

Zoning Board of Appeals  
Village of Tarrytown  
Regular Meeting  
Village Hall – 1 Depot Plaza  
December 11, 2023 7:30 p.m.

PRESENT: Chairwoman Lawrence, Members Rachlin, Kaplan, Kudla, Young  
Second Alternate Isaacson; Counsel Addona; Village Engineer Pennella,  
Secretary Meszaros

ABSENT: First Alternate Jolly

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

APPROVAL OF MINUTES – November 13, 2023

Ms. Kudla moved, seconded by Ms. Rachlin, with Ms. Young abstaining, to approve the minutes of the November 13, 2023 meeting as submitted.

The secretary recorded the vote:

Chairwoman Lawrence:	Yes
Member Rachlin:	Yes
Member Kaplan:	Yes
Member Kudla:	Yes
Member Young:	Abstain
All in favor. Motion carried. 4 - 1(abstention)	

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 an aerial view of the property showing the surrounding homes and nearby parking lots (included in the PowerPoint presentation attached as "Exhibit A" to these minutes). He noted that the lot is an undersized, pre-existing non-conforming lot and the home was built before zoning was in place. He advised the Board that they have made some changes since they last appeared on September 11, 2023. Mr. Steinschneider briefly went through the variances that are needed which have been updated. These variances are highlighted below and are included as part of the December 11, 2023 Denial Letter issued by the Building Department, distributed to the Board Members and the applicant.

The variances are highlighted below:

<b>Code Section: §305-32 M-1.5 Multifamily Attachment 6:1</b>	<b>Required or Permitted</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance Required</b>
<b>Column 6 - Minimum Lot size 7,500SF 1<sup>st</sup> unit, 1,500SF ea./addn'l unit</b>	<del>12,000 SF</del> 11,500 SF	-	4,867 SF	<del>7,133 SF</del> 6,633 SF
<b>Column 7 – Width at Front of Building</b>	40 ft.	30.98 ft.	30.98 ft.	9.02 ft.
<b>Column 8 – Principal Building Coverage</b>	<del>20 30%</del> 973 1,460 SF	-	35.4 33.5% 4,725 1,631SF	<del>45.4 3.5%</del> 752 171SF
<b>Column 10 – Total Coverage (all buildings)</b>	<del>35 40%</del> 47031,945 SF	-	35.4% 4,725 SF	<del>4.4%</del> 22 SF
<b>Column 11 Min. Front Yard Setback</b>	25 20ft.	-	20 5ft.	5 15 ft.
<b><i>Building 1 – 3 Dwelling Units</i></b>				
<b>Column 12 Min. Side Yard Setback (South)</b>	20 15 ft.	-	5.0 ft.	45 10 ft.
<b>Column 12 Min. Side Yard Setback (North)</b>	20 15 ft.	-	5.0 ft.	45 10 ft.
<b>Column 13 Min. 2 Side Yards</b>	40 30 ft.	-	10.0 ft.	30 20 ft.
<b>Column 18 Number of Stories</b>	2	-	3	1 Story
<b>§305-47 B. (5) Yards; Setbacks - Stairs</b>	6 ft.	-	1.5 ft.	4.5 ft.
<b>Column 12 Min. Side Yard Setback (South)</b>	20 ft.	-	0.75 ft.	19.25 ft.
<b>Column 12 Min. Side Yard Setback (North)</b>	20 ft.	-	1 ft.	19 ft.
<b>Column 13 Min. 2 Side Yards</b>	40 ft.	-	1.75 ft.	38.25 ft.
<b>Column 14 Min. Rear Yard</b>	45 ft.	-	6 ft.	39 ft.
<b>305-63 D. (1) Off Street Parking 2.5 / d.u.</b>	<del>40- 8</del> spaces	-	6 5Spaces	4 3 spaces

Mr. Steinschneider advised that they have reduced the number of units from 4 to 3, which no longer requires an environmental SEQRA review for this project. They are back proposing to demolish the two-car garage in the rear to provide 5 parking spaces with access through the driveway area. He noted that the Zoning Board granted a variance for this property to build the garage with access via a shared driveway back in October of 1987, but there is no recorded easement for this use and, at this point, the neighbor is unwilling to enter into an agreement.

Ms. Lawrence advised Mr. Steinschneider that without a written agreement, they will not be able to approve the project.



Mr. Steinschneider asked if he can put up a fence up between the two properties. Counsel Addona said there is nothing that precludes an owner from installing a fence on their property line as long as it is code compliant. Mr. Steinschneider advised that he had a recent conversation with the owner's daughter-in-law, and she conveyed to him that they have no objection to the use of the driveway but they do not want to enter into a legal agreement. He noted that by reducing the units by 25%, the variance request for the number of parking spaces has been reduced from 4 to 3 spaces. In addition, there are also the village parking lots that could be used. Counsel Addona advised that would be proposing parking on land that is not owned by the applicant.

Mr. Pennella advised that no action can be taken on this plan unless there is an easement agreement as indicated in his denial letter. He noted that some of the variances were reduced, some increased, and some remained the same. The stair variance is minor since it is common to the homes in this area. He noted that they have reduced the variance for the number of parking spaces from 4 to 3 spaces as a result of reducing the number of units.

Mr. Steinschneider noted that there are options that they are considering for the third floor. He showed the two-story plan with the third floor set back, with a scenery loft in front and noted that the Planning Board was favorable to this plan. If they go with this plan, it would affect the variance request. He showed the second plan without the scenery loft. Mr. Pennella advised the Board that the scenery loft faces the South Washington Street parking lot and does not affect any views but the Planning Board has jurisdiction over this approval of this loft, not the Zoning Board. The Zoning Board liked the idea of the scenery loft as well.

Mr. Pennella advised Mr. Steinschneider that he will have to choose a final plan before they can move forward. The 3<sup>rd</sup> story variance will be needed for both plans. He advised the Board, that although there is a 3<sup>rd</sup> story proposed, the applicant is below the 35-foot height requirement and meets the height requirement in this zone. There are many houses in this neighborhood that have 3<sup>rd</sup> floors and also comply with the height requirement. He wanted to point this out since this is different from other applications that have been before the Board.

Counsel Addona also advised the applicant that they will need to come up with a plan that will work and that the easement agreement for the driveway will be required. Another option would be to eliminate the parking in the rear and ask for a parking variance.

Ms. Lawrence advised that a request could be made. The public parking lots seem jammed. Counsel Addona said that the applicant can propose an alternate plan and request a variance for all of the parking. This would require a revised plan and a parking study to determine if it could support the capacity.

With regard to moving the house to the south, Mr. Pennella advised that a 3 ft side yard is required and the structure has to be non-combustible material. If that change was made, it would affect the other side yard variance request.

Ms. Kudla asked if the neighbor has any legal representation. Ms. Lawrence suggested having someone who speaks their language fluently explain the situation to them which may help to move the project forward.

Ms. Rachlin moved, seconded by Ms. Kaplan, to continue the public hearing.

The secretary recorded the vote:

Chairwoman Lawrence:	Yes
Member Rachlin:	Yes
Member Kaplan:	Yes
Member Kudla:	Yes
Member Young:	Abstain
All in favor. Motion carried.	4 – 1 (abstention)

First Korean Methodist Church of NY – 500 South Broadway  
Consideration of formal Resolution

This is an application that this Board approved last month. After further review, and when drafting the resolution, Counsel Addona determined that one of the variances listed fell under the Wetlands and Watercourse Code, not the Zoning Code. That variance is governed by different and more stringent criteria. Because it was not expressly addressed by this Board, she wanted to the Board to hear it and formally vote on this aspect in order to avoid setting any precedent should a future similar application come before this Board.

Counsel Addona read portions of the resolution relating to the Wetlands Code:

**ZONING BOARD OF APPEALS RESOLUTION**

Application of First Korean Methodist Church of NY (“Applicant”)  
500 South Broadway, Tarrytown, New York 10591 (the “Property”)  
Sheet 1.180, Block 104, Lot 7  
R-7.5 Zoning District

WHEREAS, the Applicant has appealed to the Village of Tarrytown Zoning Board of Appeals (“ZBA”) from a determination by the Building Inspector dated February 22, 2023 and last revised October 5, 2023 that the Applicant’s proposed construction of a parking lot, sidewalk and ADA-accessible exterior ramp do not comply with the requirements of Chapter 305 of the Village of Tarrytown Zoning Code (“Zoning Code”) and Chapter 302 of the Village of Tarrytown Wetlands and Watercourses Code (“Wetlands Code”), and

WHEREAS, the Applicant also seeks the following variance from the Wetlands Code:

- 95 feet to allow a setback from the wetland/watercourse buffer of 55 feet where 150 feet is required



AND IT IS FURTHER RESOLVED, the findings of this Board with respect to the variance sought from the Wetlands Code are as follows:

1. It will be an extraordinary hardship for the Applicant if it cannot construct the sidewalk and ADA-accessible ramp in the proposed locations within the wetlands/watercourse buffer because given the existing location of the parking lot and the Church building, the Applicant could not provide ADA accessibility any other way. Further, a large part of the Church building is constructed in the wetlands/watercourse buffer – and closer to the wetlands than the proposed improvements that are part of this application – as a legal, nonconforming condition. These unique circumstances do not apply to or affect other properties in the immediate vicinity because they relate to the existing development of the Property and the fact that there are already legal, nonconforming structures in the buffer. The unique circumstances relate to the characteristics of the Property because there is a stream that runs through the rear of the Property and a large portion of the Church building is legal nonconforming as it was largely constructed in the buffer. As these are legal, nonconforming conditions that predate the Wetlands Code, they are not the result of any action or inaction by the Applicant or its predecessors-in-interest.
2. There is a compelling public need for the development of the sidewalk and ADA-accessible ramp in the wetlands/watercourse buffer because these improvements will serve an essential health and safety need by providing safe access from the parking lot to the Church building for those congregants who need ADA accessibility. Since the Church building is legal, nonconforming as it was constructed largely in the wetland buffer, the benefit of providing ADA accessibility outweighs the importance of protecting the wetland, watercourse and buffer area. The proposed ADA-accessibility is necessary to accommodate the Church's existing congregants. Given the location of the parking lot and the existing Church building, there is no feasible alternative to putting these structures in the buffer.
3. The proposed sidewalk and ADA-accessible ramp in the wetland/watercourse buffer will not be materially detrimental or injurious to other properties or improvements in the area, will not increase the danger of fire or flood, and will not endanger public safety or result in substantial impairment of the stream as there are already large structures in the buffer (including closer to the buffer than these proposed improvements) and as part of this project the Applicant is going to install a stormwater retention system as one does not already exist, which will improve drainage on the site. Further, the ramp will be an elevated wood structure resting on posts and footings, which will require minimal disturbance to the buffer area. Given a large part of the Church has already been constructed in the buffer area and is a legal, nonconforming condition, this variance will not be inconsistent with the purposes, objectives or general spirit and intent of the Wetlands Code. The variance is the minimum relief necessary as the Applicant is constructing the ramp abutting the existing structure in the buffer to keep the ramp as far from the stream as possible. And as noted, the Applicant has implemented a design for the ramp that will mitigate any potential impacts from its construction to the greatest extent practicable.

Ms. Kudla moved, seconded by Ms. Rachlin, to approve the portions of the resolution relating to the Wetlands and Watercourse Law.

The secretary recorded the vote:

Chairwoman Lawrence:	Yes
Member Rachlin:	Yes
Member Kaplan:	Yes
Member Kudla:	Yes
Member Young:	Yes
All in favor. Motion carried. 5 – 0	

ADJOURNMENT:

Ms. Kudla moved, seconded by Ms. Rachlin, to adjourn the meeting at 8:05 p.m.  
All in favor. Motion carried. 5-0

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, December 11, 2023



July 23, 2023

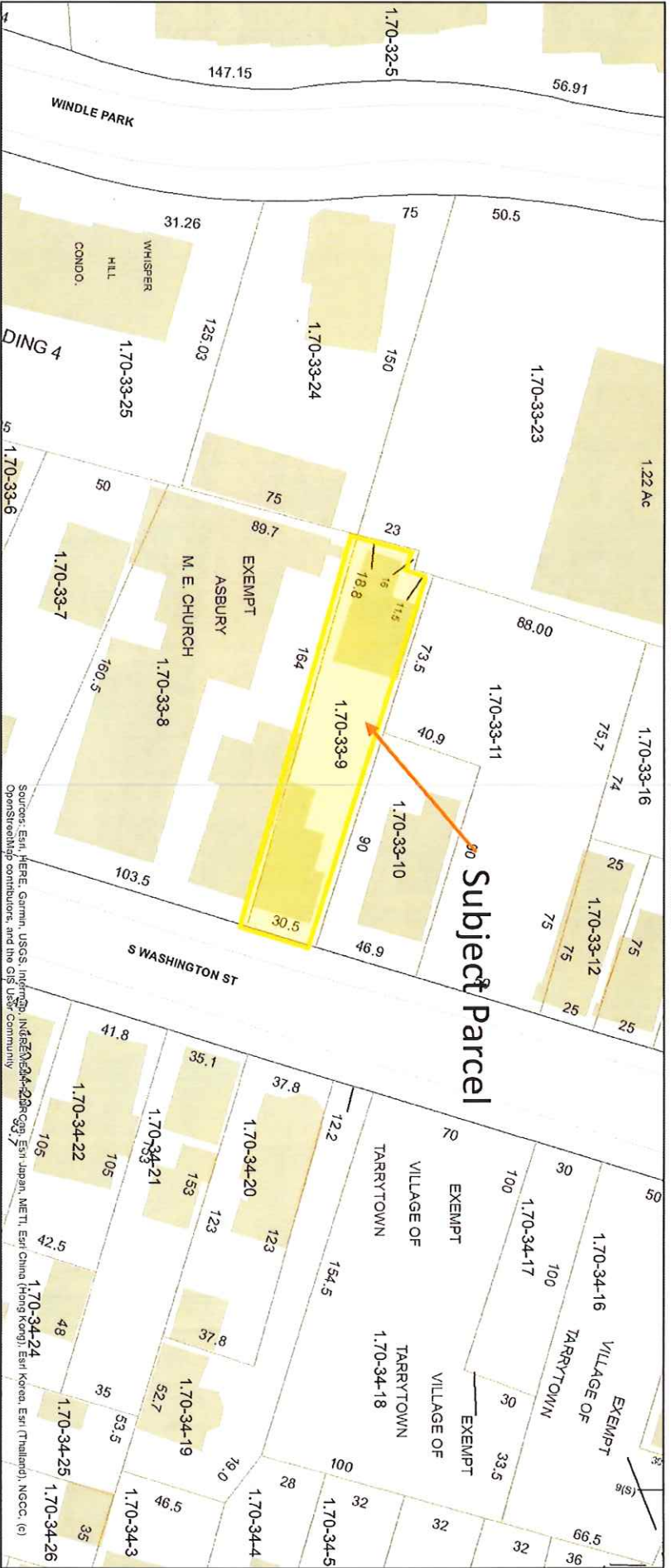
## 25 South Washington Street

Tarrytown, New York

1 inch = 40 Feet  
0 40 80 120



www.cai-tech.com



Parcel
Road
Edge of Pavement
Parcel ID Label
Structures

Data displayed on this map is for informational purposes only. Most layers originate from 3rd parties and cannot be verified by the Tax Assessor's office or CAI Technologies. Please consult with department or organization where data originated in order to verify accuracy. Any questions, call Town Assessor's Office: 1-914-989-1520.

## Zoning Board of Appeals Meeting, September 11, 2023





- NOTE:
1. ELEVATIONS SHOWN HEREIN ARE IN NAVD 1988 VERTICAL DATUM.
  2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED FOR ACCURACY OR COMPLETENESS.
  3. SURVEY MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREIN WERE OBTAINED FROM FIELD MEASUREMENTS.
  4. ALL ELEVATIONS SHOWN HEREIN ARE TAKEN FROM IMPROVEMENTS.
  5. CONSULT THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING IMPROVEMENTS.
  6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.
  7. CALL BEFORE YOU DIG.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1800-272-4480.



