

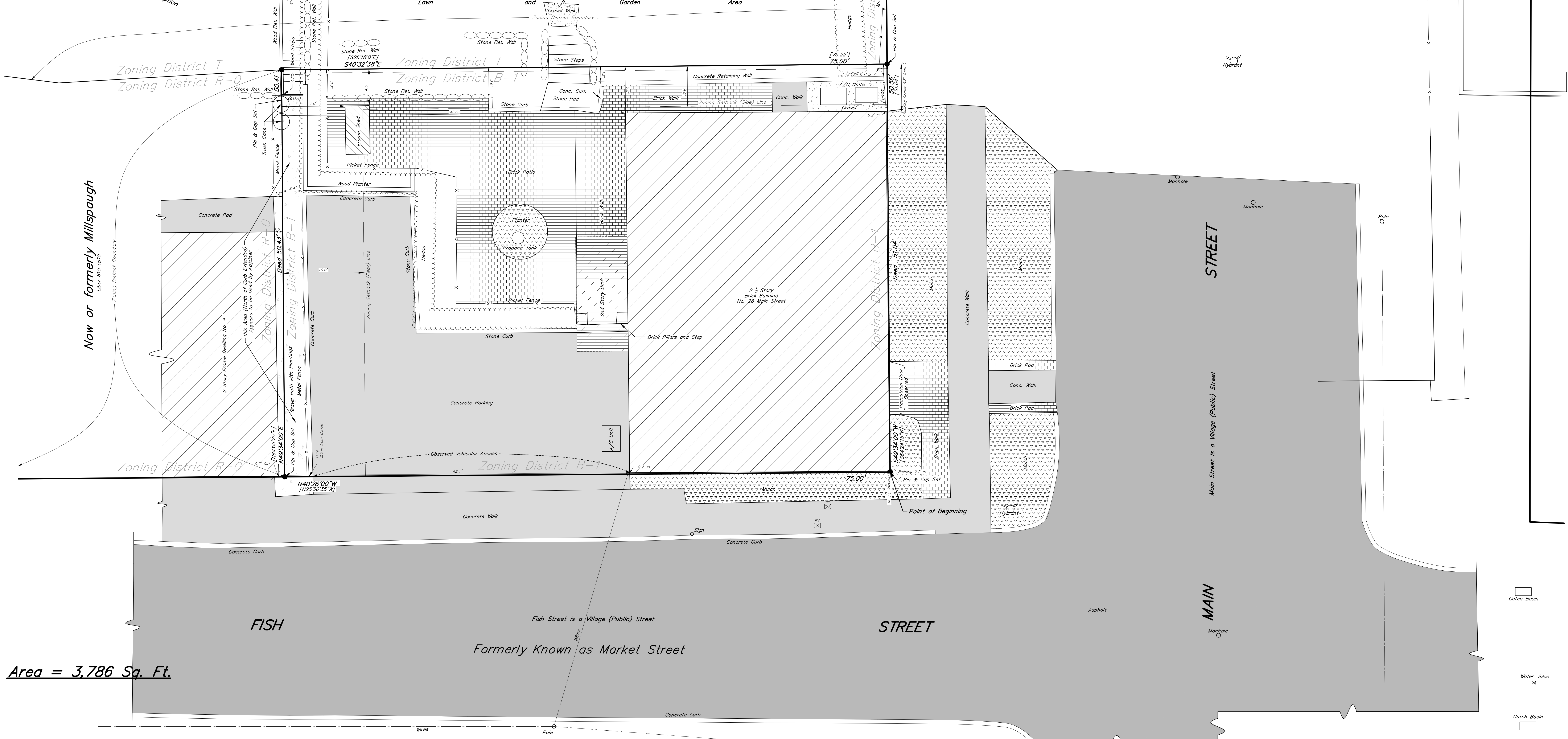
T.M. : 48.12-1-57 On 11-09-2023 Drawn by DAF/MEY Checked by G.W Spell checked by DAF/MEY W.O. No. 14898, 17290, 19470, 27090, 27155 Layout: SURVEY Drawing Name: L514898_R05_V22.DWG

ZONING DIMENSIONAL REQUIREMENTS
Developed from Section 134-6J (Zoning Table 6B) of Code of the Village of Cold Spring
Local Law 2023-3, Effective Date June 29, 2023

	DISTRICT DESIGNATION	ZONING DISTRICT	SECTION REFERENCE	LOT AREA (Sq.Ft)	MINIMUM REQUIRED					MINIMUM REQUIRED					
					LOT SHAPE	LOT WIDTH (Feet)	LOT DEPTH (Feet)	FRONT SETBACK (Feet)	ONE SIDE SETBACK (Feet)	TOTAL BOTH SIDE SETBACKS (Feet)	REAR SETBACK (Feet)	STORIES	HEIGHT (Feet)	BUILDING LENGTH (Feet)	BUILDING % OF LOT COVERAGE
REQUIRED	B-1	Business 1	134-9	5,000	30'X40' rectangle in 50% of Lot	40	100	0	5	10	10	1 1/2	35	-	35
PROVIDED				3,789	Yes	50.4	75	0.1	4.5	N.A. ²	7.8	2 1/2	29.3	N.A.	38.3
CONFORMS				Nd	Yes	Yes	Nd	Yes	Nd	N.A. ²	Nd	Nd	Yes	N.A.	Nd

¹Offsets shown pre-exist current zoning requirements
²Section 137-17 (Corner Lots) provides that corner lots have only one side line setback

Lands of the New York Central Railroad Company
Now of formerly Metropolitan Transportation Authority



Area = 3,786 Sq. Ft.

