

# APPLICATION FOR BUILDING PERMIT

The Village of Irvington | 85 Main St | Irvington NY 10533

Application Number:	989	Date:	08/04/2023
Job Location:	11 STEARNS RDG	Parcel ID:	2.111-59-47.6
Property Owner:	ALAN GERSHKOVICH	Property Class:	RES VACANT LAND
Occupancy:		Zoning:	
Common Name:			

<b>Applicant</b>	<b>Contractor</b>
ALAN GERSHKOVICH	
OWNER	
11 STEARNS RIDGEIRVINGTON NY 10533	
917-750-8934	

## Description of Work

Type of Work:	Fence	Applicant is:	Owner
Work Requested by:		In association with:	
Cost of Work (Est.):	35000.00	Property Class:	RES VACANT LAND

## Description of Work

***replace existing fence with new taller fence and install portable hot tub.***

**Please Note:** Completing the application does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.

# ***COTTONWOOD***

***by ACTIVEYARDS***

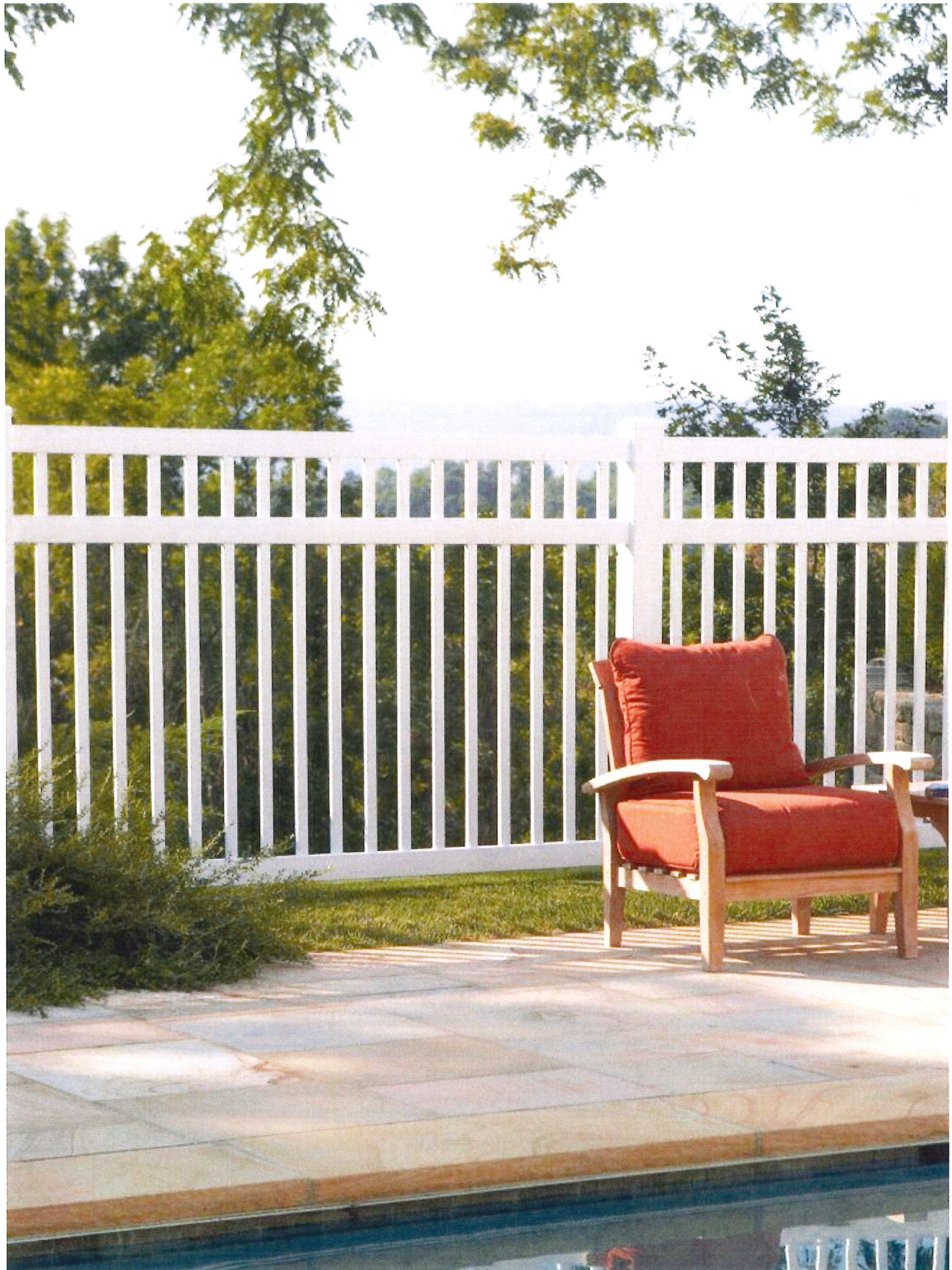
The Cottonwood by ActiveYards complements your pool or patio area without compromising your view. Featuring a contemporary style with three rails and enough spacing between pickets to allow air to circulate, the Cottonwood makes a great accent for your landscaping or can be used to define your property boundary. StayStraight rails provide structural durability to help decrease bending or sagging over time.

