



- A. Overhead Utility Wires
- B. Building Extends 0.8' Into Public R.O.W.
- C. Building On Lot Line
- D. Building Corner On Lot Line
- E. Building Corner 2.0' Inside Lot Line
- E2 Building Corner 2.3' Inside Lot Line
- E3 Building Corner 2.3' Inside Lot Line
- F. End Of Stair .3' (3.6") Over Lot Line
- G. Dashed Line Indicates Encroachment Limit
- H. Concrete Pad, Entirely Outside Lot Line
- I. Concrete Pad & Wall .06' (7.2") Over Lot Line
- J. Gate Opens To Rear Adjoining Property
- K. Fence Corner .2' (2.4") Inside Property Line
- L. Fence
- M. Building Corner 0.1' (1.2") Inside Property Line
- N. Building On Property Line Corner
- O. Building Extends 0.7' (8.4") Into R.O.W
- P. Railing On Top Of Concrete Pad
- Q. Concrete Pad +/- 0.54' (6 1/2") Above Sidewalk
- R. Basement Access, Steel Flush Panel In Concrete Pad, Lockable
- S. Egress Window
- T. Window, Light & Ventilation, Not Egress
- RWD Roof Water Discharge Point
- PL Property Line

NOTE:
 Applicant Does Not Propose Any Changes To Existing Building Footprint
 Concrete Pad "A" Is Currently Owned By Village Of Gold Spring. Applicant
 Is In The Process Of Taking Title To Pad "A"
 Data Taken From Field Survey Provided By Applicant

Zoning Conformance, R-1

ITEM	EXISTING	PROPOSED	ALLOWED
Front Yard	0'	No Change	25'
Rear Yard	3'	No Change	20'
Side Yard	0'	No Change	10'
Lot Coverage	91%	No Change	30%
Stories	2	No Change	1-1/2
Height	34'	No Change	35'

STRUCTURE	EXISTING AREA, SF	PROPOSED AREA, SF
Principal Building	1,784	No Change
Covered Porch	-0-	No Change
Accessory Buildings	None	No Change
Lot Area	1,950 SF	No Change

This Is A Non-Conforming Pre-Existing Lot Condition

Application to Planning Board, Village of Cold Spring
 By: Silverspoon Bed and Breakfast
 Dated: December 31, 2018

Parking requirements by present zone regulations:

1st Floor Restaurant 68 Interior Chairs + inside & outside
 Parking requirements 1 space per 3 chairs = 23
 For this activity in this zone by the Village Code

2nd Floor 5 Bedrooms with Bath Parking requirement 1 parking space per room =
 5 parking spaces

Total required by regulation 23 + 5 = 28 parking spaces in present use configuration

Proposed Use:

1st Floor 4 Bedrooms with Bath = 4 parking spaces

2nd Floor 5 Bedrooms with Bath = 5 parking spaces

Total required: 9 parking spaces. There are 19 fewer parking spaces required in the proposed use.

Reference: §134-18 Article IV of the Village Code

[Signature]
 Hussein Abdelhady
 a/k/a Jimmy Silverspoon

[Signature]
 William J. Florence, Jr., Esq.
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Site Plan
Silver Spoon Bed and Breakfast

NUMBER	DATE	BY	DESCRIPTION
1	2019-01-28	LDM	Added Zoning Table Added Parking Table Revised Floor Plan

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APPLICANT
 Abdelhady Corp.
 124 Main Street
 Cold Spring, NY 10516
 (845) 265-2525

SUBJECT PROPERTY
 124 Main Street
 Cold Spring, NY 10516

DATE:
 1/31/2019

SCALE:
 2"=15'

SHEET:
 1 Of 1