

The Richardson House Fact Sheet

1. Built circa 1730 – Hanover Four Corners, Massachusetts
2. Moved to the Circle Drive site 1923. A “modern” wing and other upgrades were done at that time.
3. The property has been sold to a developer. **The house is slated for demolition.** Plans for a new house have been submitted to the village and are currently under review. Demolition and Building Permits are pending. The Village cannot stop this.
4. The interest by others (private and preservation groups) and the possibility to relocate the house outside of the village is not feasible. **The village became aware of this in November.** **There has not been a regular BOT meeting since November. The first time the BOT is meeting to discuss this proposal is on Tuesday.**
5. Moving the house further than a few blocks is not possible due to transportation issues, overhead wires, the (LIRR) train trestle, etc.
6. The existing house floor plans were measured and drawn, and a preliminary site plan has been done (at no cost to the village) to analyze the space and compliance with the zoning code.
7. Preservation professionals were consulted (at no cost to the village) to determine the viability of moving the building.
8. The village owns the Circle Drive Lot.
9. The lot is in the R15 Zone. The lot size is 14,935 SF and being confirmed by a licensed land surveyor.
10. The allowable Building Coverage for the lot is 20% (2,987 SF) The Richardson House Building Coverage is 12% (1,890 SF) No change to this is planned.
11. The allowable Floor Area for the lot is 4,240 SF. The Richardson House is 2,389 SF. No change to this is planned.
12. The allowable Height for the lot is 35’. The Richardson House is 19’-6”. No change to this is planned.
13. The Front Yard Set Back for the lot is 35’. The Richardson House will be set at the 35’ setback.
14. The allowable Side Yard Setback (left side) is 20’. The Richardson House will be set at +/- 26’.
15. The allowable Side Yard Setback (right side) is 20’. The Richardson House will be set at 20’.
16. The allowable minimum Aggregate Setback is 40’. The Richardson House will have an Aggregate Setback of +/-46’.
17. The allowable Rear Yard Setback is 35’. The Richardson House will have a Rear Yard setback of +/- 52’.
18. The Richardson House complies with the Sky Exposure Plan for both side yards, front and rear yards.
19. The Richardson house will have one curb cut (driveway) on the left side which will serve as the walk to the LIRR train platform for village residents as well as access to the parking area behind the house.

20. On-site parking for 5 cars (3 employees and 2 guests) including handicapped accessible is planned at the rear of the house.
21. A park bench, lawn / play area, path lighting and security cameras will be incorporated into the design.
22. The House is to maintain its Residential “curb appeal”.
23. Village office hours are 9A-4P Monday through Friday.
24. No parking on the street will be strictly enforced.
25. LIRR drop off and pick up will be strictly enforced.
26. Parking for Village Meetings will be in Village LIRR lot. Access through the Plandome Lot
27. The village currently pays over \$55,000/year or \$4,410/month on rent, taxes and utilities for the current 3 room office space located in Manhasset. The village has outgrown this space. Additional storage space and office space is needed.