- Contemporary three rail closed picket style does not compromise views
- Designed for pool or patio areas and allow for optimal air circulation
- Made in the USA with Transferable Limited Lifetime Warranty
- Matching walk and drive gates

*5x8 Cottonwood Haven in White*

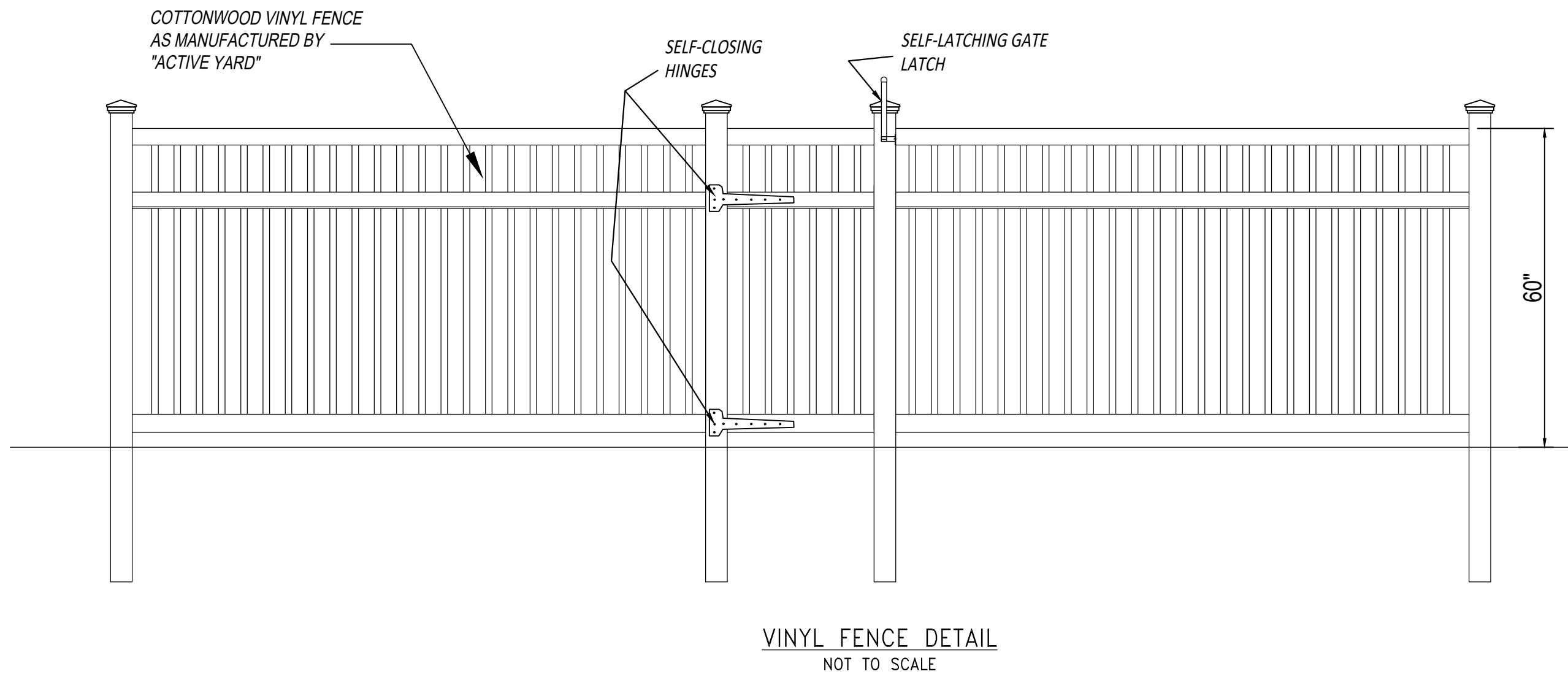
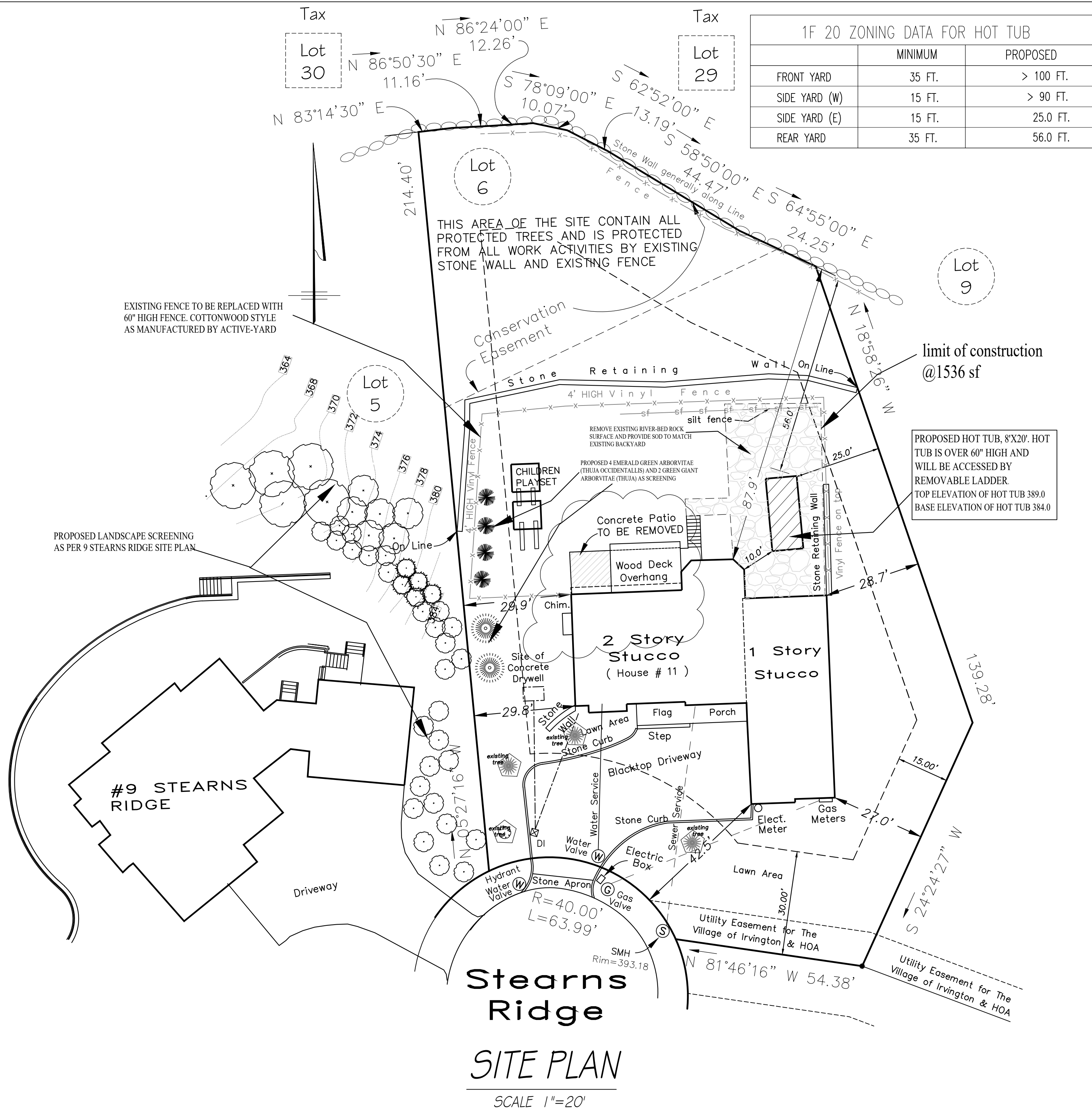