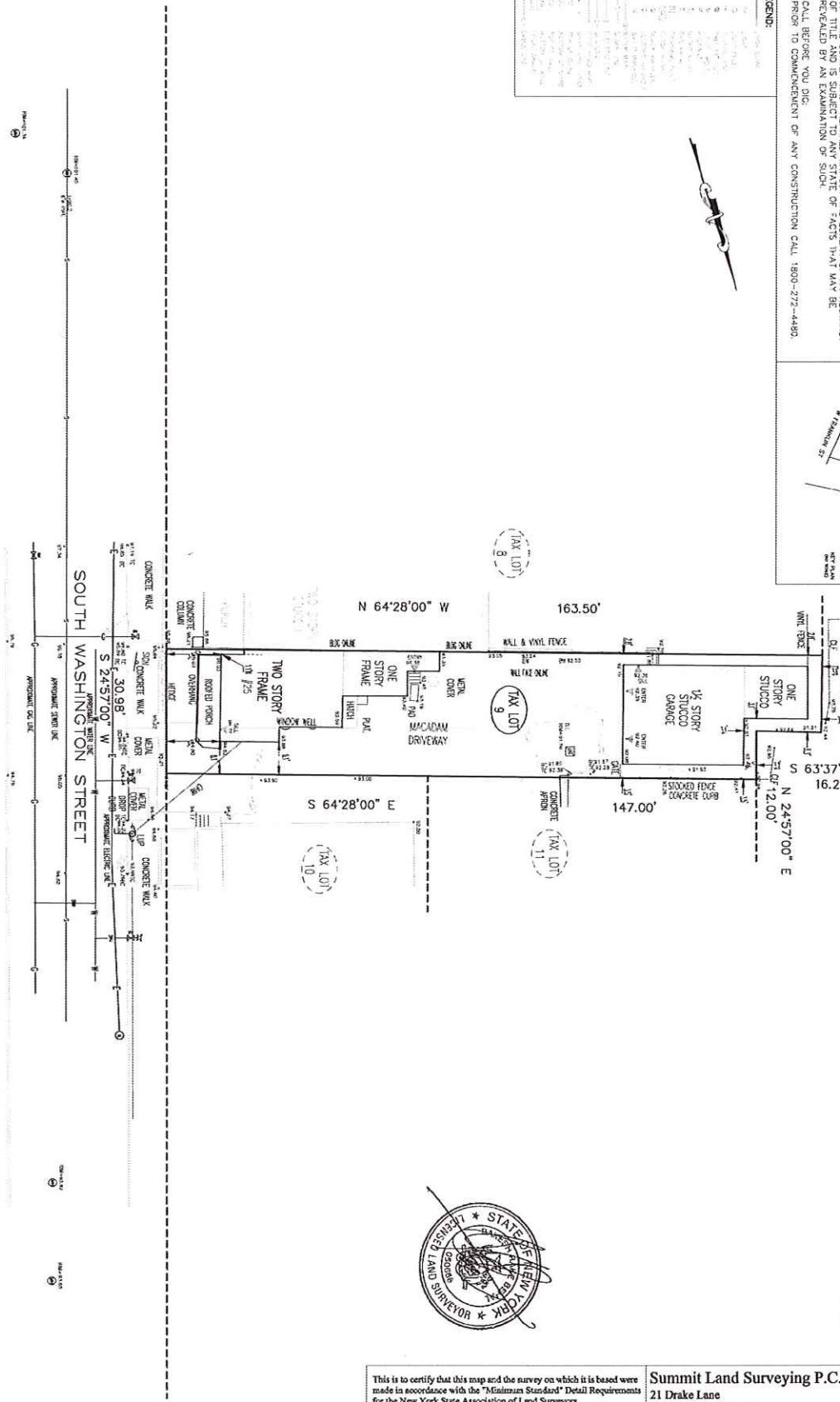
GRAPHIC SCALE	
1" = 10' 0"	1" = 30' 0"
1" = 100' 0"	1" = 300' 0"
1" = 1000' 0"	1" = 3000' 0"

TOPOGRAPHICAL SURVEY OF  
TAX LOT 9 IN BLOCK 33, SECTION 1.70  
AS SHOWN ON THE OFFICIAL TAX MAPS OF  
LOCATED AT TARRYTOWN  
VILLAGE OF TARRYTOWN  
WESTCHESTER COUNTY STATE OF NEW YORK  
ADDRESS: 25 WASHINGTON ST., TARRYTOWN, N.Y.  
COPYRIGHT © 2022 SUMMIT LAND SURVEYING P.C.

LEGEND:



Legend symbols for various features: utility lines, easements, and other survey markers.



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 650666.

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

REVISIONS	
NO.	DATE
1	DISC.
2	REV.

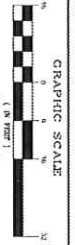
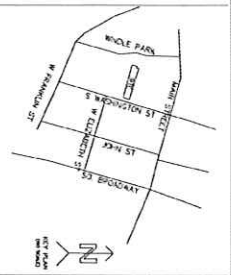
BEFORE PLACING THIS SURVEY ON ANY INSTRUMENT, THE SURVEYOR SHALL BE SURE THAT THE INSTRUMENT IS IN GOOD ORDER AND THAT THE SURVEYOR IS A LICENSED LAND SURVEYOR IN THE STATE OF NEW YORK.

Conformity indicated by initials and by the name of the surveyor who made the survey and by the name of the client who ordered the survey. The surveyor's name and the client's name shall be printed in the margin of this map. The surveyor's name shall be printed in the margin of this map.

Zoning Board of Appeals Meeting, September 11, 2023



- NOTE:
1. ELEVATIONS SHOWN HEREON ARE IN NAVD 1983 VERTICAL DATUM
  2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT GUARANTEED FOR ACCURACY OR COMPLETENESS.
  3. OWNER MAN-MADE RUN AND INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM EXISTING RECORDS AND FIELD MEASUREMENTS.
  4. ALL UTILITIES AND SUBSTRUCTURES SHOWN HEREON ARE TAKEN FROM FIELD MARKING AND MUST BE VERIFIED BEFORE ANY DESIGN IMPROVEMENTS.
  5. CONSULT THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING.
  6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.
  7. CALL BEFORE YOU DIG.
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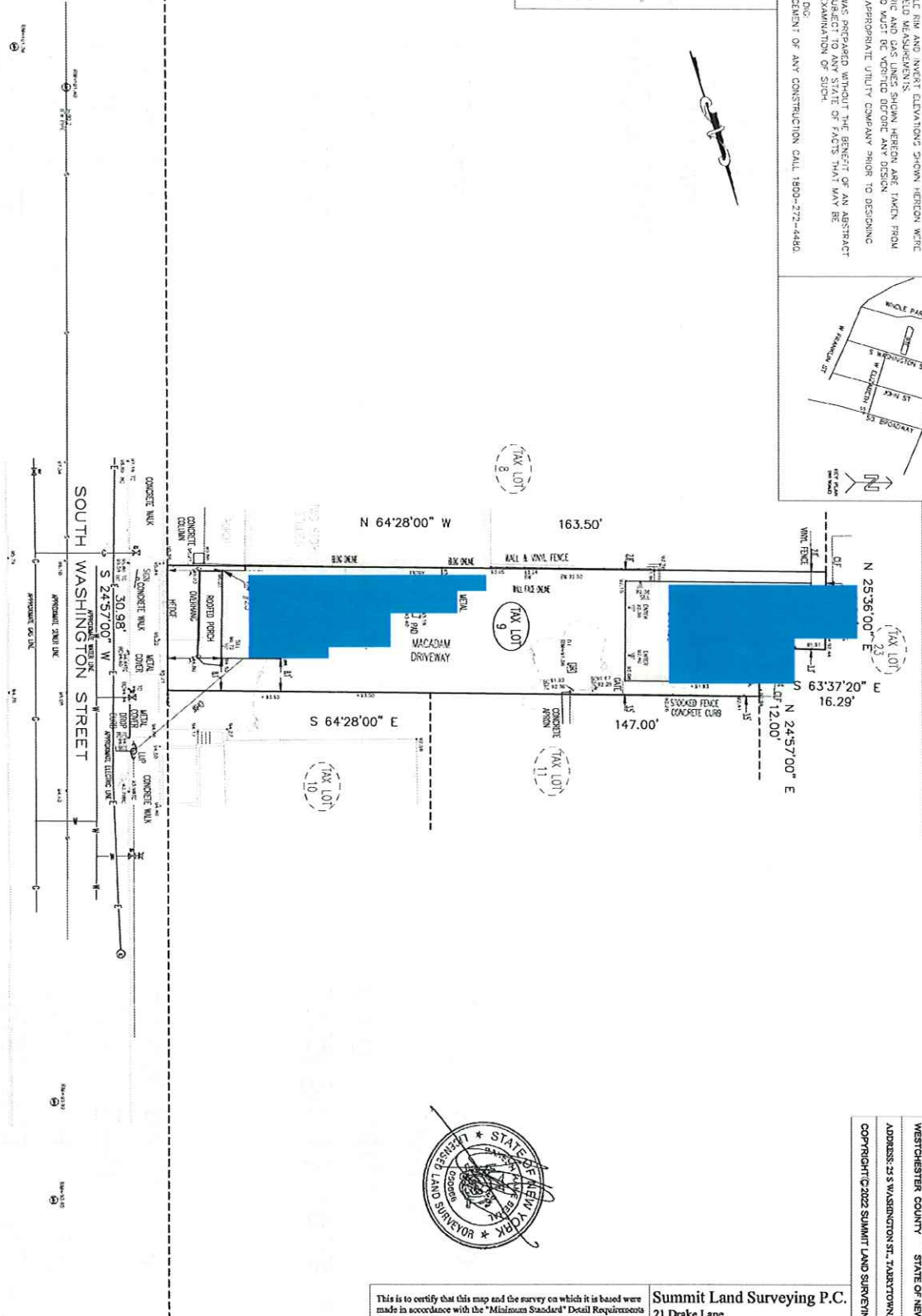


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TOPOGRAPHICAL SURVEY OF  
TAX LOT 9 IN BLOCK 3, SECTION 170  
TOWNSHIP 10 N, RANGE 40 E, T10N R40E  
VILLAGE OF TARRYTOWN  
LOCATED AT  
VILLAGE OF TARRYTOWN  
WESTCHESTER COUNTY STATE OF NEW YORK  
ADDRESS: 23 S WASHINGTON ST., TARRYTOWN, NY  
COPYRIGHT © 2022 SUMMIT LAND SURVEYING P.C.

LEGEND:

1. LOT	2. LOT	3. LOT	4. LOT	5. LOT	6. LOT	7. LOT	8. LOT	9. LOT	10. LOT	11. LOT	12. LOT	13. LOT	14. LOT	15. LOT	16. LOT	17. LOT	18. LOT	19. LOT	20. LOT	21. LOT	22. LOT	23. LOT	24. LOT	25. LOT	26. LOT	27. LOT	28. LOT	29. LOT	30. LOT	31. LOT	32. LOT	33. LOT	34. LOT	35. LOT	36. LOT	37. LOT	38. LOT	39. LOT	40. LOT	41. LOT	42. LOT	43. LOT	44. LOT	45. LOT	46. LOT	47. LOT	48. LOT	49. LOT	50. LOT	51. LOT	52. LOT	53. LOT	54. LOT	55. LOT	56. LOT	57. LOT	58. LOT	59. LOT	60. LOT	61. LOT	62. LOT	63. LOT	64. LOT	65. LOT	66. LOT	67. LOT	68. LOT	69. LOT	70. LOT	71. LOT	72. LOT	73. LOT	74. LOT	75. LOT	76. LOT	77. LOT	78. LOT	79. LOT	80. LOT	81. LOT	82. LOT	83. LOT	84. LOT	85. LOT	86. LOT	87. LOT	88. LOT	89. LOT	90. LOT	91. LOT	92. LOT	93. LOT	94. LOT	95. LOT	96. LOT	97. LOT	98. LOT	99. LOT	100. LOT
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This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standards" Detail Requirements for the New York State Association of Land Surveyors.

Rakesh R. Bohal, L.S. New York State License Number 050666.

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

NO.	DATE	REVISIONS	BY
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92	10/20/22	DATE: 10/20/22	DATE: 10/20/22
93	10/20/22	DATE: 10/20/22	DATE: 10/20/22
94	10/20/22	DATE: 10/20/22	DATE: 10/20/22
95	10/20/22	DATE: 10/20/22	DATE: 10/20/22
96	10/20/22	DATE: 10/20/22	DATE: 10/20/22
97	10/20/22	DATE: 10/20/22	DATE: 10/20/22
98	10/20/22	DATE: 10/20/22	DATE: 10/20/22
99	10/20/22	DATE: 10/20/22	DATE: 10/20/22
100	10/20/22	DATE: 10/20/22	DATE: 10/20/22

Zoning Board of Appeals Meeting, September 11, 2023

Rear Yard Setback

45.00' Required  
79.0' Existing  
60.33' Proposed

Total Building Coverage

35% Permitted  
40% Existing  
35.5% Proposed

Side Yard Setback

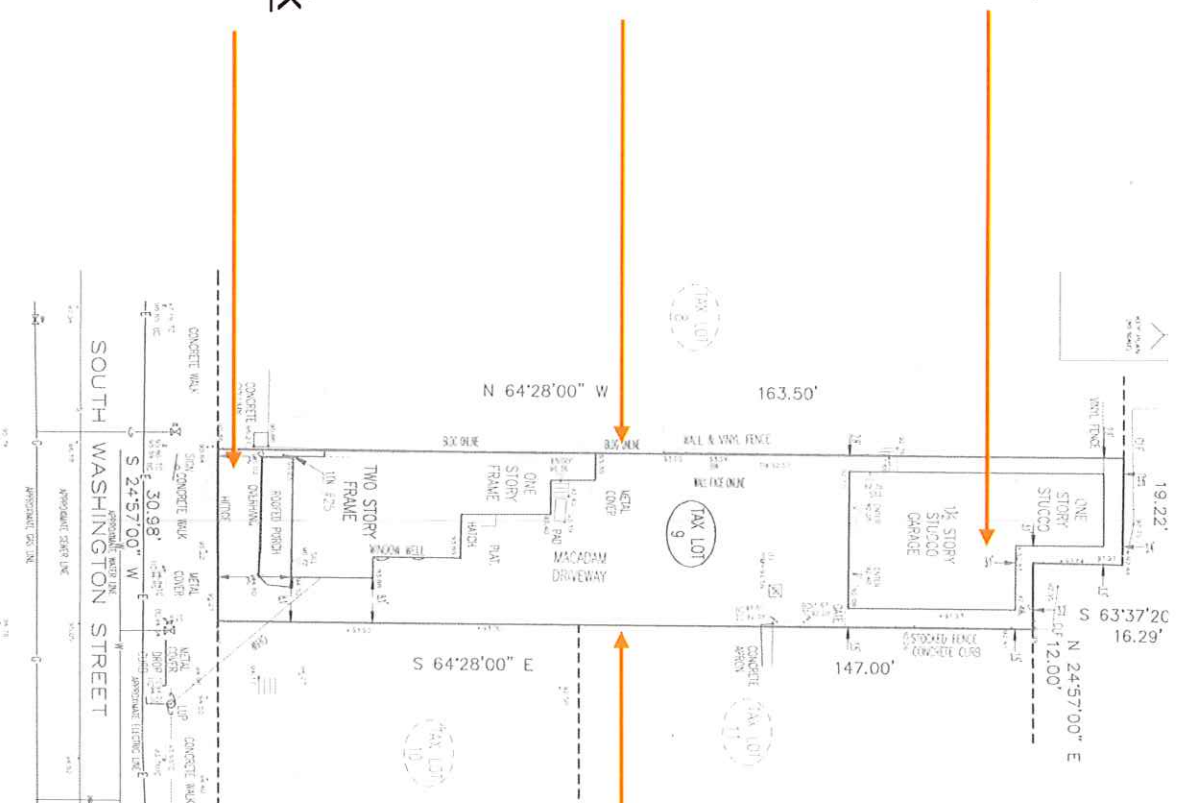
20.0' Required  
0.0' Existing  
5.0' Proposed

