Michael Fleming
Chairman

Chris Beloff
Frank Franco
Benito Martinez
Michael Mulé
Michelle Piccolo-Hill
Thomas Walsh

TOWN OF CORTLANDT

ZONING BOARD OF APPEALS

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914.734.1080

Town Supervisor
Richard H. Becker, MD

Town Board
James F. Creighton
Cristin Jacoby
Robert Mayes
Joyce C. White

Zoning Board of Appeals Work Session & Meeting

Thursday October 15, 2026

To join the meeting remotely, use this Zoom link:

WORK SESSION .... 6:30 pm

Discuss items on tonight's Zoning Board of Appeals Meeting Agenda

MEETING AGENDA ..... 7:00* pm

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Adoption of the minutes from previous month**
4. **<u>New Public Hearing(s)</u>**

   A. **ZBA 2026-11: 2 Enrico Drive**
   Application by John and Jess Cursio for an area variance related to the height of a proposed privacy fence adjacent to a swimming pool, associated with an existing single-family residence.

   B. **ZBA 2026-12: 93 Locust Avenue**
   Application by Robert Macintyre from ARQ Architecture PC on behalf of Jorge Hernandez for area variances associated with reduced front yard setbacks as they relate to the existing/renovated front porch and front steps of a single-family residence.

Next Regular Meeting: Thursday November 19th, 2026
**Regular meeting to begin at the conclusion of the work session.*

ZONING BOARD OF APPEALS FACT SHEET

ZBA Member Assigned: Piccolo-Hill **ZBA Case #: 2026-11**

Name of Applicant: John and Jess Cursio
Owner: John and Jess Cursio
Address of property: 2 Enrico Drive
Section, Block, Lot: 23.11-3-12
Prior ZBA Case No.: N/A
Zone: R-40
Lot Size: ±0.99-acre

Variance(s) Requested: Area variance per §307-18(D)(1) Supplementary Dimensional Regulations – Fences and Walls, as follows:

Fence Height in Front/Side Yard:
Maximum allowed = 6'
Proposed = 8'
Relief sought = 2' (33%)

Staff Comments: The Code Enforcement office received a building permit application to allow for an 8-foot tall fence in the front/side yard of an existing single-family residence, to provide privacy between the street and the existing swimming pool. The yard area where the swimming pool is located sits lower than the road, resulting in the request for the taller fence. The proposed fence style appears to have a finished face on both sides.

SEQR: TYPE II – No further compliance required.

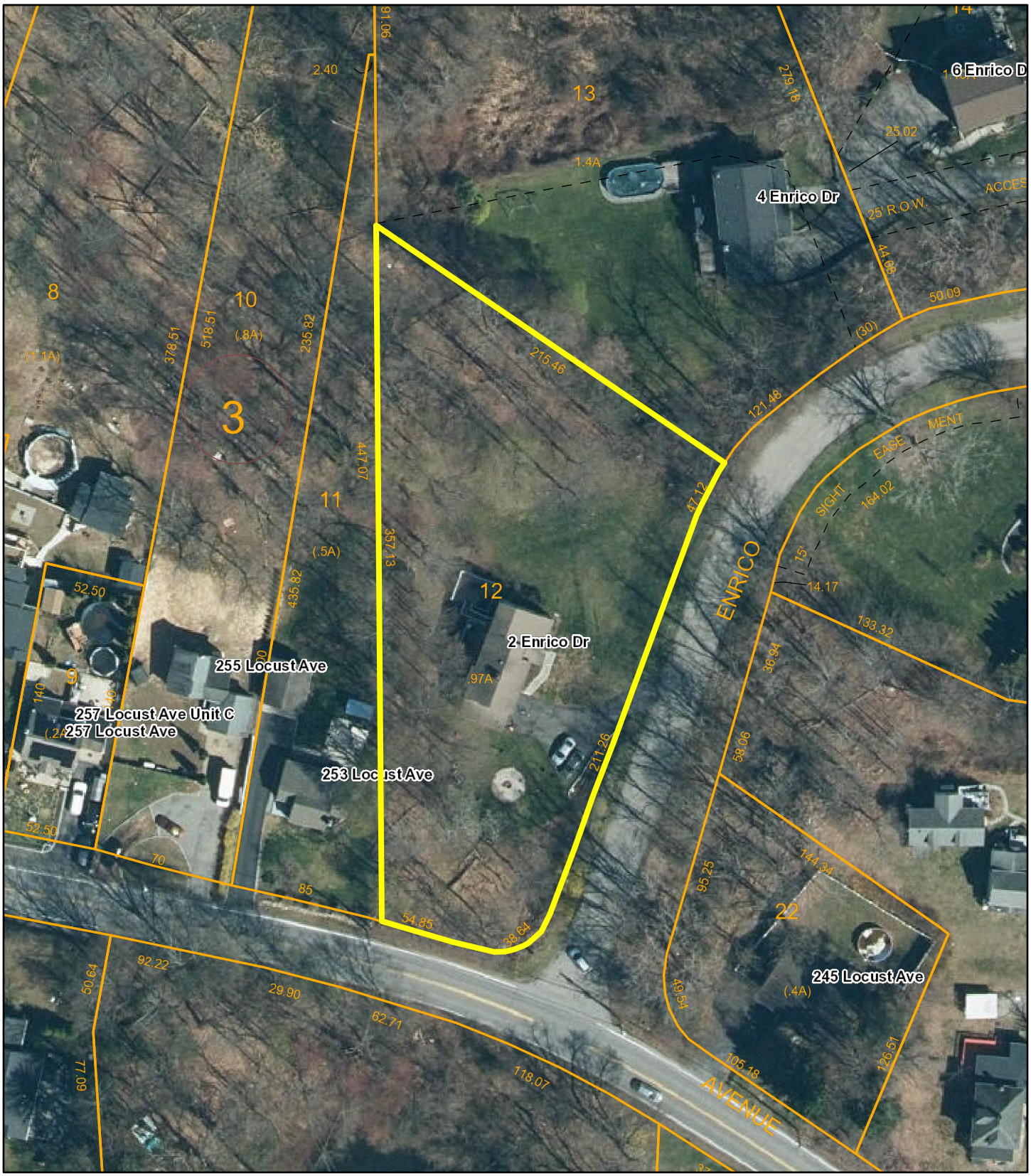
Cortlandt, NY

1 inch = 71 Feet

0 71 142 213

October 7, 2026

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TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES

Michael Preziosi, P.E.
Director D.O.T.S.

John Schembari
Dir. Code Enforcement

Arthur D'Angelo, Jr., P.E.
Deputy Dir. D.O.T.S.

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1060
Fax #: 914-734-1066

Town Supervisor
Richard H. Becker, M.D.

Town Board
James F. Creighton
Cristin Jacoby
Robert E. Mayes
Joyce White

September 11, 2026

RE: **Zoning Denial Letter**
Permit #A-26-880– 8 FT fence for privacy in front/ side yard.

2 Enrico Dr.

Cortlandt Manor Ny, 10567

Tax ID: 23.11-3-12

Dear John and Jess Cursio

The Town of Cortlandt Department of Technical Services has completed its review of the above-referenced application for compliance with the Town's Zoning Code,

At this time, the application has been denied pursuant to Town Code Chapter 307-18 Supplementary dimensional regulations. As a result, your application to the Zoning Board of Appeals will require area variance for the following:

Seeking relief for: Installation of an 8 ft high fence in the front/side yard.

Zoning Reference: 307-18 Supplementary dimensional regulations Note D Fences and Walls shall not exceed more than 6 ft in front and side yards.

With this denial, you may now apply online for a Zoning Board of Appeals proceeding. Please upload this denial letter, the referenced plans, and all required information as outlined in the ZBA Application. All documents must be submitted in PDF format, drawn to scale, and include the digital seal and signature of the design professional of record.

Please upload the following:

1. Property Survey
2. Fence specifications

Sincerely,

John Schembari
Director of Code Enforcement

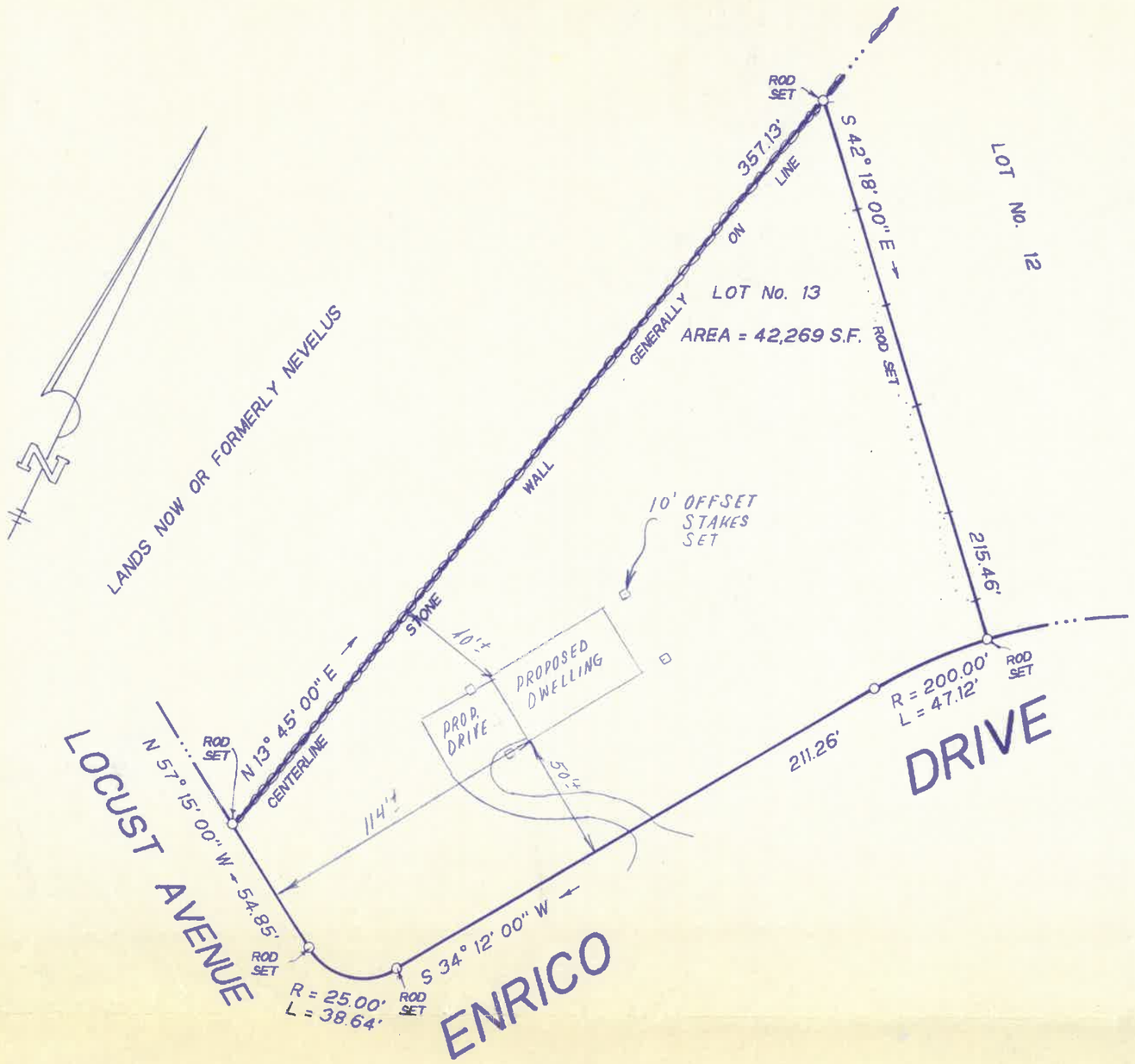
Cc:
Heather LaVarnway – Community Development and Planning
Michael Cunningham, P.E. – Deputy Town Attorney
Town Board

We are requesting an area variance to permit an 8-foot fence along the lower portion of our backyard due to the significant existing slope of the property. The unique topography creates a substantial difference in elevation between portions of the yard, making a standard-height fence ineffective for its intended purpose. The additional height is necessary to provide reasonable privacy and functionality while accommodating the existing grade of the property.

