

ESCALADAS ASSOCIATES Architects & Engineers

FILE COPY

124 SAW MILL RIVER ROAD

ELMSFORD , N Y

914 347- 4404

Town of Greenburgh Planning Board

Subjec : POSSIBLE SUBDIVISION

Exploratory Proposal



The enclosed drawings indicate the three ways that the owner of 57 Argyle Road has proposed for a Subdivision of the land, that presently oversized for the minimum required area for the R-7.5 Zoning. The size of the parcel is presently 18,617ft². The area call for a minimum sized lot of 7,500 Ft². The three options being presented distribute the area into two lots, so that a possible subdivision of land could be carried out and approved

OPTION ONE shows the most straight forward division. It gives the existing tax lot 9 which is 6,105 ft² a portion of the rear yard land area from tax lot #15. This addition to the lower parcel of land creates a new sized parcel of 7,532 ft², allowing it to meet all the requirements for an acceptable lot in the R7.5 zone

The caveat is that the rest of the parcel (new2) needs to secure a REAR YARD VARIANCE in order to maintain the existing house in harmony with the R 7.5 requirements, and not be made to be in violation of the rear yard setback of a minimum of 26 feet.

OPTION TWO

Relocate the rear property line in such a way that the lower lot gains enough land from the upper lot so it may have enough land area to satisfy the minimum of 7,500 ft² area per lot . In doing so the lot shape may be a questionable issue , however its topography would make sense since the new area is located at the same elevation as the smaller lower lot. (In other words it would incorporate land that is presently unusable by the upper tax parcel

OPTION THREE

Same as option 2 but with a larger acces to the new area by means of an access easement

We beleive that if the Board would look favorably to reccoment favorably Option one , then the application would be moved to the Zoning Board of Appeals for their consideration and approval.