Total Side Yard Setback

40.0' Required  
6.5' Existing  
10.0' Proposed

Front Yard Setback

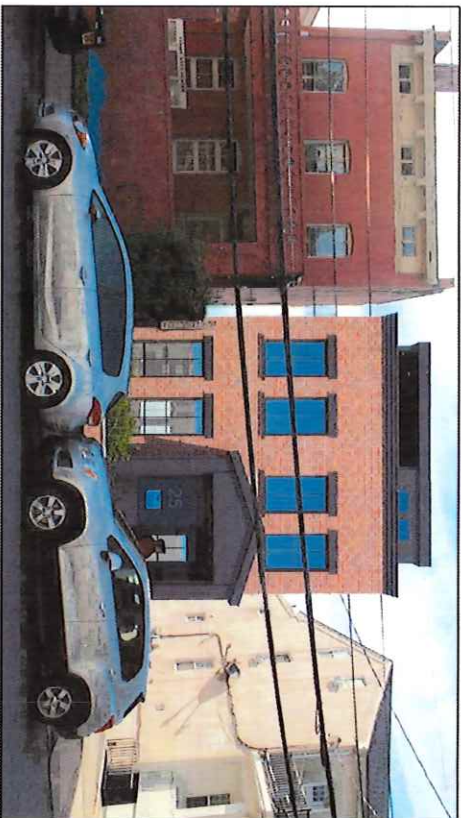
25.00' Required  
13.22' Existing  
5.67' Proposed







# 25 SOUTH WASHINGTON TARRYTOWN, N.Y. 10591



LIST OF DRAWINGS				
CS LIST OF DRAWINGS LOCATION MAPS, DESIGN CRITERIA, AND PERSPECTIVE				
SD-10	CONTEXT AREA, SITE PLAN AND ELEVATION	FOR TMA APPROVED 07-10-2023	FOR RPS APPROVED 07-24-2023	FOR TMA APPROVED 09-11-2023
SD-11	EXISTING CONDITIONS AND PROPOSED SITE PLAN	06/26/2023	07/16/2023	06/26/2023
SD-12	STORMWATER MANAGEMENT AND EROSION & SEDIMENT CONTROL PLAN/DETAILS	06/26/2023	07/16/2023	06/26/2023
SD-20	PROPOSED FLOOR PLANS	06/26/2023	07/16/2023	06/26/2023
SD-30	NORTH AND EAST ELEVATIONS	06/26/2023	07/16/2023	06/26/2023
SD-31	SOUTH AND WEST ELEVATIONS	06/26/2023	07/16/2023	06/26/2023
SD-40	PROPOSED BUILDING SECTIONS	06/26/2023	07/16/2023	06/26/2023
SD-41	BUILDING RENDERINGS	06/26/2023	07/16/2023	06/26/2023

## PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE DEMOLITION OF A 2 STORY SINGLE FAMILY HOUSE AND RELOCATED GARAGE, PROPOSED'S THE CONSTRUCTION OF A 3 STORY BUILDING WITH 2 BEDROOM APARTMENTS ON BOTTOM FLOOR, ON A TOTAL OF 3 DWELLING UNITS

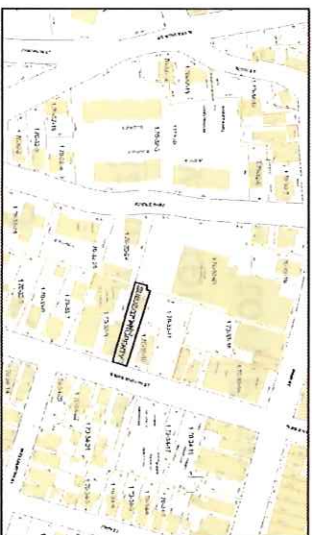
### CODE COMPLIANCE NOTICE:

1. ALL PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE PERFORMED AND COMPLETED IN FULL COMPLIANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES.
2. ALL ELECTRICAL WORK HAS BEEN DESIGNED AND SPECIFIED IN ACCORDANCE WITH THE 2017 EDITION, NATIONAL ELECTRICAL CODE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE.
3. ALL PLUMBING WORK HAS BEEN DESIGNED AND SPECIFIED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE.
4. ALL MECHANICAL WORK HAS BEEN DESIGNED AND SPECIFIED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE.
5. THE PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE PERFORMED AND COMPLETED IN FULL COMPLIANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES.
6. THE PROPOSED WORK HAS BEEN DESIGNED AND SPECIFIED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE.
7. THE PROPOSED WORK HAS BEEN DESIGNED AND SPECIFIED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE.
8. THE PROPOSED WORK HAS BEEN DESIGNED AND SPECIFIED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE.
9. THE PROPOSED WORK HAS BEEN DESIGNED AND SPECIFIED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE.
10. THE PROPOSED WORK HAS BEEN DESIGNED AND SPECIFIED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE.

NOT FOR CONSTRUCTION



SITE LOCATION MAP  
NOT TO SCALE



VICINITY MAP  
NOT TO SCALE



AERIAL LOCATION MAP  
NOT TO SCALE

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

GOTHAM  
DESIGN  
AND COMMUNITY  
DEVELOPMENT LTD  
325 Broadway  
New York, NY 10013  
Phone: (212) 693-6000  
Fax: (212) 693-6001  
Email: info@gothamdesign.com

REVISIONS  
1. 06/26/2023  
2. 07/16/2023  
3. 07/16/2023  
4. 07/16/2023  
5. 07/16/2023  
6. 07/16/2023  
7. 07/16/2023  
8. 07/16/2023  
9. 07/16/2023  
10. 07/16/2023

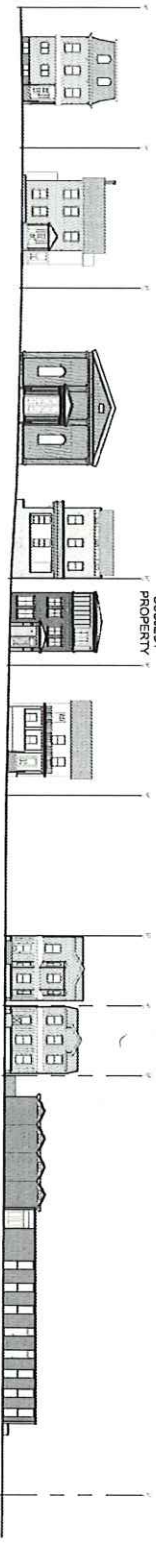
CHECK FILE  
COVER SHEET  
DATE: 4-20-2023  
BY: 351  
AS NOTED  
PMS  
CS

Zoning Board of Appeals Meeting, December 11, 2023



**EXISTING ELEVATION**  
SCALE 1" = 20'-0"  
GRAPHIC SCALE IN FEET  
0 20 40

ADDRESS	NUMBER OF UNITS	UNIT TYPE	STORY	HEIGHT (FT)	HEIGHT (FT)	HEIGHT (FT)	HEIGHT (FT)	HEIGHT (FT)	HEIGHT (FT)
27 SOUTH WASHINGTON	2	1	3	42.0	15.4	15.4	15.4	15.4	15.4
27 SOUTH WASHINGTON	2	1	3	42.0	15.4	15.4	15.4	15.4	15.4
27 SOUTH WASHINGTON	2	1	3	42.0	15.4	15.4	15.4	15.4	15.4
27 SOUTH WASHINGTON	2	1	3	42.0	15.4	15.4	15.4	15.4	15.4
27 SOUTH WASHINGTON	2	1	3	42.0	15.4	15.4	15.4	15.4	15.4
27 SOUTH WASHINGTON	2	1	3	42.0	15.4	15.4	15.4	15.4	15.4
27 SOUTH WASHINGTON	2	1	3	42.0	15.4	15.4	15.4	15.4	15.4
27 SOUTH WASHINGTON	2	1	3	42.0	15.4	15.4	15.4	15.4	15.4
27 SOUTH WASHINGTON	2	1	3	42.0	15.4	15.4	15.4	15.4	15.4
27 SOUTH WASHINGTON	2	1	3	42.0	15.4	15.4	15.4	15.4	15.4

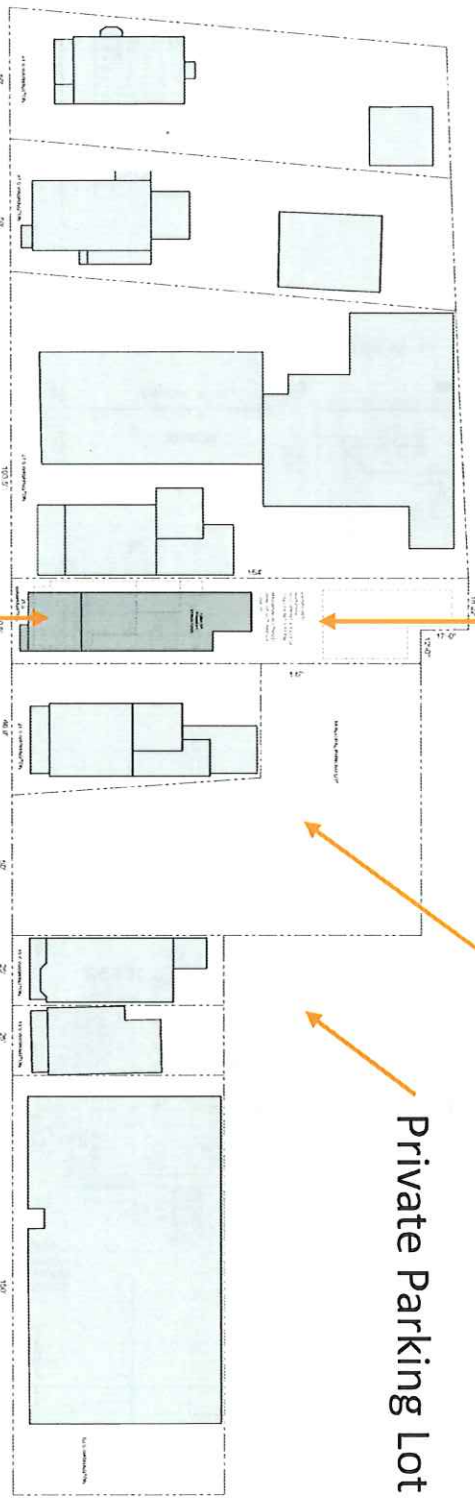


**PROPOSED ELEVATION**  
SCALE 1" = 20'-0"  
GRAPHIC SCALE IN FEET  
0 20 40

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

1. This is a preliminary drawing and not for construction. It is subject to change without notice. The owner and the architect assume no responsibility for the accuracy of the information provided. The user of this drawing assumes all liability for its use.

**PROJECT TITLE**  
**BENJAMIN SINANAJ**  
25 SOUTH WASHINGTON STREET,  
TARRYTOWN, N.Y. 10591  
**PROJECTIVE 2206**

**GOTHAM DESIGN AND COMMUNITY DEVELOPMENT LTD.**  
320 Broadway, 11th Floor  
New York, N.Y. 10003  
Phone: (914) 320-0500  
Fax: (914) 320-0500  
Email: info@gothamdesign.com

**REVISIONS**  
1. 11.15.2022  
2. 11.15.2022  
3. 11.15.2022  
4. 11.15.2022  
5. 11.15.2022  
6. 11.15.2022  
7. 11.15.2022  
8. 11.15.2022  
9. 11.15.2022  
10. 11.15.2022

**STREETSCAPE SITE PLAN**  
DATE: 11.15.2022  
BY: SD-1.0  
CHECKED BY: SD-1.0  
AS NOTED: PPG



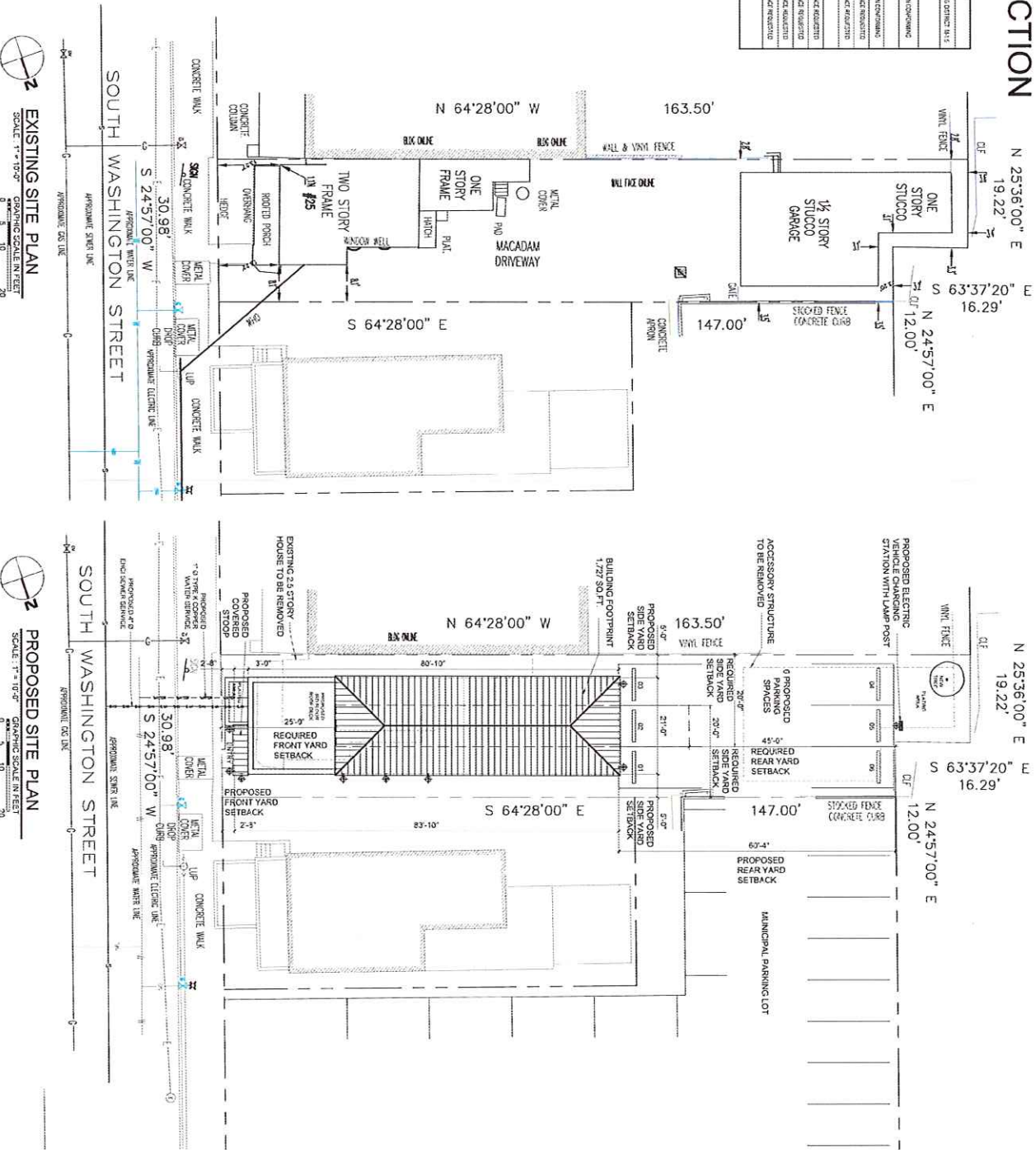
[illegible][illegible]

BUILDING COVERAGE TABLE			
	APR 75	DEC 75	APR 76
CURRING COVER	56.11	1.83	
EXPOSED CEMENT	30.77	9.0	
TOTAL CURRING BUILDING COVERAGE	86.88	10.83	
REINFORCED CONCRETE	12.7	127	
TOTAL REINFORCED CONCRETE	12.7	127	
TOTAL REINFORCED BUILDING COVERAGE: 99.58% = 94.5%			

NOTE:  
1. ALL NEW ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEPA 70 2014 EDITION).  
2. AS PER 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, 90.26 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 SYMBOL W/IN LIGHT FIXTURE F/4 ABOVE GROUND	EXTERIOR LIGHTING SYMBOL W/IN LIGHT FIXTURE F/4 ABOVE GROUND
EXTERIOR LIGHTING SYMBOL W/IN LIGHT FIXTURE F/4 ABOVE GROUND	EXTERIOR LIGHTING SYMBOL W/IN LIGHT FIXTURE F/4 ABOVE GROUND	EXTERIOR LIGHTING SYMBOL W/IN LIGHT FIXTURE F/4 ABOVE GROUND

[illegible]