We have considered whether the same benefit could be achieved with a shorter fence; however, because of the steep slope, a six foot fence would not provide the desired level of privacy or serve the intended purpose in the lower portion of the yard. The requested variance is limited to the additional height needed because of the property's topography and is not intended to create an unnecessary or excessive structure.

The proposed fence will not adversely affect the character of the neighborhood or create a substantial detriment to neighboring properties. It will be located on our property and will be designed to work with the existing grade. We do not anticipate any adverse impact to drainage, access, safety, or other physical or environmental conditions in the surrounding area.

Although the requested height exceeds the standard permitted fence height, the additional height is directly related to the unusual slope of the property and is limited to the portion of the fence where the grade makes it necessary. The slope is an existing physical characteristic of the property and was not created by us for the purpose of obtaining a variance. For these reasons, we respectfully request that the Board approve the variance as necessary to reasonably utilize the property while minimizing any impact on the surrounding neighborhood.



SURVEY OF PROPERTY BEING

LOT No. 13

LOCATED IN

"STRAWBERRY ACRES"

AS SHOWN ON A MAP FILED IN THE WEST. CO. CLERKS OFFICE ON DEC. 5, 1988 AS MAP No. 23500.

SITUATE IN THE

TOWN OF CORTLANDT WESTCHESTER COUNTY, N.Y.

SCALE: 1"=50' DATE: MAY 10, 1989

CERTIFICATIONS INDICATED HEREON SIGNIFY THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS.

CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED AND ON HIS BEHALF TO THE TITLE CO. AND LENDING INSTITUTION LISTED HEREON.

SAID CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Donald J Donnelly

DONALD J. DONNELLY, N.Y.S. LIC. NO. 49000

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF N.Y.S. EDUC. LAW SECTION NO. 7209.

UNDERGROUND STRUCTURES, IF ANY, NOT SHOWN.

ALL CERTIFICATIONS ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

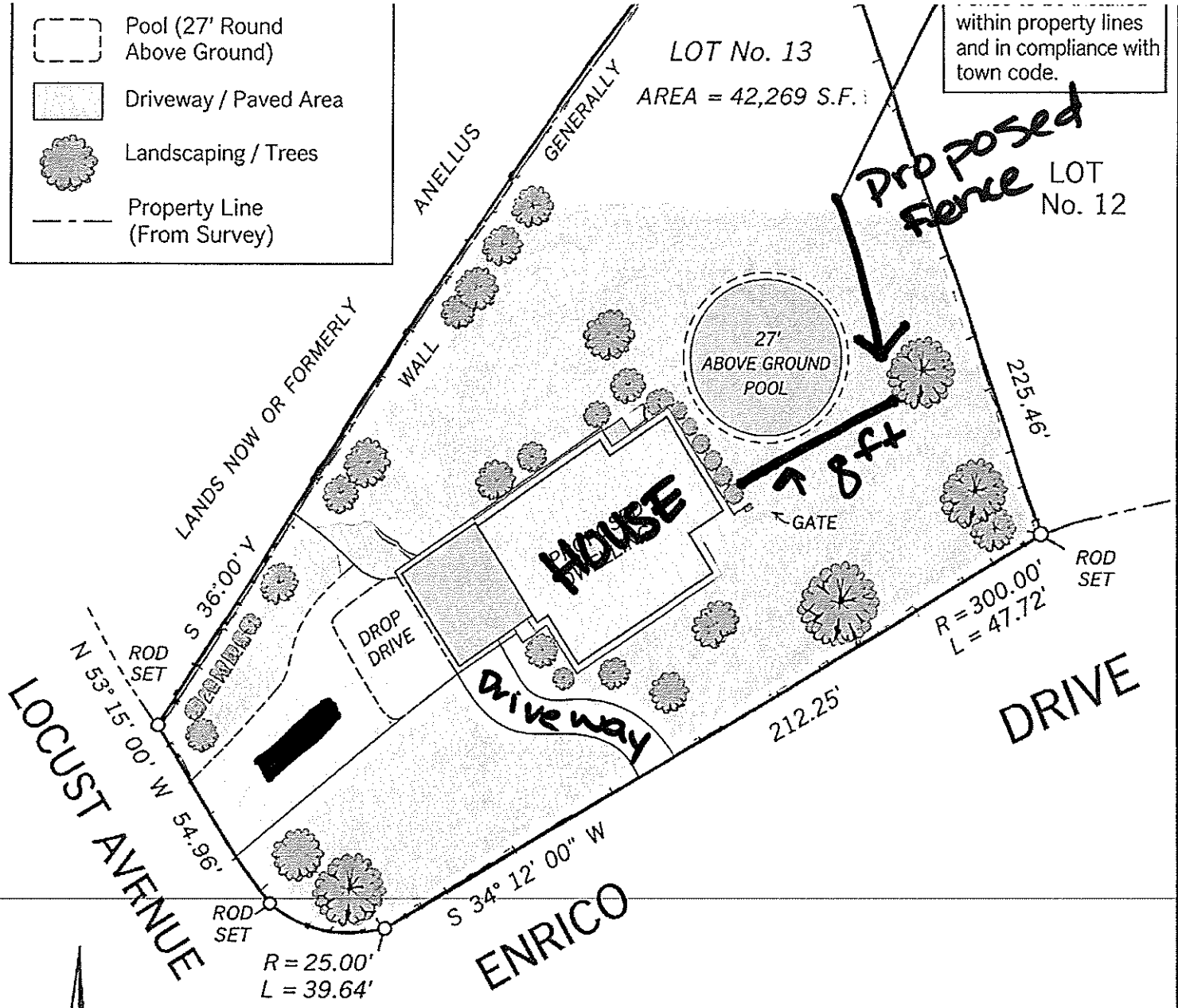
DONALD J. DONNELLY, L.S.

1929 COMMERCE STREET
YORKTOWN HEIGHTS, NEW YORK 10598
(914) 962-2215

140817

JOSEPH MEDOLA & CO.


www.illusionsfence.com
Illusions
Vinyl Fence



SURVEY OF PROPERTY BEING

LOT No. 13

LOCATED IN

"STRAWBERRY ACRES"

AS SHOWN ON A MAP FILED IN THE WEST CO. CLERK'S







ZONING BOARD OF APPEALS FACT SHEET - Revised

ZBA Member Assigned: Beloff **ZBA Case #: 2026-12**

Name of Applicant: Robert Macintyre from ARQ Architecture PC, on behalf of owner
Owner: Jorge Hernandez
Address of property: 93 Locust Avenue
Section, Block, Lot: 24.17-3-25
Prior ZBA Case No.: N/A
Zone: R-20
Lot Size: ±0.451-acre

Variance(s) Requested: Area variances per §307-17 Attachments 3 - Table of Dimensional Regulations in Residential Districts, and §307-18(B)(3), as follows:

Front Yard Setback – Covered Front Porch (Table 3)**:**
Minimum required = 35'
Existing = 33.7'
Proposed = 30.5'
Relief sought = 4.5' (13%)

Front Yard Setback – Front Steps (§307-18(B)(3))**:**
Minimum required = 29' (6' exception to 35' requirement)**:**
Existing = 25.9'
Proposed = 24.3'
Relief sought = 4.7' (16%)

Staff Comments: Upon review of an open building permit for renovations associated with an existing single-family residence, the Code Enforcement office determined that the new front porch and front steps were constructed closer to the front yard property line than what was originally permitted. Although the residence was already pre-existing non-conforming with respect to the front-yard setback, the built condition of the new covered front porch and steps further encroaches into the front yard setback, resulting in the requested variances.

SEQR: TYPE II – No further compliance required.

