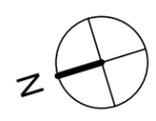
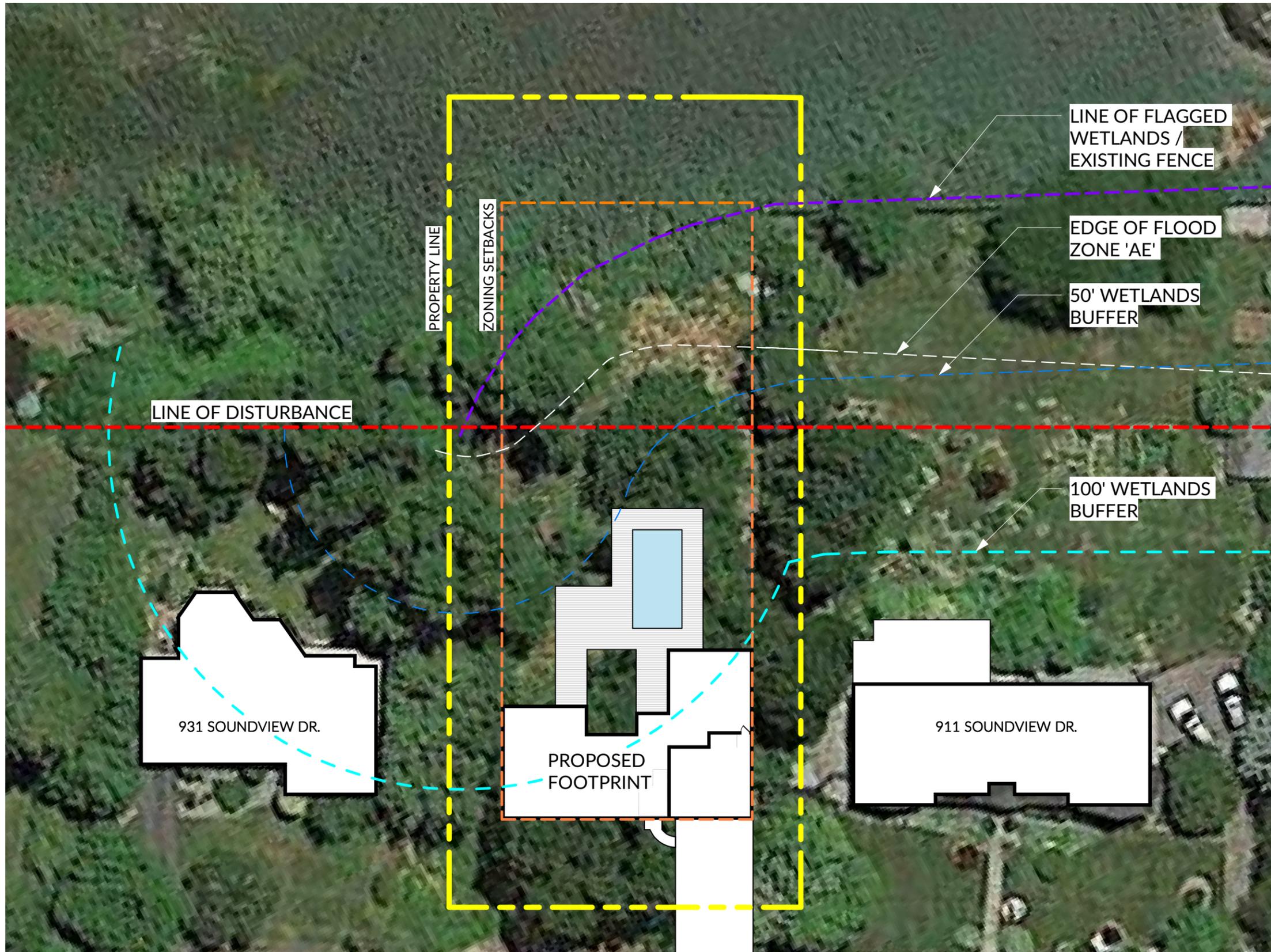
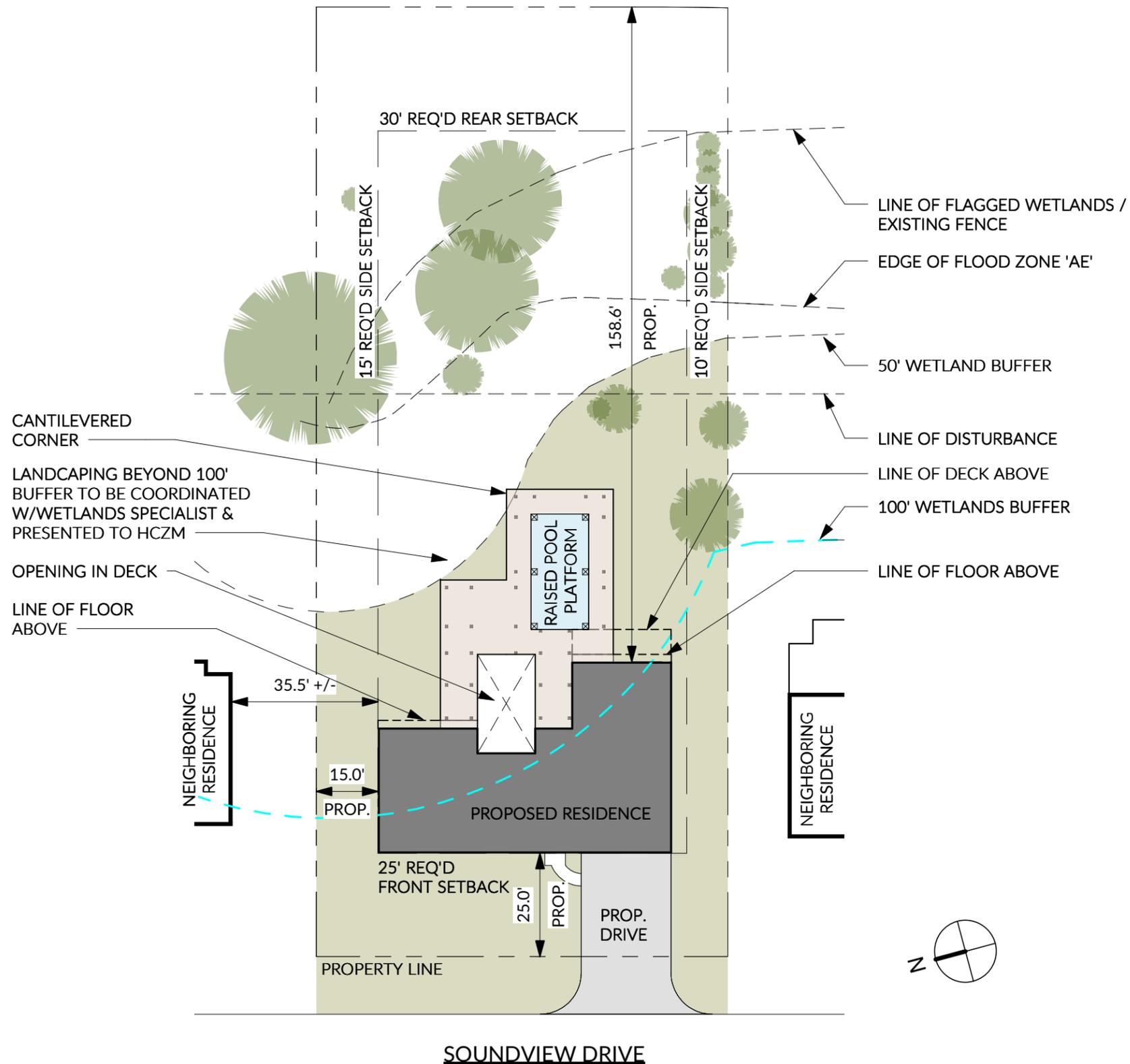


1	MARJORIE W. D'ARCANGELO	154.60-4-21
2	SUSAN SMITH BERENZWEIG	154.52-1-47
3	DAVID J & ELLEN G FREEMAN	154.52-1-46
4	DAVID J & ELLEN G FREEMAN	154.52-1-45
5	DAVID J & ELLEN G FREEMAN	154.52-1-43
