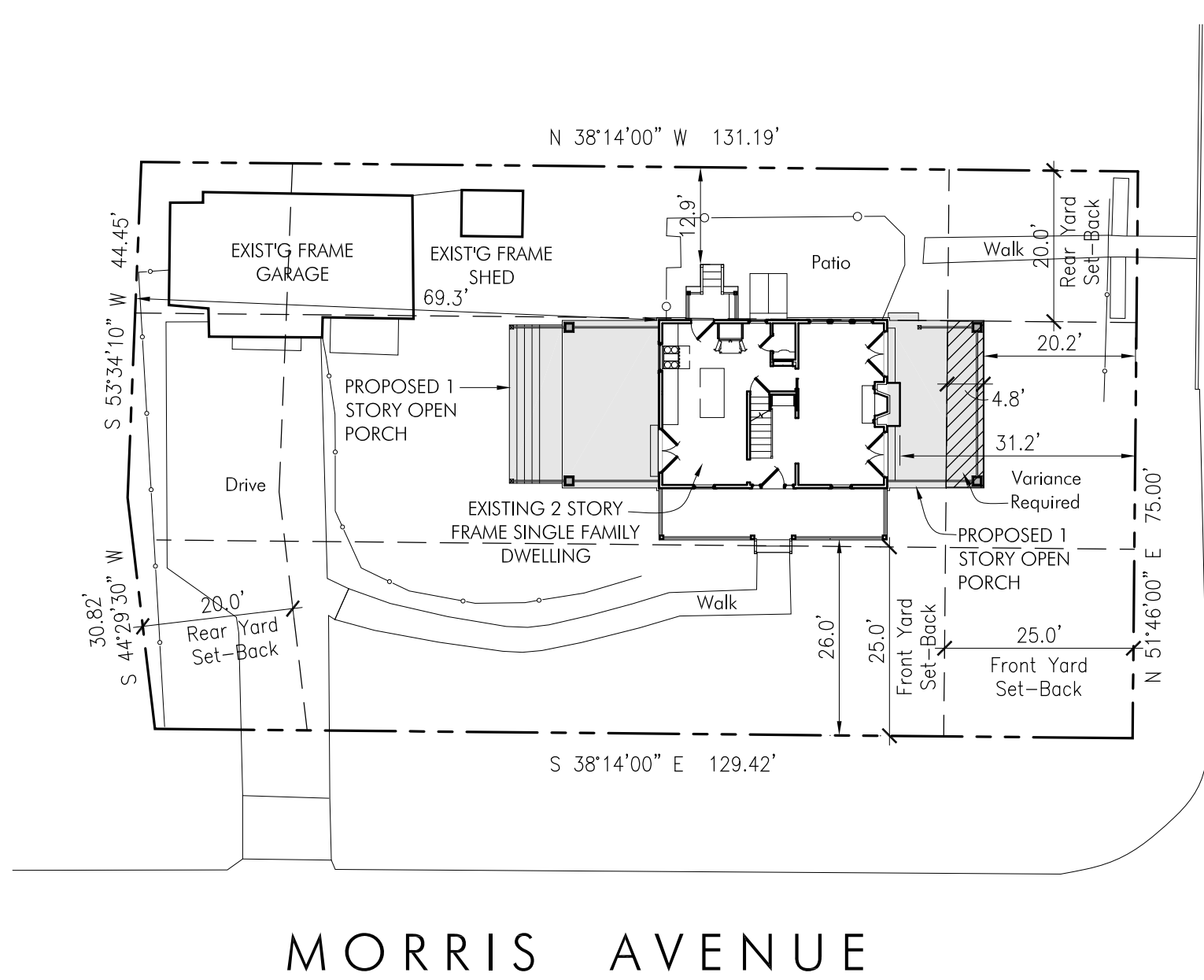


Jeffrey Steeholm Small,
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REVISIONS

NO.	DATE	DESCRIPTION



WEST BELVEDERE STREET

MORRIS AVENUE

1 SITE PLAN
C1.1

SCALE: 1"=20'-0"
0 5' 10' 20' 40'

41 Morris Avenue
Cold Spring, NY 10516
Section 48.8, Block 3, Lot 10

Not Located in the Historic District

Site plan data is based on survey by OICLE
Land Surveying, PC, dated July 30, 2021

SCOPE OF WORK:

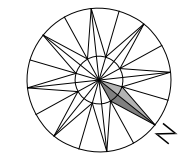
Two Single Story Open Porch Additions

BULK TABLE
R-1 Zoning District

Component	Required	Existing	Proposed
Lot Area	7,500 sq. ft. min.	9,908 s.f.	No Change
Lot Shape	50x50' in 50% of Lot	Complies	No Change
Lot Width	75 ft. min.	130.68 ft.	No Change
Lot Depth	75 ft. min.	75 ft.	No Change
Front Yard	25 ft. min.	26 ft.	20.2 ft.
One Side Yard	10 ft. min.	NA	No Change
Both Side Yards	NA	NA	No Change
Rear Yard	20 ft. min.	12.9 ft.	No Change
Stories	2½ max.	2	No Change
Height	35 ft. max.	24 ft.	No Change
Building Length	NA	NA	No Change
Lot Coverage	30% max.	15%	22%

Lot Coverage Tabulation

Component	Existing	Proposed
Main House	890 sq.ft.	No Change
Garage	555 sq.ft.	No Change
Shed	50 sq.ft.	No Change
Porch Additions	-	705 sq.ft.
Total	1,495 sq.ft.	2,200 sq.ft.



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PROJECT TITLE
 Additions To The
MUSTE RESIDENCE
 41 Morris Avenue
 Cold Spring, New York 10516

DRAWING TITLE
**SITE PLAN AND
 ZONING ANALYSIS**

PROJECT NO.	DWG. NO.
SCALE 1"=20'-0"	C 1.1
DRWN. BY JSS	
ISSUED 3/9/24	