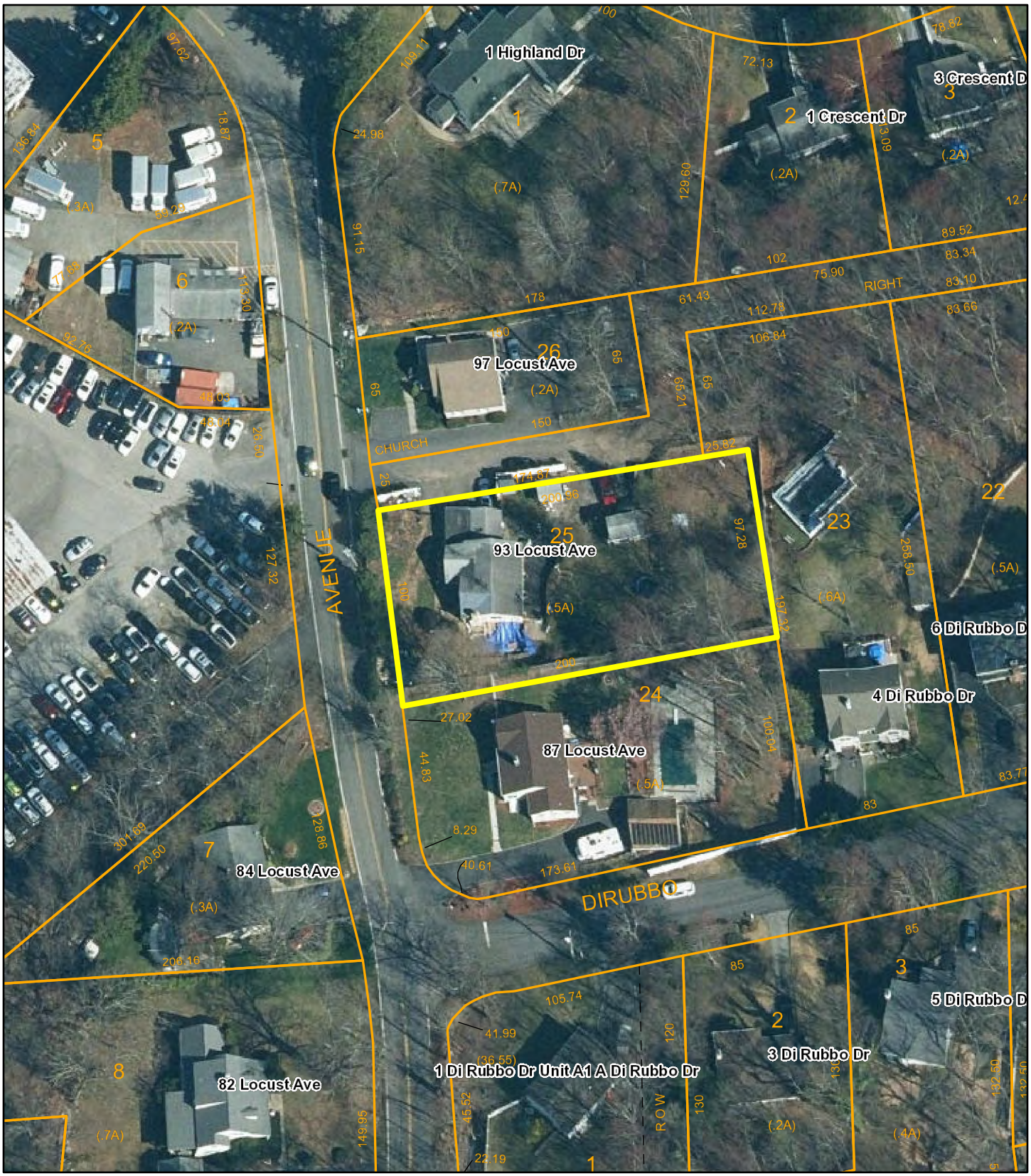
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October 7, 2026

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Google Maps



TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES

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Town Board
James F. Creighton
Cristin Jacoby
Robert E. Mayes
Joyce White

September 11, 2026

RE: **Zoning Denial Letter**
Permit #A-20-302– Front yard and front steps. (**Existing Dimensionally non-conforming**)

93 Locust Ave.

Cortlandt Manor Ny, 10567

Tax ID: 24.17-3-25 **R-20**

Dear ARQ Architecture,

The Town of Cortlandt Department of Technical Services has completed its review of the above-referenced application for compliance with the Town's Zoning Code,

At this time, the application has been denied pursuant to Town Code Chapter 307 Attachment 3 3 Table of Dimensional Regulations. As a result, your application to the Zoning Board of Appeals will require area variance for the following:

Seeking relief for: Front porch and front steps into front yard setback.

Covered Front Porch

Required 35 Ft Existing 33.7 ft**. Proposed 30.5ft.**

Revised 10.08.2026 per JS

Front steps Zoning 307-18-(B ((3) Exceptions

Permitted 29 FT. Existing 25.9Ft **Proposed 24.3ft.**

With this denial, you may now apply online for a Zoning Board of Appeals proceeding. Please upload this denial letter, the referenced plans, and all required information as outlined in the ZBA Application. All documents must be submitted in PDF format, drawn to scale, and include the digital seal and signature of the design professional of record.

Please upload the following:

1. Property Survey
2. Drawings from ARQ Architecture. Page S-100

Sincerely,

John Schembari
Director of Code Enforcement

Cc:
Heather LaVarnway – Community Development and Planning
Michael Cunningham, P.E. – Deputy Town Attorney
Town Board

September 22, 2026

Mr. Michael Fleming, Chairman
Town of Cortlandt
ZONING BOARD of APPEALS
1 Heady Street
Cortlandt Manor, New York 10567

Re: 93 Locust Avenue, Cortlandt
(S/B/L: 24.17 – 3 – 25 , Zone District: " R-20 ")

Dear Mr. Fleming and Honorable Members of the Zoning Board of Appeals,

As it relates to the aforementioned property/project location, we appear before the Board this evening on behalf of our Client, *Mr. Manuel Zhinin*, seeking an Area Variances for proposed construction of a new enlarged front porch roof and new front entrance stairs to this existing non-conforming residence, and while there are other renovations to be done at the property, the remaining work is interior and will have no effect on Zoning Requirements. As mentioned, the property is located in the "R-20" Zoning District.

As it relates to the required area variances, the Applicant is seeking relief for the proposed front porch and front steps. The required front-yard setback for the front porch is 40 feet, whereas 30.5 feet is proposed, requiring a variance of 9.5 feet. The required front-yard setback for the front steps is 34 feet, whereas 24.3 feet is proposed, requiring a variance of 9.7 feet.

The proposed work will not be a detriment to the surrounding neighborhood. To the Contrary, the proposed addition and renovation will contribute to the improvement of the overall character of the area.

Please accept out thanks and appreciation in advance for your time and consideration, and anticipated approval of the request. As always, should you require any additional information, or have any further comments and/or questions, please contact our office at your earliest convenience.

Sincerely,

[redacted]

Jorge B. Hernandez, R.A.
President

Cc: Job File No.: 25-054

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Zhinin Residence

Name of Action or Project:

93 Locust Avenue, Cortlandt Manor

Project Location (describe, and attach a location map):

93 Locust Ave., Cortlandt Manor (Nearest Intersection/Cross Street = Locust Avenue & Dirubbo Drive)

Brief Description of Proposed Action:

Proposed 2nd Floor Addition & interior Renovations.

Name of Applicant or Sponsor:	Telephone: [redacted]
Jorge B. Hernandez, R.A., A.I.A. (SPONSOR)	E-Mail: [redacted]

Address:

ARQ Architecture, P.C., 100 Executive Boulevard, Suite 204,

City/PO:	State:	Zip Code:
Ossining,	New York	10562

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.	☐	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Cortlandt ZBA & Bldd Dept - Approval & Permit	☐	☐

3. a. Total acreage of the site of the proposed action? _____ acres
   b. Total acreage to be physically disturbed? _____ acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ■ Commercial ■ Residential (suburban)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):

☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☐

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☐	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☐	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ■ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☐	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☐	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?If Yes,	☐	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: Any additional Storm Water discharge will be directed to existing Town of Cortlandt Storm Drain System.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☐	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☐	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☐	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☐	☐
If No, could impacts from the project affect a disadvantaged community?	☐	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Jorge B. Hernandez, R.A., A.I.A. (Sponsor) Date: September 21, 2026

Signat [redacted] Title: President

EAF Mapper Summary Report

Monday, September 21, 2026 10:08 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	Yes

Drawing Name: LS14018__R02_V04 Layout: W.O. No. 14018, 22629 Checked by ____ Spell checked by MKH/DAP Drawn by MKH/DAP FILE No. 99-150 T.M. : 24.17-3-25 GEOGRAPHIC INDEX 474200, 624000

Meridian is Deed recorded as Document Cortlandt # 402300240

Formerly Sandberg, now or formerly Whelehan

Other Lands formerly of DiRubbo
See Map entitled DiRubbo Drive..., "Filed in the Westchester County Clerk's Office as Map No. 8132
25' RIGHT - OF - WAY
Now or formerly Cipriano
Control No. 551963797

S08°06'20"E 90.00' (Tie)
25.00'
N81°36'50"E
175.14'
N08°06'20"W
100.00'
S80°50'00"W
200.96'
S07°31'30"E
25.81'
10.0'
97.35'
97.28'
200.00'

Other Lands formerly DiRubbo
Now or formerly Torres
Control No. 431400276

10 ft. wide Drainage Easement

LOCUST AVENUE
White Line
Asphalt
Catch Basin
Asphalt Drive
Gravel Drive
Broken Asphalt
Garden
Stockade Fence
See Filed Map no. 8132
Pool
Pad
Hedge
Plastic Shed
Plastic Storage
Frame Shed
Conc. Block Pad
Conc. Block Patio
Slate Patio
Stone Mas. Ret. Wall
Pillar
Stone Curb
Conc. Walk
Slate Walk
Lamp Post
Conc. Block Walk
Conc. Pad
Slate
Slate Step
Slate Steps
1 Story Frame Dwelling # 93
Asphalt Drive
Metal Post
Grate
Chimney
Conc. Block Ret. Wall
Wall End On Line
Wires
Chainlink Fence
Pole
Flower Bed
Fish Pond
Wall 1.0'In
Fence 0.6'Out
Stone Mas. Ret. Wall
Stockade Fence

Formerly Doherty, now or formerly Hull
Control No. 402650054

This map was prepared for the exclusive use of and is certified only to:
MARIA SUSCAL

AREA = 19,772 Sq. Ft.
which includes 487 sq. ft. in Drainage Easement

Prepared by:

BADEY & WATSON, Surveying & Engineering, P.C.
SURVEYING PLANNING SINCE 1973 ENGINEERING
3063 Route 9, Cold Spring, NY 10516
(845) 265-9217 (845) 265-4428 (Fax)
(877) 3.141593 Toll-Free www.BADEY-WATSON.com

Notes

1. COPYRIGHT "2015" by BADEY & WATSON, Surveying & Engineering, P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209 , Sub-Division 2 of the New York State Education Law.
3. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
4. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
5. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
6. This survey is of property described in the Westchester County Clerk's Document Control Number 402300240.(Ryder & Ford to Suscal)