6	NATURE CONSERVANCY - NY REGIONAL OFFICE	154.60-1-24
7	WESTCHESTER LAND TRUST INC.	155.45-1-45.4
8	TOWN OF RYE	154.60-1-25
9	WESTCHESTER LAND TRUST INC.	154.60-1-53
10	THIERY & CLARISE HASSE	154.60-1-22
11	ROBERT & EMMANUELLE CHU	154.60-1-23
12	PAUL & CRISTAL LOFFREDO	154.60-1-19
13	ANND & FRANCO MUGGIA	154.60-1-20
14	GREENBERG IRREVOCABLE TRUST, CLAIRE K & PAUL GREENBERG	154.52-1-48
15	936 SOUNDVIEW FAMILY LTD	154.52-1-49
16	FEDERIC & BENEDICTE GARNIER	154.52-1-50
17	JOACHIM BEER	154.52-1-54
18	KINO & FARZINE HACHEMAIN	154.52-1-55
19	ERIC & NATALIE MODELL	154.52-1-56
20	JAMES BIDETTI & PATRICIA STRAUS	154.60-1-18



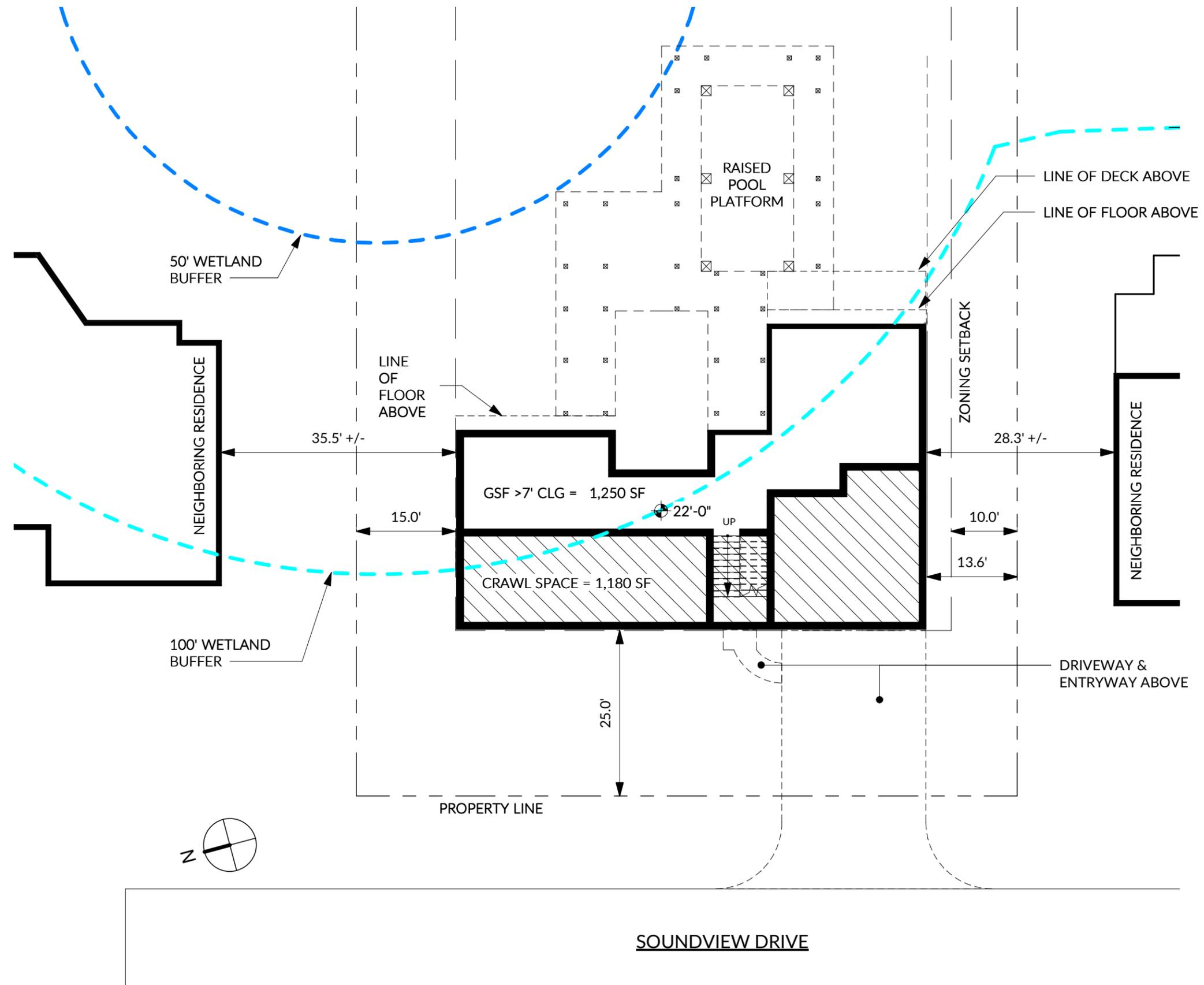


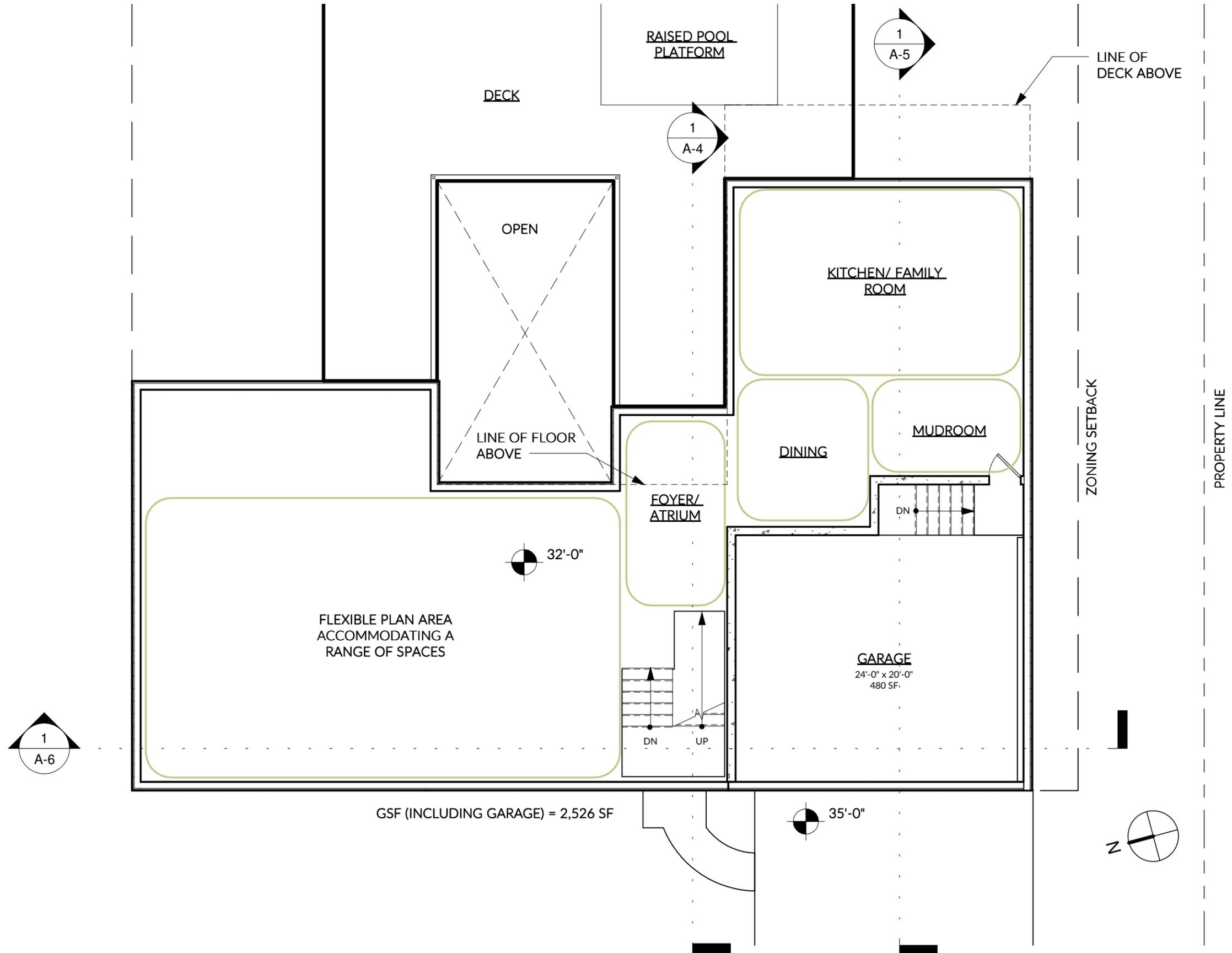


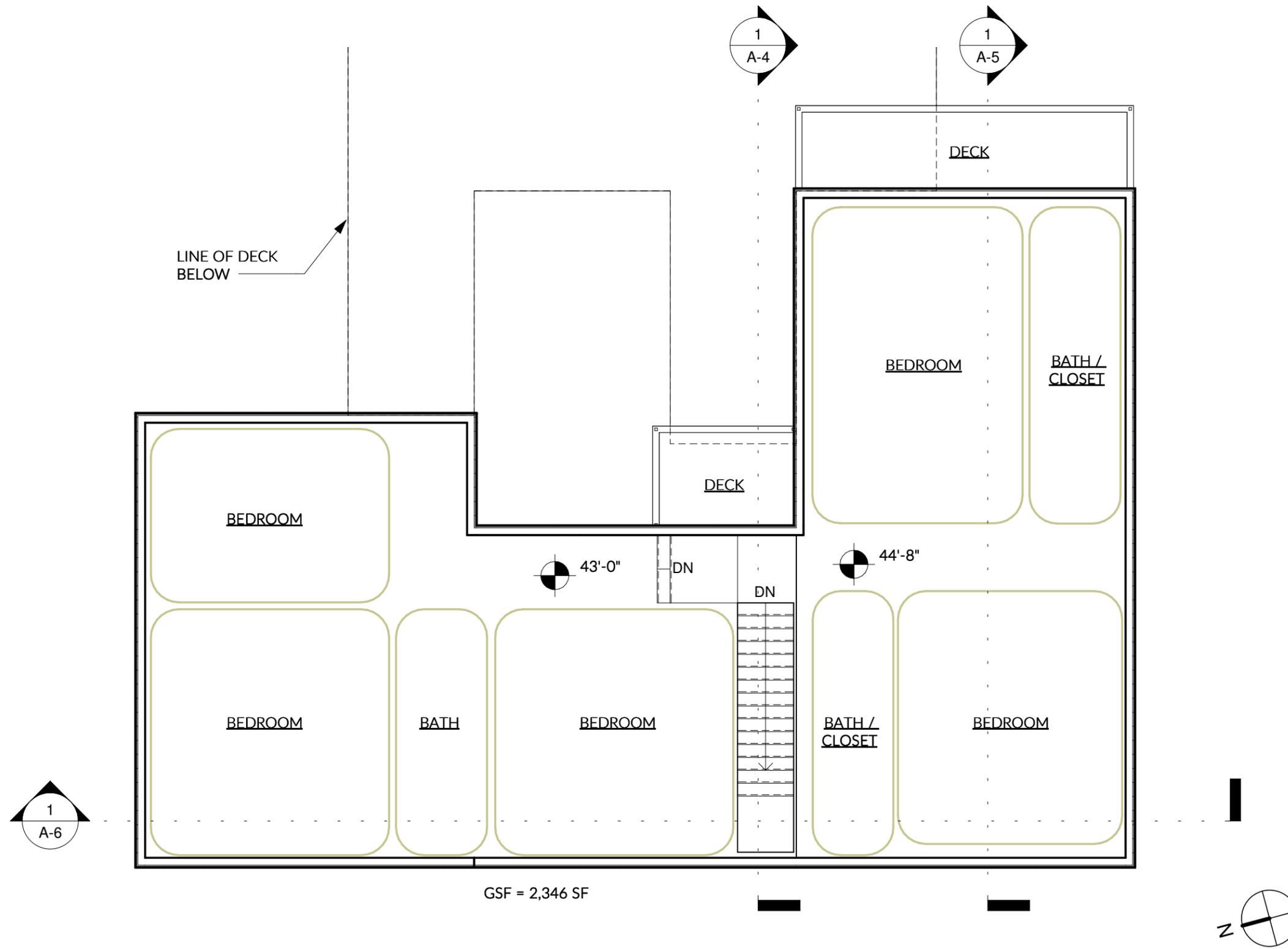
1 SITE PLAN
1" = 30'-0"

ZONING CHART			
ZONE: R-10			
PARCEL #: 154.60-1-21			
CODE:	REQUIRED:	PROPOSED:	COMPLIES:
MINIMUM LOT AREA (SF)	10,000 SF	22,999 SF +/-	YES
