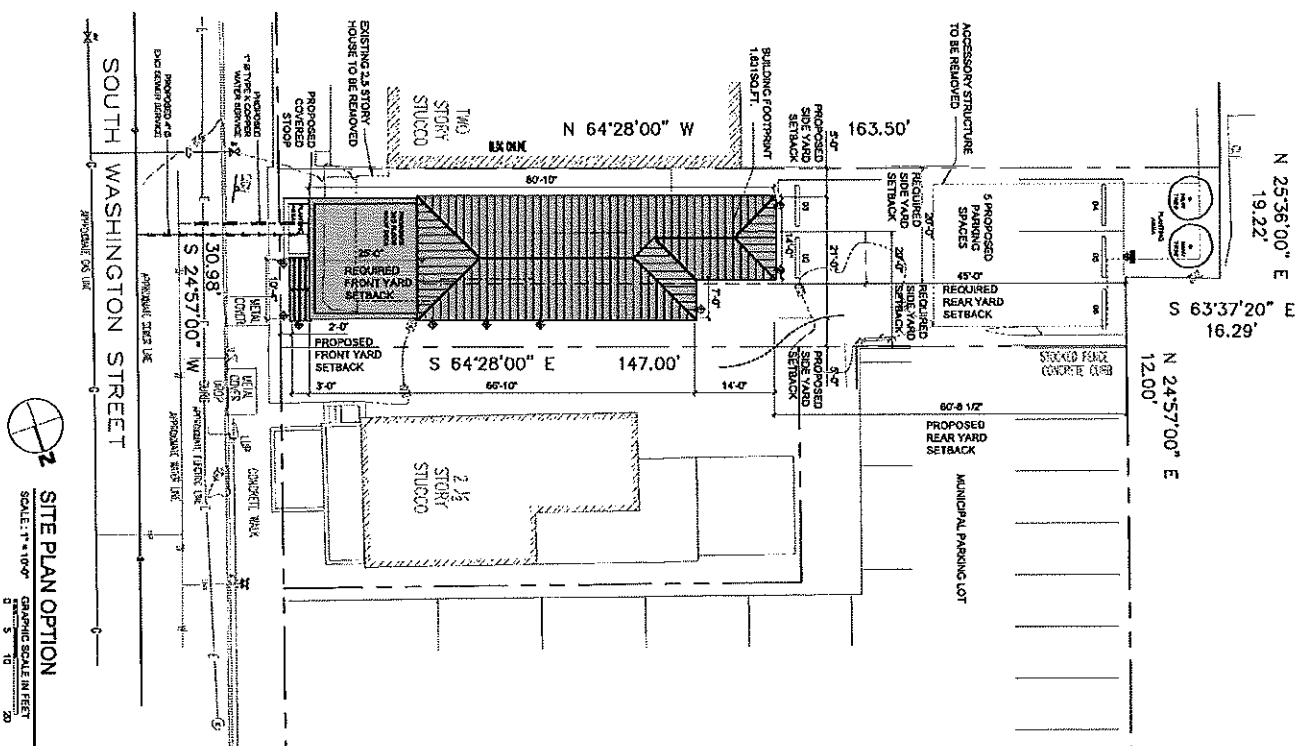
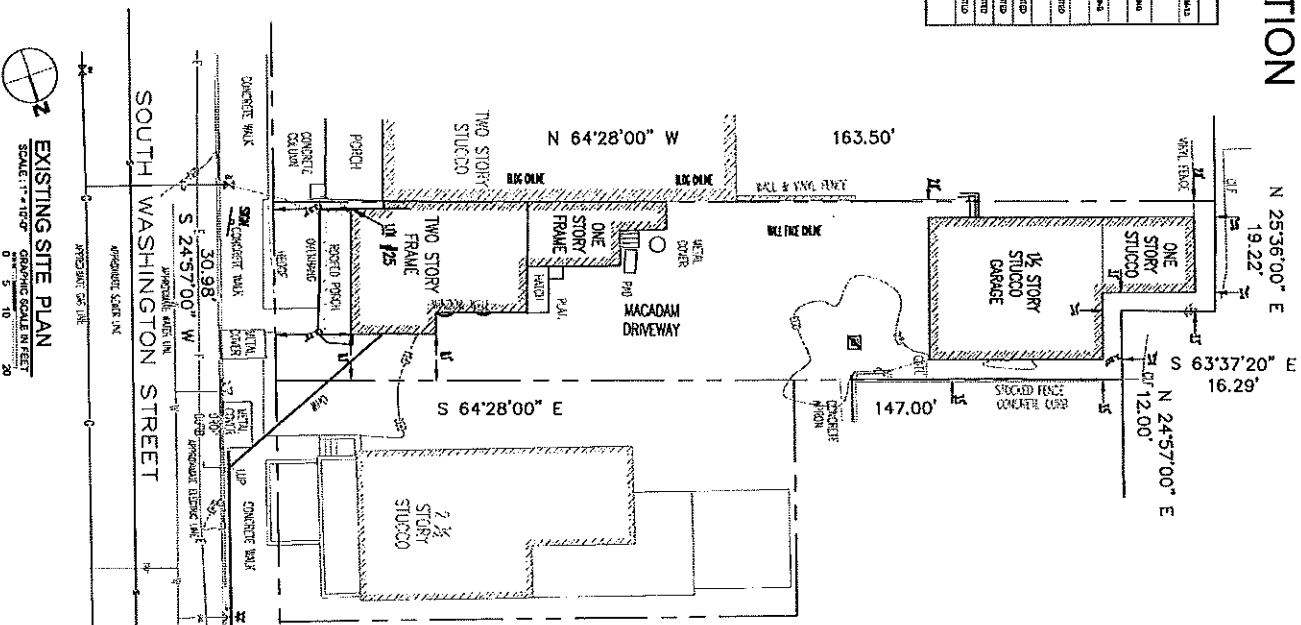
NOTE:
1. ALL NEW ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE 2014 75 2014 EDITION.
2. AS PER 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.
90 % OF ALL LIGHTING SHALL BE "HIGH EFFICIENCY".