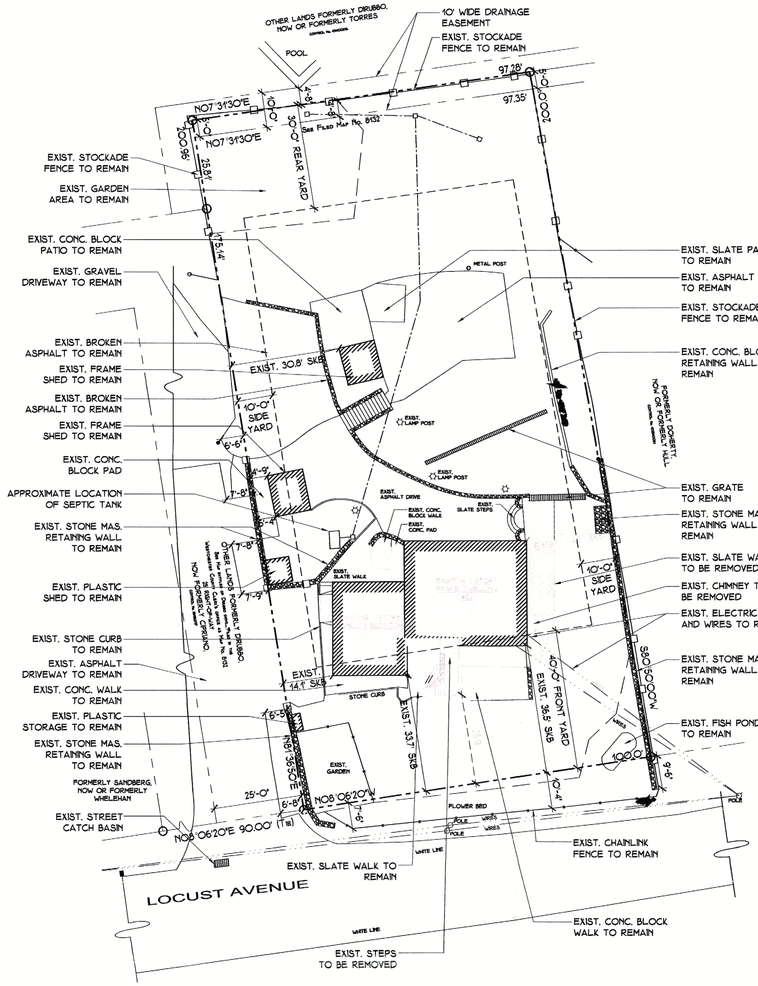
SURVEY OF PROPERTY
PREPARED FOR
MARIA SUSCAL
SITUATE IN THE
TOWN OF CORTLANDT
WESTCHESTER COUNTY
NEW YORK
SCALE 1 in. = 10 ft. OCTOBER 15, 2015

We hereby certify that the survey shown hereon was completed by us on October 15, 2015 that this map was completed on October 19, 2015 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc.

STATE OF NEW YORK GLENNON J. WATSON 48167 LICENSED LAND SURVEYOR

BADEY & WATSON
SURVEYING & ENGINEERING, P.C.
by [redacted]
NEW YORK STATE LICENSED LAND SURVEYOR
LICENSE No. 48167

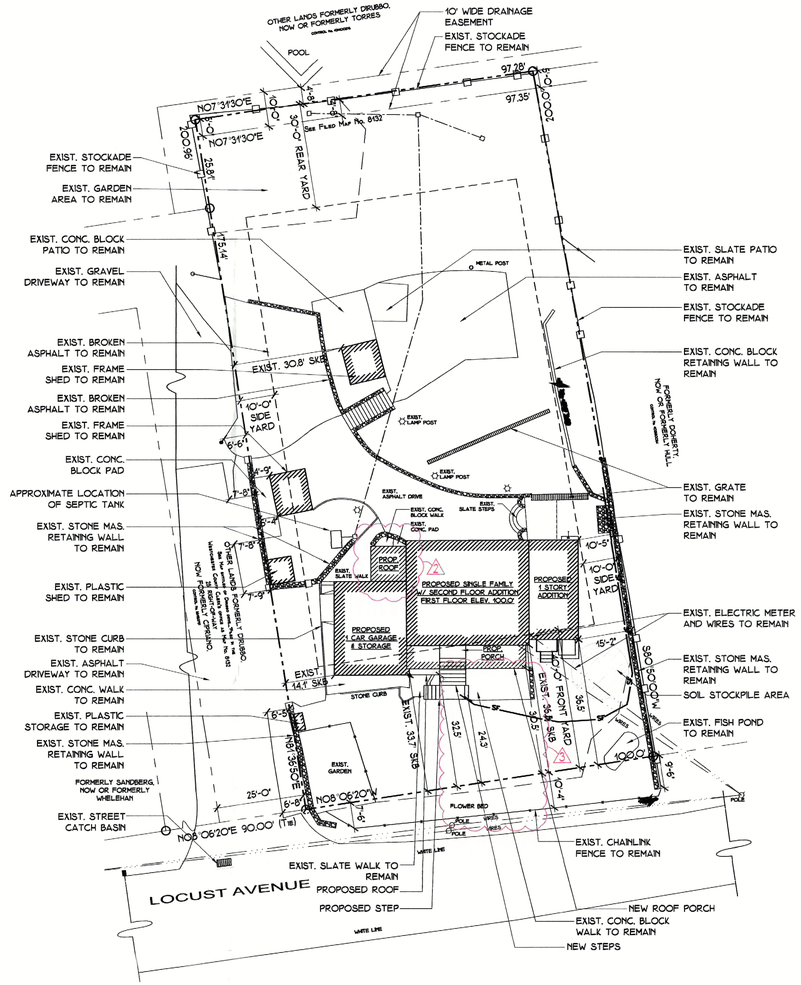
FILE No. 99-150



EXISTING & DEMO. SITE PLAN

1" = 20'

THE MEETS & BOUNDS SHOWN ABOVE HAS BEEN TAKEN FROM THE SURVEY DONE BY BADEY & WATSON SURVEYING & ENGINEERING PC., DATED OCTOBER 15, 2015



EXISTING & PROPOSED SITE PLAN

1" = 20'

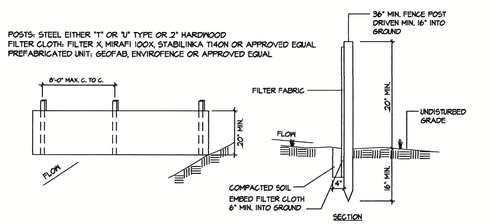
THE MEETS & BOUNDS SHOWN ABOVE HAS BEEN TAKEN FROM THE SURVEY DONE BY BADEY & WATSON SURVEYING & ENGINEERING PC., DATED OCTOBER 15, 2015

LEGEND

- EXISTING GENERAL SITE
- PROPERTY LINE
- TO BE REMOVE
- SF SILT FENCE

NOTES:

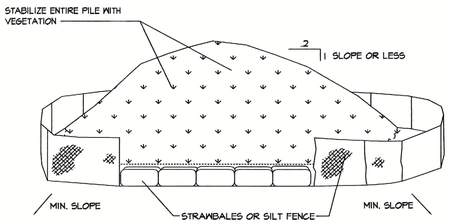
1. SILT FENCE SHALL CONFORM TO TOWN OF NEW CASTLE, AND ANY OTHER LEAD AGENCY.
2. WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MIN. OF ONE (1) FOOT.
3. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5. SILT FENCE SHALL BE SECURELY FASTENED TO EACH WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS SECURELY FASTENED TO THE STEEL FENCE POSTS.
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE:

1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL 1"=1'-0"



INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION. IT SHALL BE SEEDED WITH ANNUAL RYEGRASS AT A RATE OF 30 LBS/AC.
4. SEE SILT FENCE DETAIL FOR SILT FENCE INSTALLATION SPECIFICATIONS.

TOPSOIL STOCKPILE DETAIL 1"=1'-0"

ZONING DATA - CORTLANDT

TAX MAP DESIGNATION:		SECT: 24.17	BLOCK: 3	LOT: 25	
ZONING DISTRICT: R-20		SINGLE FAMILY RESIDENTIAL			
		PERMITTED	EXISTING	PROPOSED	VARIANCE
LOT AREA	SQ. FT.	20,000	19,772	E.N.C	NO
LOT WIDTH	FT.	100'	100'	N.C.	NO
BUILDING COVERAGE	FAR % MAX.	65	49.8	58.5	NO
LADSCAPE COVERAGE	%	50	38.7	36.6	NO
FLOOR AREA RATIO	SQ. FT.	4,085	2,597	3,966	NO
FRONT YARD	FT.	40'	33.7'	30.5'	YES (9.5')
FRONT YARD (PORCH STEPS)x	FT.	34'	25.9'	24.3'	YES (9.7')
1 SIDE YARD	FT.	10'	24.6'	10.42	NO
2 SIDE YARD (20% OF LOT W.)	FT.	20'	38.7'	24.53	NO
REAR YARD	FT.	30'	125.21'	N.C.	NO
MAX. BUILDING HEIGHT	FT./STY	35.0' / 2½	15.2' / 1 STY	25.67 / 2 STY	NO
MAX. BUILDING COVERAGE	%	65%	11.7%	13.4%	NO
MIN. LANDSCAPE COVERAGE	%	50%	62.96%	62.90%	NO

N.C. - NO CHANGE E.N.C. - EXISTING NON-CONFORMING

ZONING NOTE: CHAPTER 307-18(B)(3)

x -EXCEPTIONS TO YARD REQUIREMENTS: TERRACES, DECKS, UNCOVERED PORCHES AND UNCOVERED STAIRS, WHETHER CONSTRUCTED OF WOOD OR MASONRY ABOVE OR BELOW GRADE, WITH FLOOR LEVELS NO HIGHER THAN BUILDING ENTRANCE: SIX FEET INTO FRONT

SQUARE FOOTAGE:

EXISTING:
BASEMENT 1,519.37 SF
FIRST FLOOR 1,027.87 SF
TOTAL 2,547.24 SF

2,547.24 SF/2= 1,273.62 SF MAX. ADDITION

ALLOWED PER DWELLING SIZE:
1,000 SF ALLOWED MAX.

PART OF BASEMET IS BEING REMOVED TO ONE CAR GARAGE AND STORAGE 492.13 SF

TOTAL ADDITION ALLOWED: 1,492.13 SF

PROPOSED:
FIRST FLOOR ADDITION 428 SF
SECOND STORY ADDITION 1,064 SF
TOTAL 1,492 SF

1,492.0 < 1,492.13 OK.

ARQ ARCHITECTURE, P.C.
ARCHITECTURE - PLANNING & ENGINEERING
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OSSINING, NY 10562
[redacted]

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
1 COORDINATION	6-26-2026	ARQ
2 COORDINATION	8-10-2026	ARQ
3 COMMENTS	9-8-2026	ARQ

DRAWING TITLE:
MAPS & GENERAL NOTES

PROJECT:
HOME ALTERATION

PROJECT ADDRESS:
93 LOCUST AVENUE,
CORTLANDT MANOR
NY 10567

NYS EDUCATION LAW

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF ARQ ARCHITECTURE PC WHETHER THE PROJECT FOR WHICH IT IS MADE IS EXECUTED OR NOT. THIS DRAWING SHALL NOT BE USED BY THE OTHERS OR OTHERS ON THE OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING WITH ARQ ARCHITECTURE PC. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUCTED AS PUBLICATION IN DEROGATION OF THE RIGHTS OF ARQ ARCHITECTURE PC. REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THIS DRAWING BELONGS TO ARQ ARCHITECTURE PC WITHOUT PREJUDICE. NO MODIFICATIONS TO THIS DRAWING IN ACCORDANCE WITH THE NYS EDUCATION LAW.