# Zoning Board of Appeals Meeting, September 11, 2023

PROJECT TITLE <b>BENJAMIN SINANAJ</b> 25 SOUTH WASHINGTON STREET, TARRYTOWN, N.Y. 10591 PROJECTING 2206		2028 Broadway New York, NY 10023 Phone: (914) 665-5900 Fax: (914) 665-5390 email: archsd@gnm.com (604)20 REVISED		SHEET TITLE <b>EXISTING AND          PROPOSED          DEVELOPMENT          (CONCEPT)</b>		DATE 4/26/2022 SCALE AS NOTED DRAWN BY PMS CHECKED BY PMS <b>SD-1.1</b>	
---	--	---	--	--	--	---	--



[illegible]

BUILDING COVERAGE TABLE			
DATE	EFFECTIVE DATE	PERIOD	
		FROM	TO
DATE OF BOND	10/17	10/17	
DATE OF CANCELLATION	11/17	11/17	
TOTAL BOND AMOUNT \$100,000.00			
TOTAL BOND PREMIUM \$1,000.00			
TOTAL BOND FEE \$100.00			
TOTAL BOND COST \$1,100.00			

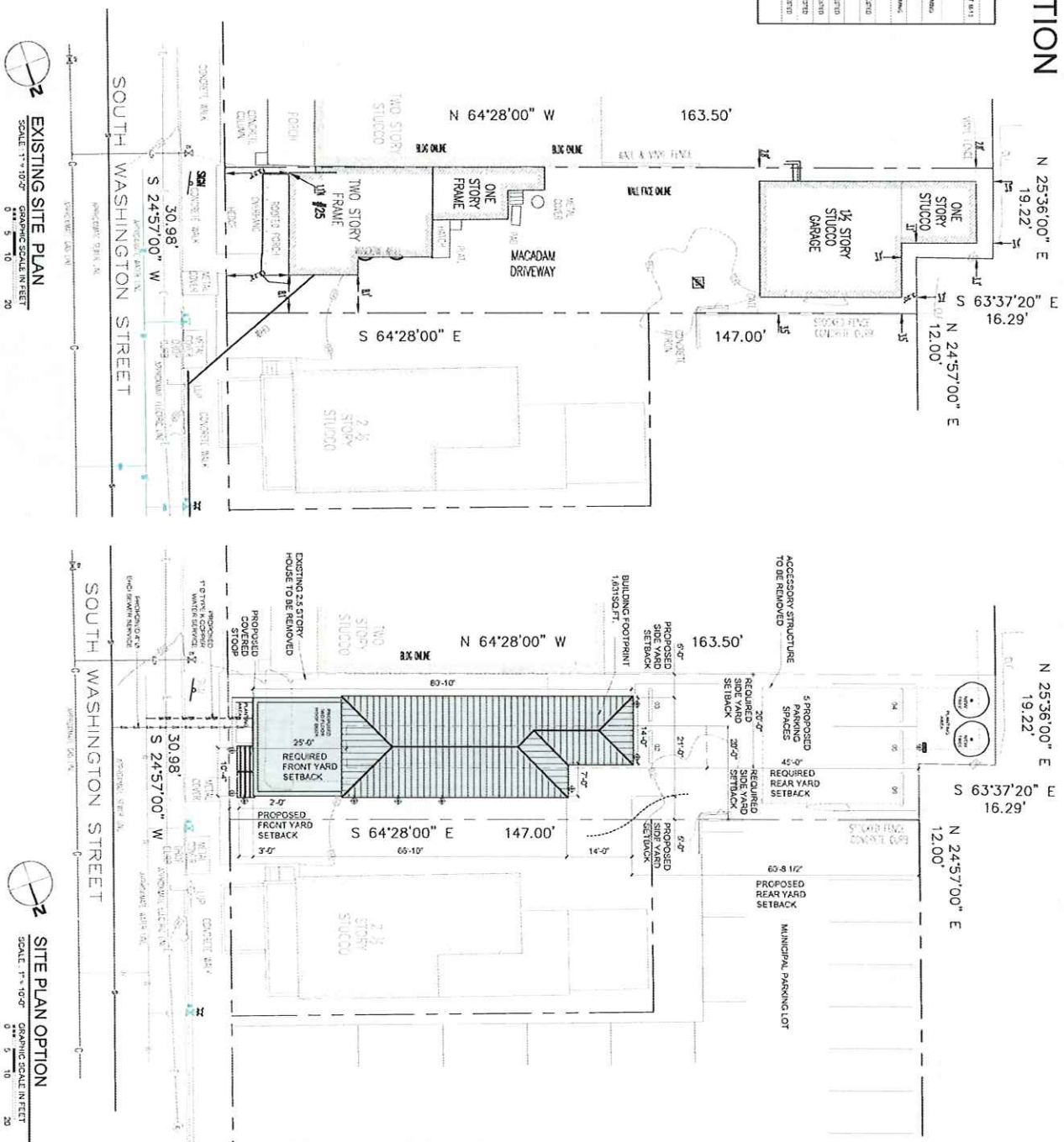
NOTE:  
1. ALL NEW ELECTRICAL WORK SHALL BE IN  
ACCORDANCE WITH THE NATIONAL ELECTRICAL  
CODE, 1970 TO 2014 EDITION.  
2. AS PER 2025 FUTURE REGULATION  
CONSTRUCTION CODE OF NEW YORK STATE,  
32.02 OF ALL WORKING SHALL BE "HIGH EFFICIENT"

NOTE:  
ELECTRICAL QUALITY TO BE MAINTAINED  
IN ACCORDANCE WITH ALL APPROPRIATE  
CODES AND ALL Amendments Therein  
UNLESS NOTED

<p>ENTEROP. LIGHTING SIGNAL          100' SOUTH WASHINGTON          100' ENTEROP. LIGHT</p>	<p>ENTEROP. LIGHTING SIGNAL          100' SOUTH WASHINGTON          100' ENTEROP. LIGHT</p>
---	---



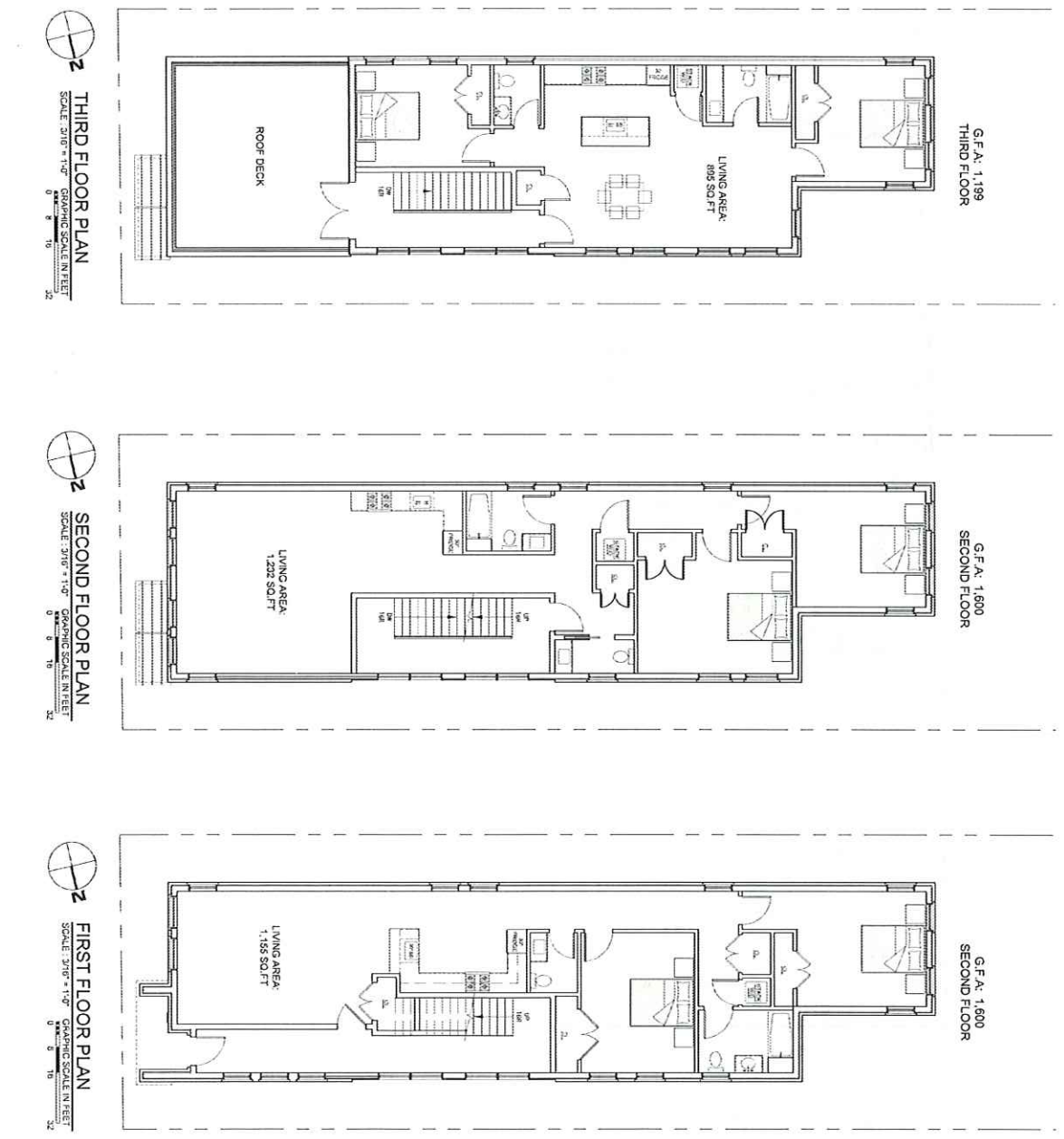
Product Objectives	
Product Name: <i>Aluminum</i>	
Item Number: <i>1000</i>	
<b>Details</b> <ul style="list-style-type: none"> <li>Material: <i>Aluminum</i></li> <li>Weight: <i>1000g</i></li> <li>Dimensions: <i>100mm x 100mm x 100mm</i></li> <li>Color: <i>Silver</i></li> <li>Finish: <i>Matte</i></li> <li>Usage: <i>Decorative</i></li> </ul>	<b>Dimensions</b> <p>Overall Length: <i>100mm</i></p> <p>Overall Width: <i>100mm</i></p> <p>Overall Height: <i>100mm</i></p> <p>Weight: <i>1000g</i></p> <p>Material: <i>Aluminum</i></p> <p>Color: <i>Silver</i></p> <p>Finish: <i>Matte</i></p> <p>Usage: <i>Decorative</i></p>







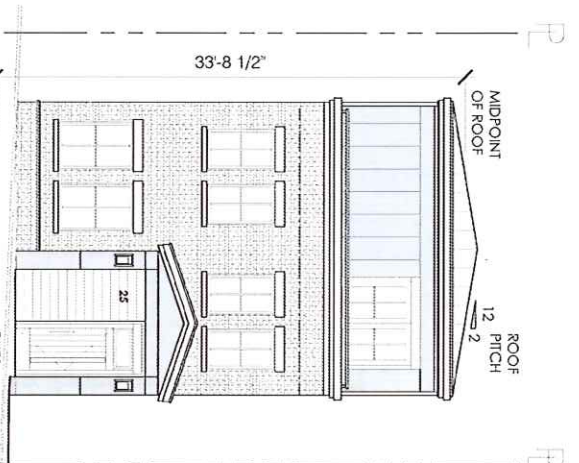
NOT FOR CONSTRUCTION



<p>PROJECT TITLE <b>BENJAMIN SINANAJ</b> 25 SOUTH WASHINGTON STREET, TARRYTOWN, N.Y. 10591 PROJECT NO. 2206</p>			
<p><b>GOTHAM DESIGN AND COMMUNITY DEVELOPMENT LTD.</b> 200 Broadway, N.Y. 10003 Phone: (914) 383-5500 Fax: (914) 383-5500 Email: info@gothamdesign.com</p>			
<p>ISSUED REVISIONS</p>			
<p>DRAWN BY: <b>SD-2.0</b> CHECKED BY: <b>SD-2.0</b> DATE: 11/14/2023 SCALE: AS NOTED PROJECT: <b>SD-2.0</b></p>			

