

Inc. Village of Oyster Bay Cove
68 West Main St., Oyster Bay, NY 11771
Building Dept: (516) 922-1071

LOT AREA COMPUTATION SHEET
(PURSUANT TO VILLAGE CODE 320-1)

Property Owner:	Design Professional:
Address:	Address:
Phone:	Phone:
Fax:	Fax:
Project Description:	
Project Location:	
NCTM:	SEC:
BLK:	LOT:
ZONE:	

The following computations and their supporting documentation must be submitted for **EVERY** BUILDING PERMIT APPLICATION WHICH INVOLVES **ANY** STRUCTURE EXPANSION OR STRUCTURE WHICH IS PROPOSED TO A BUILDING LOT. (Exception: Interior alterations) Supporting documentation shall include current survey prepared by NYS licensed land surveyor showing all existing structures, driveways, topographic info (2' contours) and contour analysis, wetlands, flood plane, easements, street, right of way and trees which may be affected. **NO application shall be accepted without submission of this computation and supporting document.**

LOT AREA [Amended 11/25/1991 by L.L. No. 2-1991; 11-15-2005 by L.L. No. 14-2005]

A. The total horizontal area of a lot within its legal boundaries measured to the street line, excluding:

- 1) Any portion which has less than ½ of the minimum lot width for the zoning district; _____ **SF**
- 2) Any portion which lies within a driveway, right-of-way, or access easement serving any other lot or lots; _____ **SF**
- 3) Any portion which is within a street, right-of-way or lane; _____ **SF**
- 4) Any portion which is burdened by an easement or restriction that substantially affects the use or development of that portion of the lot which is not within the minimum front, side and rear yard and is not a customary easement for utilities and similar services to the premises. _____ **SF**
- 5) Any portion which is within "an area of special flood hazard" as defined in § 320-72 of this chapter; _____ **SF**
- 6) Seventy-five percent of any portion which constitutes a wetland, water body or watercourse, or is within a buffer area, as defined in the Village Code; and [Amended 3-21-2006 by L.L. 4-2006] _____ **SF**

- 7) Twenty-five percent of any portion which constitutes a steep slope, and 50% of any portion which constitutes a very steep slope area, as defined in the Village Code.

- STEEP SLOPE _____ SF x .25 = _____ SF
- VERY STEEP SLOPE _____ SF x .5 = _____ SF _____ SF

SUB TOTAL AREA EXCLUSIONS _____ SF

(_____)
ACRE(S)

- B. Notwithstanding the foregoing, the area of any lot which lawfully existed in the Village prior to September 1, 2004, shall not be deemed to be less than the minimum lot size required in the district in which it is located, or to otherwise be made nonconforming, as a result of exclusions in Subsection A(6) and (7) above. Lot area exclusion in Subsection A(1) and (4) above shall not be deducted from the lot area when computing the maximum building area on any such lot. Any such nonconforming lot may continue to exist and be used without the need for variances; provided, however, that any change in use or development of any such lot shall comply with all requirements of the zoning regulations of the Village of Oyster Bay Cove other than requirements for minimum lot area. In case of a nonconforming building which lawfully existed as of February 1, 2006, alterations or additions to such building are permitted notwithstanding the front setback requirements in this section, provided that the alterations or additions are located within the existing footprint of the building and are at least 75 feet from the front property line. [Amended 3-21-2006 by L.L. No. 4-2006]

TOTAL LOT AREA EXCLUSIONS _____ SF

(_____)
ACRE(S)

_____ SF - _____ SF = _____ SF

BASE LOT AREA LOT AREA EXCLUSIONS *NET TOTAL LOT AREA

(_____)
***NET ACRES**

SIGNATURE AND STAMP OF DESIGN PROFESSIONAL

***THIS NET LOT AREA (S.F.) SHALL BE USED AS THE BASELINE FOR COMPUTING ALL ZONING LOT COVERAGE CALCULATIONS.**