*5x8 Cottonwood Haven in White*



*5x8 Cottonwood Haven in White*





#### CONSTRUCTION SEQUENCE

1. INSTALL LIMIT OF DISTURBANCE FENCE.
2. INSTALL SILT FENCE.
3. CLEAR CLEAR AND STOCK PILE TOP SOIL.
4. INSTALL ELECTRICAL WIRING FOR TUB CONNECTION.
5. INSTALL BRICK PAVER PATIO.
6. INSTALL HOT TUB.

NOTIFY THE VILLAGE OF IRVINGTON BUILDING INSPECTOR AT LEAST 48 HOURS BEFORE OF ANY OF THE FOLLOWING ANY ACTIVITIES OCCUR.

1. START OF CONSTRUCTION
2. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES
3. CLOSE OF THE CONSTRUCTION SEASON
4. COMPLETION OF FINAL LANDSCAPING

#### VILLAGE OF IRVINGTON GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF THE CONSTRUCTION INsofar AS THEY MAY BE ENDANGERED BY HIS OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE PROPOSED PLAN. IF THEY ARE SHOWN ON THE PROPOSED PLAN THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTIONS TO UTILITY SERVICE.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES WHETHER UNDERGROUND OR OVERHEAD AND SHALL MAINTAIN IN PROPER WORKING AND OPERATING CONDITION ALL UTILITIES. IF TEMPORARY UTILITIES CONNECTIONS SERVICES ARE REQUIRED, THE CONTRACTOR SHALL SEE TO IT THAT THEY ARE PROVIDED, AND IT SHALL BE HIS RESPONSIBILITY TO MAINTAIN SUCH TEMPORARY FACILITIES OR THE DELATION OF THE PROJECT.
3. THE CONTRACTOR SHALL CONTACT ALL OF THE APPROPRIATE PARTIES WITH JURISDICTION OVER THE UTILITIES ENTERING ON OR NEAR THE PROJECT AREA PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE STATE OF NEW YORK DEPARTMENT OF LABOR, BOARD OF STANDARDS AND APPEALS INDUSTRIAL CODE RULE 53, "CONSTRUCTION, EXCAVATION AND DEMOLITION OPERATIONS AT OR NEAR UNDERGROUND FACILITIES" EFFECTIVE APRIL 1, 1975. THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ALL APPLICABLE REQUIREMENT OF INDUSTRIAL CODE RULE 53. INFORMATION IS AVAILABLE AT 1-800-962-7962.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY THE VILLAGE OF IRVINGTON, THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) OR ANY OTHER AGENCY WITH JURISDICTION OVER THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE VILLAGE OF IRVINGTON OR ANY OTHER AGENCY WITH JURISDICTION OVER THIS PROJECT.
7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF VILLAGE OF IRVINGTON, NYSDOT AND THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH (WCHDH).
8. UPON REQUEST, THE VILLAGE OF IRVINGTON WATER DEPARTMENT, SHALL LOCATE EXISTING WATER MAINS AND SERVICES, THEY CANNOT GUARANTEE THE EXACT LOCATION, SIZE AND LOCATION.
9. THE VILLAGE OF IRVINGTON DEPARTMENT OF PUBLIC WORKS WILL DETERMINE WHICH OBSTRUCTION, TRESS AND VEGETATION IS TO BE REMOVED TO EXACT LOCATION, SIZE AND CONDITION.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OR REPLACEMENT OF ALL (OFF-SITE) NATURAL AND MAN MADE FEATURES DISTURBED BY (HIS) CONSTRUCTION ACTIVITIES WHETHER SHOWN ON THE PROPOSED PLAN OR ENCOUNTERED IN THE FIELD. IT IS THE INTENTION OF THE PROPOSED PLAN TO SHOW ONLY MAJOR FEATURES TO BE PROTECTED, RESTORED OR REPLACED. HOWEVER, OTHER PHYSICAL FEATURES MAY BE ENCOUNTERED WHICH WILL REQUIRE RESTORATION OR REPLACEMENT WHETHER OR NOT THEY ARE SHOWN ON THE PLAN.
11. THE CONTRACTOR SHALL VERIFY ALL THE FIELD CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR FIELD FITTING AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE ON THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
12. I HEREBY ACKNOWLEDGE THAT SUBSURFACE INVESTIGATIONS AND BORINGS HAVE NOT BEEN PERFORMED. SUBSURFACE INFORMATION IS NOT AVAILABLE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SUBSURFACE CONDITIONS AND SATISFYING ALL CONTRACT CONDITIONS WITH RESPECT TO UNFORESEEN CONDITIONS PRIOR TO ENTERING INTO AGREEMENT TO PERFORM WORK SHOWN HERE.
13. "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATION OF COMPLIANCE."