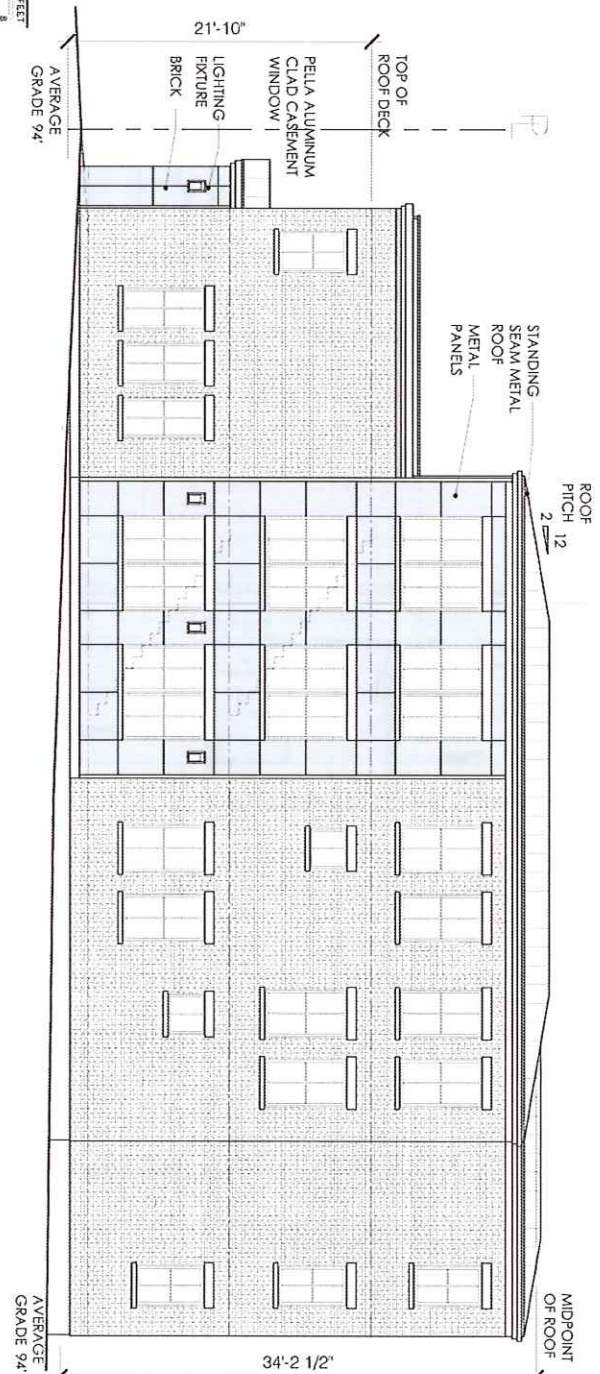


NOT FOR CONSTRUCTION





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

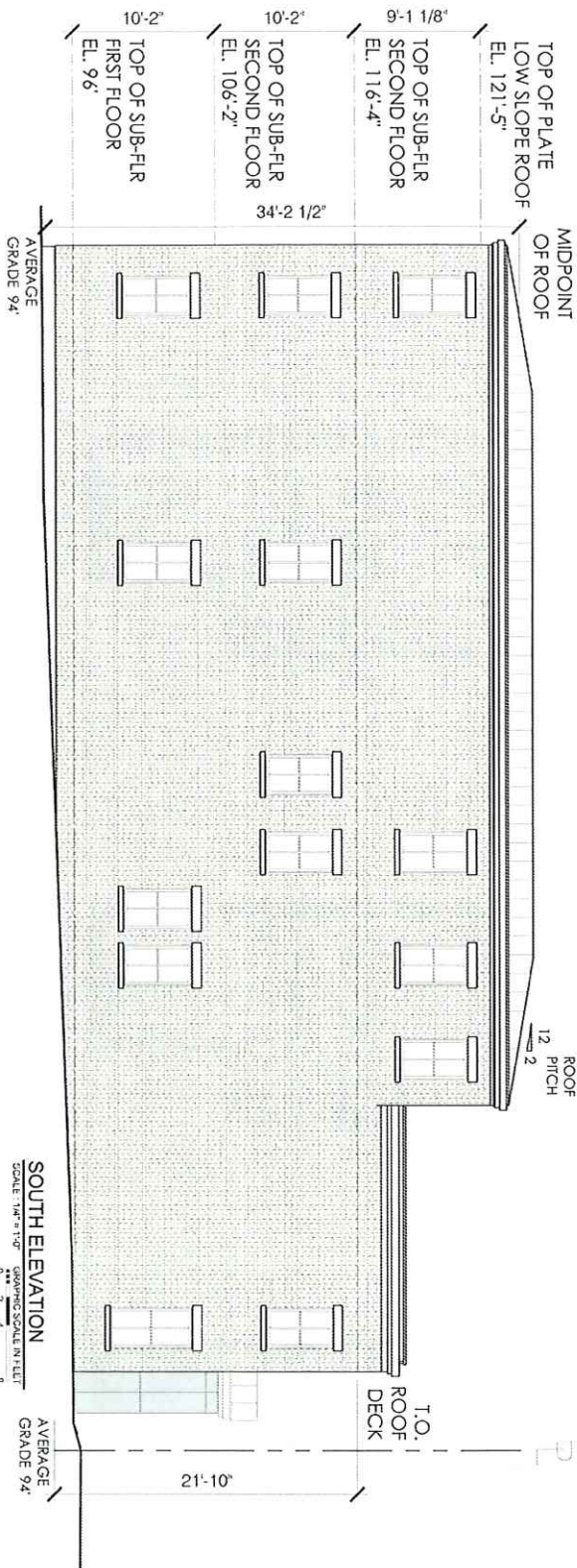
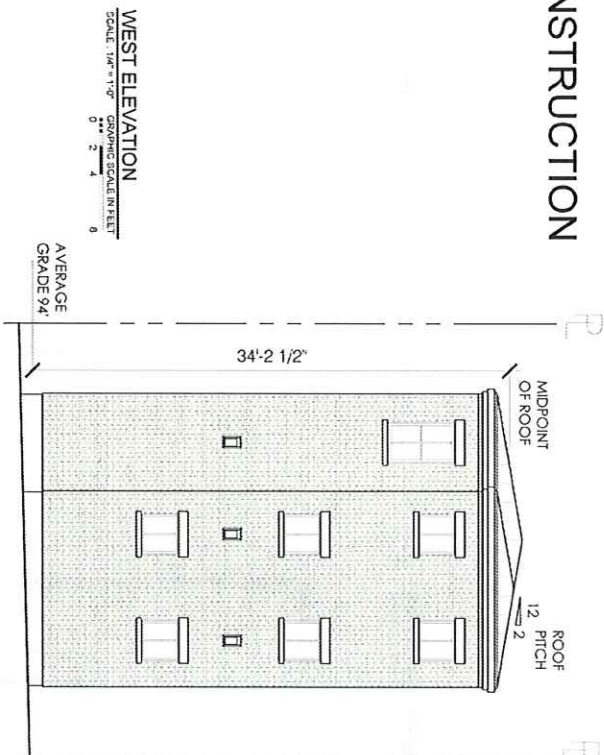
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0" GRAPHIC SCALE IN FEET  
0 2 4 8



Zoning Board of Appeals Meeting, December 11, 2023

 <p>THE TOWN OF TARRYTOWN, NEW YORK TOWN CLERK TARRYTOWN, NEW YORK 10591</p>		 <p><b>BENJAMIN SINANAJ</b> 25 SOUTH WASHINGTON STREET, TARRYTOWN, N.Y. 10591 PROJECT NO. 2206</p>		<p><b>GOTHAM DESIGN AND COMMUNITY DEVELOPMENT LTD</b> 208 Broadway, 4th Floor New York, NY 10007 Phone: (212) 693-6000 Fax: (212) 693-6000 email: info@gothamdesign.com</p>	
<p><b>PROPOSED NORTH AND EAST ELEVATIONS</b></p>					
DATE	11-16-2023	SCALE	1/4" = 1'-0"	AS NOTED	PREP
<p><b>SD-3.0</b></p>					

NOT FOR CONSTRUCTION



**GOTHAM DESIGN AND COMMUNITY DEVELOPMENT LTD.**  
 320 Broadway, 11th Floor  
 New York, NY 10013  
 Phone: (212) 693-0500  
 Fax: (212) 693-0500  
 Email: info@gothamdesign.com

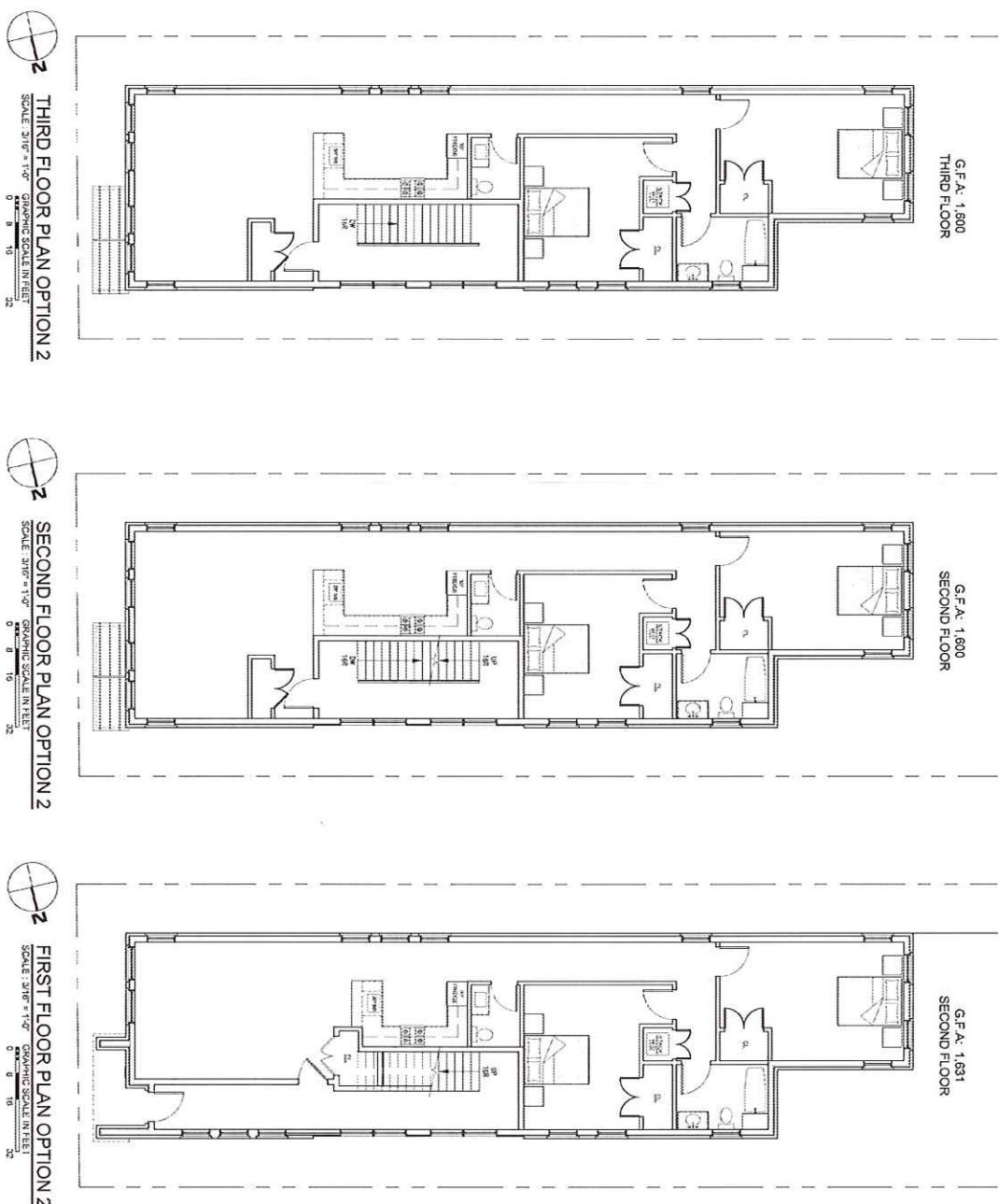
**BENJAMIN SINANAJ**  
 25 SOUTH WASHINGTON STREET,  
 TARRYTOWN, N.Y. 10591

PROJECT TITLE	
APPROVED	DATE
WEST AND SOUTH ELEVATIONS	11-16-2023
SCALE	AS NOTED
SD-3.1	PRG

Zoning Board of Appeals Meeting, December 11, 2023



NOT FOR CONSTRUCTION



10% OF SHEET IS UNRENDERED. SEE SHEET FOR UNRENDERED PORTION. THIS SHEET IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS SHEET MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS SHEET IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

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

**PROJECT NO.** 2206

**GOTHAM DESIGN AND COMMUNITY DEVELOPMENT LTD**  
208 Broadway, 4th Floor, New York, NY 10003  
Phone: (914) 983-2003  
Fax: (914) 983-2003  
email: info@gothamdesign.com

REGISTERED ARCHITECT

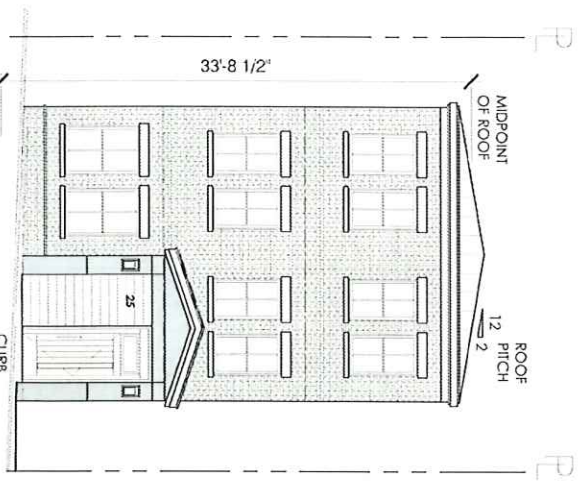
**SHEET TITLE**  
PROPOSED FLOOR PLANS

DATE	11-16-2023
SCALE	AS NOTED
AS NOTED	3/16"

**SD-2.0**

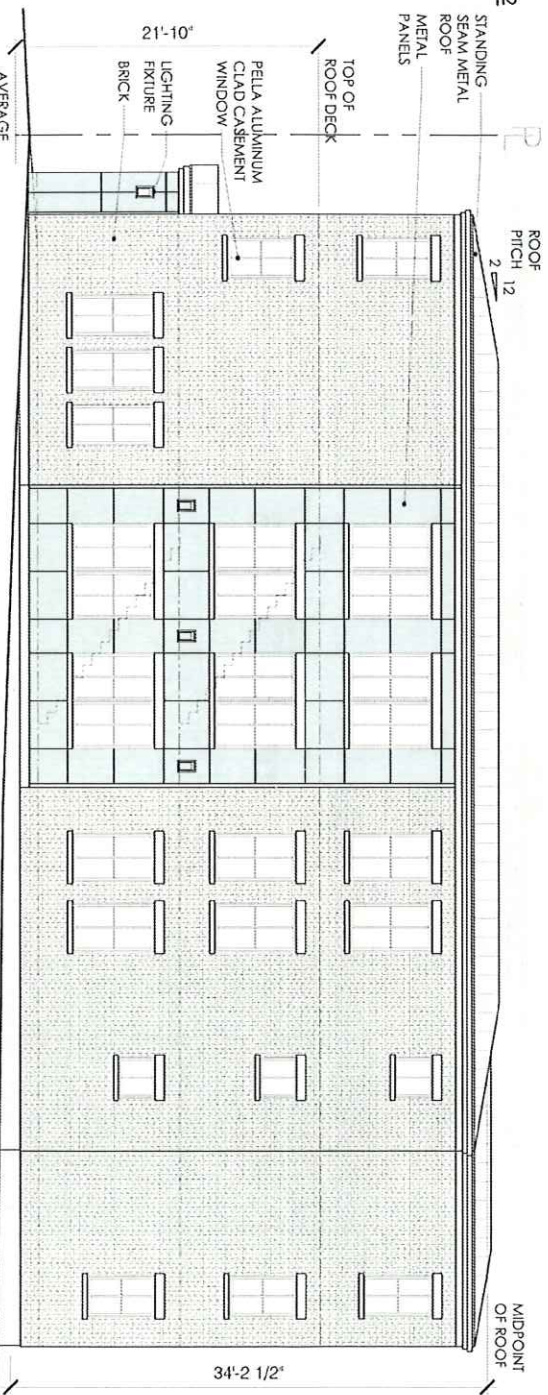
Presented at Zoning Board of Appeals Meeting, December 11, 2023

NOT FOR CONSTRUCTION



EAST ELEVATION OPTION 2

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



NORTH ELEVATION OPTION 2

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

Presented at Zoning Board of Appeals Meeting, December 11, 2023

<p>THIS PLAN IS THE PROPERTY OF JEFFREY J. SINANAJ ARCHITECTS, P.C. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF JEFFREY J. SINANAJ ARCHITECTS, P.C. ANY VIOLATION OF THIS NOTICE IS A VIOLATION OF THE PROFESSIONAL SEAL OF THE ARCHITECTS OF THE STATE OF NEW YORK.</p>	
<p><b>JEFFREY J. SINANAJ ARCHITECTS, P.C.</b> 110 WEST 11TH STREET, 10TH FLOOR NEW YORK, NY 10011 TEL: 212-255-1234 WWW.JJSINANAJ.COM</p>	
<p><b>PROJECT FILE</b> <b>BENJAMIN SINANAJ</b> 25 SOUTH WASHINGTON STREET, TARRYTOWN, N.Y. 10591 <b>PROJECT NO. 2206</b></p>	
<p><b>GOTHAM AND COMMUNITY DEVELOPMENT LTD.</b> 320 Broadway Dobbs Ferry, N.Y. 10522 Phone: (914) 583-0090 Email: info@gothamandcommunity.com</p>	
<p><b>PROPOSED NORTH AND EAST ELEVATIONS</b></p>	
DATE: 11-16-2023	SHEET: 58J
SCALE: AS NOTED	PROJ: SD-3.0



# CONSTRUCTION

MIDPOINT  
OF ROOF

ROOF  
PITCH  
12  
2

34'-2 1/2"

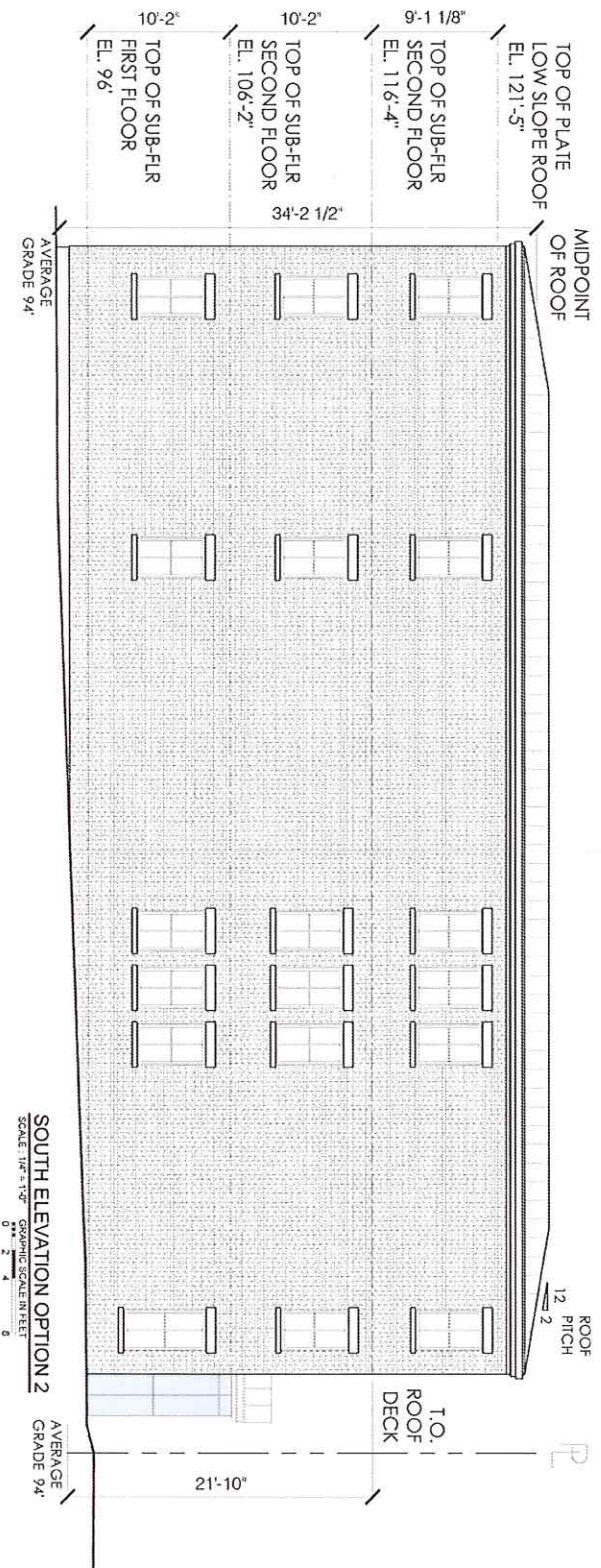
WEST ELEVATION OPTION 2


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

0 2 4 8

AVERAGE  
GRADE 24"