NOTE:
ELECTRICAL OUTLETS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL AUTHORITIES AWAARD JURISDICTION

 <p> LIGHT FIXTURE USED: 23 SOUTH WASHINGTON WASHINGTON, D.C. 20004 </p>	<p> LIGHT FIXTURE USED: 23 SOUTH WASHINGTON WASHINGTON, D.C. 20004 </p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------



Lighting	Light Source	LED lumens	Average foot-candle foot-candle	GLD foot-candle
1	2nd lumens	1000	100	10
2	3rd lumens	2000	200	20
3	4th lumens	3000	300	30
4	5th lumens	4000	400	40
5	6th lumens	5000	500	50
6	7th lumens	6000	600	60
7	8th lumens	7000	700	70
8	9th lumens	8000	800	80
9	10th lumens	9000	900	90
10	11th lumens	10000	1000	100
11	12th lumens	11000	1100	110
12	13th lumens	12000	1200	120
13	14th lumens	13000	1300	130
14	15th lumens	14000	1400	140
15	16th lumens	15000	1500	150
16	17th lumens	16000	1600	160
17	18th lumens	17000	1700	170
18	19th lumens	18000	1800	180
19	20th lumens	19000	1900	190
20	21st lumens	20000	2000	200
21	22nd lumens	21000	2100	210
22	23rd lumens	22000	2200	220
23	24th lumens	23000	2300	230
24	25th lumens	24000	2400	240
25	26th lumens	25000	2500	250
26	27th lumens	26000	2600	260
27	28th lumens	27000	2700	270
28	29th lumens	28000	2800	280
29	30th lumens	29000	2900	290
30	31st lumens	30000	3000	300
31	32nd lumens	31000	3100	310
32	33rd lumens	32000	3200	320
33	34th lumens	33000	3300	330
34	35th lumens	34000	3400	340
35	36th lumens	35000	3500	350
36	37th lumens	36000	3600	360
37	38th lumens	37000	3700	370
38	39th lumens	38000	3800	380
39	40th lumens	39000	3900	390
40	41st lumens	40000	4000	400
41	42nd lumens	41000	4100	410
42	43rd lumens	42000	4200	420
43	44th lumens	43000	4300	430
44	45th lumens	44000	4400	440
45	46th lumens	45000	4500	450
46	47th lumens	46000	4600	460
47	48th lumens	47000	4700	470
48	49th lumens	48000	4800	480
49	50th lumens	49000	4900	490
50	51st lumens	50000	5000	500
51	52nd lumens	51000	5100	510
52	53rd lumens	52000	5200	520
53	54th lumens	53000	5300	530
54	55th lumens	54000	5400	540
55	56th lumens	55000	5500	550
56	57th lumens	56000	5600	560
57	58th lumens	57000	5700	570
58	59th lumens	58000	5800	580
59	60th lumens	59000	5900	590
60	61st lumens	60000	6000	600
61	62nd lumens	61000	6100	610
62	63rd lumens	62000	6200	620
63	64th lumens	63000	6300	630
64	65th lumens	64000	6400	640
65	66th lumens	65000	6500	650
66	67th lumens	66000	6600	660
67	68th lumens	67000	6700	670
68	69th lumens	68000	6800	680
69	70th lumens	69000	6900	690
70	71st lumens	70000	7000	700
71	72nd lumens	71000	7100	710
72	73rd lumens	72000	7200	720
73	74th lumens	73000</		