#### NOTES:

1. HOT TUB WILL CONFORM TO THE REQUIREMENTS OF THE 2020 NYS BUILDING CODE AND VILLAGE CODES APPLICABLE TO SWIMMING POOLS.
2. POOL COVER MUST CAPABLE OF SUPPORTING MINIMUM DEAD WEIGHT OF 200 POUNDS WHEN FASTENED OR LOCKED IN PLACE OVER THE SWIMMING POOL. THE POOL COVER MUST FULLY COVER POOL WHEN NOT IN USE AND DURING THE PERIOD OF NOVEMBER 1 THROUGH MARCH 31.
3. POOL WATER SHALL BE DE-CHLORINATED PRIOR TO DRAW-DOWN.
4. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOIL.

#### NOTES:

- 1- Water supply for hot tub will be provide by garden hose from existing hose bibb. Fence for the pool is existing and complies with NYS requirements, existing vinyl fence will be replaced with new 60" high vinyl fence model COTTONWOOD as manufactured by ACTIVE-YARD to comply with Village requirements.
- 2- All fence gates will be equipped with self-closing self-latching hardware and self closing hinges. Only access to hot tub is removable ladder.
- 3- Hot tub draw-down will be no more than 6" of the pool draw-down and shall not drain in the municipal storm system and must be at least 10 days after last chemical treatment.
- 4- No exposed electrical wires shall be nearer than 5 feet to the edge of the pool.
- 5- Exposed electrical wires shall not be less than 10 feet above ground level at the edge of the swimming pool.

#### NOTES:

COVERAGE IS EXCEEDED BY 17% OVER THE ALLOWABLE AND 3.9% GREATER THAN THE EXISTING, THEREFORE A VARIANCE IS REQUIRED.

VARIANCE WAS GRANTED BY ZBA ON JULY 25, 2023



BERRY, JOSEPH F.  
STUARD, SUSAN S.  
68 RIVERVIEW RD  
IRVINGTON, NY 10533

O'CALLAGHAN, TIFFANY  
O'CALLAGHAN, JAMES  
66 RIVERVIEW RD  
IRVINGTON, NY 10533

BUNES, BARD  
BUNES, MARY LOUISE  
STEARNS RIDGE  
IRVINGTON, NY 10533

O'CALLAGHAN, TIFFANY  
O'CALLAGHAN, JAMES  
66 RIVERVIEW RD  
IRVINGTON, NY 10533

DEARMAN, PARK HOMEOWNERS  
ASSOCIATION CORP.  
P.O. BOX 172  
IRVINGTON, NY 10533

RACWELL CONTRACTING &  
CONSTRUCTION CORP.  
122 E SUNNYSIDE LN  
IRVINGTON, NY 10533

GLAZER, BENJAMIN  
GLAZER, BARI  
PO BOX 61  
IRVINGTON, NY 10533

RYAN, MATTHEW K  
61 RIVERVIEW RD  
IRVINGTON, NY 10533

JAIN, AMIT  
PATEL, AMI  
15 DEARMAN CL  
IRVINGTON, NY 10533

SCHOOL DISTRICT NO 2  
N BROADWAY  
IRVINGTON, NY 10533

KATARI, ADI SESHU KUMAR  
KALPANA, RAMDAS  
72 RIVERVIEW RD  
IRVINGTON, NY 10533

SMITH, BRIAN  
SMITH, KEIRA  
67 RIVERVIEW RD  
IRVINGTON, NY 10533

KIMBER, RYAN  
GOLDEN, MEGHAN  
9 STEARNS RDG  
IRVINGTON, NY 10533

WEIN, JARED  
WEIN, ALLISON  
19 DEARMAN CL  
IRVINGTON, NY 10533

KLATELL, JEREMY N.  
KILLELA, MEGAL  
12 JANET TER  
IRVINGTON, NY 10533

ZIFF, AMY L.  
GLUECK, JEFFREY S.  
5 STEARNS RIDGE  
IRVINGTON, NY 10533

KNAPP, MATTHEW  
BOCHICCHIO, CHRISTINA  
11 JANET TER  
IRVINGTON, NY 10533

MCLAUGHLIN III, LEO JAMES  
57 RIVERVIEW RD  
IRVINGTON, NY 10533

#### LIST OF NEIGHBORS

SURVEY INFORMATION OBTAINED AND FROM THE MUNSON COMPANY LAND SURVEYORS PREPARED MARCH 23, 2016

ARCHITECT OF RECORD: RAYEX DESIGN GROUP, INC 226 SHEARHILL ROAD MAHOPAC, N.Y. 10541	SURVEYOR OF RECORD: THE MUNSON COMPANY 9 NORTH GOODWIN AVE ELMSFORD, N.Y. 10523	PREMISES KNOWN AS TAX LOT: SECTION; 2.111 BLOCK; 59 LOT; 47.6 VILLAGE OF IRVINGTON PROPERTY AREA: 26,943 SQ FT / 0.6185 AC
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ALTERATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL. ANY ALTERATION BY A P.E. OR ARCITECT OR SURVEYOR MUST BE INDICATED AND BEAR HIS SEAL SIGNATURE AND DATE OF ALTERATION.

6	8/2/23	COMPLIANCE WITH ZBA CONDITION
5	5/11/23	VILLAGE ENGINEER COMMENTS 5/1/23
4	4/12/23	scale information and addition details
3	3/6/23	CONSULTANT COMMENTS 2/27/2023
2	3/6/23	PLANNING BOARD MEETING COMMENTS AND COVERAGE CALCULATIONS
1	1/17/23	ENGINEERS COMMENTS 1/3/2023

REVISIONS: NO. DATE: COMMENTS:

JOHN KARELL, JR. P.E.

