

**69 WILLOW ROAD
WOODMERE, NY 11598**

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[illegible]

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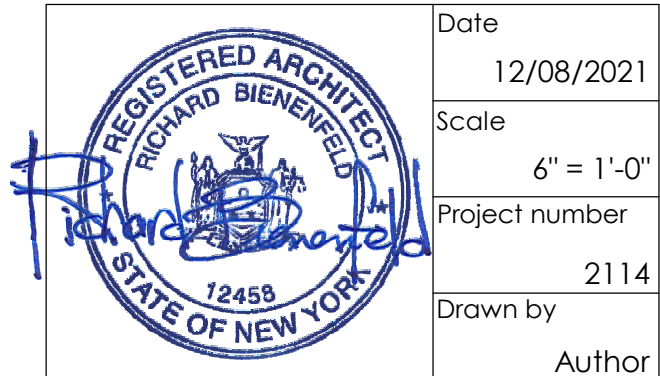
PROJECT

KIFFEL RESIDENCE

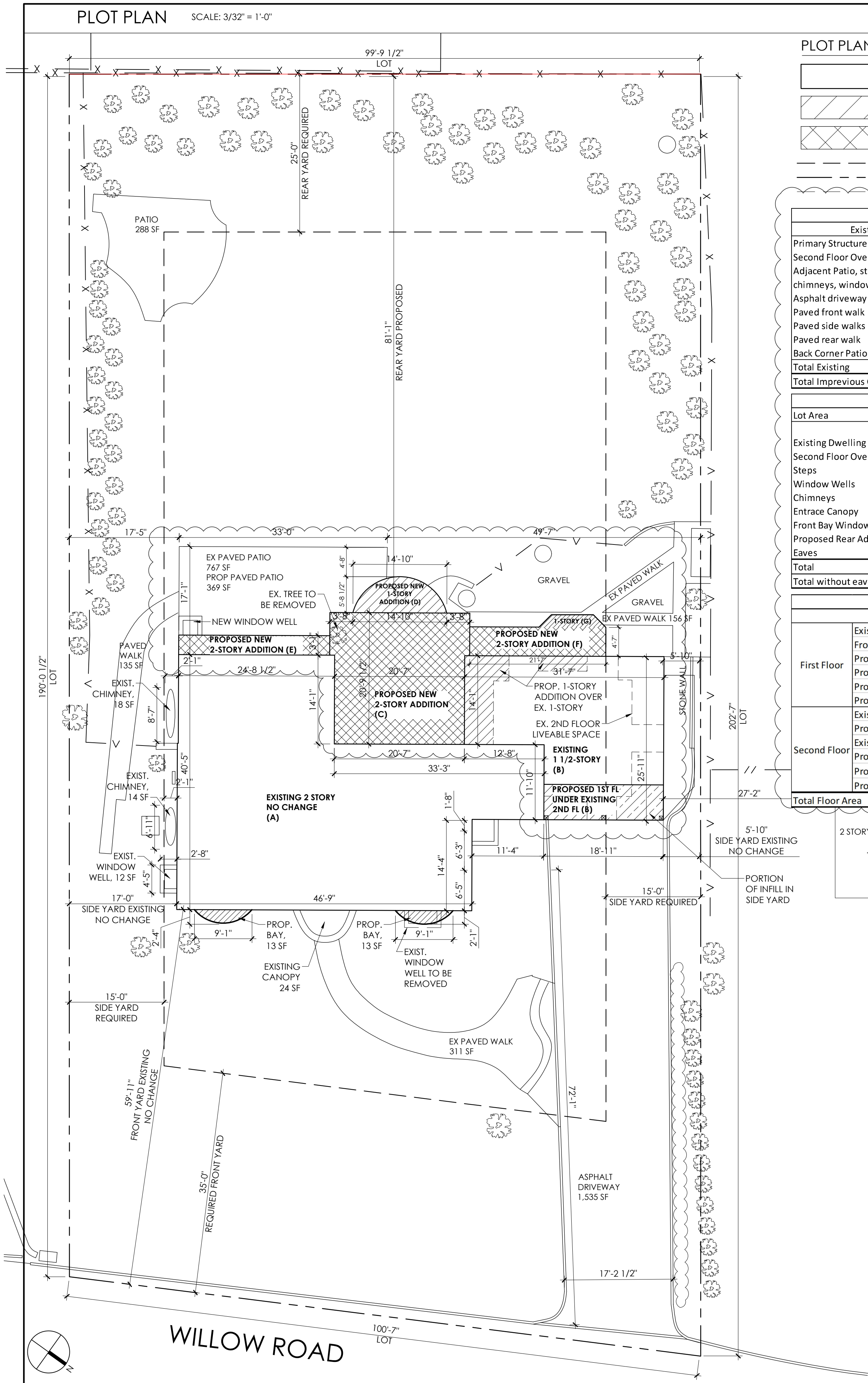
69 Willow Road
Woodmere, NY 11598

SHEET

TITLE SHEET & DRAWING LIST



T-001



PLOT PLAN LEGEND

- EXISTING 2 -1/2 STORY HOUSE TO REMAIN
- NEW 1 STORY ADDITION TO EXISTING HOUSE
- NEW 2 STORY ADDITION TO EXISTING HOUSE
- AREAS OF SET-BACK
- PROPERTY LINE
- EXISTING TO BE REMOVED

Impervious Coverage			
Existing	Proposed Additional		
Primary Structure	2,247 sf	Front house addition adds	-
Second Floor Overhang (B)	125 sf	Rear house addition adds	205 sf
Adjacent Patio, stairs, chimneys, window wells	924 sf	Expanded bay windows add	18 sf
Asphalt driveway	1,536 sf		
Paved front walk	357 sf		
Paved side walks	319 sf		
Paved rear walk	115 sf		
Back Corner Patio	289 sf		
Total Existing	5,912 sf	Total Proposed	223 sf
Total Impervious Coverage: 5,912 + 223 =			6,135 sf

Lot Coverage (Building and Structural)		
Lot Area	19,671 sf	
