



Fedyna Residence

1165 Greacen Point Road

Village of Mamaroneck, New York

ZONING TABLE/TABLE OF LAND USE

SITE: 1.09± ACRES

TABLE OF LAND USE				
SECTION 9, BLOCK 50, LOT 373 ZONE "R-20" – "ONE FAMILY RESIDENTIAL" PROPOSED USE: RESIDENTIAL FIRE DISTRICT: MAMARONECK VILLAGE FD WATER DISTRICT: WESTCHESTER JOINT WATER WORKS SCHOOL DISTRICT: MAMARONECK SEWER DISTRICT: MAMARONECK				
DESCRIPTION		REQUIRED	EXISTING	PROPOSED
LOT AREA	(FEET)	20,000 MINIMUM	47,560 S.F.	47,560 S.F.
LOT WIDTH	(FEET)	100' MINIMUM	177'	177'
LOT FRONTAGE	(FEET)	100' MINIMUM	177'	177'
LOT DEPTH	(FEET)	100' MINIMUM	280'	280'
BUILDING HEIGHT	(FEET)	2½ STORIES/35'	1½ STORIES	2½ STORIES
GROSS FLOOR AREA	(SQUARE FEET)	–	–	–
LOT COVERAGE BY BUILDING	(PERCENT)	35% MAXIMUM	3.4%	8.3%
<i>YARDS</i>				
FRONT YARD SETBACK	(FEET)	25' MINIMUM	92'	87.9'
REAR YARD SETBACK	(FEET)	30' MINIMUM	162.9'	156.3'
SIDE YARD SETBACK	(FEET)	20' MIN/45' TOTAL	60.4'/33.4'	24.9'/31.2'



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING LOT/BLK. LINE
	EXISTING BOUNDARY LINE
	EXISTING EASEMENT LINE
	EXISTING LOT/BLK. LINE
	EXISTING TREE
	EXISTING TREE AND EXCAVATION
	EXISTING WATER LINE
	EXISTING UTILITY LINE
	PROPOSED BOUNDARY LINE
	PROPOSED EASEMENT LINE
	PROPOSED LINE OF PROPOSED
	PROPOSED TRAIL/DRIVEWAY
	PROPOSED RETAINING WALL (SHOWN BY STREETS)
	PROPOSED ROAD
	EXISTING METAL STRUCTURE
	EXISTING TREE TO REMAIN AND BE PROTECTED

NOTES

1. SEE ALSO DRAWING C-200 FOR THE PLAN AND ELEVATION OF THE PROPOSED BUILDING.

NO.	REVISION	DATE	BY
1.	REVISED BUILDING FOOTPRINT	04/15/2019	DM
2.	REVISED WETLAND LINE	05/08/2019	DM

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JMC

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LAYOUT PLAN

RESIDENTIAL DEVELOPMENT

2718 W. 81ST STREET, APT. 2, NY
NEW YORK, NY 10232

2718 W. 81ST STREET, APT. 2, NY
NEW YORK, NY 10232

LAYOUT PLAN

(C-200)



GRADING & UTILITIES PLAN (C-300)



RETAINING WALL SPOT GRADE LEGEND

LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING UTILITY LINE
	PROPOSED UTILITY LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SEWER LINE
	PROPOSED SEWER LINE
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING ELECTRIC LINE
	PROPOSED ELECTRIC LINE
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	EXISTING RETAINING WALL
	PROPOSED RETAINING WALL
	EXISTING DRAINAGE
	PROPOSED DRAINAGE
	EXISTING UTILITY LINE
	PROPOSED UTILITY LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SEWER LINE
	PROPOSED SEWER LINE
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING ELECTRIC LINE
	PROPOSED ELECTRIC LINE

- NOTES:**
- EXISTING UTILITY LINES TO BE REMOVED AND RELOCATED TO NEW LOCATIONS AS SHOWN ON THIS PLAN.
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100-10 101ST STREET, 100-10 101ST STREET
JMC Environmental Engineering, LLC
100-10 101ST STREET, 100-10 101ST STREET



GRADING & UTILITY PLAN
RESIDENTIAL DEVELOPMENT
TWO, ONEALAN PLAZA ROAD
MANHATTAN, N.Y. 10024

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NO.	REVISION	DATE	BY	CHKD.
1.	ISSUED FOR PERMIT	04/15/2019	DM	DM
2.	ISSUED FOR PERMIT	05/15/2019	DM	DM
3.	ISSUED FOR PERMIT	06/15/2019	DM	DM