121 CUSHMAN ROAD  
PATTERSON, NEW YORK

845-878-0455 phone  
845-878-4939 fax  
jck4911@yahoo.com

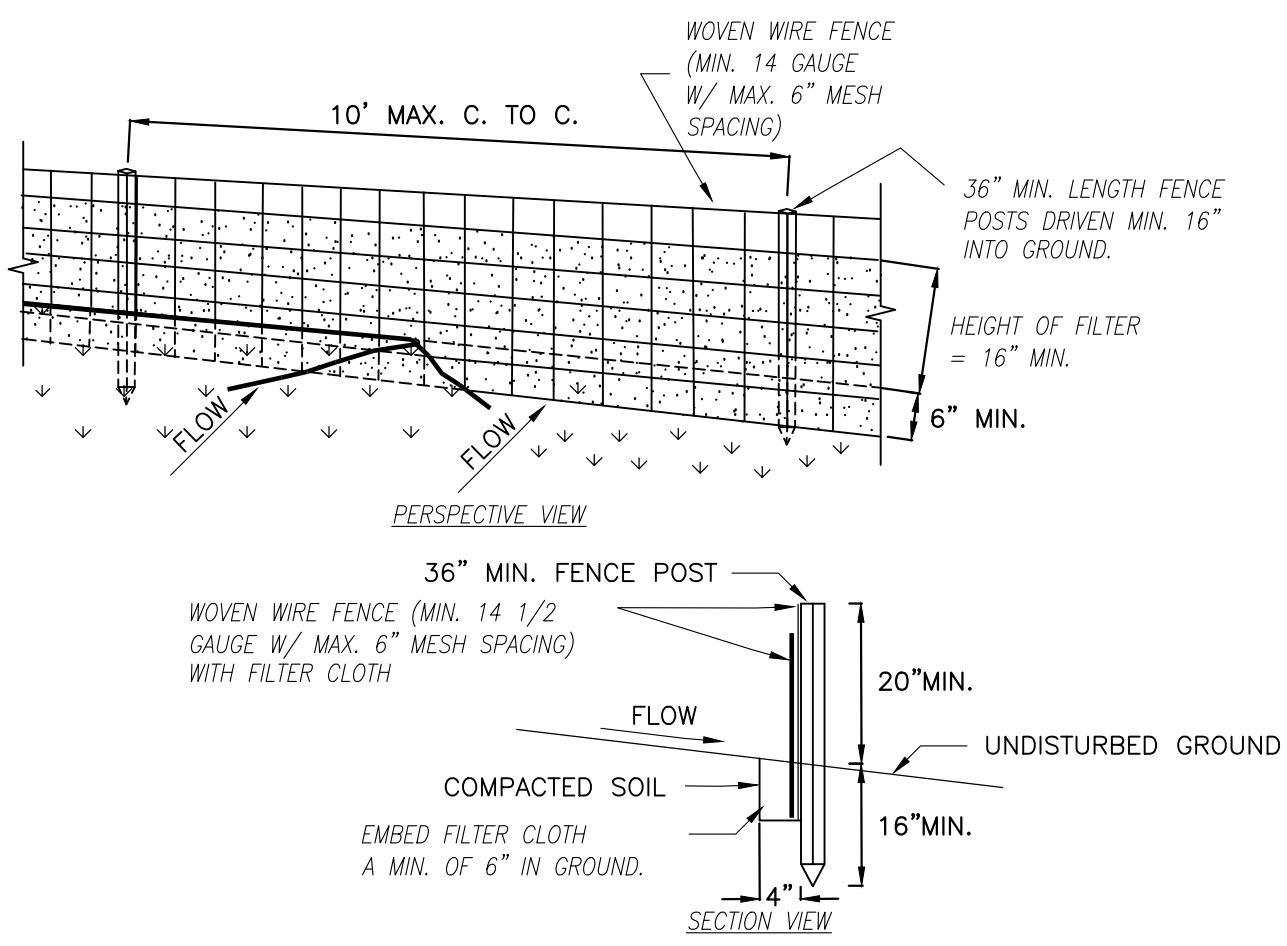
RACWEL CONSTRUCTION INC.  
11 STEARNS RIDGE  
VILLAGE OF IRVINGTON / TOWN OF GREENBURGH

LOT 6  
INSTALLATION OF HOT TUB

SCALE: 1" = 20'

