Rulk Zoning Regulations Table - Main Ruilding

	Requ	ired Set	backs	Propos	sed Setb	acks	Main Street Frontage Required	Main Street Frontage Required	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear								
Zoning District														
CMS*	0'	0'	25'	6'-3" - 7'-3" **	0'	25'	100%	100%	75'	Varies: 105' - 192'-11"	3 38' & 4th Story w/ Special Permit	4 Stories ***	10,674 SF	14,703 SF

Lot 6054-29-056780 (416 Main Street) is located in both CMS & PB Zoning Districts

* Main Building lies within the CMS District ** Front setback varies along Main Street

** Seeking special permit for 4th-Story w/ 15' Building stepback & 4-Story Tower at the street intersection

Bulk Zoning Regulations Table - Live/Work Residence

	Requ	Required Setbacks			Proposed Setbacks			Lot Depth Existing	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear						
Zoning District												
PB*	30'	10'	30'	10'	10'/1' **	146'	100'	Varies: 105' - 192'-11"	2.5 35'	2 34'	10,674 SF	2,145 SF

Lot 6054-29-056780 (416 Main Street) is located in both CMS & PB Zoning Districts

* Live/Work Residence lies within the PB District. Adjacent Residential District is R1-5.

** 10' side yard towards neighbor. 1' yard towards Schenck Ave.

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear						
Zoning District												
T*	10'	10'	20'	10'	10'/1' **	146'	100'	192'-11"	2.5 35'	2 34'	10,674 SF	2,145 SF

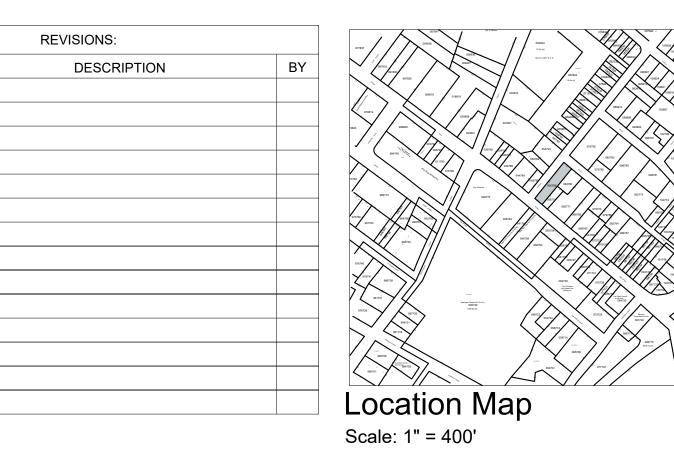
Lot 6054-29-056780 (416 Main Street) is located in both CMS & T Zoning Districts

* Live/Work Residence lies within the T District.

White Plains, NY 10601

** 10' side yard towards neighbor. 1' yard towards Schenck Ave.





Zoning Summary

NO. DATE

Zoning District: Tax Map No.: Lot Area: **Building Footprint:** Historical Overlay District: Parking Overlay District: Existing Use: Proposed Use:

CMS (Central Main Street) & PB (Business Off-Street Parking) 6054-29-056780 (416 Main Street) & 6054-29-056774 (418-420 Main Street) 0.177 Acres & 0.068 Acres = 0.245 Acres Total 4,616 SF (Front Building) & 1,048 SF (Back Building) = 5,664 SF Total Footprint

Partial, not the portion of the lot in the PB District where the Back Building will be located. Vacant (416 Main Street) & Commercial (Restaurant/Coffee House) Mixed-Use: Retail/Office/Residential (Front Building) & Residential (Back Building)

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
Residential		
(1) space per unit (CMS)	(2) Apartments in Front Building	2 parking spaces
(2) spaces per dwelling	(1) Single Family Residence in Back	0
unit	Building	2 parking spaces
Commonsial		
Commercial		
(2) spaces per 1,000 SF (CMS) for Retail	3,707 sf	8 parking spaces
(2) spaces per 1,000 SF (CMS) for Office	5,997 sf	12 parking spaces
Total Required		24 parking spaces
Total Provided		4 parking spaces See Note 1

- 1. The Applicant proposes to provide 4 parking spaces for the residential uses and requests a waiver of the parking for
- 2. There are public parking lots within 800' of the property.
- 3. No signage is proposed as part of this application. Retail tenants will apply separately to the Planning Board for

Index of Drawings Subdivision Plat Site Plan Sheet 1 of 10 Existing Conditions & Demolition Plan Sheet 2 of 10 Landscape Plan & Planting Schedule Sheet 4 of 10 Building Plans Building Elevations & Renderings Grading & Utility Plan Erosion and Sediment Control Plan Sheet 8 of 10 Utility Profiles **Construction Details Construction Details**

Site Plan Application Sheet 1 of 10 - Site Plan

Site Plan

Scale: 1" = 20'

Beacon, New York 12508