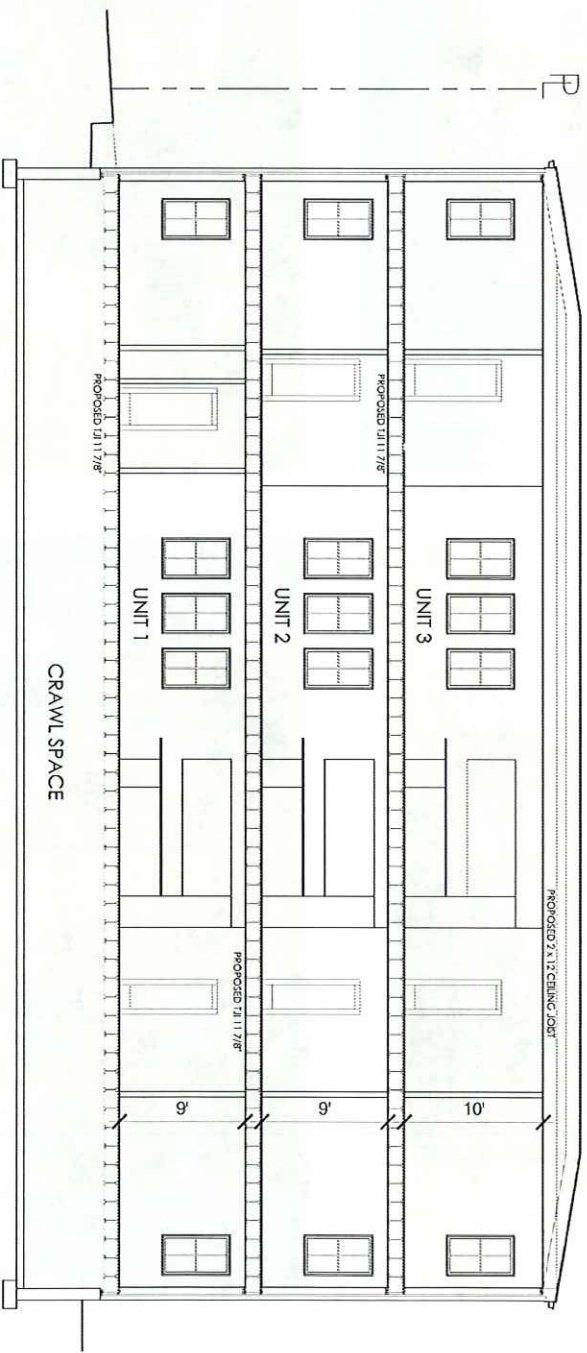
The drawing shows the west elevation of a building. It features a gabled roof with a 12:2 pitch. A vertical line marks the midpoint of the roof. The elevation includes a central entrance and two side entrances, each with a small square window above it. The drawing is labeled 'WEST ELEVATION OPTION 2' and includes a graphic scale in feet (0, 2, 4, 8) and a scale of 1/4" = 1'-0". The average grade is indicated as 24".



PROJECT TITLE <b>BENJAMIN SINANAJ</b> 25 SOUTH WASHINGTON STREET, TARRYTOWN, N.Y. 10591 PROJECT NO. <b>2206</b>	320 Broadway Dobbs Ferry, N.Y. 10522 Tel: (914) 261-2206 Fax: (914) 262-5500 Email: info@320b.com info@320b.com	PROJECT NO. <b>2206</b>	 JES Design Group Architects & Planners 100 West 17th Street New York, NY 10011 Tel: (212) 366-1000 Fax: (212) 366-1001 Email: info@jesdesign.com	SHEET TITLE  PROPOSED WETLAND ELEVATIONS	DATE: 12/14/2015 DESIGNED BY: JES CHECKED BY: JES AS NOTED: PMS
				SHEET TITLE  PROPOSED WETLAND ELEVATIONS	DATE: 12/14/2015 DESIGNED BY: JES CHECKED BY: JES AS NOTED: PMS



NOT FOR CONSTRUCTION



BUILDING SECTION  
SCALE: 1/4\"/>

THIS DRAWING IS THE PROPERTY OF JESSE ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JESSE ENGINEERING.

**JESSE ENGINEERING**  
ARCHITECTURAL  
1000 10TH AVENUE, SUITE 100  
TARRYTOWN, N.Y. 10591  
TEL: 914.333.1111  
FAX: 914.333.1112  
WWW.JESSE-ENGINEERING.COM

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

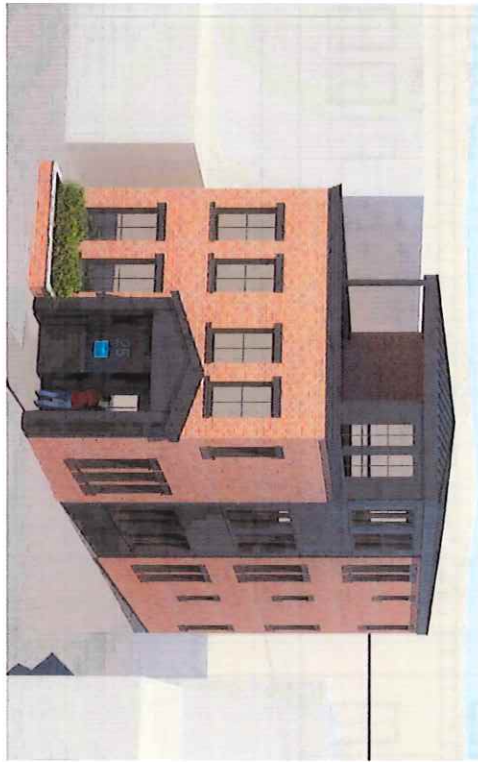
**GOTHAM DESIGN AND COMMUNITY DEVELOPMENT LTD.**  
329 Broadway  
Dobbs Ferry, N.Y. 10522  
TEL: 914.261.1111  
FAX: 914.261.0090  
EMAIL: info@gothamdesign.com

PROJECT TITLE:  
**PROPOSED BUILDING SECTION**

DATE:	4/26/2022	DRAWN BY:	SSJ
AS NOTED:	YES	CHECKED BY:	PHS

**SD-4.0**

NOT FOR CONSTRUCTION



<small>THIS IS NOT A FINAL SUBMITTAL OF ANY PERMITS OR PLANS. IT IS FOR REVIEW ONLY. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION. THE OWNER AND ARCHITECT ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CITY OF TARRYTOWN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.</small>	
<b>PROJECT TITLE</b> <b>BENJAMIN SINANAJ</b> 25 SOUTH WASHINGTON STREET, TARRYTOWN, N.Y. 10591 <b>PROJECT NO</b> 2206	
<b>GOTHAM DESIGN AND COMMUNITY DEVELOPMENT LTD.</b> 228 Broadway, N.Y. 10022 Phone: (914) 905-2000 Fax: (914) 905-2100 email: info@gothamdesign.com website: gothamdesign.com	
<b>PROJECT TITLE</b> <b>BUILDING RENEWALS</b>	<b>DATE</b> 4-10-2022
<b>SCALE</b> AS NOTED	<b>DATE</b> 4-10-2022
<b>AS NOTED</b>	<b>PHS</b>
<b>SD-4.1</b>	





Zoning Board of Appeals Meeting, September 11, 2023





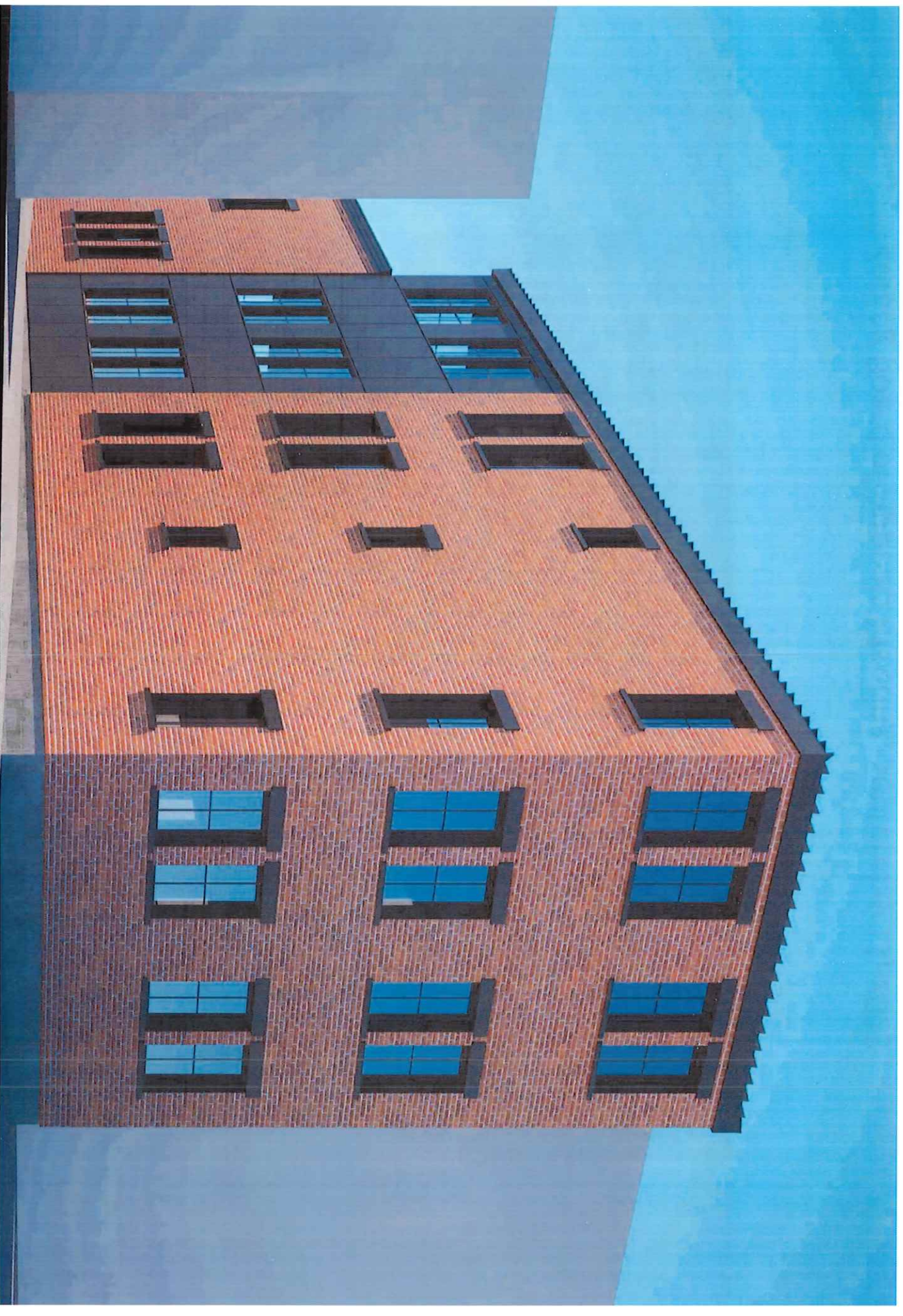
Zoning Board of Appeals Meeting, September 11, 2023





Zoning Board of Appeals Meeting, September 11, 2023





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Presented at Zoning Board of Appeals Meeting, December 11, 2023





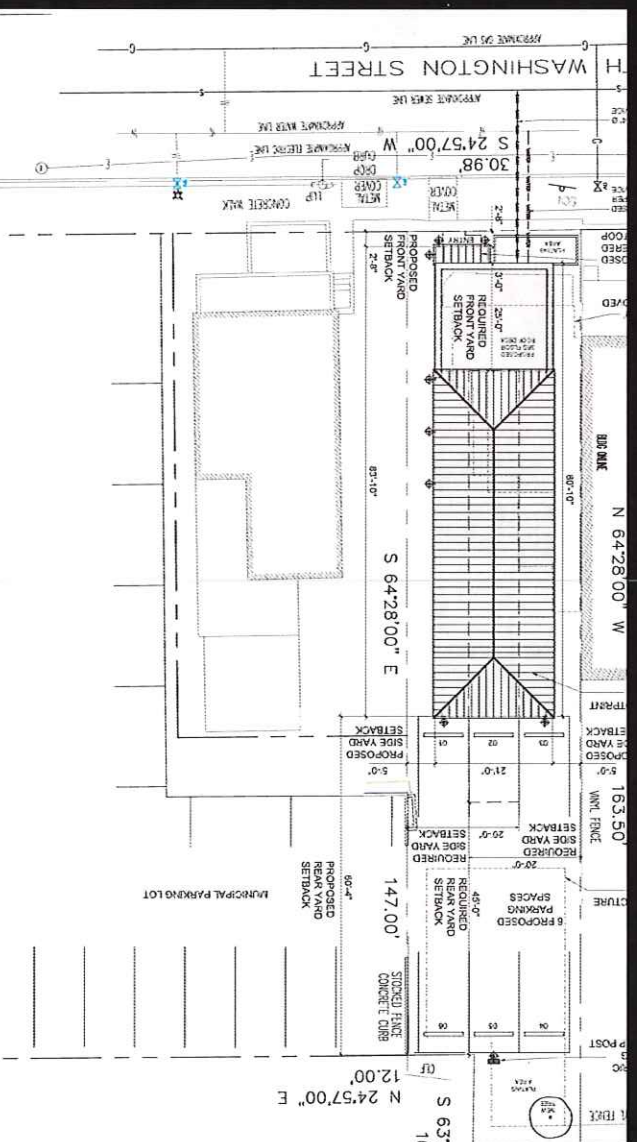
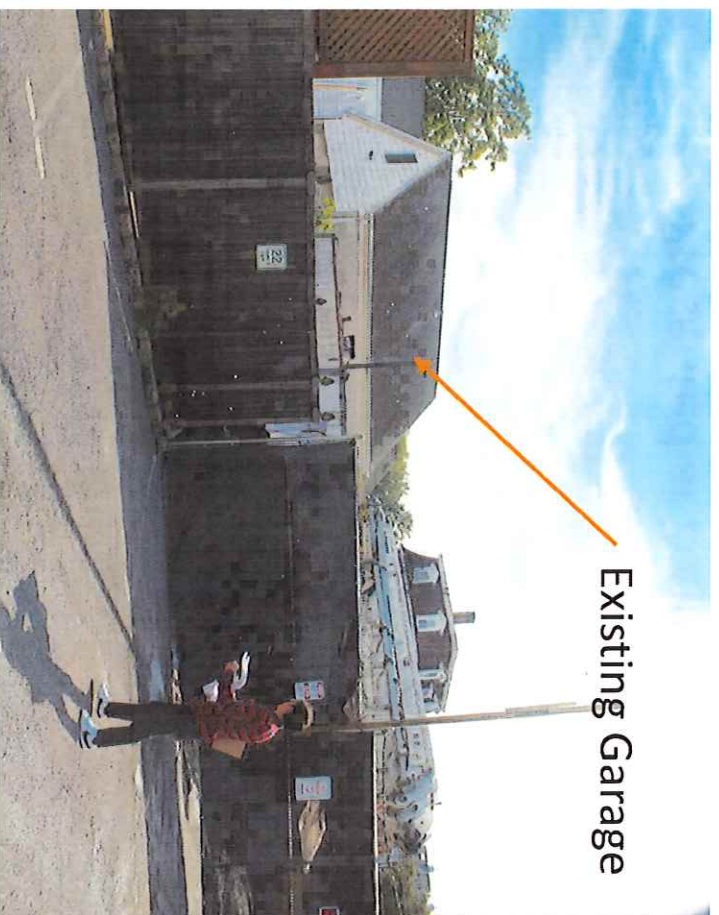
Presented at Zoning Board of Appeals Meeting, December 11, 2023