DATED: DECEMBER 2, 2022

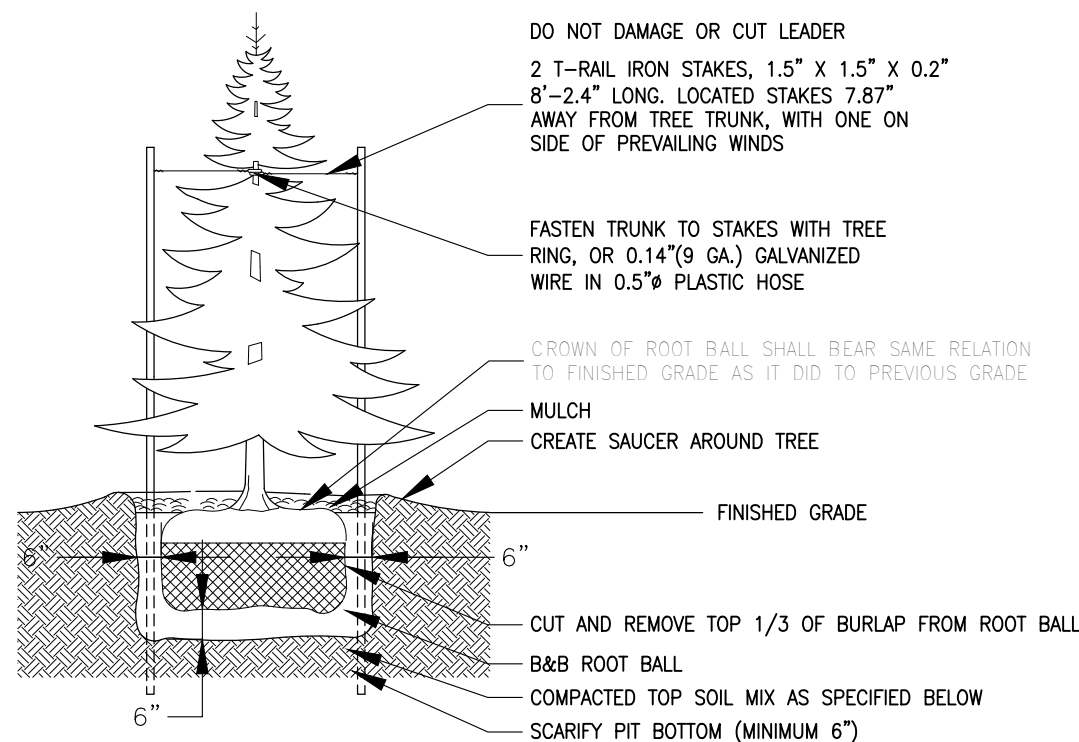
SHEET No. 1 of 2



### CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

### SILT FENCE



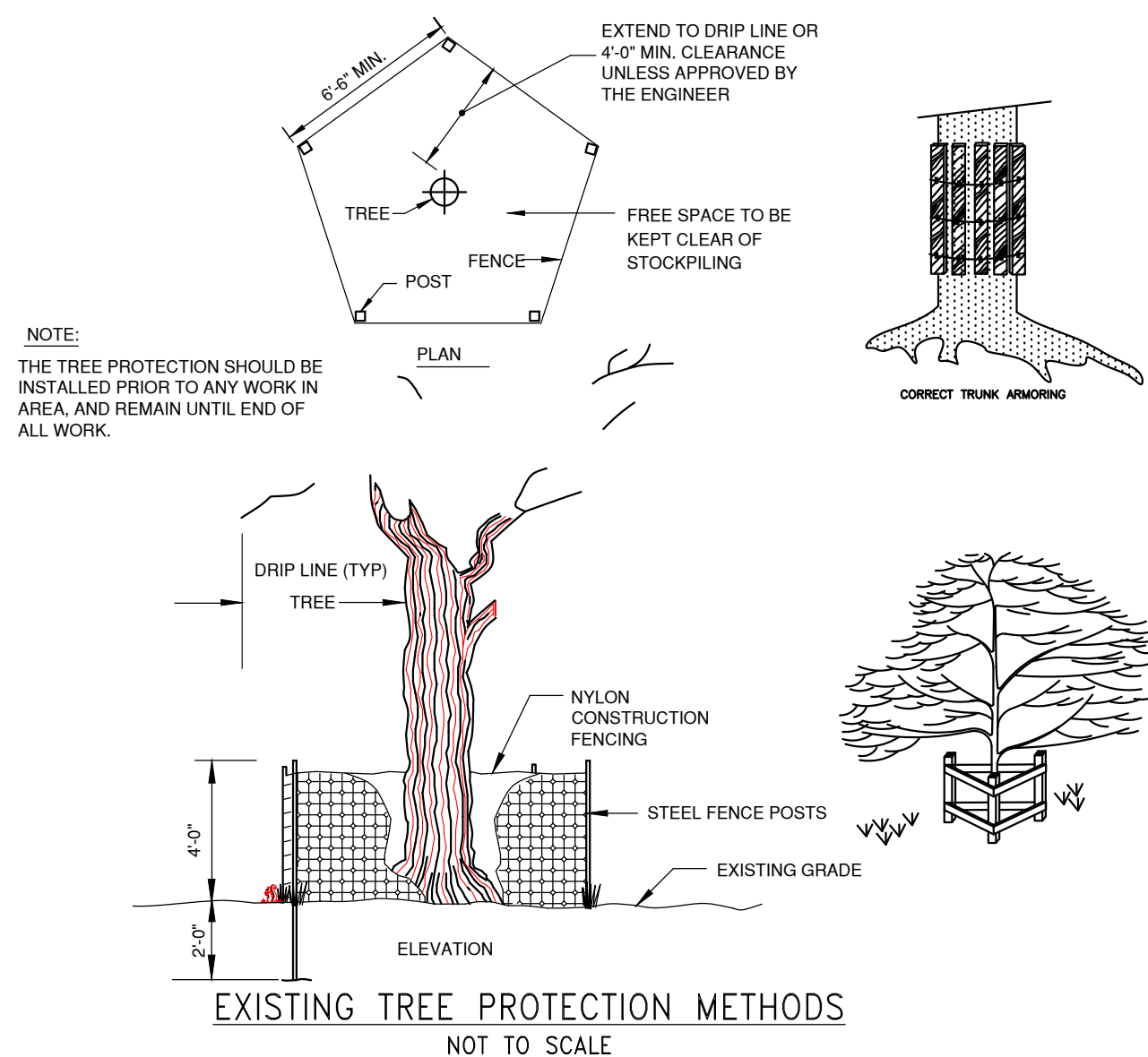
### SPECIFICATIONS:

- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
- WATER THOROUGHLY AFTER INSTALLATION.
- REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
- PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
- TOPSOIL MIX, SEE SPEC.

### NOTES:

- THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) REFERENCE NUMBER 000-191.

### CONIFEROUS TREE PLANTING DETAIL NOT TO SCALE



### VILLAGE OF IRVINGTON

#### Planning Board

85 Main Street  
Irvington, New York 10533  
Tel: (914) 591-8335 Fax: (914) 591-5870

Directions: Fill in highlighted cells.