Zoning Board of Appeals Meeting, December 11, 2023

SD-1.1

DATE	CHANGING
4-20-2022	GBJ
SCALE	CHECKED BY
AS NOTED	PRE

SD-1.1

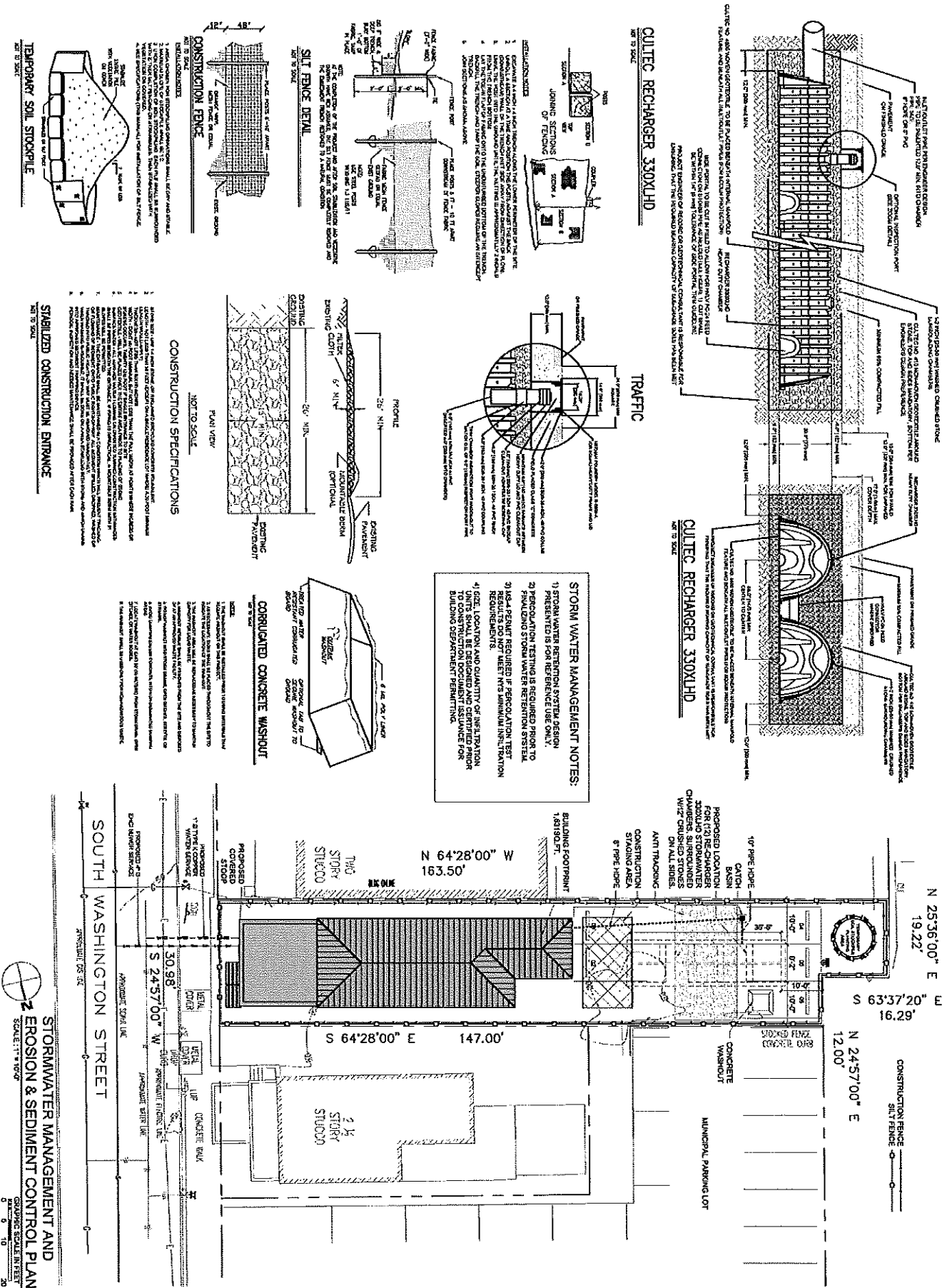
**GOTHAM
DESIGN
AND COMMUNITY
DEVELOPMENT LLC**

PROJECT TITLE
BENJAMIN SINANAJ
25 SOUTH WASHINGTON STREET,
TARRYTOWN, N.Y. 10591
PROJECT NO. 2206

PROJECT NO 2206

**Journal of
Ecology**
1997, **85**,
1001–1011

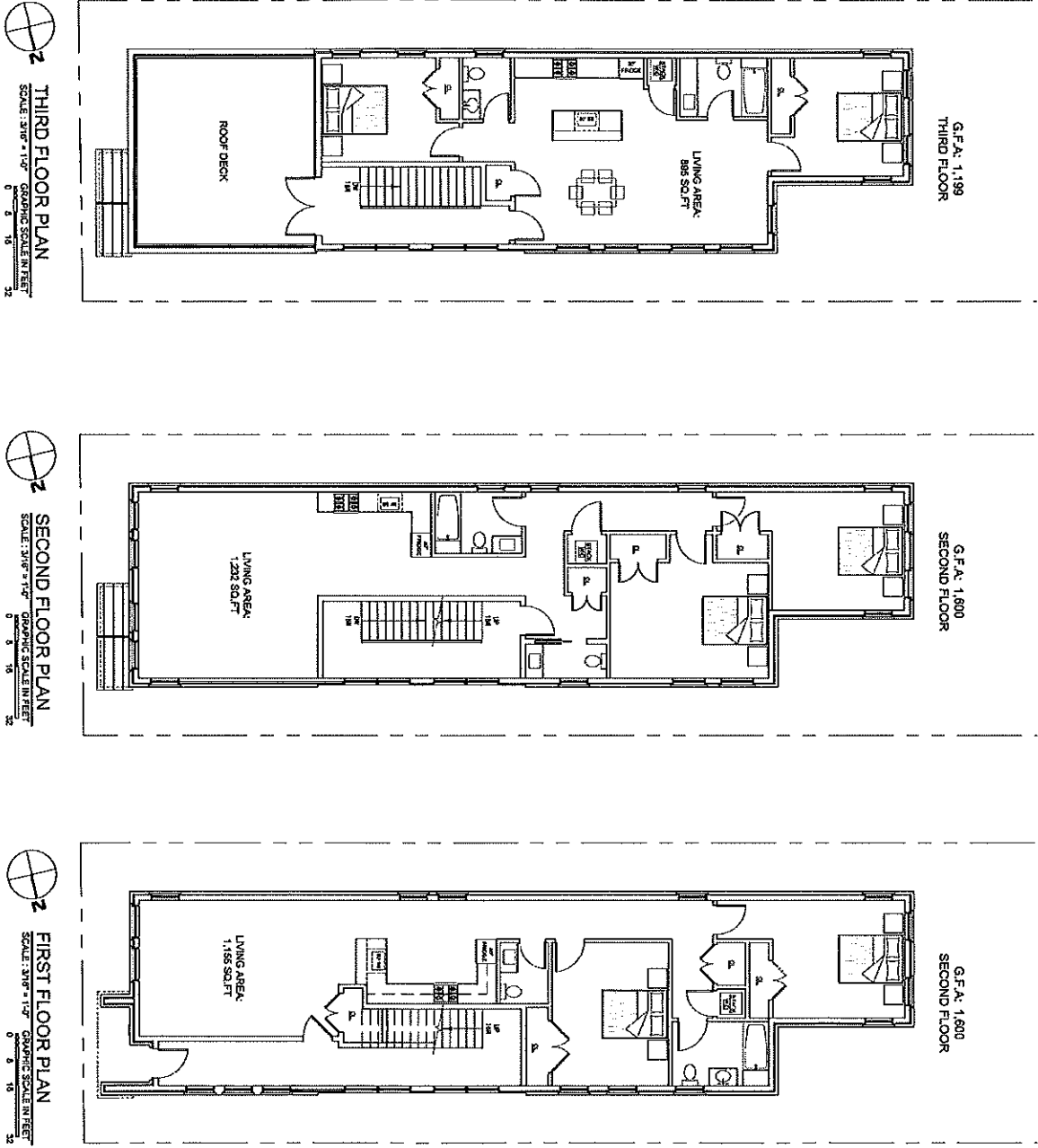
[illegible]



NOT FOR CONSTRUCTION