Presented at Zoning Board of Appeals Meeting, December 11, 2023

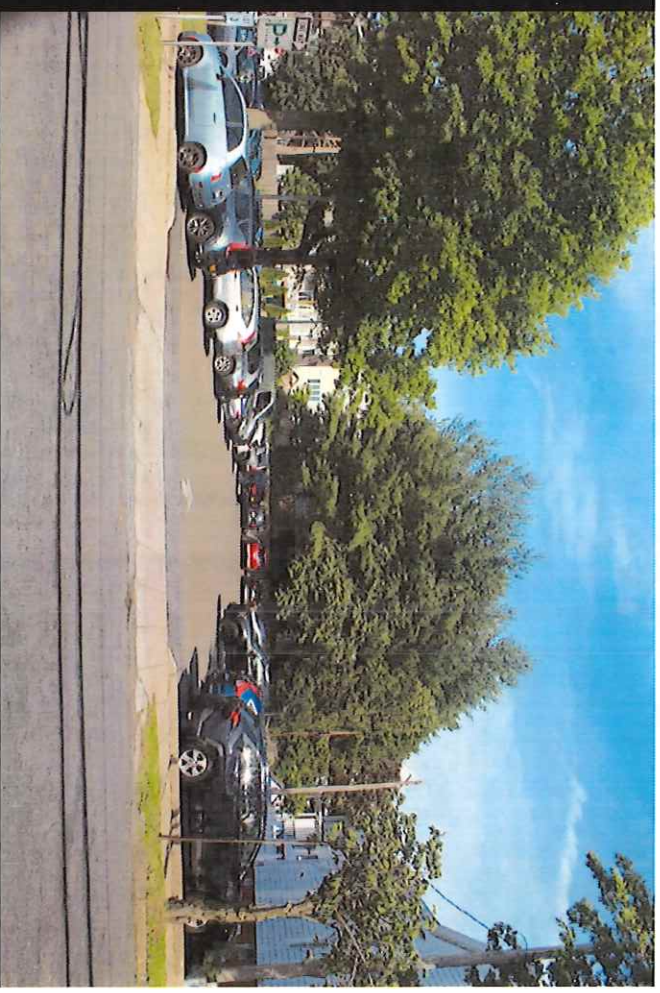
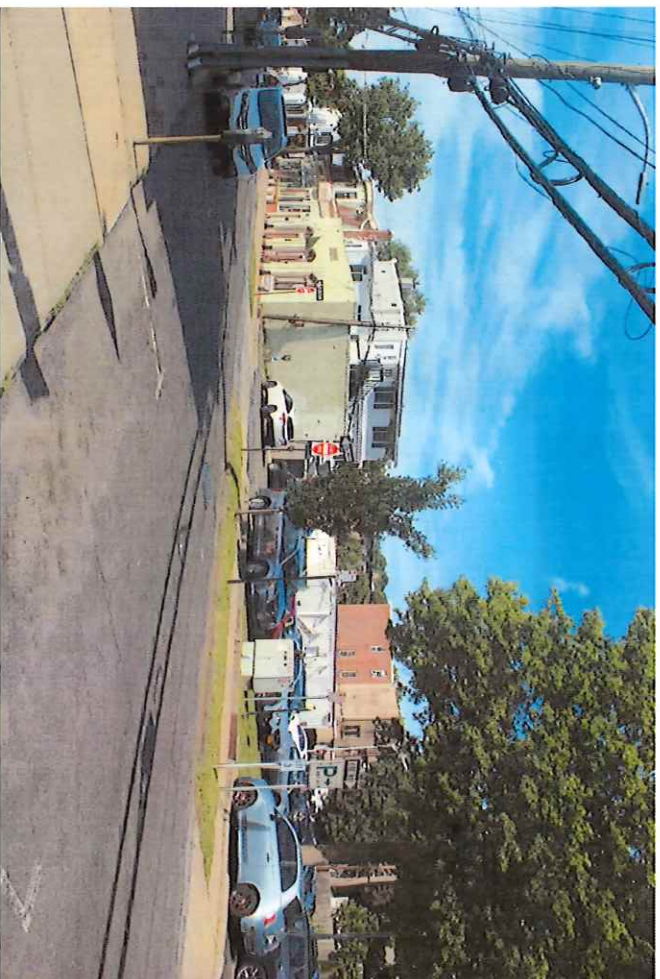






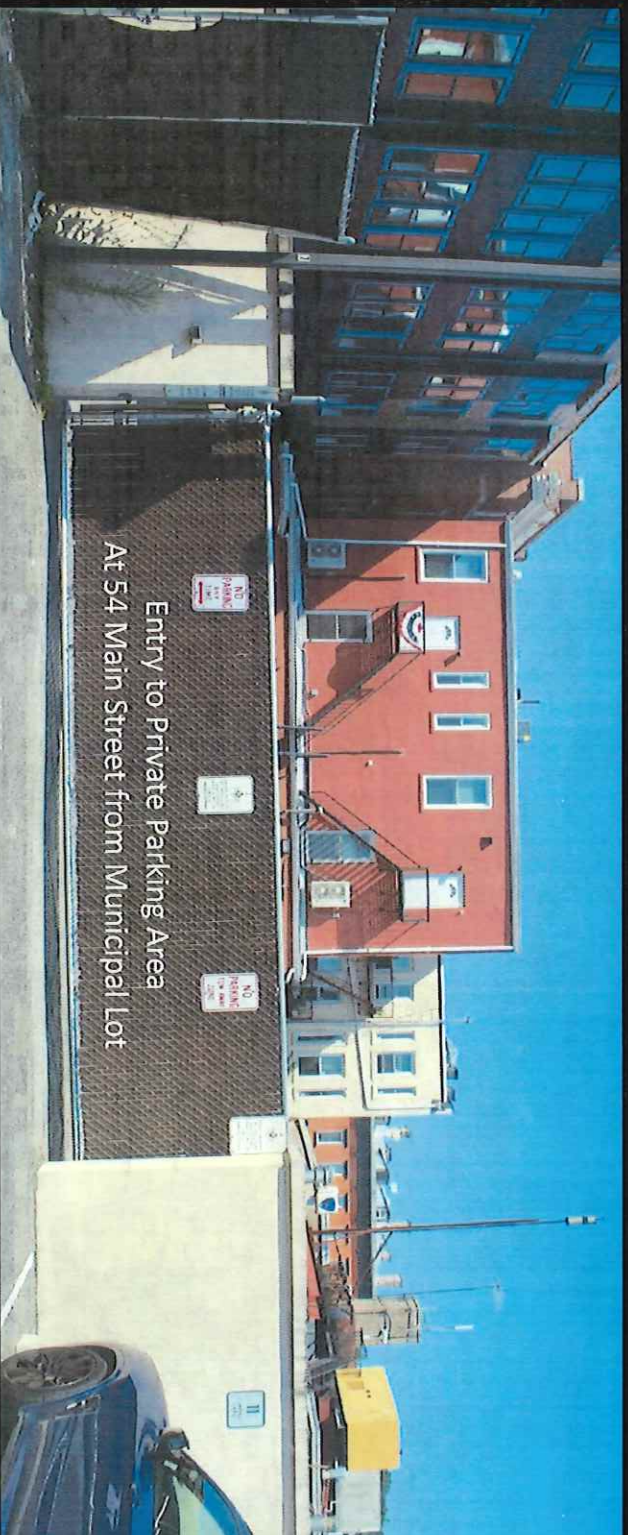




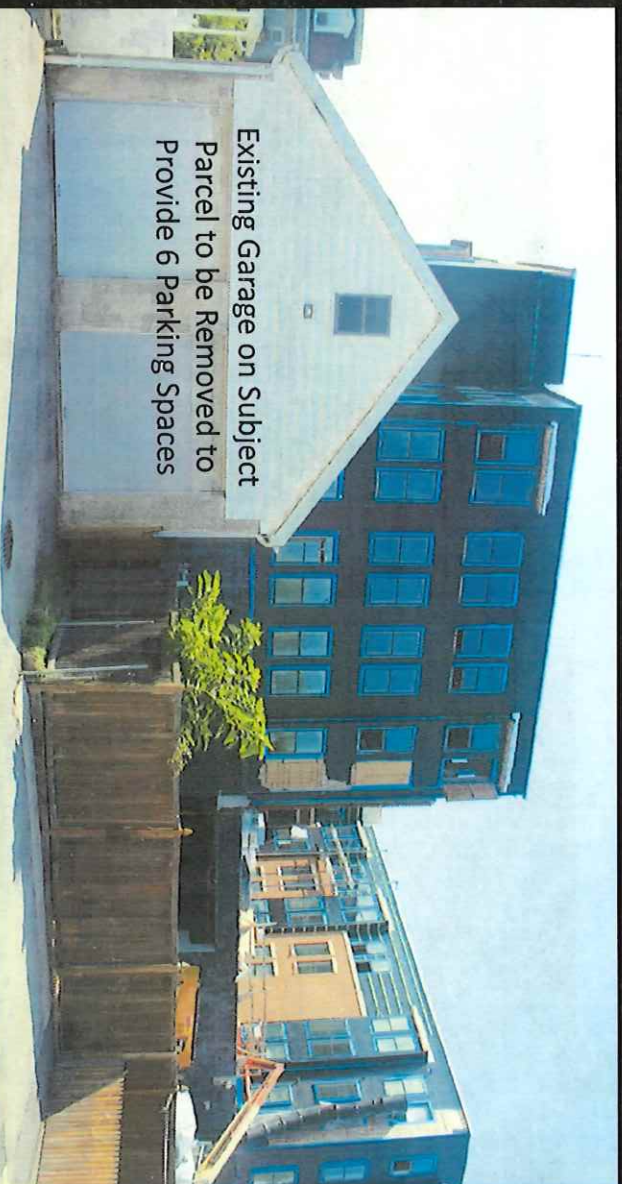


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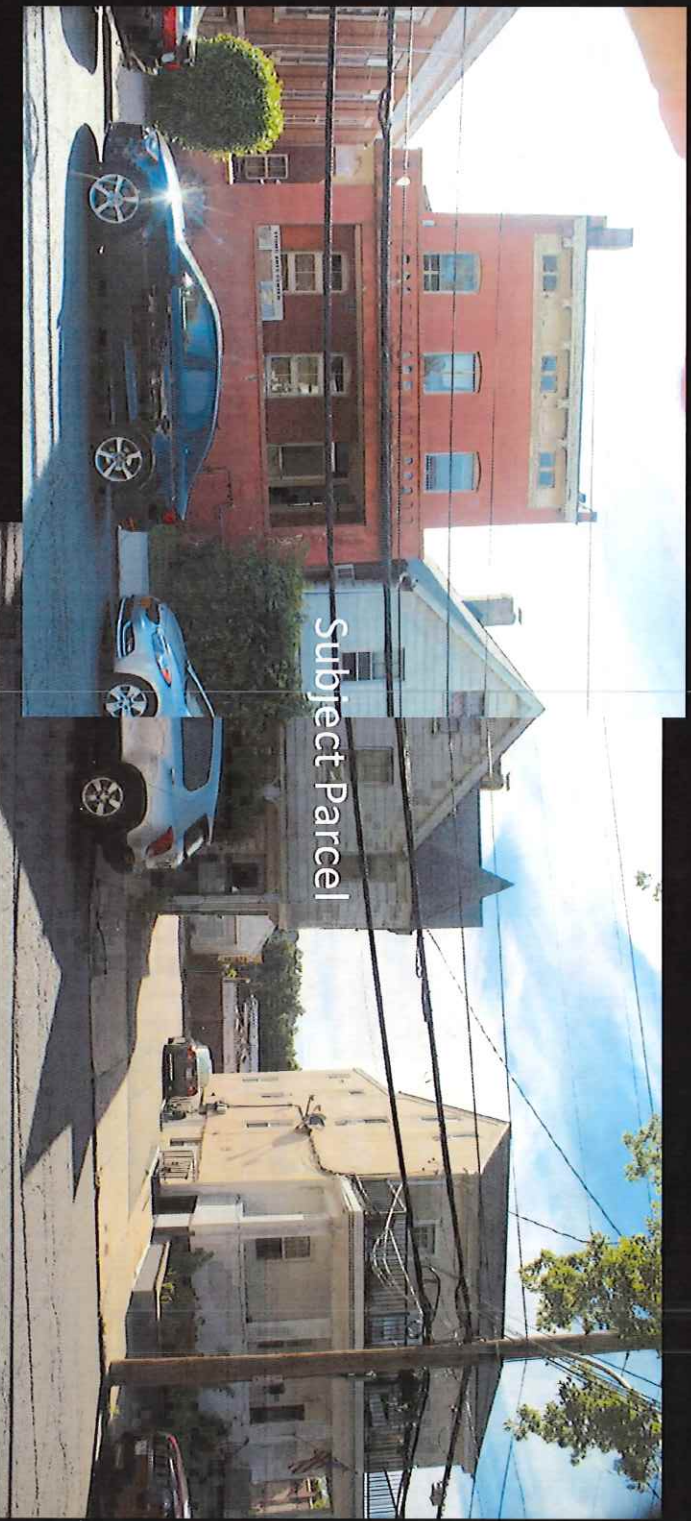
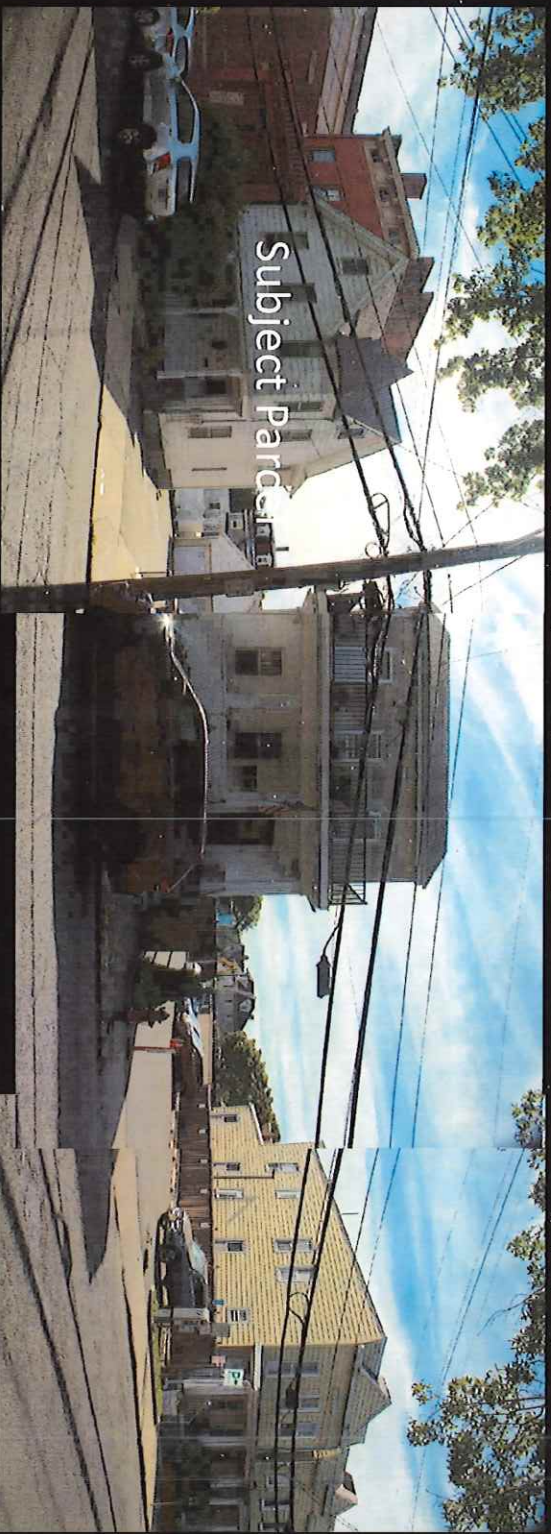


