

INSTRUCTIONS FOR APPLICATION FOR EXCESS HOUSE SIZE and/or LAND COVERAGE SPECIAL PERMIT:

SUBMIT 8 SETS OF PLANS, SIGNED AND SEALED BY A LICENSED PROFESSIONAL ARCHITECT/ENGINEER

SUBMIT 1 ORIGINAL AND 1 COPY OF APPLICATION FORM

SUBMIT PICTURES OF NEARBY HOMES, BOTH SIDE VIEWS AND FROM ACROSS THE STREET

SUBMIT A COPY OF ANY EXISTING EASEMENTS

SUBMIT 8 COPIES OF A ZONING WORKSHEET

NOTE: ALL APPLICATIONS MUST ADHERE TO THE PROVISIONS OF THE CODE OF THE VILLAGE OF ARDSLEY, SECTION 200-83 (ATTACHED TO THESE INSTRUCTIONS).

NOTE: The Planning Board will not put the application on its Agenda until all documents are submitted and checked that the application is complete.

Date _____

**PLANNING BOARD
VILLAGE OF ARDSLEY
507 ASHFORD AVENUE
ARDSLEY, NEW YORK 10502**

APPLICATION FOR PLANNING BOARD: EXCESS HOUSE SIZE PERMIT
EXCESS LAND COVERAGE PERMIT

OWNERSHIP DATA: TO BE FILLED IN BY THE APPLICANT.

CHECK APPROPRIATE CATEGORY:

APPLICANT, IF OTHER THAN OWNER: _____

OWNER'S NAME _____ APPLICANT'S NAME _____

ADDRESS _____ ADDRESS _____

PHONE NO. _____ PHONE NO. _____

B. PROJECT DATA:

SEC. _____ SHEET _____ BLOCK _____ LOT(S) _____

ACREAGE _____ SQUARE FEET _____

ARCHITECT/ENGINEER _____ ADDRESS _____

PHONE NO. _____ FAX NO. _____ LICENSE NO. _____

BRIEFLY DESCRIBE THE PURPOSE OF THIS APPLICATION

OWNER'S SIGNATURE

APPLICANT'S SIGNATURE
(IF OTHER THAN OWNER)

§ 200-83. House size. [Amended 5-19-2003 by L.L. No. 4-2003]

A. Legislative intent Economic and social changes, including changes in lifestyles, which have occurred since the time that most homes in Ardsley were built, have created a demand for significantly larger new homes, as well as the teardown and redevelopment and/or major expansion of existing homes. The Village Board hereby finds that the scale of these new or expanded homes has, in some cases, been out of character and scale with the neighborhoods in which they are located. Similarly, a combination of larger houses and increased land utilization for uses and structures accessory to such homes has caused excessive disturbance of the land, increased storm water runoff and resulted in a reduction in green space, i.e., trees and other forms of vegetation. Such intensive development and increased stormwater runoff results in increased downstream flooding, erosion and sedimentation, as well as impacting the aesthetically pleasing parklike character of the Village's established neighborhoods. It is, therefore, the intent of the Village Board, consistent with relevant economic and social considerations, to establish reasonable controls on the size of new or expanded houses, as well as on impervious surface coverage, but to do so in a way that incorporates flexibility and good judgment into the process.

B. Maximum house size. The following table establishes the basic permitted floor area for one-family dwellings on lots of the sizes indicated, irrespective of zoning district, in the Village of Ardsley. Notwithstanding these floor area standards, if any proposed dwelling exceeds by more than 100% the average gross floor area of the five homes in the same zoning district closest to it [as measured from the property line(s) separating the lot from the street(s) which it abuts, but not to include any dwelling on a lot which is more than 250 feet distant from such street line(s)], such dwelling shall require

Planning Board special permit approval pursuant to the standards and procedures as set forth in § 200-83D. The initial determination of which are the five closest homes and the floor areas thereof shall be made by an applicant submitted by the applicant, but the final determination shall be made by the Planning Board. Further, the Planning Board is hereby authorized, by special permit and also pursuant to the standards and procedures as set forth in § 200-83D, to allow an increase in the basic permitted floor area for any one-family dwelling and its accessory buildings, not to exceed the maximum amount as shown in the following table:

Lot Area square feet)	Basic Permitted Floor Area for One-Family Dwellings and Accessory Buildings (square feet)	Maximum Permitted Floor Area for One-Family Dwellings and Accessory Buildings* (square feet)
Less than 7,500	2,400 or 40% of lot area, whichever is greater	2,760 or 46% of lot area, whichever is greater
7,500 to 9,999	3,000 plus 24% of lot area in excess of 7,500 square feet	3,450 plus 28% of lot area in excess of 7,500 square feet
10,000 to 39,999	3,600 plus 8% of lot area in excess of 10,000 square feet	4,150 plus 10% of lot area in excess of 10,000 feet
40,000 or more	6,000 plus 4% of lot area in excess of 40,000 square feet	7,150 plus 5% of lot area in excess of 40,000 square feet

Notes:

*Subject to Planning Board special permit approval.