Existing Dwelling Footprint (A + B)	Existing	Proposed
Second Floor Overhang (B)	125 sf	125 sf
Steps	73 sf	73 sf
Window Wells	44 sf	47 sf
Chimneys	32 sf	32 sf
Entrance Canopy	24 sf	24 sf
Front Bay Windows	8 sf	26 sf
Proposed Rear Addition (C + D + E + F + G)	-	677 sf
Eaves	234 sf	214 sf
Total	2,787 sf 14.2%	3,465 sf 17.6%
Total without eaves	2,553 sf 13.0%	3,251 sf 16.5%

Floor Area		
	Existing	Proposed
First Floor		
Existing Dwelling Footprint (A + B)	2,247 sf	2,247 sf
Front Bay Windows	8 sf	26 sf
Proposed Garage Infill (B)	-	104 sf
Proposed Rear Addition (C + D)	-	494 sf
Proposed Rear Addition (E)	-	74 sf
Proposed Rear Addition (F + G)	-	109 sf
Second Floor		
Existing Dwelling Footprint (A)	1,730 sf	1,730 sf
Proposed Double Height Space	-	-198 sf
Existing Dwelling Footprint (B)	424 sf	509 sf
Proposed Rear Addition (C)	-	434 sf
Proposed Rear Addition (E)	-	74 sf
Proposed Rear Addition (F)	-	99 sf
Total Floor Area	4,409 sf	5,702 sf

ZONING ANALYSIS

69 Willow Rd. Woodmere, NY 11598			
Zone	Residence B	Lot Area	19,671 sf
Section	41		
Block	40		
Lot	566		
Flood Zone	None		