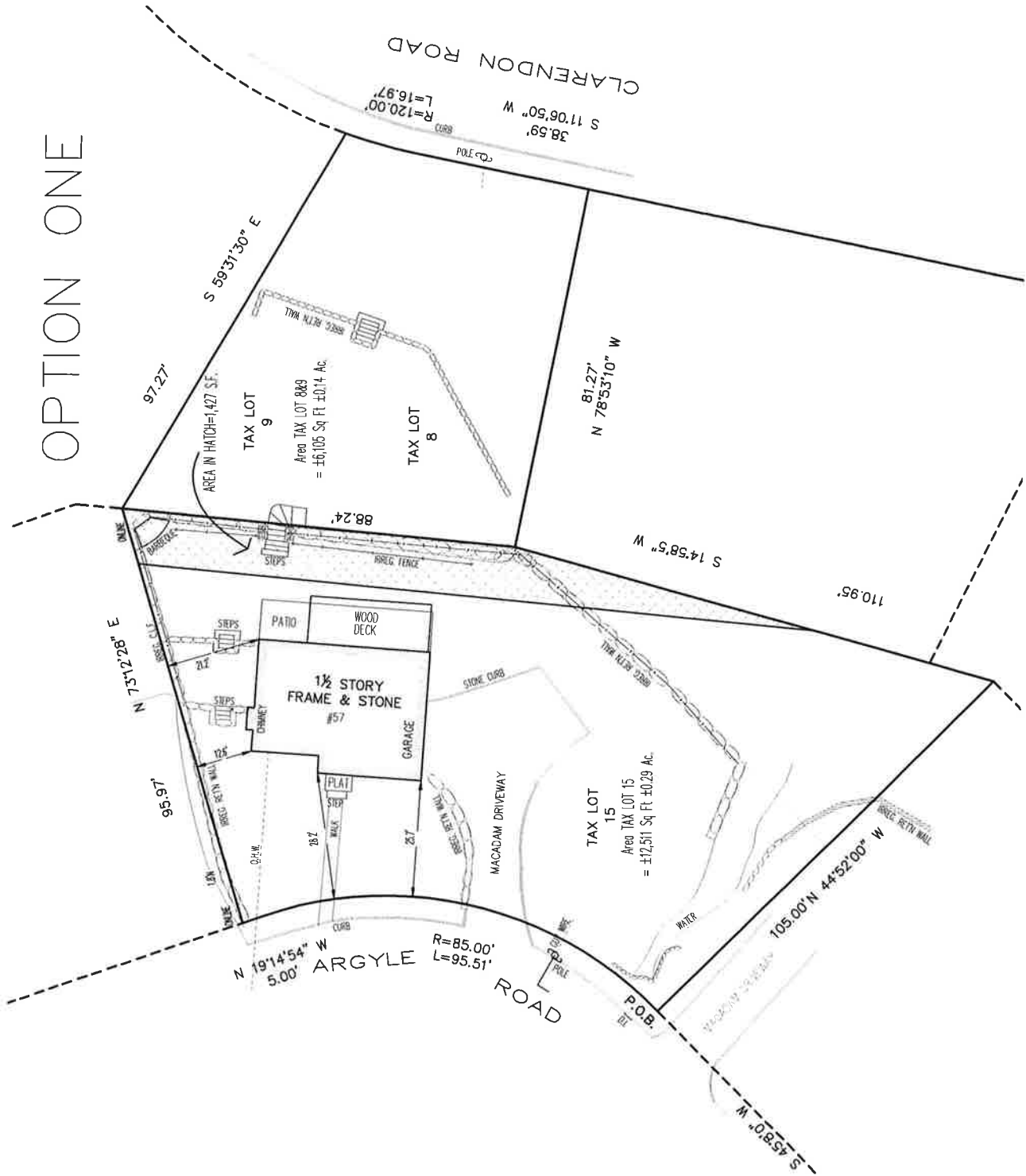
Sincerely



Emilio Escaladas P.E.,R.A.

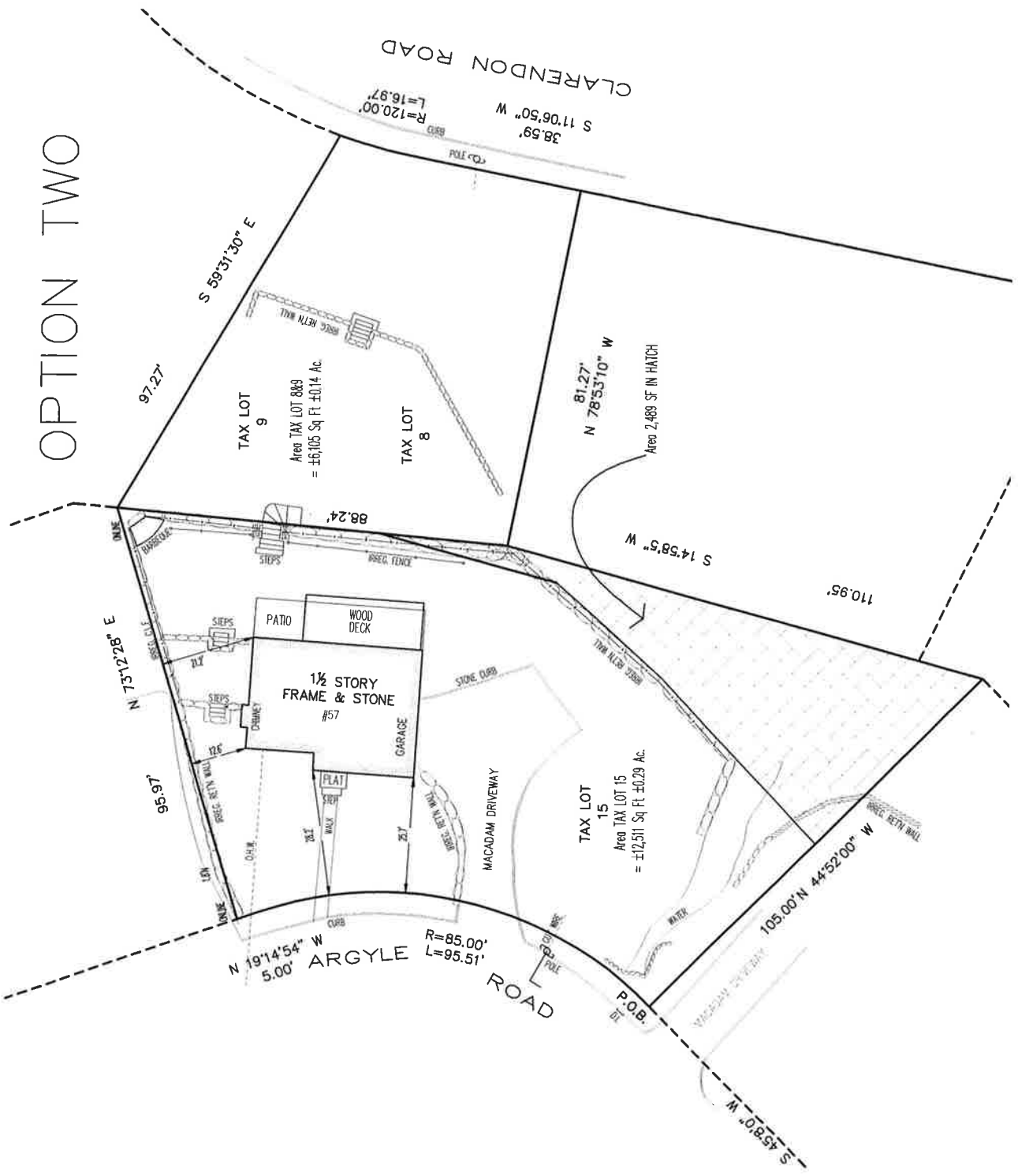
1

OPTION ONE



2

OPTION TWO



3

OPTION THREE