MINIMUM LOT WIDTH & FRONTAGE	100 FT	100 FT	YES
MINIMUM LOT DEPTH (FEET)	100 FT	230 FT +/-	YES
MINIMUM HABITABLE FLOOR AREA (SF)	1,600 SF (2 STORY)	6,122 SF	YES
MAXIMUM HEIGHT			
STORIES:	2.5	2.5	YES
FEET:	35	35 +/-	YES
MINIMUM YARD (FEET)			
FRONT:	25 FT	25 FT	YES
LESSER SIDE:	10 FT	10 FT	YES
TWO SIDES:	25 FT	28.6 FT	YES
REAR:	30 FT	158.6 FT	YES
MAXIMUM COVERAGE (ALL BUILDINGS)	35 %	14 %	YES
OTHER REQUIREMENTS	NOTES 6,11	NOTES 6, 11	YES
MAXIMUM FLOOR AREA RATIO	0.270	0.266 +/-	YES
<p>6 For off-street parking and loading requirements, see Article VIII.</p> <p>11 Every accessory building or structure shall conform in all respects to the minimum front and side yard setbacks applicable to the lot in question and shall not be located closer than six feet to the rear lot line.</p>			



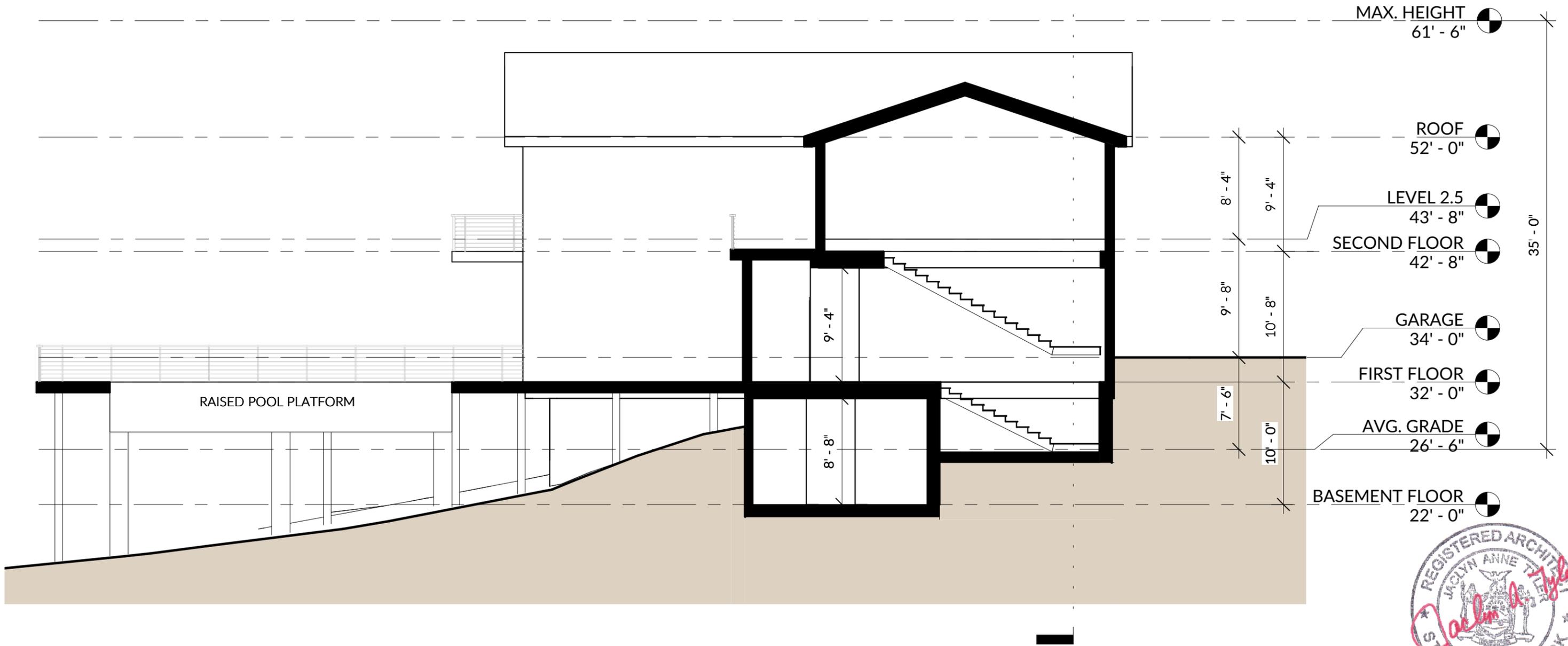
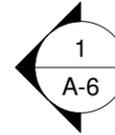


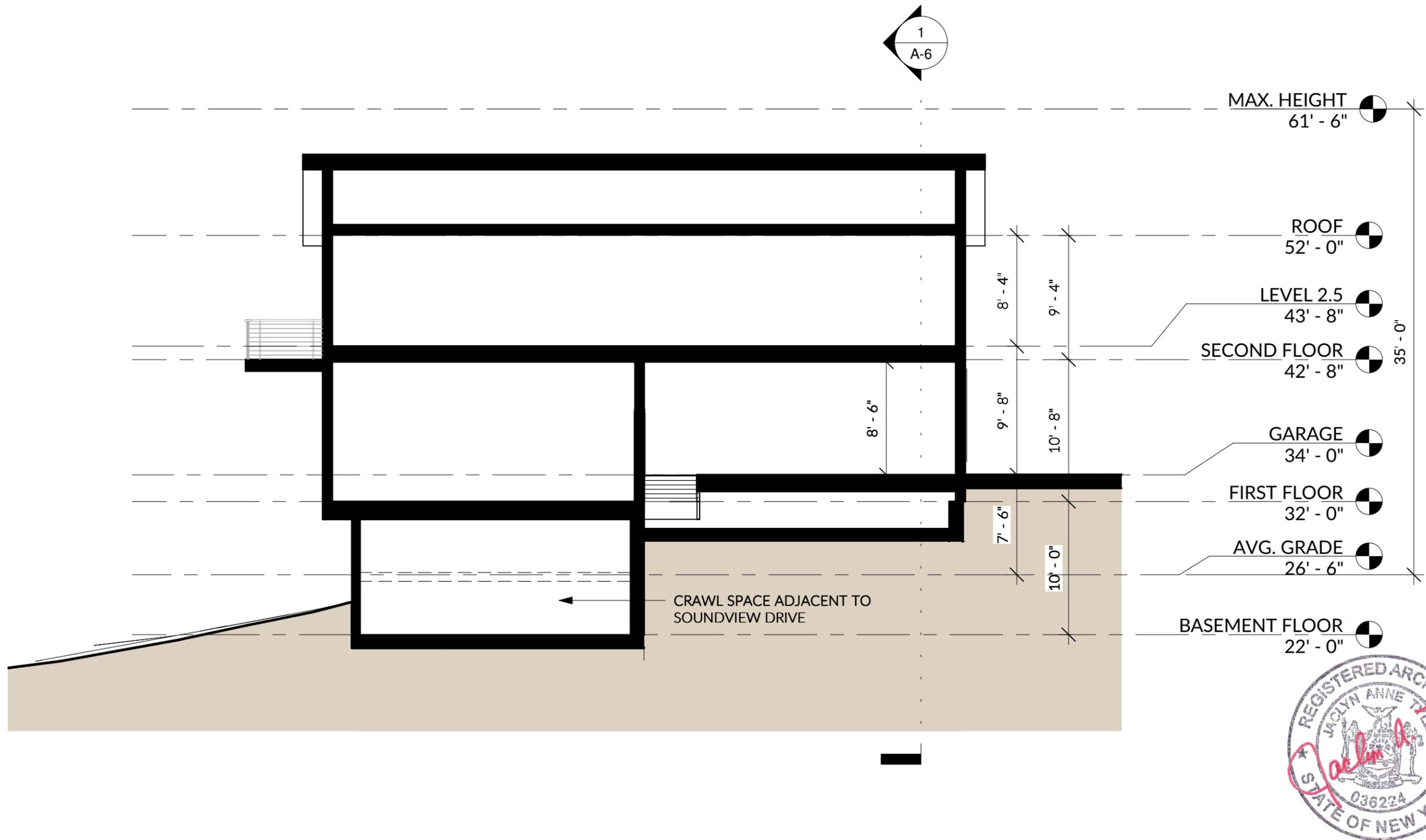


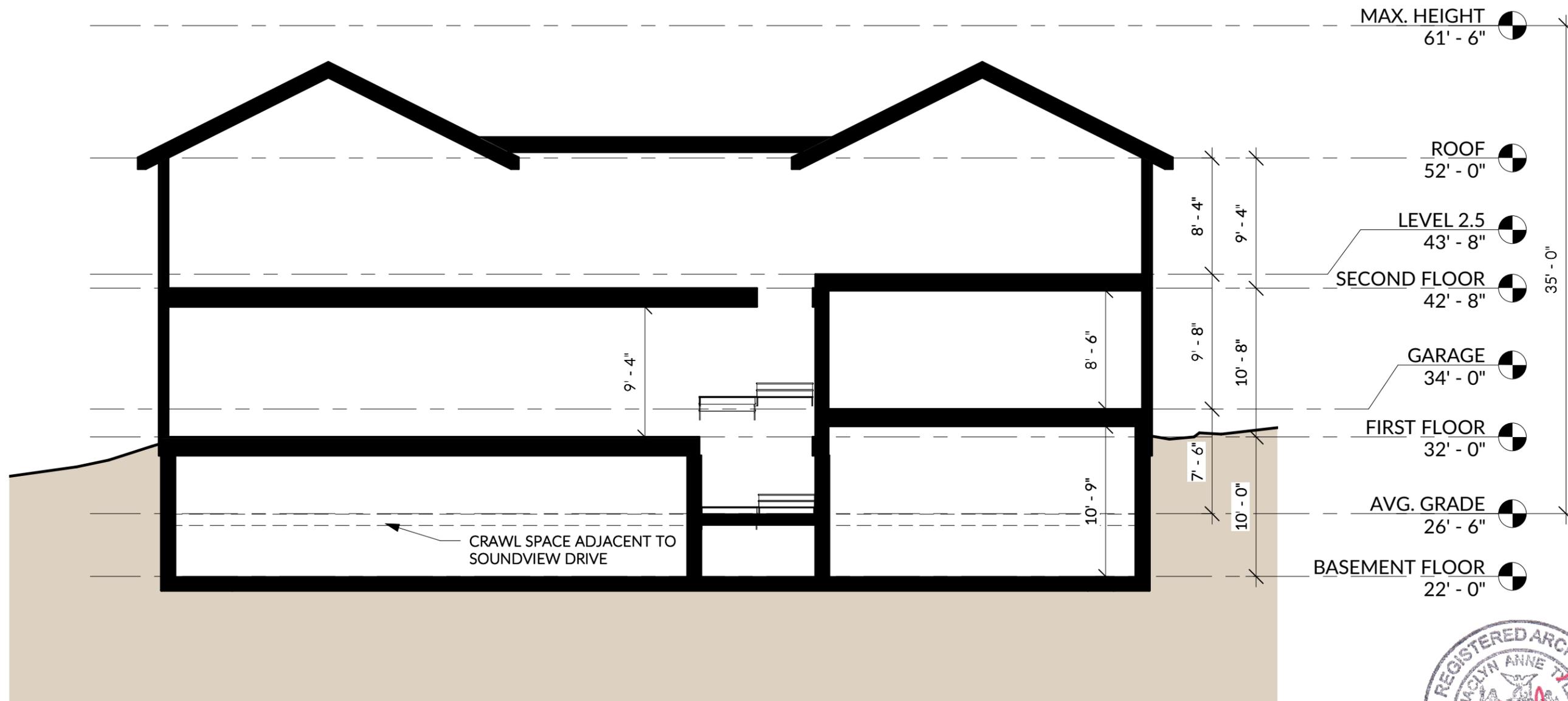


