

VILLAGE OF BRIARCLIFF MANOR  
CODE COMPLIANCE WORKSHEET  
(NEW STRUCTURES AND ADDITIONS)

TO BE COMPLETED AND  
SIGNED BOTH BY OWNER  
& ARCHITECT/ENGINEER

ADDRESS \_\_\_\_\_ SECTION \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_ ZONE DISTRICT \_\_\_\_\_ LOT SIZE \_\_\_\_\_ SF

**GROSS FLOOR AREA (GFA) CALCULATIONS § 220-2**

- a. The sum of the area of the building coverage multiplied by the percentage of the building perimeter with exposed walls of seven (7) feet or greater below the first floor elevation.
- b. Any floor area with a floor-to-ceiling height of sixteen (16) feet or greater shall be doubled for the purpose of calculating gross floor area.
- c. The portion of the total area of any deck(s) elevated above ground (not patio) on the Lot that is in excess of the square footage as follows:  
R80A - 800SF R60A - 600SF R40A/B - 400SF R30A - 300SF R20A/B - 200SF R12B - 180SF R10B - 150SF RT4B - 100SF

	EXISTING	PROPOSED INCREASE/DECREASE	TOTAL
FIRST FLOOR	SF	SF	SF
SECOND FLOOR	SF	SF	SF
GARAGE	SF	SF	SF
OTHER	SF	SF	SF
a	SF	SF	SF
b	SF	SF	SF
c	SF	SF	SF
GFA TOTAL	SF	SF	SF

**MAXIMUM GROSS FLOOR AREA §220:A5, FOOTNOTE 3**

The maximum gross floor area for single family residential construction and uses shall be calculated as follows:

- A. Lots less than 20,000 SF in area: 3,000 SF plus 10% of the lot area exceeding 10,000 SF
- B. Lots greater than 20,000 SF but not greater than 65,000 SF: 4,000 SF plus 7% of the lot area exceeding 20,000 SF
- C. Lots greater than 65,000 SF: 7,150 SF plus 8% of lot area exceeding 65,000 SF

**MAXIMUM PERCENT OF LOT TO BE OCCUPIED §220:A5 COLUMN 6**

R60A - 11% R40A/B - 12% R30A - 13% R20A/B - 15% R12B - 18% R10B - 20% RT4B - 23%

**FOOTNOTE 1 §220:A5**

- A. Is the Application for an addition with a proposed increase in GFA of less than 500 SF to an existing house with a GFA of less than or equal to 3,500 SF?  Yes  No  
(If yes, Footnote §220:A5 1 A may apply)
- B. Is the measured slope across the proposed building 15% or greater?  Yes  No  
(If yes, include only 50% of the basement area in to the GFA calculation for determining the increased setback on the uphill side of the building)

GFA Max \_\_\_\_\_ SF  
 GFA PROPOSED \_\_\_\_\_ SF  
 COMPLIANCE:  Yes  No  
 -----  
 COVERAGE PERMITTED \_\_\_\_\_ %  
 COVERAGE PROPOSED \_\_\_\_\_ %  
 COMPLIANCE:  Yes  No

**SCHEDULE OF MINIMUM YARD DIMENSIONS §220:A5**

	REQUIRED		PROPOSED	COMPLIANCE YES/NO
	GFA (<=) 3,500	GFA (>) 3,500		
FRONT YARD	FT	FT	FT	
ONE SIDE YARD	FT	FT	FT	
2 COMBINED SIDE YARDS	FT	FT	FT	
REAR YARD	FT	FT	FT	

**REGULATORY COMPLIANCE** (please check yes or no)

- 1. Will the proposed project place any fill or a structure within a Flood Zone?  Yes  No  
(If yes, Chapter 127, Floodplain Management, may apply)
- 2. Is the property located within 50 feet of a wetland?  Yes  No  
(If yes, Chapter 131, Freshwater Wetlands, may apply)
- 3. Will the proposed project require any trees to be cut down?  Yes  No  
(If yes, Chapter 202, Trees, may apply)
- 4. Will the proposed project require any excavation, fill (including man-made materials), grading, or otherwise disturbance of soil or other mineral deposits, greater than 15 cubic yards?  Yes  No  
(If yes, Chapter 115, Excavation, may apply)
- 5. Is a fence or retaining wall proposed as part of the application?  Yes  No  
(If yes, §220:A5, may apply)
- 6. Will total GFA exceed 3500 Sq. Ft.?  Yes  No  
(If yes, §220-9B Mandatory Tree Planting Plan Required)
- 7. Please provide slope of area of disturbance per Village of Briarcliff Manor Slope Map (§220-15, may apply)  0 -8%  8 -15%  15-25%  Greater than 25%

APPX P.E./A SEAL HERE

P.E./A LICENSE # \_\_\_\_\_

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE COMPLETE, TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND I THEREFORE SET MY HAND AND SEAL.

OWNER NAME \_\_\_\_\_ OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
P.E./A NAME \_\_\_\_\_ P.E./A. SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_