ADDRESS: 11 STEARNS RIDGE Irvington, NY 10533 Parcel I.D. # 2.111 59 47.6

#### ALLOWABLE COVERAGE BY LOT SIZE

Zoning District	Two Family	Multi Family
5	1F 10	1F 20 1F 40 1F 60 1F 80
Lot Coverage	24%	20% 16% 12% 8.33% 6.75%
Coverage Bonus	16%	12% 6% 4% 2% 2%
over minimum lot size	over 5,000 sq ft up to 10,000 sq ft	over 10,000 sq ft up to 20,000 sq ft over 20,000 sq ft over 40,000 sq ft over 40,000 sq ft over 60,000 sq ft over 60,000 sq ft
Zoning Dist.	Lot Size	Base Allowable Coverage (SF) Bonus Allowable Coverage (SF) Total Allowable Coverage
1F 20	26,943	3,200 417 3,617 SF 13%

#### LOT COVERAGE WORK SHEET

	EXISTING COVERAGE		PROPOSED COVERAGE		PROPOSED AREA REQUIRING DRAINAGE	
	SQ FT	PERCENTAGE	SQ FT	PERCENTAGE	SQ FT	PERCENTAGE
PRIMARY BUILDING	3,185	11.8%	0	0.0%	0	0.0%
ACCESSORY BUILDING	0	0.0%	0	0.0%	0	0.0%
OTHER BUILDING	0	0.0%	0	0.0%	0	0.0%
OTHER BUILDING	0	0.0%	0	0.0%	0	0.0%
DRIVEWAY	0	0.0%	0	0.0%	1,833	6.8%
PARKING AREA (IF NOT PART OF DRIVEWAY)	0	0.0%	0	0.0%	0	0.0%
SIDE WALK (1)	0	0.0%	0	0.0%	0	0.0%
SIDE WALK (2)	0	0.0%	0	0.0%	0	0.0%
SIDE WALK (3)	0	0.0%	0	0.0%	0	0.0%
FRONT PORCH (STEPS)	171	0.6%	0	0.0%	0	0.0%
PATIO (1)	335	1.3%	0	0.0%	0	0.0%
PATIO (2)	139	0.5%	0	0.0%	0	0.0%
MECHANICAL EQUIPMENT PADS (1)	0	0.0%	0	0.0%	0	0.0%
MECHANICAL EQUIPMENT PADS (2)	0	0.0%	0	0.0%	0	0.0%
WALLS	0	0.0%	0	0.0%	0	0.0%
GARDEN WALLS	0	0.0%	0	0.0%	0	0.0%
RETAINING WALLS	238	0.9%	0	0.0%	0	0.0%
POOL	0	0.0%	760	2.8%	160	0.6%
POOL PATIOS	0	0.0%	0	0.0%	0	0.0%
POOL EQUIPMENT	0	0.0%	0	0.0%	0	0.0%
(Other)	0	0.0%	0	0.0%	0	0.0%
(Other)	0	0.0%	0	0.0%	0	0.0%
(Other)	0	0.0%	0	0.0%	0	0.0%
(Other)	0	0.0%	0	0.0%	0	0.0%
Individual Total	4,071	15.0%	160	0.6%	1,993	7.4%
Total Proposed Coverage	4,228	15.7%				
Greater than Allowed	614	2.3%				
Greater than Existing	100	0.4%				

#### LOT COVERAGE CHECK LIST

- ☒ Provide existing coverage diagram on site plan
- ☒ Provide proposed coverage diagram on site plan

Licensed Professional: JOHN KARELL, JR., P.E.

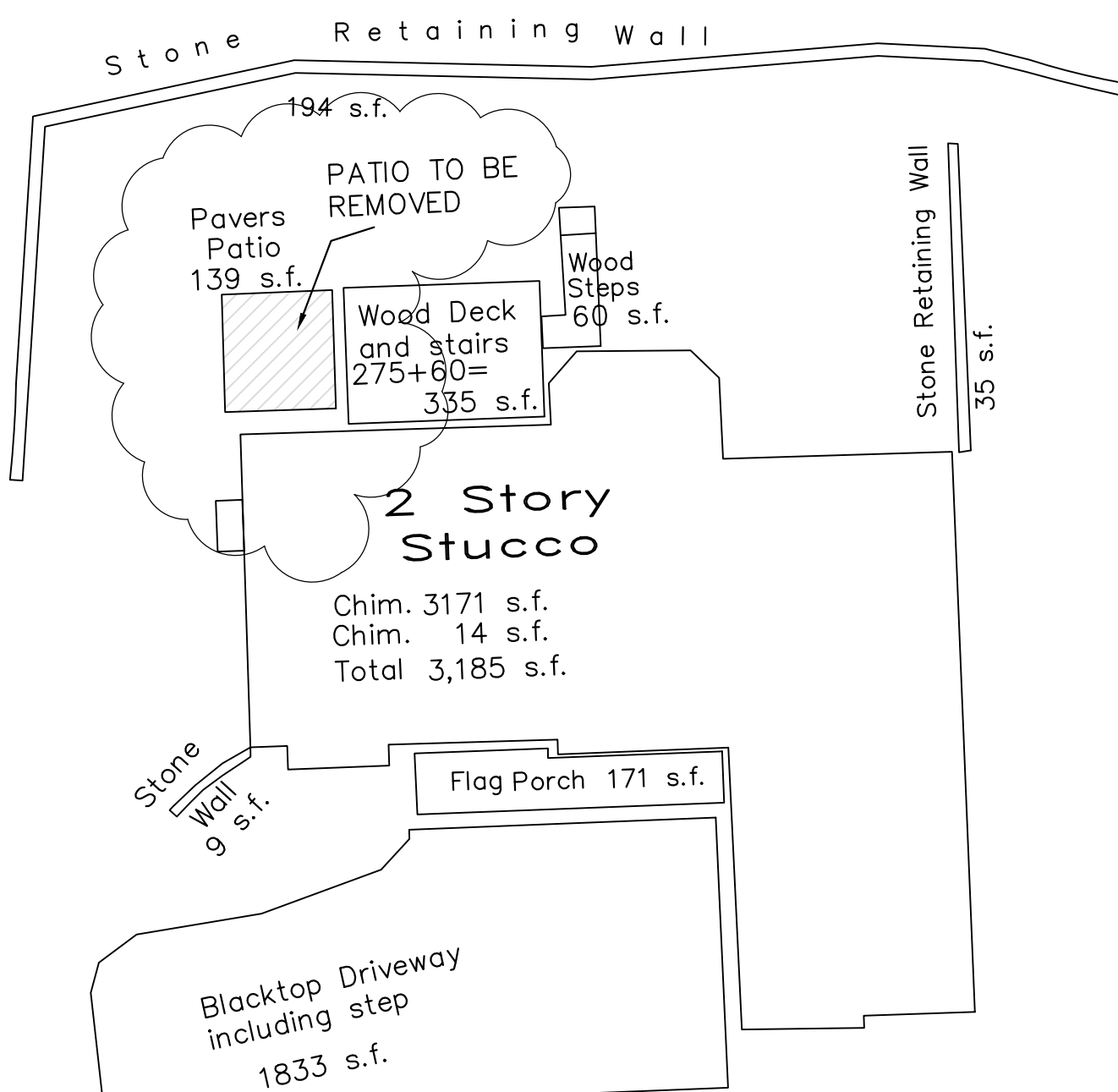
Signature: *John Karell, Jr.* Date: 3/8/2023