ZONING ANALYSIS

ZONE: RESIDENCE B

ZONING ANALYSIS:	CODE SECTION	PERMITTED		EXISTING	PROPOSED	COMPLIANT/NON-COMPLIANT
		MIN.	MAX.			
LOT AREA (SF)	150-17 (A)	14,500 SF		19,671 sf	NO CHANGE	COMPLIANT
USE	150-15	RESIDENTIAL		RESIDENTIAL		COMPLIANT
HEIGHT ⁽¹⁾	150-16		28' for pitched roof or 25' for all other roofs	25'-0" pitched roof	NO CHANGE	COMPLIANT ⁽³⁾
				24'-7"	25'-0"	COMPLIANT
STORIES			2.5 STORIES	2 STORIES	NO CHANGE	COMPLIANT
HABITABLE FLOOR AREA (MIN)	150-22	2,000 SF				COMPLIANT
FLOOR AREA (SF) ⁽²⁾ (MAX)	150-22.3		4,764 SF	4,409 SF	5,702 SF	NON-COMPLIANT
LOT COVERAGE (SF) ⁽³⁾	150-39(A)		15%	14.2% (13% w/o eaves)	17.6% (16.5% w/o eaves)	NON-COMPLIANT
IMPERVIOUS SITE COVERAGE (SF) ⁽⁴⁾	150-39(B)		6,477.5 SF	5,853 SF	6,135 SF	COMPLIANT
FRONT YARD	150-19	35'-0"		59'-10"	NO CHANGE	COMPLIANT
SIDE YARDS ⁽⁵⁾	150-20(A)	2/15'-0"		16'-6"	NO CHANGE	COMPLIANT
				5'-10"	15'-0" ON NEW CONS.	NON-COMPLIANT - SEE NOTE ⁽⁵⁾
REAR YARD	150-18	25'-0"		91'-10"	80'-3"	COMPLIANT
FRONT HEIGHT SETBACK RATIO	150-22.1	0.6		0.38	NO CHANGE	COMPLIANT
SIDE HEIGHT SETBACK RATIO	150-22.2	1.4		2.96	NO CHANGE	EXISTING NON-COMPLIANT

