SURVEY NOTES

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2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

5. The certifications herein are not transferable.

6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

7. Subject to the findings of a current title search.

8. Subject to covenants, easements, restrictions, conditions and agreements of record.

9. Subject to any right, title or interest the public may have for highway use.

10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.

11. Contour interval is one foot. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.

DEED REFERENCE

Doc. #02 2015 4284
Charlotte E. Figo
To
Jean Burger
July 17, 2015

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
130500-6054-320616

AREA

Lot 1
11,067 Square Feet
0.254 Acres

Lot 2
9,274 Square Feet
0.213 Acres

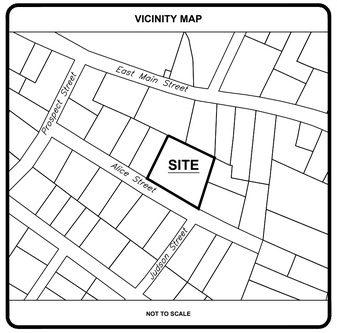
CERTIFICATIONS

Jean Burger
Benjamin Niles

DATE OF SURVEY

Field Completion: June 11, 2018





LEGEND

- PROPERTY LINE
- SS — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- FENCE
- OHW — OVERHEAD WIRES
- W — WATER LINE
- HYDRANT
- GAS VALVE
- WATER VALVE
- ELECTRIC BOX
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- TRANSFORMER BOX
- DROP INLET
- LIGHT POLE
- UTILITY POLE
- MAIL BOX
- GUY WIRE
- SIGN
- IRON ROD FOUND

ZONING

Property shown hereon is located within the R1-7.5 (7,500 ft²/dwelling) Residential District as shown on map entitled "Zoning" prepared by Frederick P. Clark Associates, Inc. and dated 6/7/1996, revised on 7/29/2014.

FLOOD ZONE

Property shown hereon is located within the Zone "X" Unshaded region and is determined to be outside the 0.2% annual chance floodplain as shown on Flood Insurance Rate Map (FIRM) No. 36027C0577E (Effective Date: 05/02/2012).

OWNERS & APPLICANTS

Jean Burger
Benjamin Niles

PLANNING BOARD

Approved by resolution of the Planning Board of the City of Beacon, New York, on the _____ day, of year _____. Subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of the plat as approved shall void the approval. Signed this _____ day, of year _____.

By: _____ Chairman

DCDOH STANDARD NOTE

FOR PERMISSION TO FILE
This plan does not constitute a realty subdivision as defined by Article XI, Title II, Section 1115 of the Public Health Law of the State of New York, and Article XI, of the Dutchess County Sanitary Code. Permission is hereby granted for the filing of this map with the Clerk of Dutchess County. Approval for arrangements for water supply and/or sewage disposal is neither sought nor granted.

_____ _____
Authorized Representative of the Commissioner of Health Date

OWNER'S CONSENT

The undersigned owners of the property hereon state that they are familiar with this map, its contents and its legends and hereby consent to all said terms and conditions as stated hereon.

_____ _____
Date

_____ _____
Date

SCHEDULE OF REGULATIONS (R1-7.5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	7,500 SQUARE FEET MIN	11,067 S.F.	9,274 S.F.
LOT WIDTH:	75 FEET MINIMUM	75.1 FEET**	68 FEET**
LOT DEPTH:	100 FEET MINIMUM	139.1 FEET	136.3 FEET
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	30 FEET MINIMUM	5.9 FEET*	9.8 FEET***
SIDE YARD:	10 FEET MINIMUM	10.1 FEET	10.0 FEET
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	53.5 FEET	33.2 FEET
REAR YARD:	30 FEET MINIMUM	93.1 FEET	81.8 FEET
MAIN BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	±25 FEET	<35 FEET
BUILDING COVERAGE:	MAX 30%	14.5%	19.2%
DWELLING UNITS PER LOT:	MAX 1	1	1
GARAGE SETBACKS			
SIDE YARD	5 FEET	N/A	5.0 FEET
REAR YARD	5 FEET	N/A	46.4 FEET
MAX CUMULATIVE AREA	720 SQFT	N/A	480 SQFT
% OF PRIMARY HOUSE AREA	40%	N/A	22.0%

* PRE-EXISTING NON-CONFORMANCE
** AVERAGE LOT WIDTH SHOWN. THE HOUSE AND SHEDS ON LOT 1 ARE ALL LOCATED ON PORTIONS OF THE LOT WHERE THE MINIMUM LOT WIDTH IS MET. THE PROPOSED HOUSE ON LOT 2 IS SHOWN ON A PORTION OF THE LOT WHERE THE LOT WIDTH IS NOT MET (63.2'). AT SEPTEMBER 18, 2018 ZONING BOARD APPEALS MEETING, TWO VARIANCES WERE GRANTED:
1. LOT WIDTH ON LOT 2; ZBA GRANTED VARIANCE FOR LOT 2'S WIDTH AT 68 FEET WHERE 75 FEET IS REQUIRED.
2. LOCATION OF PROPOSED RESIDENCE AT A POINT ON LOT 2 WHERE THE LOT WIDTH IS 63 FEET WHERE 75 FEET IS REQUIRED.

*** THE APPLICANT REQUESTS RELIEF FROM THE PLANNING BOARD FOR THE FRONT YARD REQUIREMENT ON LOT #2 (TO PROVIDE A CONSISTENT FRONT YARD SETBACK TO HOUSES ALONG ALICE STREET).

rev.	date	description
1	9/24/18	Bulk Table Revisions

TEC LAND SURVEYING
15c TIORONDA AVE. BEACON, NY 12508
PH: 845.445.6590 FX: 845.445.6591

GRAPHIC SCALE
20 10 5 0 10 30
1" = 10'

STATE OF NEW YORK
THOMAS E. CERCHIARA JR
LICENSED LAND SURVEYOR
050732

THOMAS E. CERCHIARA, P.L.S.
P.L.S. No. 50732

32 ALICE STREET

PRELIMINARY SUBDIVISION PLAT
PREPARED FOR
32 ALICE STREET

CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id	6054-320616
address	32 ALICE STREET
date	6/26/18
drawn	BJ
scale	1"=10'
checked	TEC
project no.	18-064
project name	32 ALICE STREET
sheet	1 OF 4