Entry to Private Parking Area  
At 54 Main Street from Municipal Lot

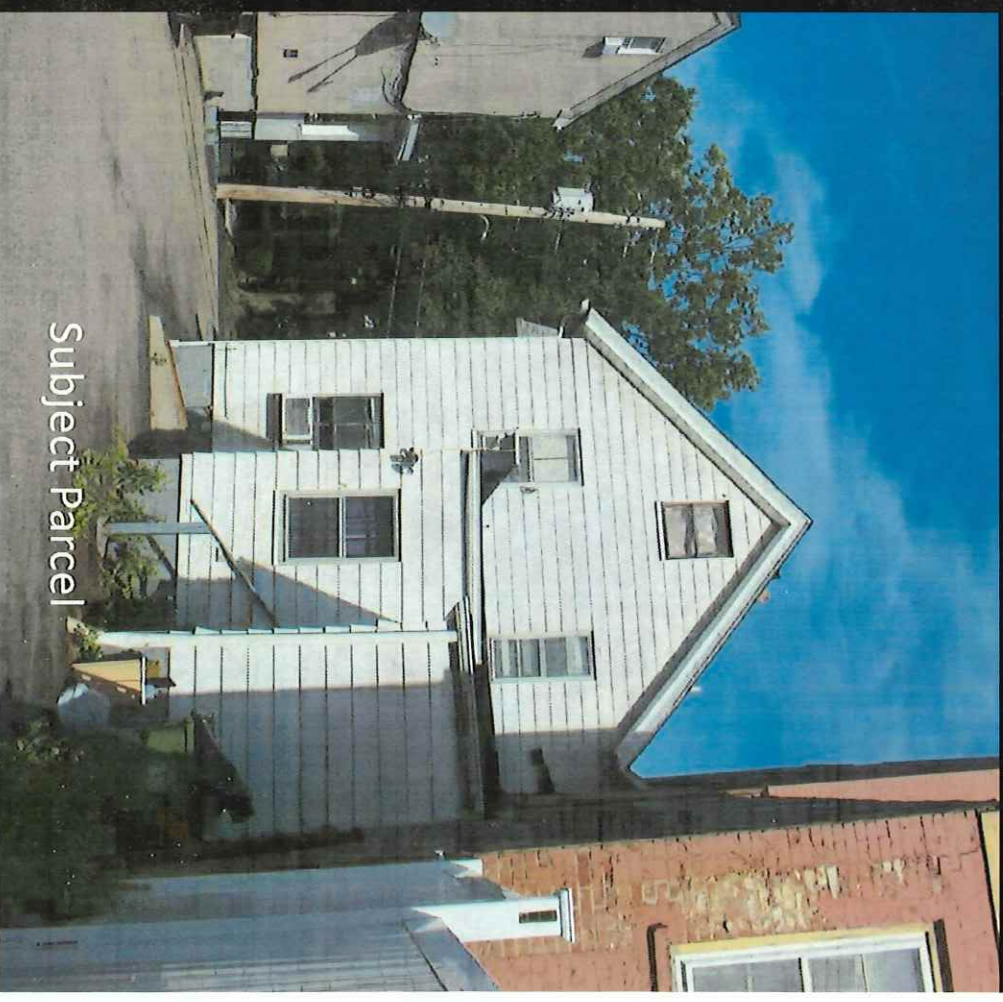


Existing Garage on Subject  
Parcel to be Removed to  
Provide 6 Parking Spaces

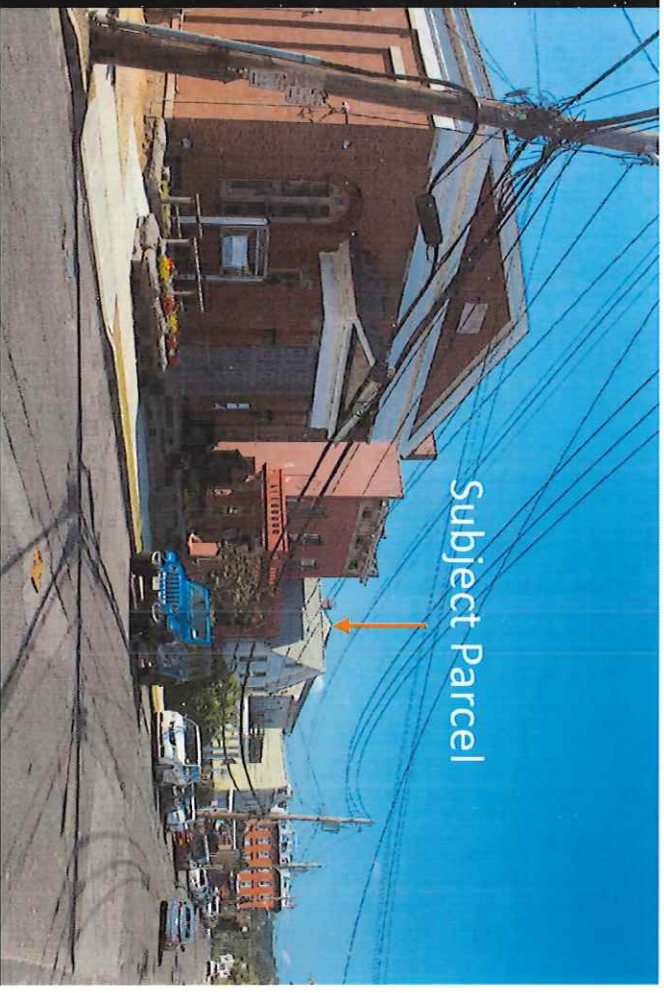




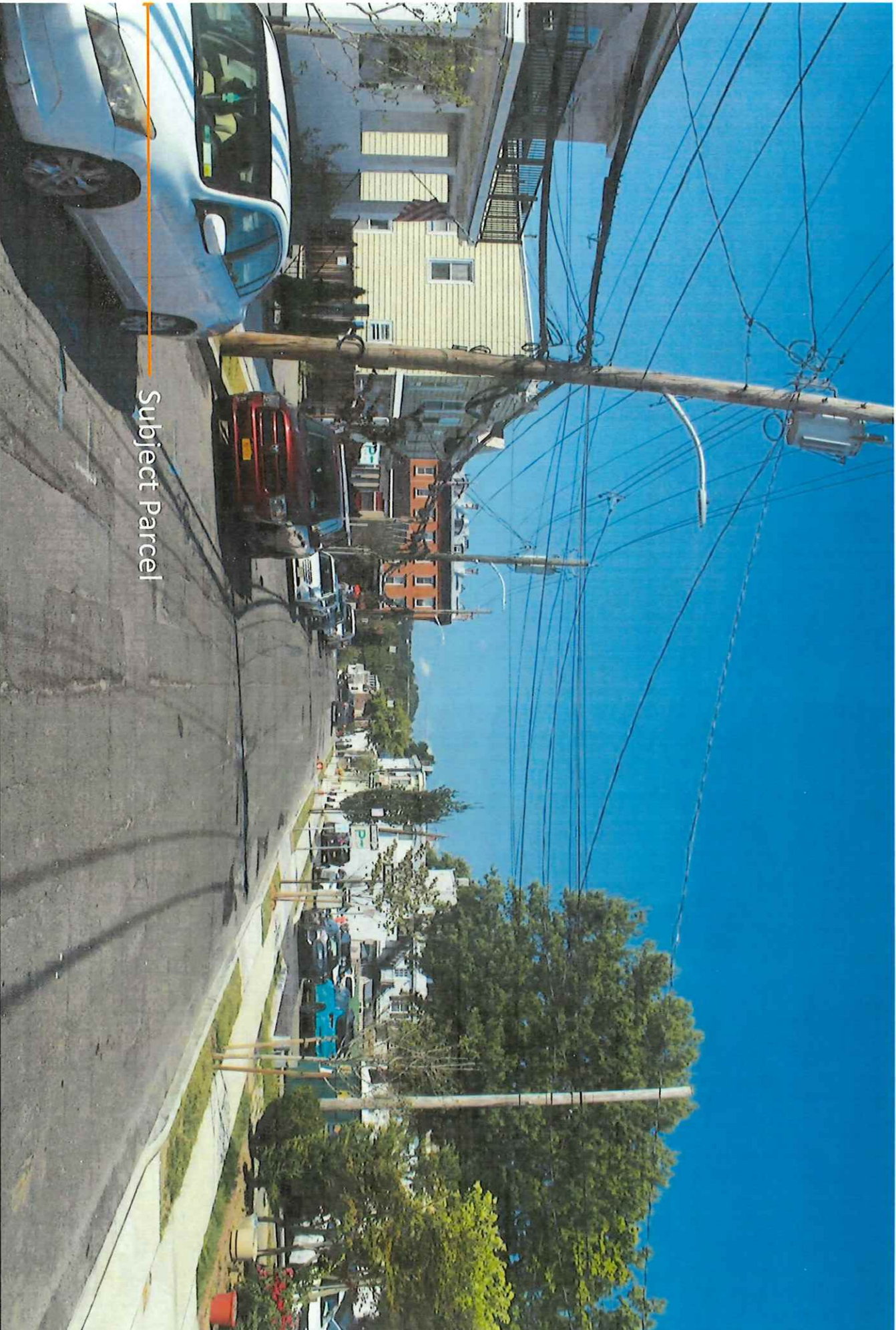






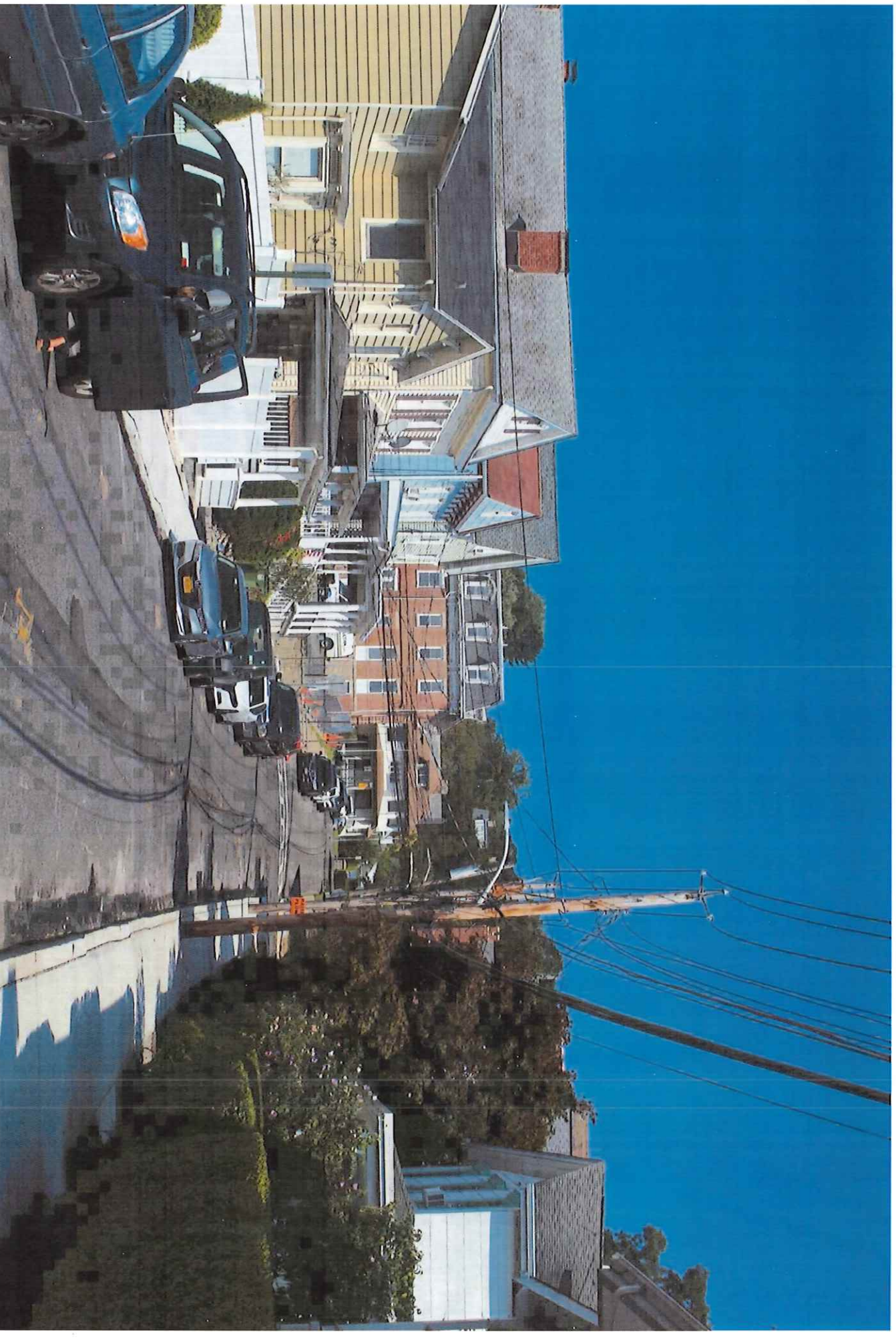






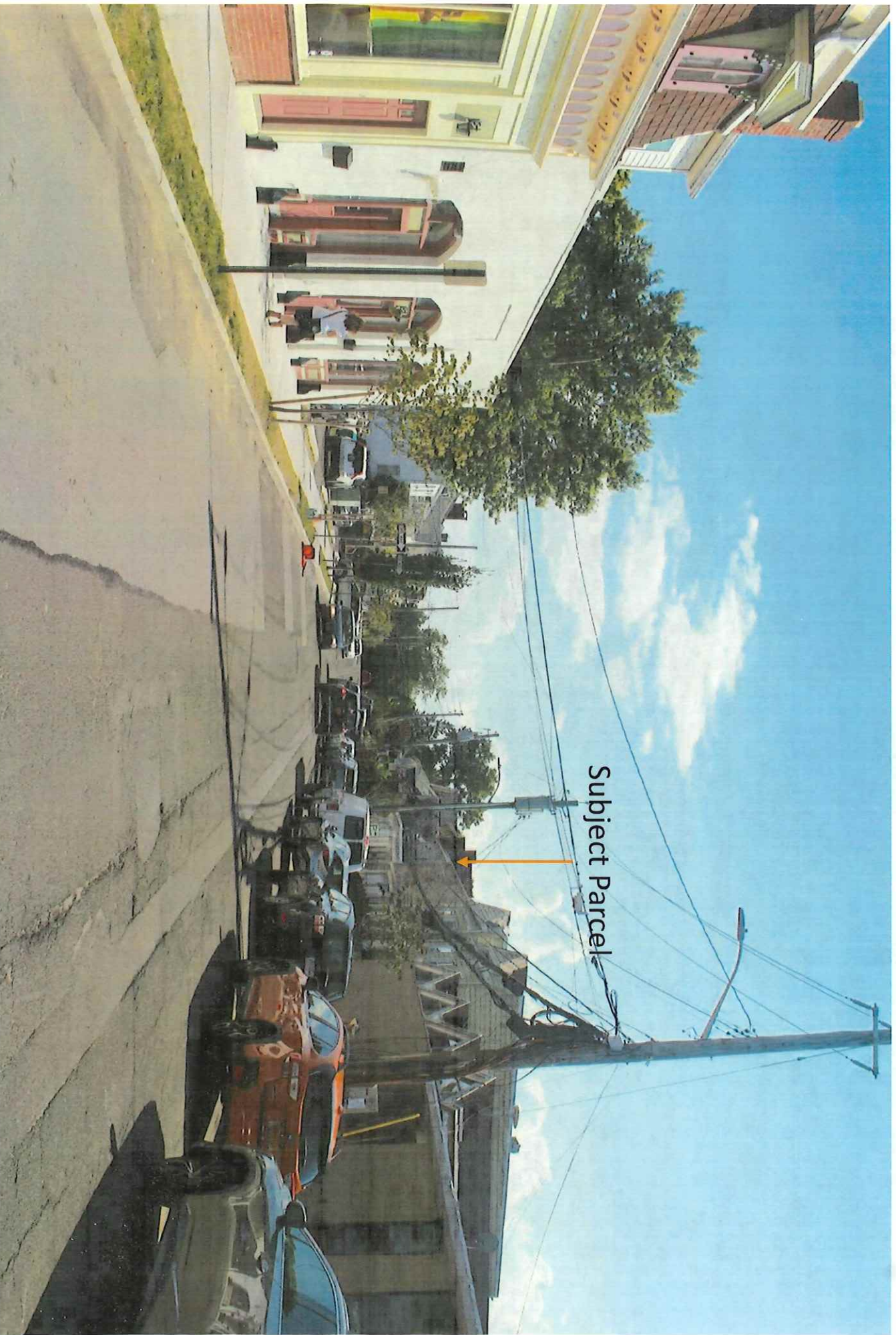
Subject Parcel





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