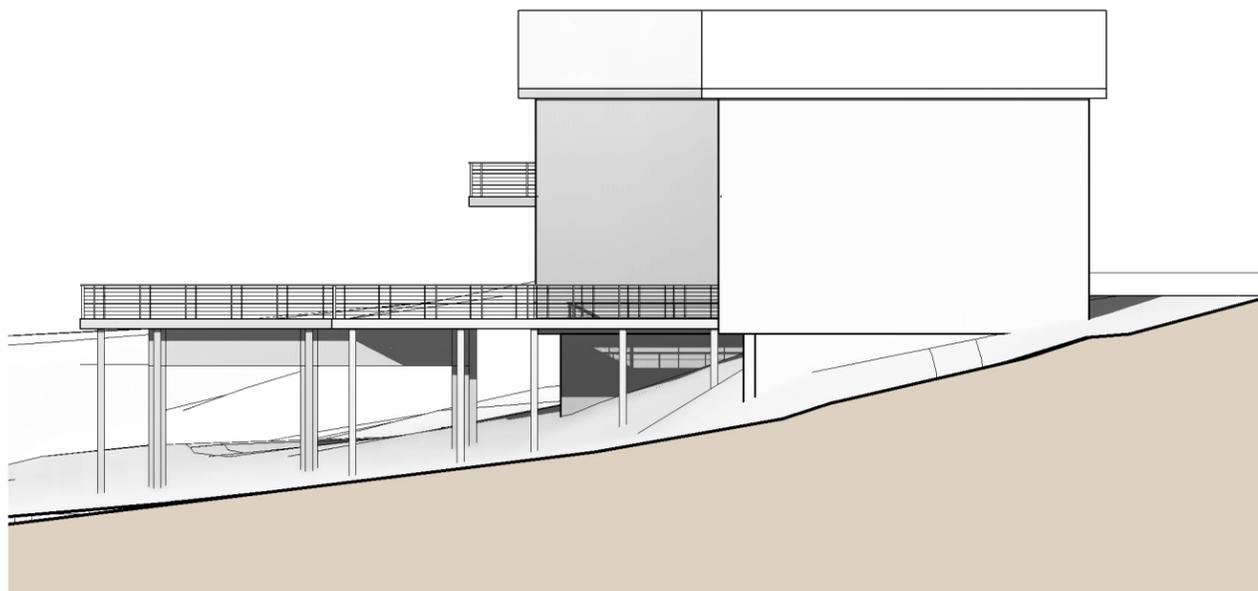
GSF = 2,346 SF



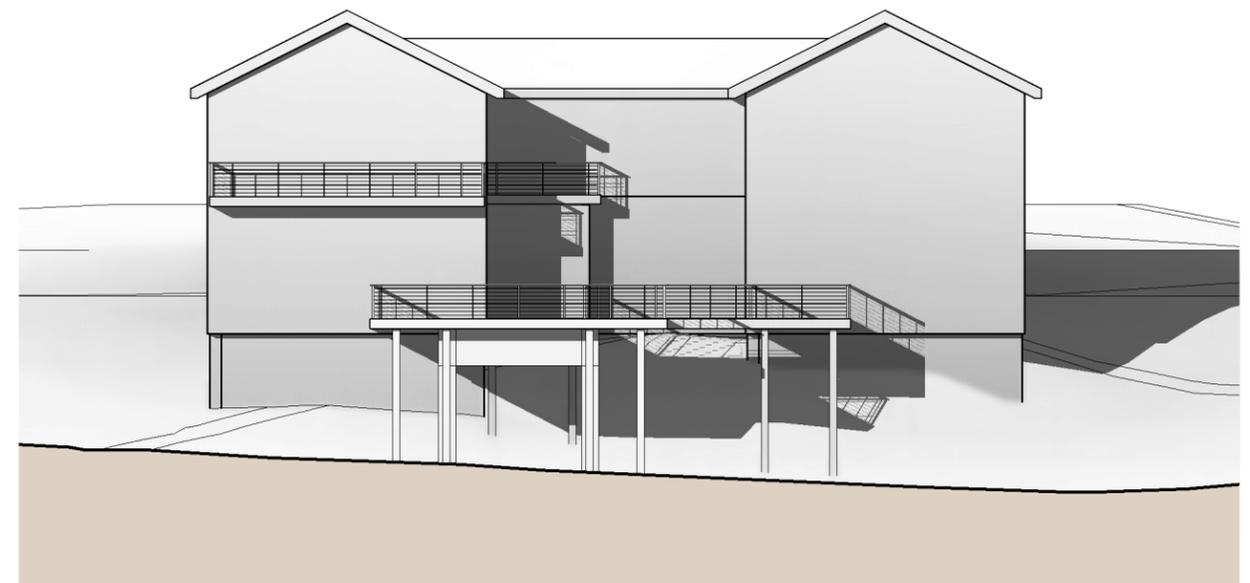




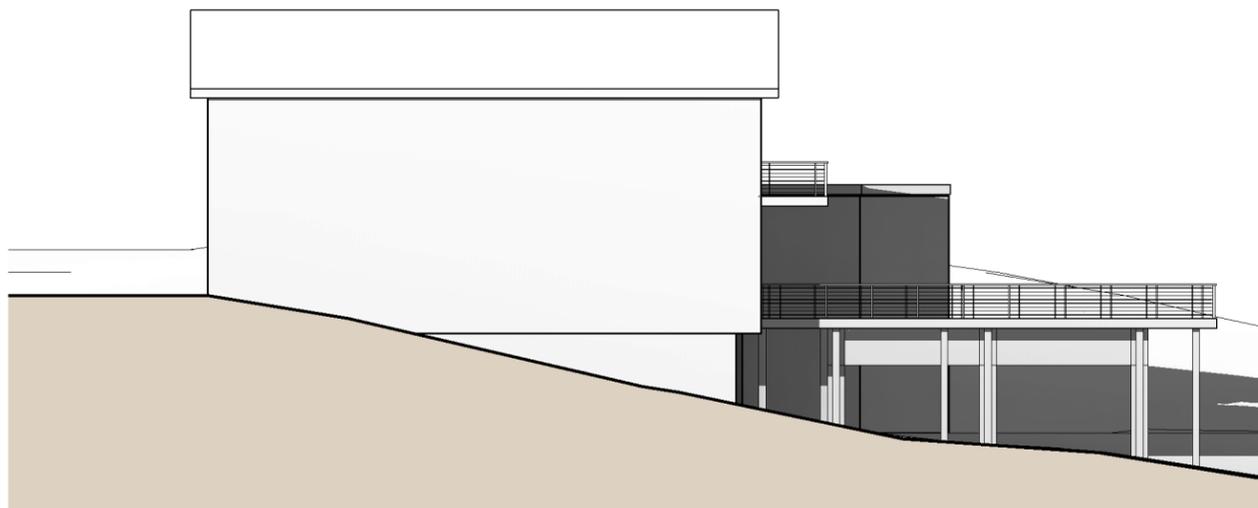




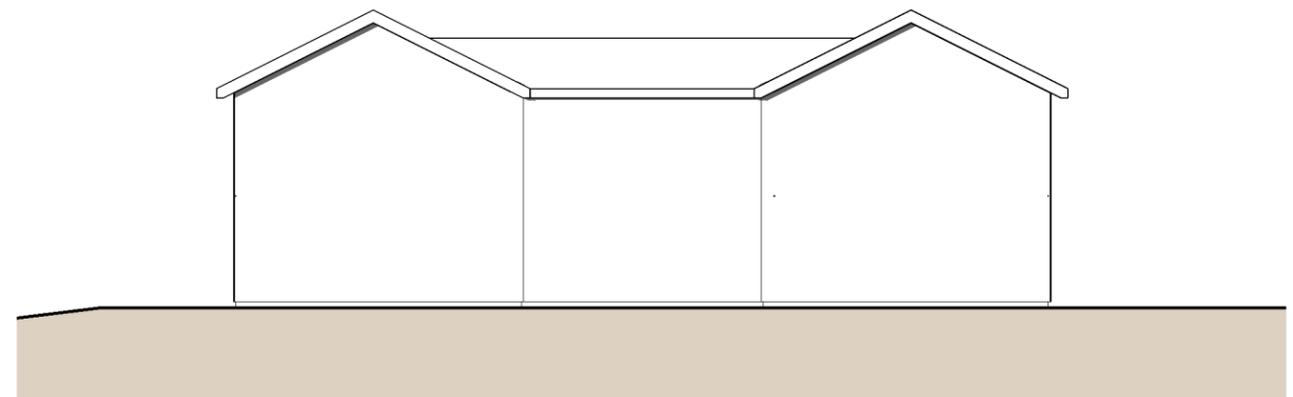
1 NORTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"





100' WETLANDS
BUFFER

PROPOSED MASSING