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SEAL & SIGNATURE

REGISTERED ARCHITECT JORGE B. HERNANDEZ 030424-1 STATE OF NEW YORK

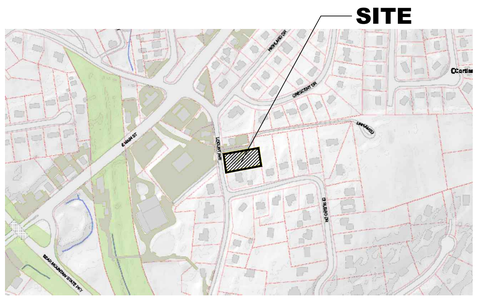
EXP: 3-31-2029

DATE: 05/19/2025
PROJECT NO.: 25-054
DRAWING BY: ARQ
CHECKED BY: JBH
DWG. NO.: S-100

PROPOSED SECOND STORY ADDITION & INTERIOR ALTERATION AT:

93 LOCUST AVENUE,
CORTLAND MANOR, NY 10567

TAX MAP

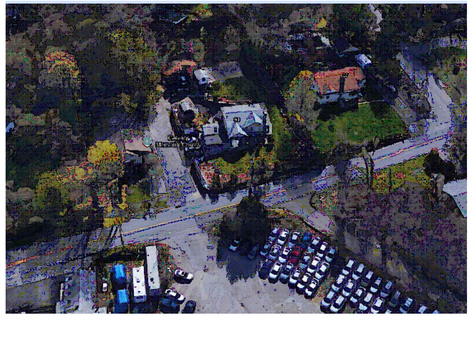


TAX MAP N.T.S.

AERIAL MAP



AERIAL MAP N.T.S.



EAGLE VIEW N.T.S.

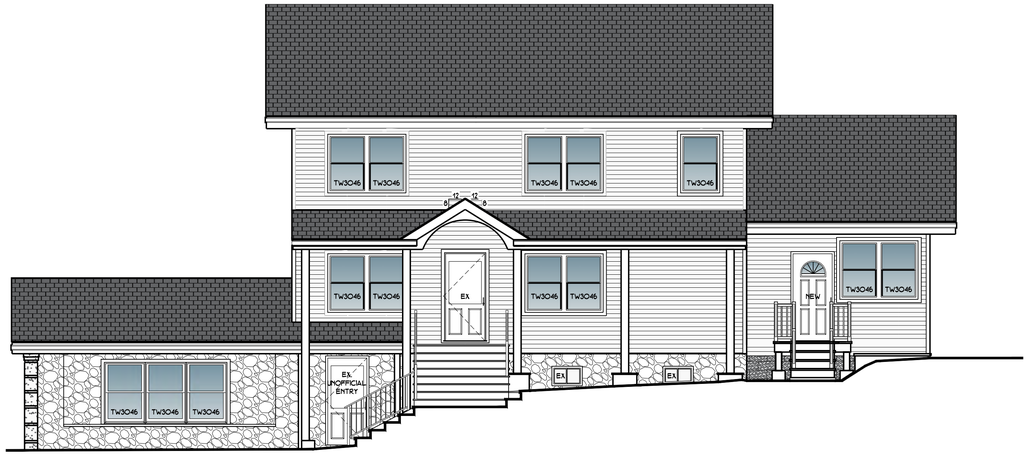
SPECIFICATION

CARPENTRY: DOUBLE JOISTS UNDER ALL INTERIOR PARTITIONS, AND AROUND ALL OPENINGS.
FRAMING LUMBER: DOUGLAS FIR #2 OR BETTER, F_b=875 PSI.
STUDS: DOUGLAS FIR STUD GRADE, 2x4 INTERIOR WALLS, 16"OC, UNLESS NOTED OTHERWISE.
JOIST HANGERS: "SIMPSON" OR EQUAL, GALVANIZED STEEL TO FIT FRAMING MEMBER.
INSTALL FRAMING ANCHORS AT ALL FLUSH FRAMED CONNECTIONS AND AS INDICATED ON PLANS.
TREATED WOOD: PRESSURE TREATED SOUTHERN YELLOW PINE. ABOVEGROUND .25 LBS/CU.FT.
GROUND CONTACT .40 LBS./CU.FT.
INTERIOR FINISHES
WALLS: 1/2" GYPSUM DRYWALL, 5/8" TYPE "X" AT GARAGE, JOINTS TAPED AND FINISHED.
CEILINGS: 1/2" GYPSUM DRYWALL, 5/8" TYPE "X" AT GARAGE
PROVIDE 5/8" TYPE-X FIRE-RATED GYPSUM DRYWALL OVER BOILER AND HW TANK.
PAINTING: BENJAMIN MOORE & CO. OR EQUAL; COLORS SELECTED BY OWNER. PRIME AND PAINT ALL NEW INTERIOR TRIM, CASINGS, MOULDINGS, DOORS, WINDOWS, ETC. PRIME AND PAINT ALL NEW DRYWALL SURFACES.
INTERIOR TRIM: PROFILES, SPECIES AND FINISH TO BE SELECTED BY OWNER.
WINDOWS: "ANDERSEN" 400 SERIES VINYL CLAD WOOD WINDOWS WITH HIGH-PERFORMANCE LOW-E INSULATING GLASS, AND INSECT SCREENS, STANDARD HARDWARE, AS SCHEDULED. PRIME AND APPLY TWO FINISH COATS PAINT TO INTERIOR SASH AND FRAME.
CAULK: SILICON SEALANT WITH COLOR TO MATCH ADJACENT SURFACES.
FLASHING: 16oz. COPPER, OR EQUAL.
DOORS
INTERIOR DOORS: TO BE SELECTED BY OWNER.
DOOR HARDWARE: AS MANUFACTURED BY "SCHLAGE" OR EQUAL;

GENERAL NOTES

CODES: ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND CODES OF AGENCIES HAVING JURISDICTION. ABSENT OTHER STANDARDS 2020 RC OF NYS.
VERIFICATION: VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. REPORT DIFFERENCES FROM CONSTRUCTION DOCUMENTS TO OWNER AND ARCHITECT. CLAIMS FOR EXTRA PAYMENTS RESULTING FROM CONTRACTOR'S FAILURE TO DO SO WILL NOT BE APPROVED. ARCHITECT SHALL DECIDE ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED ON THE SITE WITH THE PROJECT MANAGER, OWNER, ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS ON THE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DISCREPANCIES BETWEEN ACTUAL CONDITIONS, DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO ARCHITECT PRIOR TO PROCEEDING. SHALL UNFORESEEN CONDITIONS REQUIRE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, THE CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO PROCEEDING. "V.I.F." INDICATES THAT THE CONTRACTOR SHALL VERIFY AT THE JOB SITE THE DIMENSIONS OR CONDITIONS TO WHICH THE NOTATION IS APPENDED. NO SUBSTITUTION SHALL BE MADE FOR ANY ITEM SPECIFIED ON THE DRAWING WITHOUT WRITTEN APPROVAL FROM ARCHITECT OR THE OWNER.
DRAWINGS: BY SUBMITTING A BID OR STARTING WORK, CONTRACTOR AGREES THAT HE HAS EXAMINED THE DRAWINGS AND SPECIFICATIONS AND FOUND THEM ADEQUATE FOR PROPER COMPLETION OF PROJECT. CLAIMS FOR EXTRA CHARGES BECAUSE OF ALLEGED INADEQUATE DRAWINGS OR SPECIFICATIONS WILL NOT BE ALLOWED UNLESS NOTIFICATION WAS MADE IN WRITING TO ARCHITECT PRIOR TO SUBMISSION OR BEGINNING.
UTILITY STAKEOUT: PRIOR TO DEMOLITION OR EXCAVATION, CONTRACTOR SHALL REQUEST FOR A CODE 53 UNDERGROUND UTILITY STAKE-OUT, 1-800-962-7962. CONTRACTOR WILL CONTACT THE UNDERGROUND LINES LOCATION SERVICES (CODE 753) PRIOR TO COMMENCING CONSTRUCTION.
USE OF PREMISES: CONTRACTOR SHALL STORE MATERIALS, DISPOSE OF DEBRIS, COORDINATE AND SCHEDULE ALL WORK IN COOPERATION WITH OWNER FOR MINIMUM DISRUPTION. MAINTAIN SAFE ACCESS TO ALL AREAS AT ALL TIMES.
PERMITS: OWNER SHALL SECURE AND PAY FOR ALL PERMITS, TESTS AND CERTIFICATES REQUIRED. ELECTRICAL AND PLUMBING CONTRACTORS SHALL APPLY FOR AND PAY FOR INDIVIDUAL PERMITS, INSPECTIONS AND APPROVALS AS REQUIRED. KEEP APPROVED PERMIT DRAWINGS ON JOB SITE.
CONTRACTOR WILL OBTAIN ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
LICENSE: CONTRACTOR MUST BE LICENSED BY WESTCHESTER COUNTY AND PROVIDE OWNER AND BUILDING DEPARTMENT A COPY OF CERTIFICATE NUMBER.
INSURANCE: PRIOR TO STARTING WORK, CONTRACTOR SHALL SUPPLY OWNER AND BUILDING DEPARTMENT WITH CERTIFICATES OF WORKMEN'S COMPENSATION INSURANCE, LIABILITY INSURANCE FOR BODILY INJURY, PROPERTY DAMAGE, AUTOMOTIVE AND OTHER INSURANCES REQUIRED BY LAW OR BY OWNER IN THE AMOUNTS AND TERMS SATISFACTORY TO THE OWNER TO RENDER THE OWNER HARMLESS IN CASE OF ACCIDENT TO PERSONS OR PROPERTY INVOLVED IN THIS PROJECT. MAINTAIN SUCH INSURANCE IN FULL FORCE DURING ENTIRE TIME OF CONSTRUCTION.
LATENT DEFECTS: NO RESPONSIBILITY IS ASSUMED BY ARCHITECT FOR INFORMATION SUPPLIED BY OTHERS AND RELIED UPON BY ARCHITECT TO BE ACCURATE FOR LATENT DEFECTS IN STRUCTURE IMPOSSIBLE TO DETECT WITHOUT SUBSTANTIAL PROBING OR TESTING.
SUPERVISION: ARCHITECT HAS NOT BEEN RETAINED BY THE OWNER TO PROVIDE OBSERVATION AND SUPERVISION OF CONSTRUCTION OPERATIONS AND CERTIFICATION OF PAYMENTS.
DEMOLITION:
PRIOR TO DEMOLITION COORDINATE AND STAKEOUT EXISTING UTILITIES AS REQUIRED. COORDINATE SHUT OFF AND REMOVALS WITH UTILITY COMPANIES AS REQUIRED.
1. CLEAR SITE AS REQUIRED.
2. REMOVE ALL DEBRIS FROM SITE TO A LEGAL DISPOSAL FACILITY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DUMPSTERS AND CARTING FEE'S.
COOPERATION: CONTRACTORS AND SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ADJACENT WORK AND COOPERATE WITH OTHER TRADES TO FACILITATE PROGRESS OF WORK. EACH TRADE SHALL AFFORD OTHER TRADES REASONABLE OPPORTUNITY FOR INSTALLATION OF THEIR WORK AND FOR TEMPORARY STORAGE OF THEIR TOOLS AND MATERIALS.
ELECTRICAL: THE DESIGN AND INSTALLATION OF ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND THE NATIONAL ELECTRIC CODE. PROVIDE OWNER/BUILDER COPY OF UNDERWRITER'S CERTIFICATE UPON COMPLETION OF WORK. REVIEW ALL FIXTURES WITH OWNER BEFORE ORDERING. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A WESTCHESTER COUNTY LICENSED & INSURED ELECTRICAL CONTRACTOR UNDER A SEPARATE PERMIT. NO WORK SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN APPROVED.
PLUMBING: THE DESIGN AND INSTALLATION OF ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND THE NEW YORK STATE BUILDING CODE. INSULATE ALL HOT WATER SUPPLY PIPES IN UNHEATED AREAS. ALL PLUMBING WORK SHALL BE PERFORMED BY A WESTCHESTER COUNTY LICENSED & INSURED PLUMBING CONTRACTOR UNDER A SEPARATE PERMIT. NO WORK SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN APPROVED.
UTILITIES: COORDINATE THE LOCATION AND SIZE OF ALL NEW UTILITIES (ELECTRICAL, GAS, WATER, SEWER, TELEPHONE, CABLE) WITH EACH UTILITY COMPANY REPRESENTATIVE AND UTILITY SPECIFICATIONS.
MANUFACTURERS: LISTED ARE ONLY FOR ITEM SPECIFICATION. THE LISTING IS NOT INTENDED TO LIMIT SELECTION OF SIMILAR ITEMS FROM OTHER MANUFACTURERS. ANY SUBSTITUTIONS REQUIRE APPROVAL AND REVIEW BY ARCHITECT
CONTRACTOR: IS RESPONSIBLE FOR THE COORDINATION OF ALL TRADES AND SHALL ARRANGE FOR ALL MANDATORY INSPECTIONS, COMPLYING WITH LOCAL MUNICIPALITY OF JURISDICTION REQUIREMENTS. NO WORK SHALL BE CLOSED UNTIL INSPECTED AND APPROVED.
ALL WORK SHOULD BE PERFORMED IN THE BEST PROFESSIONAL MANNER BY MECHANICS SKILLED IN THEIR TRADE.

