

Zoning Conformance Worksheet for the R-1 Residential District

Village of Cold Spring, NY Zoning Board of Appeals

SCARPA, JOHN

Property Owner: **MR. JOHN SCARPA**
Address: **14 CONSTITUTION DRIVE**
Tax Map #: **48.12-2-70**

Date: **20 JUNE 2023**

Measurement	Zoning Code	Unit	Existing	Proposed	Change	Notes
Main structure or House						
Front Yard Setback 1 minimum	25 Feet		19'-8 1/2"	19'-8 1/2"	NONE	Complete this section for the main house.
Front Yard Setback 2 (for corner lots) min.	25 Feet		N/A	N/A	NONE	EXISTING, NON-CONFORMING FRONT
Rear Yard Setback minimum	20 Feet		39'-3 3/4"	25'-8"	13'-7 3/4"	Corner lots have 2 front yards
Side Yard Setback 1 minimum	10 Feet		1'-0 1/4"	1'-0 1/4"	NONE	NEW PRIMARY BEDROOM ADDITION
Side Yard Setback 2 (not corner lots) minimum	10 Feet		19'-7 1/4"	19'-7 1/4"	NONE	NEW ADDITION = 2'-8 1/4"
Lot coverage, main structure maximum	Percent		23.52%	27.9%	4.38%	Corner lots only have 1 side yard.
Stories maximum	2.5 Story		1 STORY	1 STORY	NO CHANGE	Percent occupied by the main structure.
Height of the building maximum	35 Feet		17'-5"	17'-5"	NO CHANGE	See § 134-2. Word usage and definitions
Measurement	Allowed	Unit	Existing	Proposed	Change	Notes
Accessory Building						
Height of the building maximum	20 Feet					Complete this section for sheds, garages and other structures that are not the main house.
Accessory Building Lot Coverage (area) maximum	N/A	Square Feet				
Rear Yard Setback area where building sits	N/A	Square Feet		N/A	N/A	Use allowed values for rear yard to calculate the area in square feet of the rear yard where the building sits.
Side Yard Setback area where building sits	N/A	Square Feet		N/A	N/A	Use allowed values for side yard to calculate the area in square feet of the side yard where the building sits.
Rear Yard occupied by building, maximum	30 Percent					
Side Yard occupied by building, maximum	30 Percent					
Front Yard Setback (for corner lots only), minimum	25 Feet					Corner lots have 2 front yards. Use this if the accessory building is in one of the front yards.
Rear Yard Setback, minimum	10 Feet					
Side Yard Setback 1, minimum	10 Feet					
Side Yard Setback 2 (not needed for corner lots), minimum	10 Feet					Corner lots only have 1 side yard.
Measurement	Allowed	Unit	Existing	Proposed	Change	Notes
Accessory Building						
Lot Area (Sq. Ft) minimum	7,500 Square Feet					Complete this section for all buildings
Total Lot coverage, all structures, max	30 Percent					The minimum allowed lot area.
						Include the main house and all accessory buildings.

[illegible]



ZONING DATA TABLE

MUNICIPALITY: VILLAGE OF COLD SPRING
TAX MAP #: 43.5-2-18
ZONE: R-1

PROJECT ADDRESS: 14 CONSTITUTION DRIVE, COLD SPRING, NY
AREA = 0.17 ACRE (7,500 SQUARE FEET)

	MINIMUM LOT SIZE	BLDG % OF LOT COVERAGE	MIN. LOT WIDTH	MIN. LOT DEPTH	MINIMUM FRONT YARD	MIN SIDE YARD NORTH	MIN SIDE YARD SOUTH	MINIMUM REAR YARD	MAXIMUM STORIES / HEIGHT
ORDINANCE REQUIREMENT:	7,500 SF	30 %	75'-0"	75'-0"	25'-0"	10'-0"	10'-0"	20'-0"	2 1/2 / 35 FT
EXISTING:	7,500 SF	23.52 %	75'-0"	100'-0"	19' - 8 1/2"	1'-0 1/4"	19' - 7 1/4"	39' - 3 1/4"	1 / ± 17.5 FT
PROPOSED:	NO CHANGE	27.9 %	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	25' - 8"	NO CHANGE / NO HEIGHT INCREASE

SITE / PLOT PLAN NOTES:

9000

924

9000

9000



HIGHLANDS
ARCHITECTURE
pllc

3212 ROUTE 9
COLD SPRING, NY 10516
645.609.2976 OFFICE
highlandsarchitecture.com

ALTERATION & ADDITION:

SCARPA RESIDENCE
14 CONSTITUTION DRIVE
COLD SPRING, NY 10516

FOR BLDG PERMIT DENIAL
AND ZONING REFERRAL

SITE / PLOT PLAN &
ZONING INFORMATION

SP-1

DATE: 20 JUNE 2023

REVISIONS:

REVISIONS:

DRAWN BY: JK