I represent that I am wholly and completely responsible for the accuracy of the information above as the NYS Licensed Registered Architect or Professional Engineer, and to the best of my knowledge it is in accordance with Section 224 13 Building Coverage of the Village Code. I understand that engaging in acts of gross incompetence or gross negligence, permitting or aiding an unlicensed person to perform activities requiring a license, or practicing beyond the scope of the profession is considered professional misconduct and punishable in accordance with NYS Educational Law.

#### § 224-13 COVERAGE

- A. General provisions. Except as provided in followings 224 14d hereof, the sum of all areas covered by all principal and accessory buildings in one family residence districts shall not exceed the following: (see chart above) (Amended 6 26 2003 by L.L. No. 7 2003)
- B. Overlaid lots. Notwithstanding Subsection A of this section, the sum of all areas covered by all principal and accessory buildings in lots located in 1F 5, 1F 10 and 1F 20 Districts shall not exceed that which would be permissible under Subsection A if the lot were located in the district having the largest minimum lot size smaller than the area of the lot, for example, the coverage permitted on a site of 80,000 square feet in an 1F 10 District would be determined by reference to the maximum coverage in the 1F 40 District and therefore would be 4,400 square feet (4,800, plus 4% of 80,000 minus 40,000)
- C. For the purposes of determining coverage, driveway shall not be considered as principal and accessory buildings

2017 11 21 IPB Coverage Work Sheet



#### EXISTING COVERAGE CALCULATION

- EXISTING RESIDENCE W/CHIMNEY = 3,185 S.F.
  - COVERED ENTRANCES = 171 S.F.
  - DECK = 335 S.F.
  - PATIO = 139 S.F.
  - HOT TUB = 160 S.F.
  - RETAINING WALLS = 238 S.F.
- TOTAL=(1) TO (6) = 4,228 S.F.

ALLOWED	3,617	SQ FT
PROPOSED	4,228	SQ FT (614 SF MORE THAN ALLOWED)

### COVERAGE DIAGRAM



11 STEARNS RIDGE - FAR & COVERAGE COMPARISON										
LOT INFORMATION				FAR			COVERAGE			
TAG	ADDRESS	ZONING DISTRICT	SHEET	BLOCK	LOT #	ALT TAX MAP #	ALLOWED	EXISTING	% OF ALLOWED	% OF LOT
A	11 STEARNS RIDGE	1F-20				2,111-59-47.6		3,617	4,228	117%
B	9 STEARNS RIDGE	1F-20				2,111-59-47.5		3,240	4,123	127.3%
C	7 STEARNS RIDGE	1F-20				2,111-59-47.4		3,520	3,615	103%
D	5 STEARNS RIDGE	1F-20				2,111-59-47.3		3,197	3,279	104%
E	3 STEARNS RIDGE	1F-20				2,111-59-47.2		3,054	3,197	103%
F	2 STEARNS RIDGE	1F-20				2,111-59-47.1		4,162	4,123	80.9%
G	15 DEARMAN CL	1F-20				2,111-59-47.7		3,568	3,566	86.4%
H	19 DEARMAN CL	1F-20				2,111-59-47.9		5,623	5,397	79.9%
I	21 DEARMAN CL	1F-20				2,111-59-47.10		3,200	3,018	85%
J	23 DEARMAN CL	1F-20				2,111-59-47.11		3,200	3,416	107%
K	27 DEARMAN CL	1F-20				2,111-59-47.13		5,380	5,264	90.5%
L	29 DEARMAN CL	1F-20				2,111-59-47.14		3,391	3,562	105%
M	31 DEARMAN CL	1F-20				2,111-59-47.15		4,472	4,906	89.15%
N	33 DEARMAN CL	1F-20				2,111-59-47.16		4,473	3,803	77.6%

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REVISIONS:	NO.	DATE:	COMMENTS:

JOHN KARELL, JR. P.E.

121 CUSHMAN ROAD  
PATTERSON, NEW YORK

845-878-0455 phone  
845-878-4939 fax  
jack4911@yahoo.com

RACWEL CONSTRUCTION INC.  
11 STEARNS RIDGE  
VILLAGE OF IRVINGTON / TOWN OF GREENBURGH

LOT 6  
INSTALLATION OF HOT TUB

SCALE: 1" = 20'  
DATED: DECEMBER 2, 2022  
SHEET No. 2 of 2