C-300



NOT FOR CONSTRUCTION



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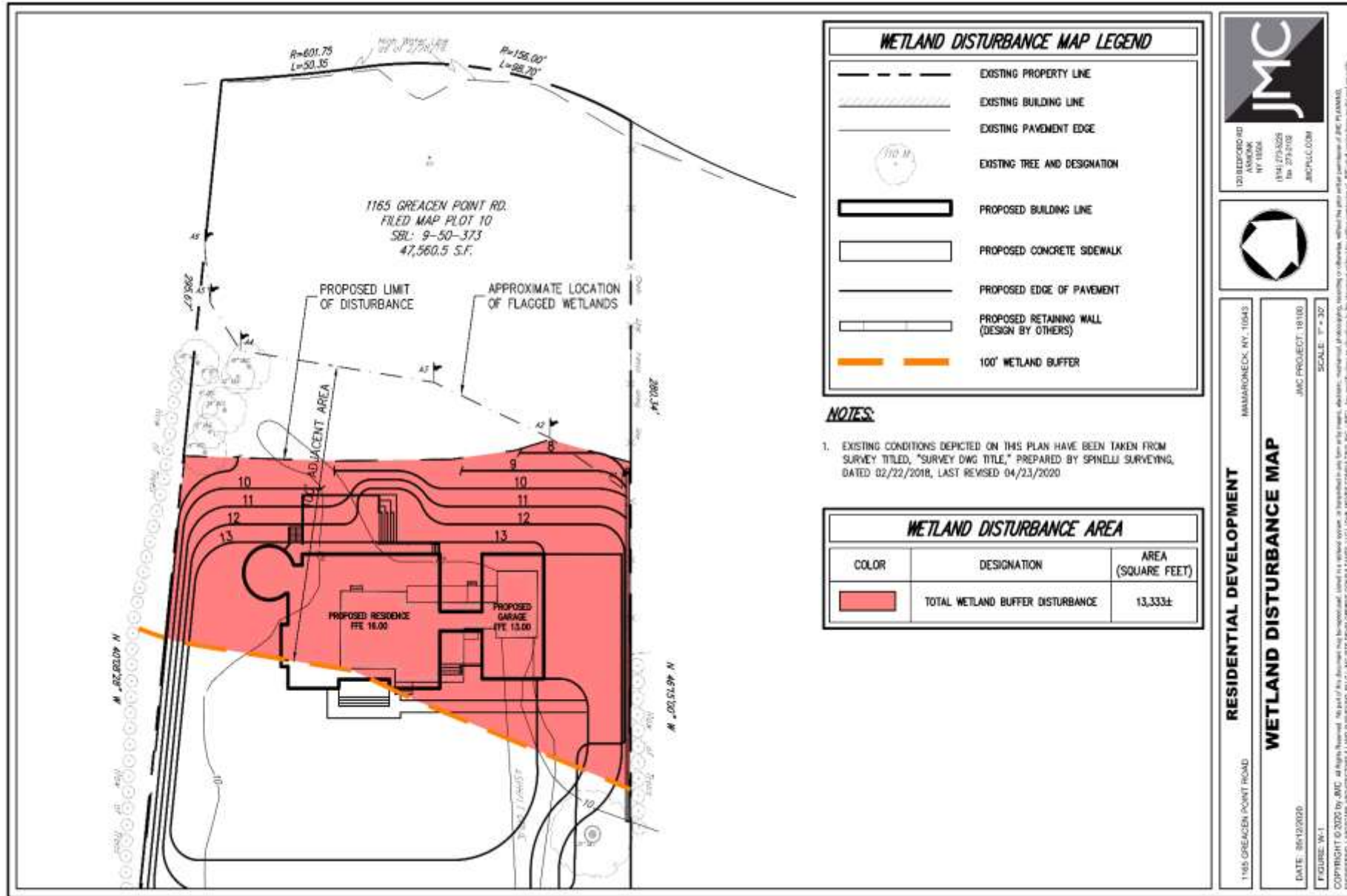
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RESIDENTIAL DEVELOPMENT 1100 GREACEN POINT ROAD NEWARK, NY 10014	
PROGRESS PLOTTING Drawing: 100000000 Date: 10/10/10 By: JMC	
A-1	

SITE AERIAL

WITH PROPOSED RESIDENCE



WETLAND DISTURBANCE MAP





SITE PHOTO
FRONT OF HOUSE FROM
GREACAN POINT RD -
LOOKING IN THE NW
DIRECTION



SITE PHOTO
REAR OF HOUSE - LOOKING
IN THE SE DIRECTION



SITE PHOTO
REAR OF HOUSE - LOOKING
IN THE S DIRECTION



SITE PHOTO
REAR OF HOUSE ADJACENT
TO DELANCY COVE - LOOKING
IN THE SW DIRECTION

THANK YOU FOR YOUR TIME,
ANY QUESTIONS ?