

Zoning Conformance Worksheet for the R-1 Residential District Property Owner: MR. JOHN SCARPA Address: 14 CONSTITUTION PRIVE

Tax Map #: 48.12-2-70

Village of Cold Spring, NY Zoning Board of Appeals

Date: 20 TUNE 2023

Include the main house and all accessory buildings.				30 Percent		Total Lot coverage; all structures, IIIdx
The minimum allowed lot area.				Square Feet		Total of coverage of structure
Complete this section for all buildings					1	Accessory building
Notes	Change	Proposed	Existing	Unit	Allowed	Measurement
Corner lots only have 1 side yard.				10 Feet		Side Yard Setback 2 (not needed for corner lots), minimum
				10 Feet		Side Yard Setback 1, minimum
The second secon				10 Feet		Rear Yard Setback, minimum
Corner lots have 2 front yards. Use this if the accessory building is in one of the front yards.				25 Feet		Front Yard Setback (for corner lots only), minimum
				30 Percent		Side Yard occupied by building, maximum
				30 Percent		Rear Yard occupied by building, maximum
Use allowed values for side yard to calculate the area in square feet of the side yard where the building sits.	N/A	N/A		Square Feet	NA	Side Yard Setback area where building sits
Use allowed values for rear yard to calculate the area in square feet of the rear yard where the building sits.	N/A	N/A		Square Feet	N/A	Rear Yard Setback area where building sits
				Square Feet	N/A	Accessory Buliding Lot Coverage (area) maximum
				20 Feet		Height of the building maximum
Complete this section for sheds, garages and other structures that are not the main house.						Accessory Building NA
Notes	Change	Proposed	Existing	Unit	Allowed	Measurement
NEW ADDITION = 14'-7" HEIGHT	NO CHANGE	17:5"	17'-5"	35 Feet		Height of the building maximum
See § 134-2. Word usage and definitions	NO CHANGE	1 5TORY	1STORY	2.5 Story		Stories maximum
Percent occupied by the main structure.	4.38%	27.9%	23.52%	Percent	N/A	Lot coverage, main structure maximum
Corner lots only have 1 side yard.	NONE	191-71/4"	191-71/4"	10 Feet		Side Yard Setback 2 (not corner lots) minimum 5
NEW APPITION = 21-8/4"	NONE	1'-01/4"	1'-01/4"	10 Feet		Side Yard Setback 1 minimum 📈
NEW PRIMARY EXTROOM ADDITION	13-73/4"	25-8"	39-33/4"	20 Feet		Rear Yard Setback minimum
Corner lots have 2 front yards	Contract Contract and the last of the last	4×	XX	25 Feet		Front Yard Setback 2 (for corner lots) min.
EXISTING NON-CONFIGMATO FRACT	NONE	19-8/2	19-8/2"	25 Feet		Front Yard Setback 1 minimum
Complete this section for the main house.		100	And the contract of the contra			Main structure or House
Notes	Change	Proposed	Existing	de Unit	Zoning Code	Measurement
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Village of Cold Spring: Table of Dimensional Requirements	e of Dimei	nsionai keqi	ulrements									
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	Minimum	Required		***		in management of the control of the			Maximu	Maximum Dimension	nsion	
Zoning District	Lot Area (Sq. Ft.)	Lot Shape	Lot Width (Feet)	Lot Depth (Feet)	Front Yard (Feet)	One Side yard (Feet)	Total both side yard (Feet)	Rear Yard (Feet)	Stories	Height (Feet)	Building Length (Feet)	Building % of Lot Coverage
R-1 One Family Residential	7,500	50' X 50' square in 50% of lot	75	75	25	10	NA	20'	21/2	35	N _A	30
R-3 Multifamily Residential	27,000 *(A)	₹	100	200	25	12	30	30	21/2	35	180	25
B-1 General Business	10,000	30' X 40' rectangle in 50% of lot	50	150	40	Ŋ	10	10	21/2	35	N _A	35
B-2 Designated Shopping	40,000	NA	200	200	60	œ*	*8	30	2 1/2	35	N	30
8-3 Designated Retail-Financial- Professional	40,000	N A	200	200	60	*	. *	30	2 1/2	35	NA	35
8-4 Designated Medical & Health Care Facility	60,000	NA	200	200	*	*	*	*	21/2	35	NA .	25
B-4 Designated Medical & Health Care Facility- Senior Citizen Housing	3 Acre, *D	NA	80	100	25	12	30	30	21/2	35	180	25
Designated Hotel-Historic- Recreational			See Sect	See Section 134-14 for dimensional require	dimension		nts. Note tha	t no portic	n of the Vill	age has th	ments. Note that no portion of the Village has this designation	
Recreation		NA		The code has no dimensional requ	no dimen	sional require	irements for this district	s district				
l-1 Office-Light Industry	40,000	NA .	100	150	50	25	50	30	2 1/2	35	Z.	35
F2 Heavy Industry	40,000	NA	100	150	50	25	50	30	21/2	35	NA	35
						*						
Lot Area/dwelling unit:						Front, side a	Front, side and rear yards: as	: 25				
Studio and one-bedroom unit: 4,000 sq. Two-bedroom dwelling unit: 6,500 sq.ft.	7					determined No part or p	determined by Planning Board, minimum 50 feet each per 134-15(F)4 No part or portion of any use shall be within fifty (50) feet of any stree	Board, min	iimum 50 fe e within fift	et each pe y (50) feet	determined by Planning Board, minimum 50 feet each per 134-15(F)4 No part or portion of any use shall be within fifty (50) feet of any street or lot line	or lot line
Three or more bedroom unit: 8,500 sq.ft.	ਜ					*						-
Livable area per dwelling unit: six hundred (600) square feet	ındred (600) s	square feet				Lot area pe	r dwelling u	nit: minim	um two tho	usand thr	per dwelling unit: minimum two thousand three hundred (2,300) square	2,300) squ
			:		i	Livable floc	Livable floor area per dwelling unit: six hundred (600) square feet	welling un	it: six hunc	lred (600)	square feet	
One side yard:20 feet, unless separate legal access	egal access					Distance be	etween build	lings: twic	e the heigh	nt of buildi	between buildings: twice the height of building. (See 134-17)	-17)
20 feet wide shall be provided from a p	public road to the	the					The second of the second of the second	:				
rear yard, in which event no side yard shall be required	hall be require	ed.										
In all cases adjoining a residential district, a side yard of	ict, a side yard	of										
25 feet shall be required.	2 45 M = 144 M										A Mandalana	
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