



FILED MAP 82 1753

[N 42° 53' 40" E]

N 38° 35' 30" E

"SUBDIVISION MAP SECTION-2 UNDERHILL PARK" FILED MAP No. 9870

[N 43° 17' 50" W]

N 47° 36' 00" W

149.73'

PROPOSED 107.20'

PROPOSED ADDITION

PROPOSED 52.3'

FILED MAP 84 1753

TAX LOT 8.350-252-19 CONTROL No.581133429

PROPOSED 52.0'

20.4'

CONCRETE SLAB FOR A.C. UNITS

BRICK CHIMNEY

TWO STORY BRICK DWELLING ADDRESS: 10 THOMAS STREET

DRAIN

STONE PLAT. ROOF OVER

STONE CURB

SLATE STEPS

BASKETBALL POLE

DRAIN

DRAIN

DRAIN

DRAIN

DRAIN

DRAIN

DRAIN

DRAIN

DRAIN

291.81'

R=49.08'

L=70.86'

R=34.08'

L=49.20'

146.96'

146.03'

104.4'

140.74'

155.77'

15.03'

[S 47° 59' 20" E]

[S 52° 17' 30" E]

[S 40° 19' 30" W]

[S 36° 01' 20" W]

[S 54° 37' 10" W]

[S 50° 19' 00" W]

[S 50° 19' 00" W]

[S 54° 37' 10" W]

[S 50° 19' 00" W]

[S 54° 37' 10" W]

[S 50° 19' 00" W]

[S 54° 37' 10" W]

[S 50° 19' 00" W]

[S 54° 37' 10" W]

[S 50° 19' 00" W]

[S 54° 37' 10" W]

S 59° 34' 30" E

15.00'

THOMAS STREET

PRIVATE ACCESS EASEMENT TO NEW LOTS PUBLIC UTILITY EASEMENT TO TOWN AS PER FILED MAP No. 20529

lands now or formerly BRET RUTHERFORD MARIA K. TEAIWA-RUTHERFORD CONTROL No. 531693172

FILED MAP 85 1753

50

FILED MAP No. 20529

LANDS NOW OR FORMERLY UNITED STATES POST OFFICE

LANDS NOW OR FORMERLY 495 CENTRAL AVE CORP

LANDS NOW OR FORMERLY VENTRESA REALTY CORP

LANDS NOW OR FORMERLY LI YING CHEN CONTROL No. 581233381

PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF GREENBURGH SECTION: 8.350 BLOCK: 252 LOT: 18.2 & 19 PROPERTY ADDRESS: 25 THOMAS STREET PROPERTY AREA: 44,822 SQ. FT. / 1.0290 AC. (TAX LOT 19) 3,098 SQ. FT. / 0.0711 AC. (TAX LOT 18.2) 47,920 SQ. FT. / 1.1001 AC. (TOTAL)

SURVEY OF PROPERTY SITUATE IN THE TOWN OF GREENBURGH WESTCHESTER COUNTY NEW YORK

SCALE: 1" = 20' SURVEYED: SEPTEMBER 3, 2021 SURVEY AMENDED TO SHOW EXCEPTED PARCEL: OCTOBER 28, 2021

- THE PREMISES SHOWN HEREON BEING KNOWN AND DESIGNATED AS LOT No. 84 AS SHOWN ON A CERTAIN MAP ENTITLED, "HARTSDALE PARK THE PROPERTY OF THOMAS HEALY", PREPARED BY JOHN M. FARLEY JULY 1907 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, FORMERLY THE WESTCHESTER COUNTY REGISTER'S OFFICE, ON OCTOBER 15, 1907 AS FILED MAP No. 1753. PREMISES ARE MORE PARTICULAR DESCRIBED IN DEED RECORDED IN CONTROL No. 581133476. TOGETHER WITH A CERTAIN PARCEL SHOWN ON A CERTAIN MAP ENTITLED "SUBDIVISION MAP OF PORTLAND RIDGE" PREPARED BY GABRIEL E. SENOR, P.C. ON AUGUST 5, 1976 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS ON MARCH 17, 1981 AS FILED MAP No. 20529. PREMISES ARE MORE PARTICULAR DESCRIBED IN DEED RECORDED UNDER CONTROL No. 581133429. THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER. THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS. ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS. THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES. THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PREPARED FOR: NIMESH & TWINKAL SHAH

Link Land Surveyors P.C. 21 Clark Place, Suite 1-B Mahopac N.Y. 10541 Phone 845-628-5857



### ZONING ANALYSIS

**AS PER CHAPTER 285-12 OF GREENBURGH CODE**

PARCEL IDS: 8.350-252-19 & 8.350-252-18.2

ZONING DISTRICT: R-20

LOT AREA: 45,302 S.F. (19) + 3,485 S.F. (18.2) = **48,787 S.F.**

MINIMUM LOT AREA: **20,000 S.F. (COMPLIES)**

MINIMUM LOT WIDTH: **120' (EXG. LOT WIDTH 147', COMPLIES)**

MAXIMUM BUILDING COVERAGE: 18%  
48,787 S.F. x 18% = **8,781.7 S.F.**

PROPOSED BUILDING COVERAGE: **4,374 S.F. (COMPLIES)**

MAXIMUM IMPERVIOUS SURFACE AREA: 29%  
48,787 S.F. x 29% = **14,148.2 S.F.**

PROPOSED IMPERVIOUS SURFACE AREA:  
**10,130.4 S.F. (COMPLIES)**

MINIMUM FRONT YARD: **30' (90' PROVIDED, COMPLIES)**

MINIMUM SIDE YARD: 18', 40' TWO SIDES  
**(20' AT EAST BOUNDARY, 41' AT WEST BOUNDARY, COMPLIES)**

MINIMUM REAR YARD: **32' (108' PROVIDED, COMPLIES)**

MAXIMUM HEIGHT: 30' / 2.5 STORIES

PERMITTED FLOOR AREA RATIO (F.A.R.) AS PER 285-39:  
LOT SIZE 48,500-49,000 S.F., MAXIMUM F.A.R. 0.16650  
 $48,787 \text{ S.F.} \times 0.16650 = \mathbf{8,123.3 \text{ S.F.}}$

PROPOSED 1ST FLOOR AREA: **4,374.1 S.F.**  
PROPOSED 2ND FLOOR AREA: **3,735.5 S.F.**  
TOTAL: **8,109.6 S.F. (COMPLIES)**

PROJECT TITLE  
**SHAH RESIDENCE**

25 THOMAS STREET  
SCARSDALE, NY 10583

DESIGN ARCHITECT

**CURRIMBHOY & CO.**  
DESIGN & ARCHITECTURE

347 WEST 39TH STREET, SUITE 7W  
NEW YORK, NY 10018  
TEL: 212-494-0033  
www.currimbhoy.net

ARCHITECT OF RECORD

**SARO GUMUSYAN, AIA**

545 EIGHTH AVENUE SUITE 2220  
NEW YORK, NY 10018  
TEL: 917-536-0984  
www.sga-aia.com

1	07/06/21	REVISED AS PER DBI COMMENTS
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NO.	DATE	ISSUE / REVISION

JOB NO.

RESERVED FOR BUILDING DEPARTMENT

SEAL AND SIGNATURE      DATE: 4/2/2021

DRAWING NAME:  
ZONING ANALYSIS

DRAWING NO.

**Z-001.00**

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