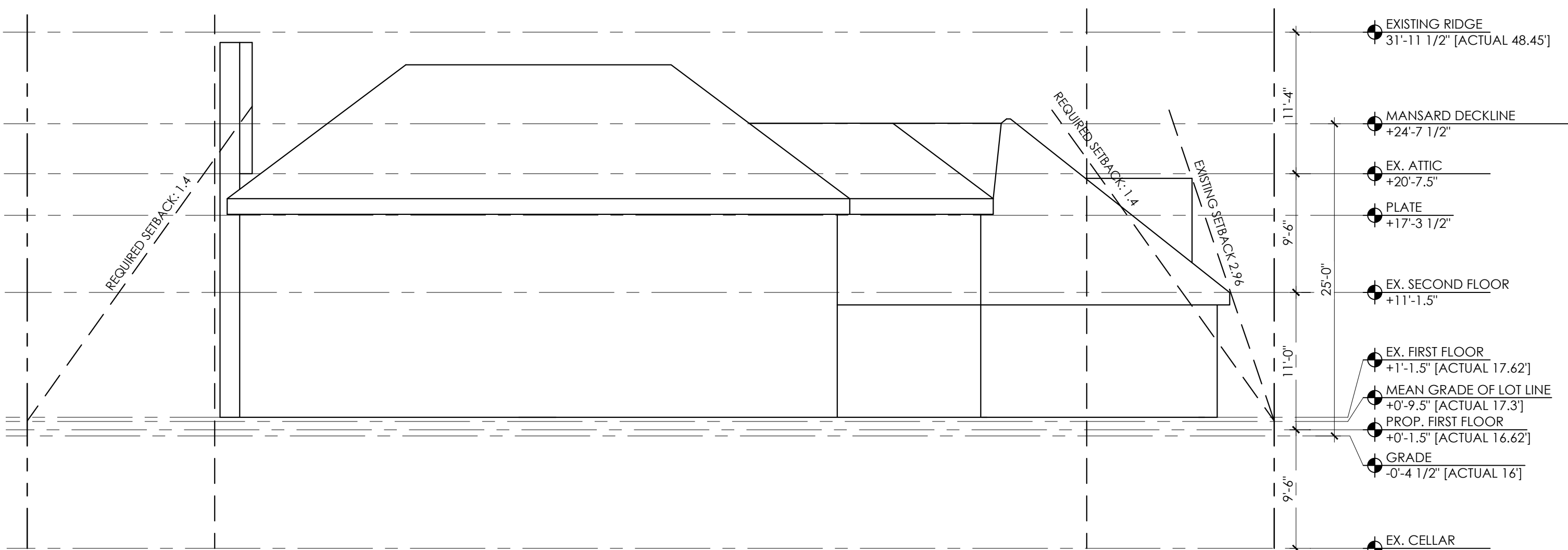
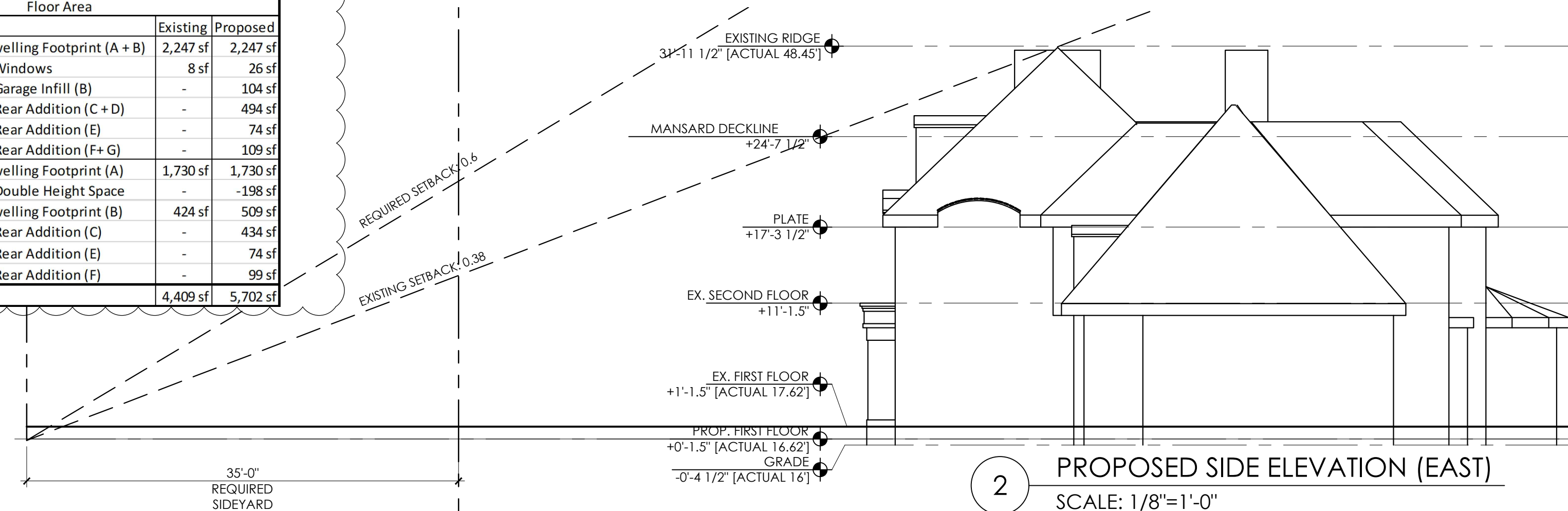
(1) HEIGHT: AVERAGE HEIGHT BETWEEN EAVES AND THE RIDGE 17'-3" + 31'-11" = 49'-2" / 2 = 24'-7"

(2) FLOOR AREA 150-22.3 3,000 + 0.23 TIMES LOT AREA OVER 12,000 19671-12,000=7,671 X 23%=1764 + 3,000 = 4764

(3) LOT COVERAGE 150-39(A) 19,671 X 15% = 2,951 SF

(4) IMPERVIOUS SITE COVERAGE 150-39(B) 5,560 + 0.25 TIMES LOT AREA OVER 16,001 19671-16,001=3,670 X 25%=918 + 5,560 = 6478

(5) EXISTING SECOND FLOOR OVERHANGS IN FRONT OF GARAGE. PROPOSING TO INFILL UNDER THIS SPACE WHICH IS IN THE SIDE YARD, SEE PLAN.