PROPERTY DESCRIPTION
Source: Schedule A, Title Commitment No. TBT51821, As of November 7, 2023

FIRST DESCRIPTION
ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Cold Spring, Town of Philipstown, County of Putnam, and State of New York, bounded and described as follows:
BEGINNING at the point of intersection of the north side of Main Street and the east side of Fish Street which point of beginning is the southwesterly most corner of the premises being described herein;
RUNNING thence from said point of beginning at all times along said east side of Market Street, North 25 degrees 50' 35" West 75.00 feet to lands now or formerly of Millspaugh (Liber 615 cp 119);
RUNNING thence along said Millspaugh's lands, North 64 degrees 09' 25" East 50.43 feet to lands now or formerly of New York Central Railroad (Liber 159 cp 9);
RUNNING thence along said Railroads lands, South 26 degrees 18' 00" East 75.22 feet to a point on the north side of Main Street;
RUNNING thence at all times along said north side of Main Street, South 64 degrees 24' 15" West 51.04 feet to the point or place of BEGINNING.

SECOND DESCRIPTION
ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Cold Spring, Town of Philipstown, County of Putnam, and State of New York, and more particularly bounded and described as follows:
BEGINNING at the point of intersection of the north side of Main Street and the east side of Fish Street, formerly Market Street which point of beginning is the southwesterly most corner of the premises being described herein;
RUNNING thence from said point of beginning at all times along said east side of Fish Street, North 40 degrees 26 minutes 00 seconds West 75.00 feet to a point;
RUNNING thence North 49 degrees 34 minutes 00 seconds East 50.43 feet (Deed, 50.41 feet actual) to lands now or formerly of New York Central Railroad (Liber 159 cp 9);
RUNNING thence along said Railroads land, South 40 degrees 32 minutes 38 seconds East 75.22 feet (deed, 75.00 feet actual) to a point on the north side of Main Street;
RUNNING thence at all times along said north side of Main Street, South 49 degrees 34 minutes 00 seconds West 51.04 feet (deed, 50.56' actual) to the point or place of BEGINNING.

- Notes
- COPYRIGHT "2023" by BADEY & WATSON, Surveying & Engineering, D.P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
 - Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
 - All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
 - If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
 - This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
 - This survey is of property described in the Putnam County Clerk's Liber 1927 of deeds at page 19, 2023, as follows:
a) added property description from title commitment and related data;
b) added zoning chart and analysis;
c) identified Public Street and access thereto;
d) added zoning setback lines;
e) added zoning district boundaries; and
f) added additional setbacks.
Survey was NOT brought to date.

SURVEY OF PROPERTY
PREPARED FOR
26 MAIN HOLDINGS LLC

SITUATE IN THE
**VILLAGE OF COLD SPRING
TOWN OF PHILIPSTOWN
PUTNAM COUNTY
NEW YORK**

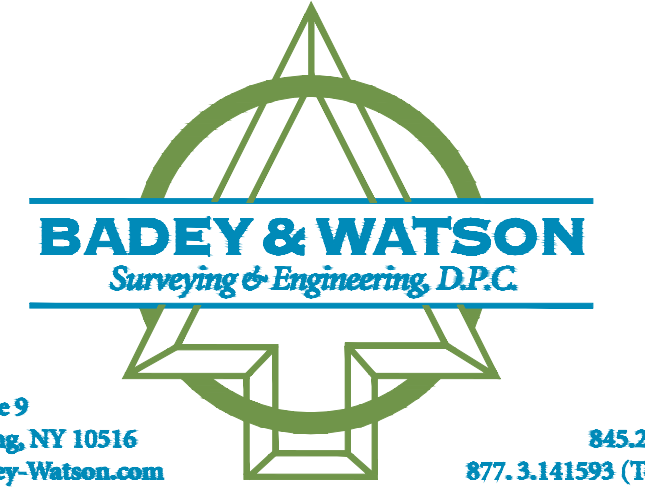
SCALE 1 in. = 5 ft. NOVEMBER 2, 2023

We hereby certify that the survey shown hereon was completed by us on November 2, 2023 that this map was completed on November 9, 2023 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc. Revised on December 19, 2023. See note 7.



BADEY & WATSON
Surveying & Engineering, D.P.C.
by *Janice W. Kopp*
NEW YORK STATE LICENSED LAND SURVEYOR
LICENSE No. 50389

PRINTED
December 19, 2023
BADEY & WATSON
Surveying & Engineering, D.P.C.



3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9217
877.3.141593 (Toll Free)