PROJECT TITLE BENJAMIN SINANAJ 25 SOUTH WASHINGTON STREET, TARRYTOWN, N.Y. 10591	DATE 06-01-2023	SCALE AS NOTED	PROJECT STORMWATER MANAGEMENT AND EROSION & SEDIMENT CONTROL PLAN
DESIGNED BY GOTHAM AND COMPANY DESIGN LTD.	DATE 06-01-2023	SCALE AS NOTED	PROJECT STORMWATER MANAGEMENT AND EROSION & SEDIMENT CONTROL PLAN
PROJECT STORMWATER MANAGEMENT AND EROSION & SEDIMENT CONTROL PLAN	DATE 06-01-2023	SCALE AS NOTED	PROJECT STORMWATER MANAGEMENT AND EROSION & SEDIMENT CONTROL PLAN

NOT FOR CONSTRUCTION



THE CITY OF TARRYTOWN, NEW YORK
OFFICE OF THE TOWN ENGINEER
TARRYTOWN, NEW YORK 10591
TOWN ENGINEER: [Signature]
DATE: 11-14-2023
BY: [Signature]
FOR: [Signature]

GOTHAM DESIGN AND COMMUNITY DEVELOPMENT LTD.
220 Broadway
Oyster Bay, N.Y. 11591
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www.gothamdesign.com

BENJAMIN SINANAJ
25 SOUTH WASHINGTON STREET,
TARRYTOWN, N.Y. 10591
PROJECT NO: 2206

SD-2.0

PROPOSED FLOOR PLANS