- 02/10/22 ISSUED FOR VARIANCE
- 12/13/21 REVISED PER DOB
- 11/01/21 ISSUED FOR DOB

REVISIONS

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PROJECT
69 WILLOW ROAD

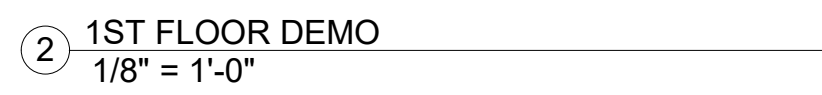
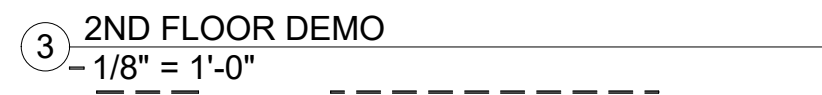
69 WILLOW ROAD
WOODSBURGH, NY 11598

DRAWING
**SITE PLAN
ZONING
LOT COVERAGE**



DATE
Oct. 18, 2021
SCALE
JOB NUMBER
2114
DRAFTED BY
CL

A-002.00



ALTERATION NOTES:
FULL INTERIOR REMOVAL DOWN TO STUDS,
TYPICAL ALL ROOMS.
REMOVE ALL OF THE FOLLOWING:

- GYP. BD. ON WALLS AND CEILINGS
- TILE
- EXTERIOR WALL GYP. BD. AND INSULATION
- PLUMBING FIXTURES

[illegible]

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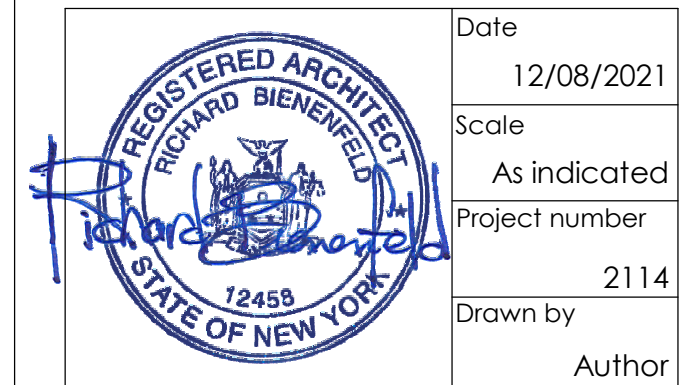
PROJECT

KIFFEL RESIDENCE

69 Willow Road
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SHEET

DEMOLITION FLOOR PLANS




D-100

PROJECT

KIFFEL RESIDENCE


69 Willow Road
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	Date	12/08/2021
	Scale	1/4" = 1'-0"
	Project number	2114
	Drawn by	Author

PROJECT

KIFFEL RESIDENCE


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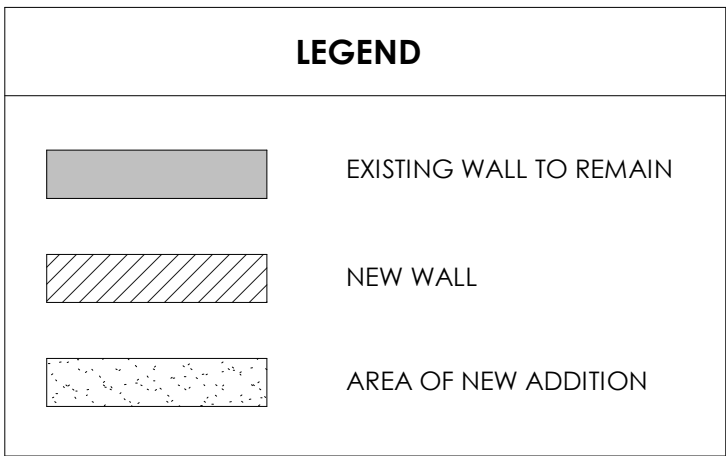
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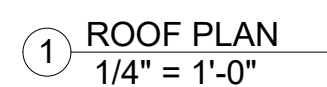
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A-102