C. Gross land coverage. The following table establishes the basic permitted gross land coverage for one-family uses on lots of the sizes indicated, irrespective of zoning district. The Planning Board is, however, hereby authorized, by special permit and pursuant to the standards and procedures as set forth in § 200-83D, to allow an increase in the basic permitted gross land coverage for one-family dwelling lots, not to exceed the maximum amount as shown in the following table. Further, in either case, an additional 10 square feet of gross land coverage shall be permitted for each one foot of front yard setback in excess of the minimum required:

Lot Size square feet)	Basic Permitted Gross Land Coverage for One-Family Dwelling Lots (square feet)	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots* (square feet)
Less than 7,500	2,300 or 37% of lot area, whichever is greater	2,650 or 44% of lot area, whichever is greater
7,500 to 39,999	2,775 plus 10% of lot area in excess of 7,500 square feet	3,330 plus 12% of lot area in excess of 7,500 square feet
40,000 or more	6,025 plus 6% of lot area in excess of 40,000 square feet	7,230 plus 7% of lot area in excess of 40,000 feet

Notes:

*Subject to Planning Board special permit approval.

D. Special permit standards and procedures.

- (1) Application. Each applicant for a special permit pursuant to this section shall submit, simultaneously to the Planning Board and to the

Board of Architectural Review, site, building and landscaping plans, prepared by a properly qualified professional(s), accurately depicting the proposed location of the dwelling and any proposed accessory buildings, structures and/or uses on the site including the following information, except where the submission of such information is waived by the Planning Board:

- (a) Topography with contours at a vertical interval of not more than two feet;
- (b) The location of any significant natural feature such as wetlands, water bodies, rock outcroppings, steep slopes, and trees which are proposed to be removed or disturbed;
- (c) The location and use of existing structures on abutting properties;
- (d) Proposed architectural elevations of all building sides;
- (e) Proposed building and lot cross sections, if any, as appropriate to illustrate the relationship of the proposed construction to the site's topography and to neighboring streets and properties;
- (f) A proposed landscaping and screening plan;
- (g) The name and address of the applicant and of the properly qualified engineer, architect, landscape architect, surveyor and/or other professionals who prepared the application, including their certification that the plans and the building height, floor area, lot coverage and other calculations are correct; and
- (h) Such other information as the Planning Board or Board of Architectural Review may deem

necessary or appropriate to assist it in arriving at a decision.

(2) Procedure.

- (a) Within no more than 30 days of receipt of its copy of the application, the Board of Architectural Review shall complete and submit its report and recommendations to the Planning Board;
- (b) A public hearing shall be scheduled and conducted by the Planning Board within 45 days of the date that the application is received, unless such time limit is waived by the applicant; and
- (c) Notice of the hearing shall be advertised in the official Village newspaper at least seven days prior to such hearing, and all property owners of record within a distance of 250 feet from the boundary of the subject property shall be sent copies of such notice by certified mail, return receipt requested. The applicant shall submit proof of the publication of the notice and the mailing of all such notices prior to the start of the public hearing.

(3) Standards and criteria. In reviewing such special permit applications, the Planning Board shall consider the legislative intent of the Village Board, as set forth in this chapter, and, in particular, the following:

- (a) The visibility of the proposed structure from neighboring streets and properties;
- (b) The present use and zoning of neighboring properties;
- (c) The character, interest and scale of proposed roof and building facade designs, including architectural features, materials and colors;



- (d) The nature and extent of proposed site disturbance, tree removal or other alteration of natural features;
 - (e) The degree to which existing or proposed landscaping, house siting, grading and building design may serve to mitigate any potential adverse environmental impacts and/or visual impacts on neighboring streets and properties; and
 - (f) Other such similar factors as may be determined appropriate by the Planning Board.
- (4) Planning Board decision. Based upon the above established standards and criteria, and taking into consideration the report and recommendations of the Board of Architectural Review as well as any other evidence submitted as a part of the public hearing, the Planning Board shall, within a maximum of 30 days from the date of the close of the public hearing unless such time period is extended with the consent of the applicant, act either to approve, disapprove or approve with required modifications any such special permit application. Required modifications may include reduction in the size of the proposed dwelling, its redesign or relocation on the site, the redesign and/or relocation of any other proposed accessory buildings, structures or uses on the site, the preservation of certain site features, the provision of additional landscaping or other such similar design changes. The Planning Board's decision with respect to any such special permit application shall constitute a final determination of the Planning Board. Aggrieved parties may seek relief pursuant to Article 78 of the Civil Practice Laws and Rules of the State of New York.