PROPOSED FRONT ELEVATION VIEW



DRAWING LIST

ARCHITECT DRAWING LIST:

T-100	TITLE SHEET
S-100	EXISTING SITE & KEY PLANS, TABLE AND MAP
	EXISTING & DEMOLITION SITE & PROPOSED SITE
A-001	EXISTING & DEMO BASEMENT & FIRST FLOOR PLANS
A-002	EXISTING & DEMO ROOF PLAN
A-100	EXISTING & PROPOSED BASEMENT FLOOR PLAN
A-101	EXISTING & PROPOSED FIRST FLOOR PLAN
A-102	EXISTING & PROPOSED SECOND FLOOR PLAN
A-103	EXISTING & PROPOSED ROOF PLAN
A-200	EXISTING & PROPOSED ELEVATIONS
A-201	EXISTING & PROPOSED ELEVATIONS
A-300	AVERAGE GRADE
G-100	TYP. DETAILS
G-101	GENERAL DETAILS

GENERAL INFO

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

LOCATION: CORTLANDT MANOR, NY — ZIP CODE: 10567

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED	TOPO EFFECT	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
30 PSF	SPECIAL.KK	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY	7	YES	NONE	1,500 OR LESS	51.6

115 MPH TO 120 MPH, THE SPECIAL WIND REGION SHOULD SERVE AS A WARNING TO DESIGN PROFESSIONALS IN EVALUATING WIND LOADING CONDITIONS. WIND SPEEDS HIGHER THAN THE DERIVED VALUES TAKEN FROM SECTION 1609 OF THE IBC AND FIGURE R301.2(4)A OF THE IRC ARE LIKELY TO OCCUR AND SHOULD BE CONSIDERED IN THE DESIGN.

ARQ ARCHITECTURE, P.C.
ARCHITECTURE - PLANNING & ENGINEERING

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100 EXECUTIVE BLVD. SUITE 204
OSSINING, NY 10562
[redacted]
JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
1 COORDINATION	6-26-2026	ARQ
2 COORDINATION	8-10-2026	ARQ
3 COMMENTS	9-8-2026	ARQ

DRAWING TITLE:
MAPS & GENERAL NOTES

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PROJECT ADDRESS:
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NYS EDUCATION LAW

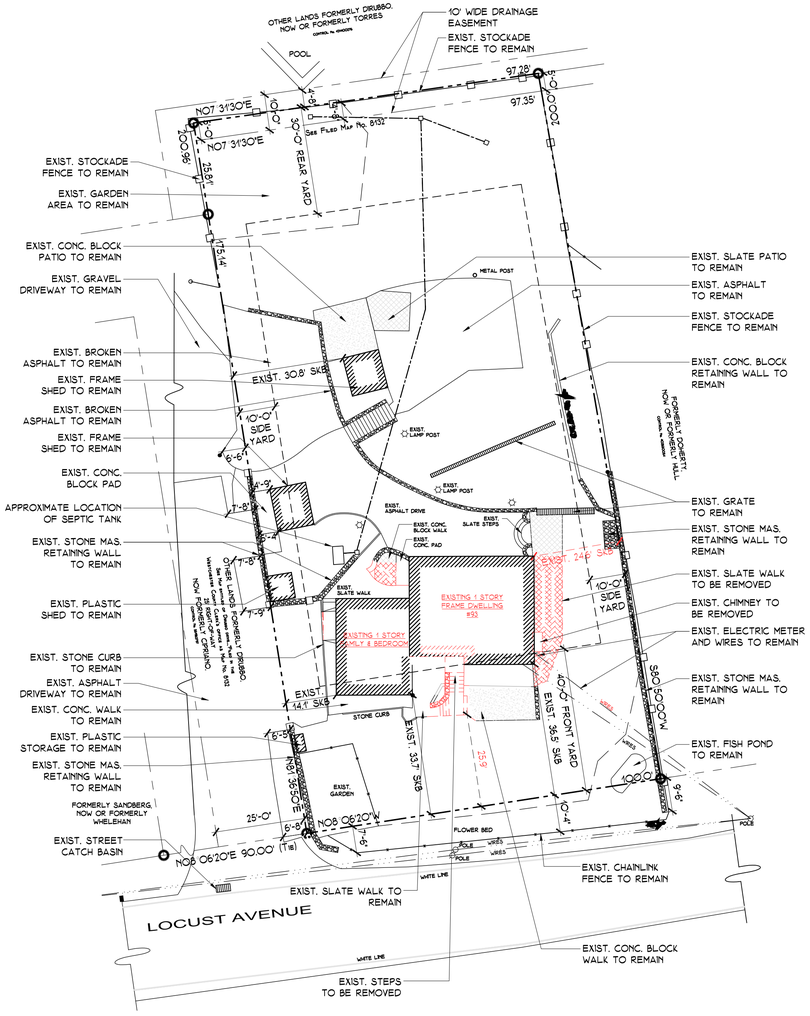
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SEAL & SIGNATURE

REGISTERED ARCHITECT
JORGE B. HERNANDEZ
030424-1
STATE OF NEW YORK
EXP: 3-31-2029

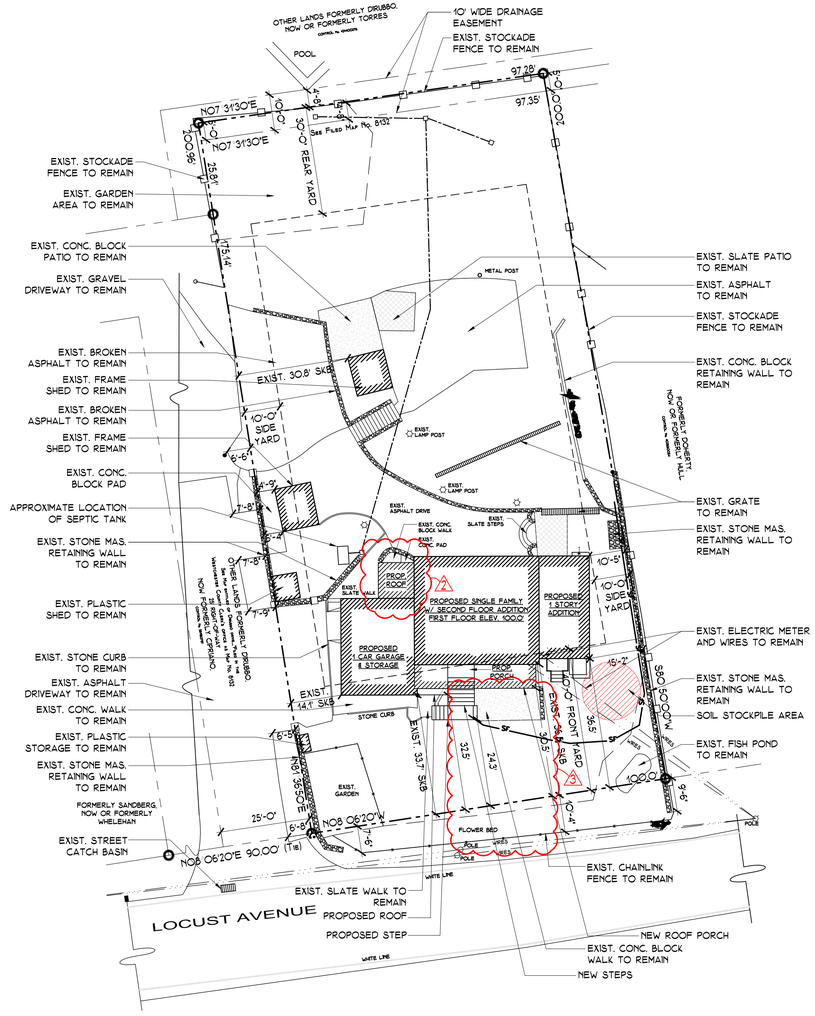
DATE: 05/19/2025
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CHECKED BY: JBH
DWG. NO.: T-100



EXISTING & DEMO. SITE PLAN

1" = 20'

THE MEETS & BOUNDS SHOWN ABOVE HAS BEEN TAKEN FROM THE SURVEY DONE BY BADEY & WATSON SURVEYING & ENGINEERING PC., DATED OCTOBER 15, 2015