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PROJECT

KIFFEL RESIDENCE

69 Willow Road
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SHEET

ROOF PLAN

	Date	12/08/2021
	Scale	1/4" = 1'-0"
	Project number	2114
	Drawn by	


A-103

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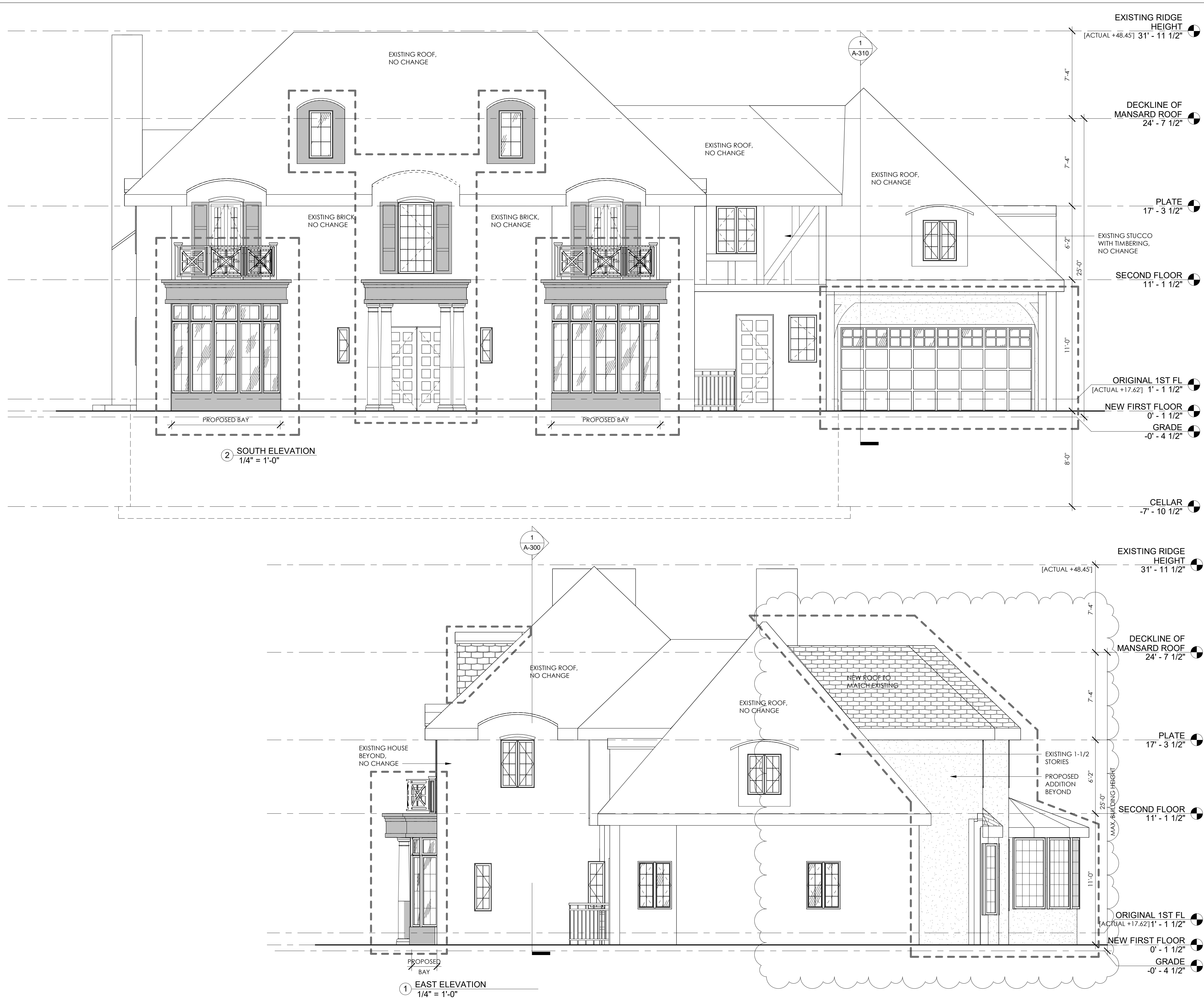
PROJECT

KIFFEL RESIDENCE

69 Willow Road
Woodmere, NY 11598

	Date	12/08/2021
	Scale	As indicated
	Project number	2114
	Drawn by	Author

A-200




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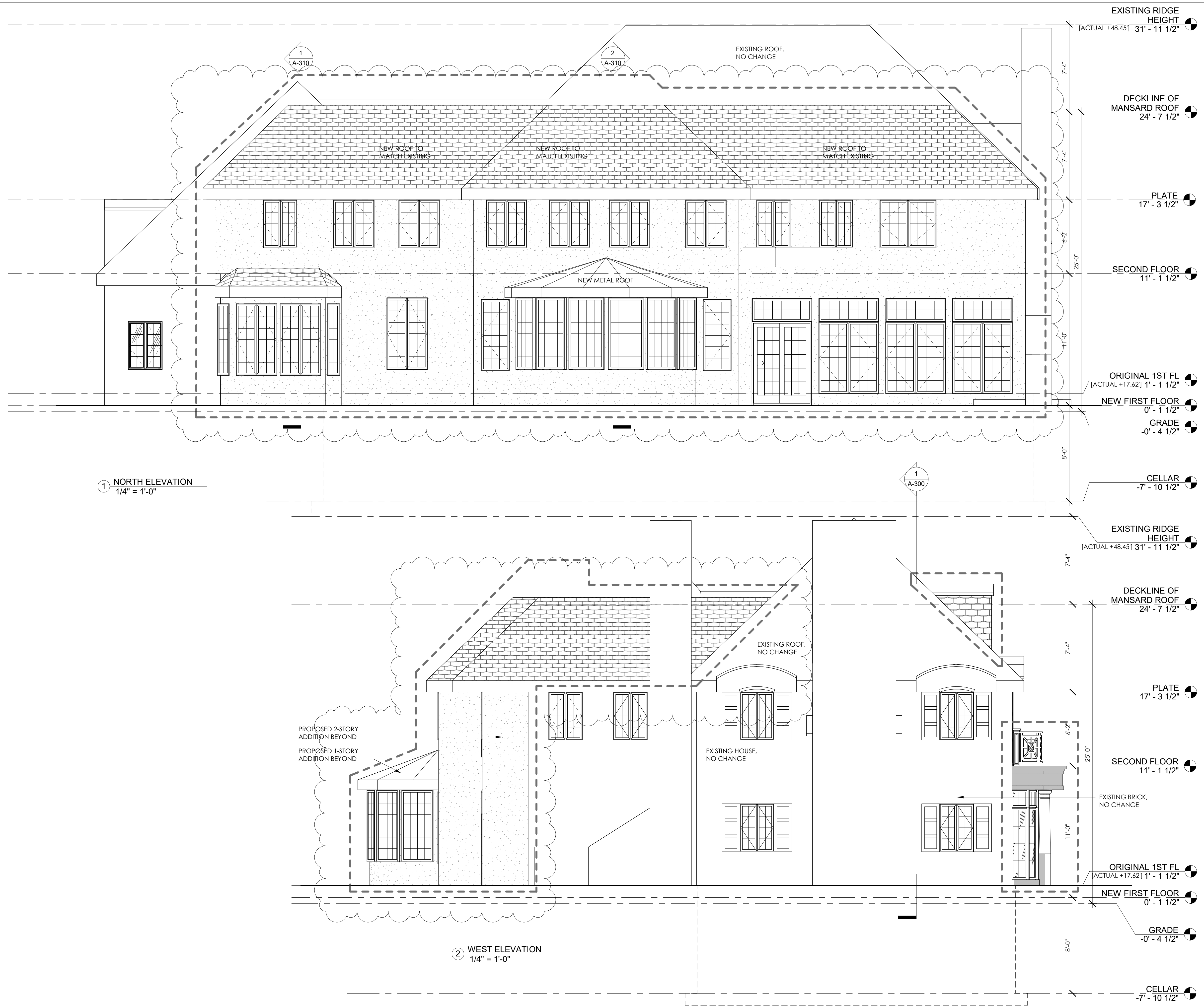
PROJECT

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69 Willow Road
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	Date
	12/08/2021
	Scale
	As indicated
	Project number
	2114
	Drawn by
	Author

A-201



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**LONGITUDINAL
BUILDING SECTION**

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A-300