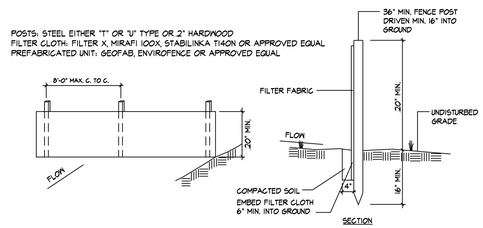
EXISTING & PROPOSED SITE PLAN

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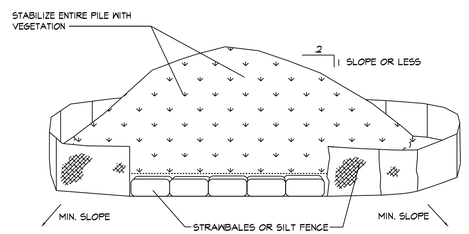


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE:

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1"=1'-0"



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TOPSOIL STOCKPILE DETAIL

1"=1'-0"

ZONING DATA - CORTLANDT

TAX MAP DESIGNATION:		SECT: 24.17	BLOCK: 3	LOT: 25	
ZONING DISTRICT: R-20		SINGLE FAMILY RESIDENTIAL			
		PERMITTED	EXISTING	PROPOSED	VARIANCE
LOT AREA	SQ. FT.	20,000	19,772	E.N.C	NO
LOT WIDTH	FT.	100'	100'	N.C.	NO
BUILDING COVERAGE	FAR % MAX.	65	49.8	58.5	NO
LADSCAPE COVERAGE	%	50	38.7	36.6	NO
FLOOR AREA RATIO	SQ. FT.	4,085	2,597	3,866	NO
FRONT YARD	FT.	40'	33.7'	30.5'	YES (9.5')
FRONT YARD (PORCH STEPS)x	FT.	34'	25.9'	24.3'	YES (9.7')
1 SIDE YARD	FT.	10'	24.8'	10.42	NO
2 SIDE YARD (20% OF LOT W.)	FT.	20'	38.7'	24.53	NO
REAR YARD	FT.	30'	125.2'	N.C.	NO
MAX. BUILDING HEIGHT	FT./STY	35.0' / 2½	15.2' / 1 STY	25.67 / 2 STY	NO
MAX. BUILDING COVERAGE	%	65%	11.7%	13.4%	NO
MIN. LANDSCAPE COVERAGE	%	50%	62.96%	62.90%	NO
N.C. = NO CHANGE	E.N.C. = EXISTING NON-CONFORMING				

ZONING NOTE: CHAPTER 307-18(B)(3)
x -EXCEPTIONS TO YARD REQUIREMENTS: TERRACES, DECKS, UNCOVERED PORCHES AND UNCOVERED STAIRS, WHETHER CONSTRUCTED OF WOOD OR MASONRY ABOVE OR BELOW GRADE, WITH FLOOR LEVELS NO HIGHER THAN BUILDING ENTRANCE: SIX FEET INTO FRONT

SQUARE FOOTAGE:

EXISTING:
BASEMENT 1,519.37 SF
FIRST FLOOR 1,027.87 SF
TOTAL 2,547.24 SF

2,547.24 SF/2= 1,273.62 SF MAX. ADDITION

ALLOWED PER DWELLING SIZE:
1,000 SF ALLOWED MAX.

PART OF BASEMET IS BEING REMOVED TO ONE CAR GARAGE AND STORAGE 492.13 SF

TOTAL ADDITION ALLOWED: 1,492.13 SF

PROPOSED:
FIRST FLOOR ADDITION 428 SF
SECOND STORY ADDITION 1,064 SF
TOTAL 1,492 SF

1,492.0 < 1,492.13 OK.

LEGEND

- EXISTING GENERAL SITE
- PROPERTY LINE
- TO BE REMOVE
- SF SILT FENCE

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JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
1 COORDINATION	6-26-2026	ARQ
2 COORDINATION	8-10-2026	ARQ
3 COMMENTS	9-8-2026	ARQ

DRAWING TITLE:
MAPS & GENERAL NOTES

PROJECT:
HOME ALTERATION

PROJECT ADDRESS:
93 LOCUST AVENUE,
CORTLANDT MANOR
NY 10567

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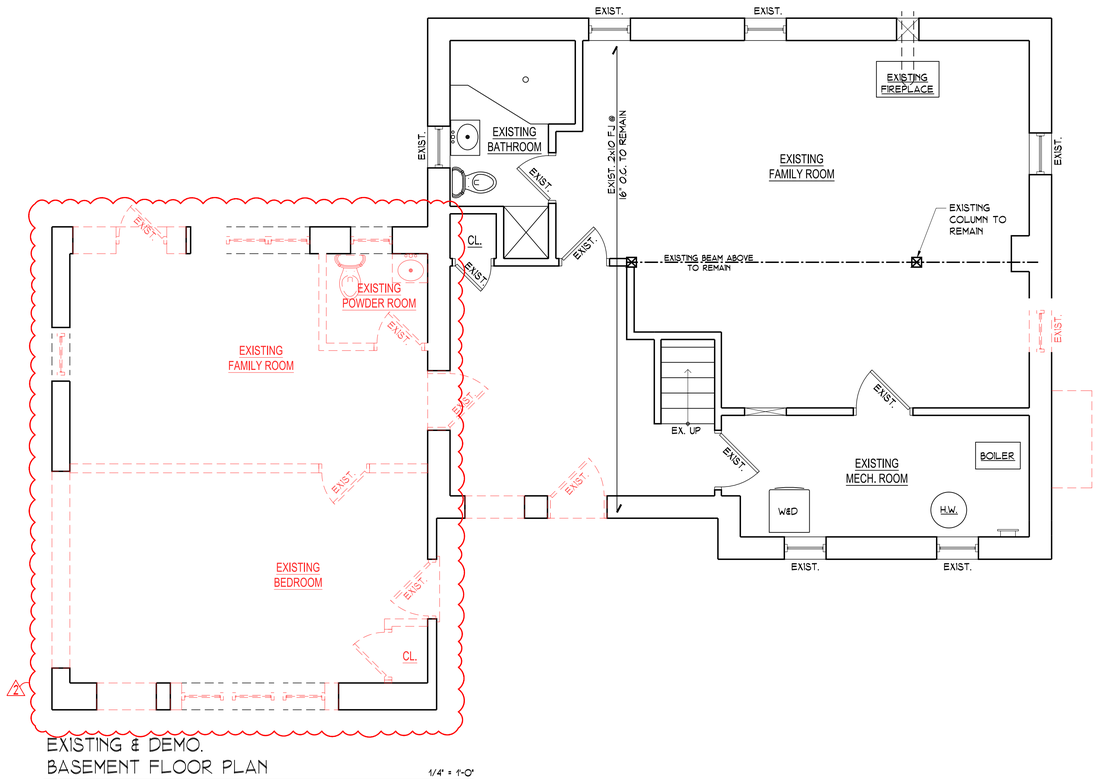
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SEAL & SIGNATURE

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STATE OF NEW YORK

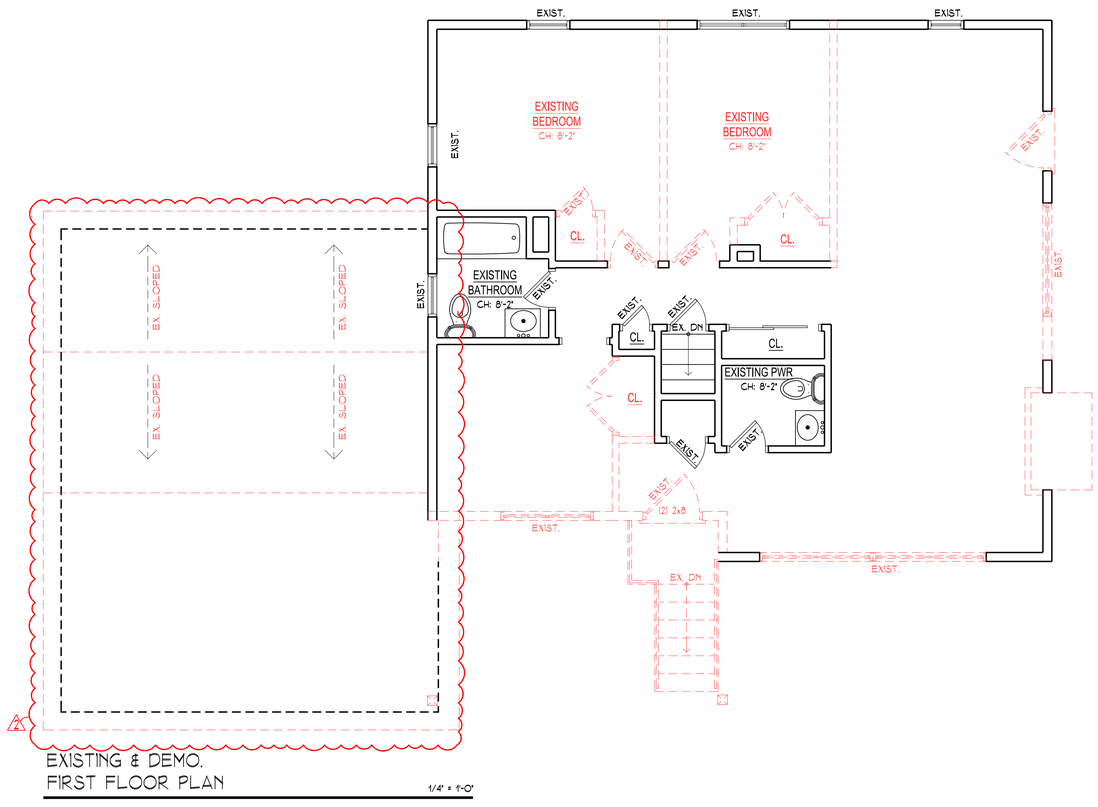
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EXISTING & DEMO.
BASEMENT FLOOR PLAN

1/4" = 1'-0"



EXISTING & DEMO.
FIRST FLOOR PLAN

1/4" = 1'-0"

DEMOLITION LEGEND/NOTES

SYMBOL	DESCRIPTION
	1. REMOVE EXISTING WALL CONSTRUCTION FROM STRUCTURAL SLAB TO UNDERSIDE OF FLOOR DECKING ABOVE. 2. REMOVE / RELOCATE EXISTING ELECTRICAL OUTLETS, SWITCHES ETC., AS REQUIRED. REWORK WIRING AS NECESSARY FOR CONTINUED POWER TO REMAINING OUTLETS, SWITCHES OR IF OUTLETS NOT REQUIRED REMOVE WIRING BACK TO NEAREST JUNCTION BOX TO REMAIN. 3. REMOVE / RELOCATE EXISTING PLUMBING AS REQUIRED. REWORK PLUMBING AS NECESSARY TO MAINTAIN INTEGRITY OF EXISTING SYSTEM TO REMAIN. CAP ALL UNUSED PIPING IN WALLS, FLOOR OR CEILINGS TO REMAIN.
	REMOVE EXISTING DOOR, FRAME HARDWARE AND SADDLE, IN THEIR ENTIRETY.
	EXISTING WALL TO REMAIN.

NOTES: ALL ITEMS ARE EXISTING TO REMAIN UNLESS OTHERWISE INDICATED.

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1 COORDINATION	6-26-2026	ARQ
2 COORDINATION	8-10-2026	ARQ
3 COMMENTS	9-8-2026	ARQ

DRAWING TITLE:
EXIST. & DEMO. BASEMENT AND FIRST FLOOR PLAN

PROJECT:
HOME ALTERATION

PROJECT ADDRESS:
93 LOCUST AVENUE,
CORTLANDT MANOR
NY 10567

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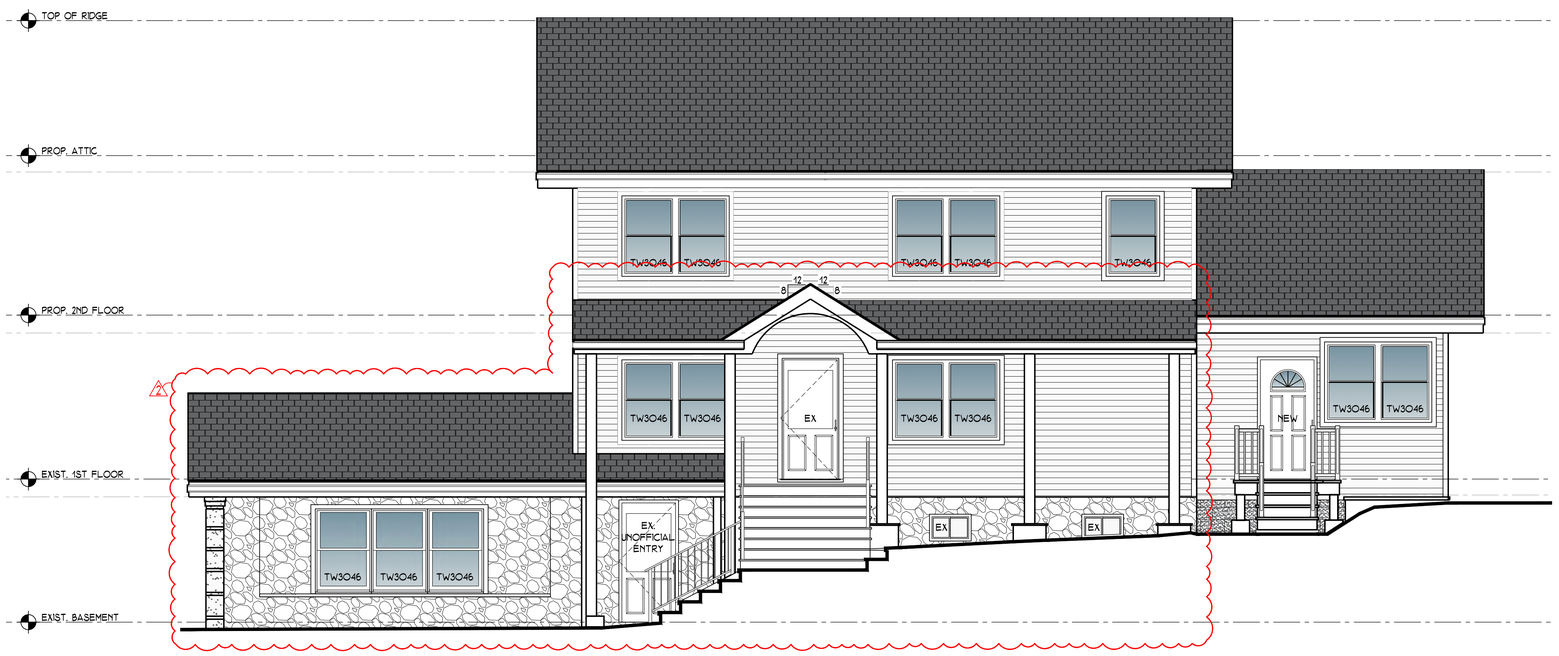
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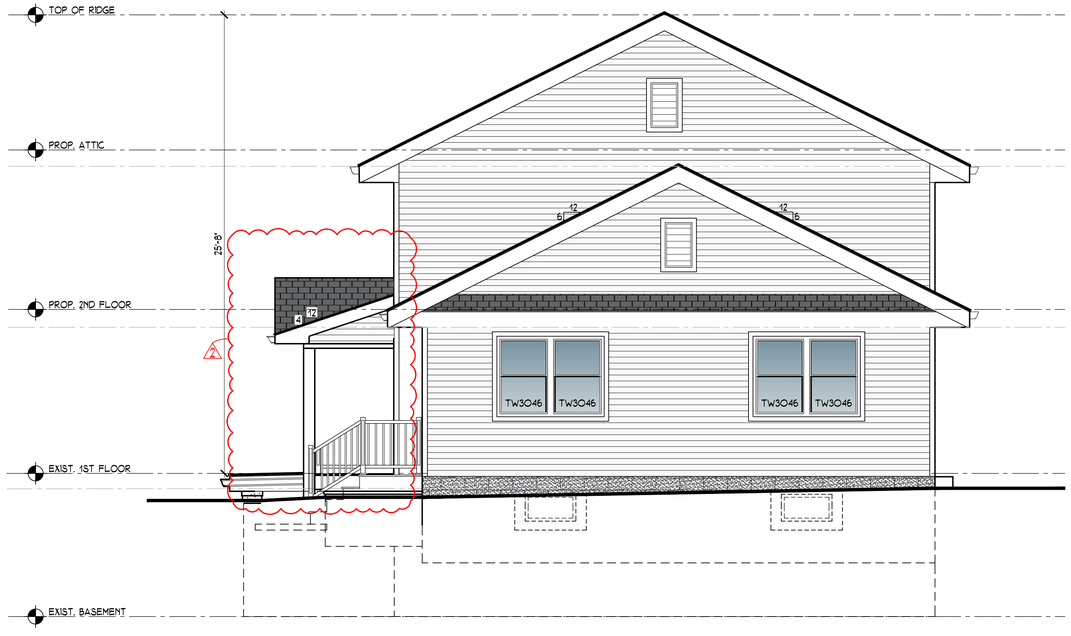
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EXISTING & PROPOSED
FRONT ELEVATION

1/4" = 1'-0"



EXISTING & PROPOSED
RIGHT SIDE ELEVATION

1/4" = 1'-0"

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1 COORDINATION	6-26-2026	ARQ
2 COORDINATION	8-10-2026	ARQ
3 COMMENTS	9-8-2026	ARQ

DRAWING TITLE:
EXIST. & PROPOSED
ELEVATIONS

PROJECT:
HOME ALTERATION

PROJECT ADDRESS:
93 LOCUST AVENUE,
CORTLANDT MANOR
NY 10567

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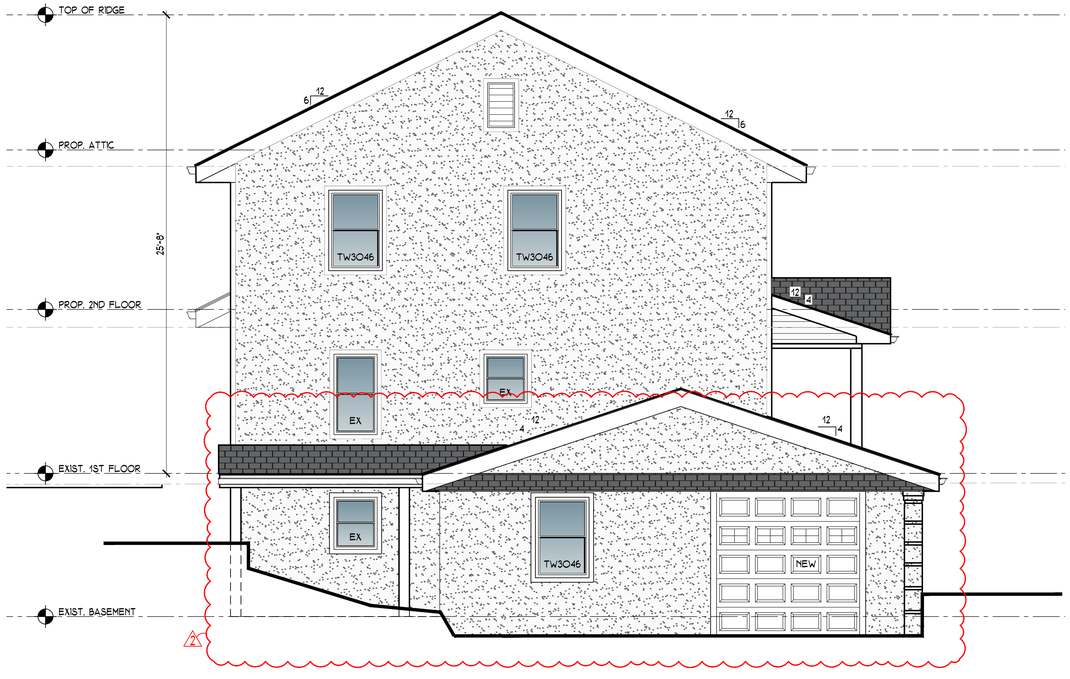
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EXISTING & PROPOSED
REAR ELEVATION

1/4" = 1'-0"



EXISTING & PROPOSED
LEFT SIDE ELEVATION

1/4" = 1'-0"

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DRAWING TITLE:
EXIST. & PROPOSED
ELEVATIONS

PROJECT:
HOME ALTERATION

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GRADE - AVERAGE GROUND ELEVATION:

AVERAGE GRADE TAKEN AT THE CORNER AND MIDPOINT OF EACH ELEVATION.

ELEVATION 1 EL: 410.45'
ELEVATION 2 EL: 410.50'
ELEVATION 3 EL: 403.50'
ELEVATION 4 EL: 402.20'
ELEVATION 5 EL: 405.90'
ELEVATION 6 EL: 409.30'
ELEVATION 7 EL: 410.30'
AVERAGE GRADE : 407.45'

THE FIRST FLOOR IS LEES THAN 6 FEET ABOVE THE AVERAGE GRADE.
BASEMENT IS NOT STORY.
ATTIC IS NOT FINISHED.

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3 COMMENTS	9-8-2026	ARQ

DRAWING TITLE:
AVERAGE GRADE

PROJECT:
HOME ALTERATION

PROJECT ADDRESS:
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CORTLANDT MANOR
NY 10567

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PROJECT NO: 25-054
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