

SURVEY NOTES

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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. Gigo
To
Jean Burger
July 17, 2015

Now or Formerly
Munoz
Liber 1741, Page 335
6054-47-311620

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

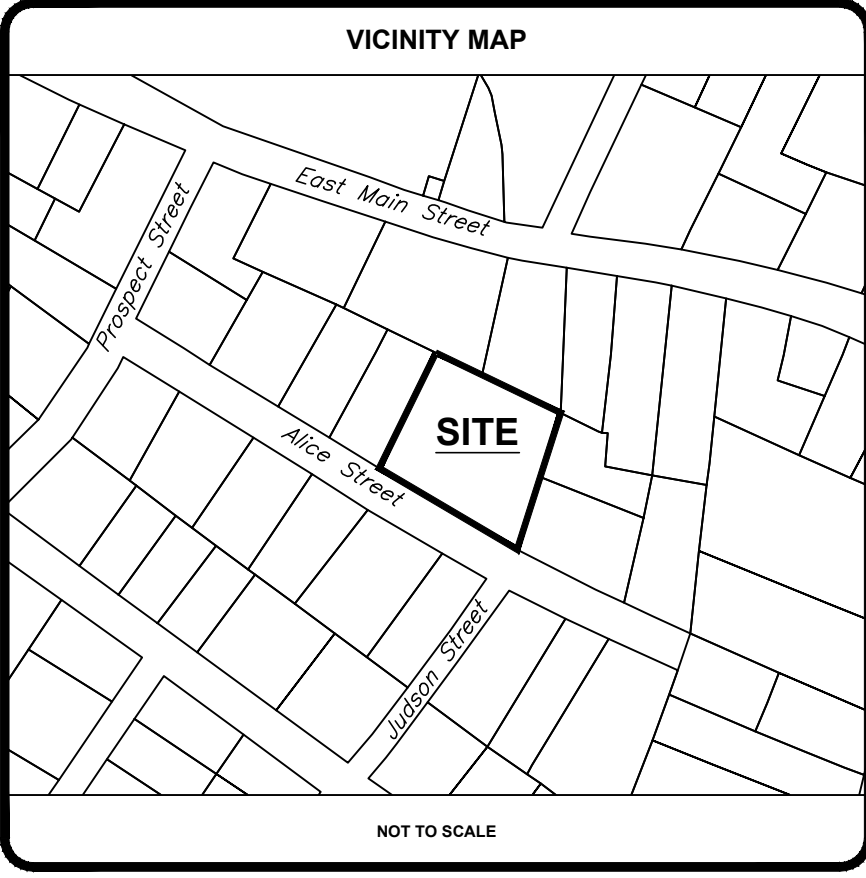
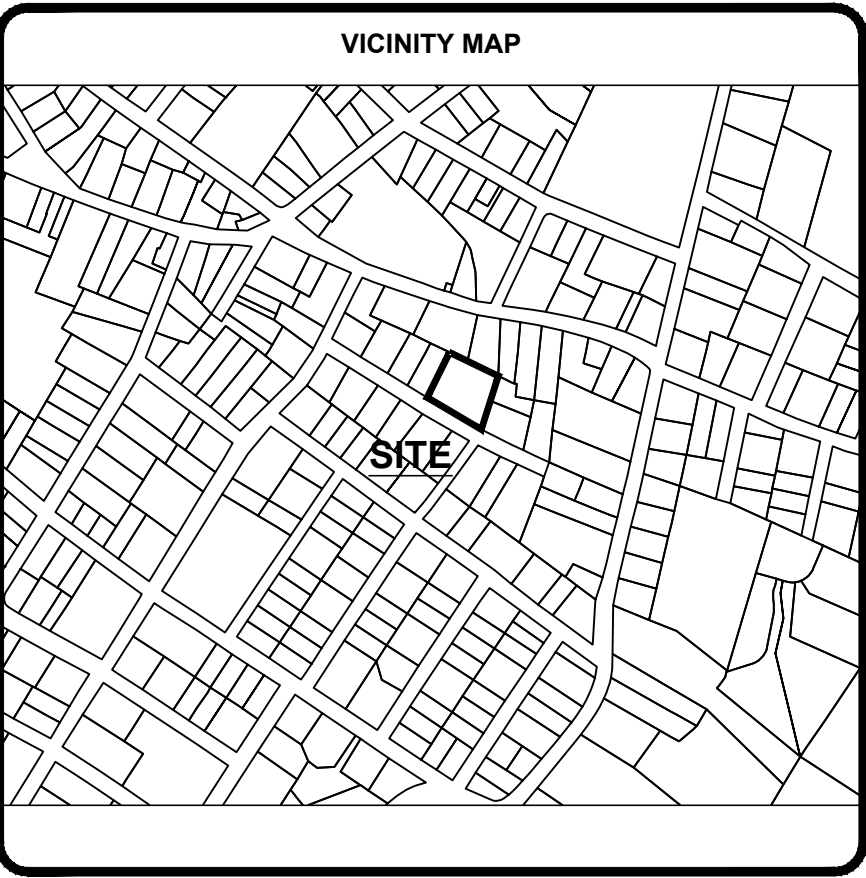
Jean Burger
Benjamin Niles

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 sq/acre) 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

DCHDOH 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	61.8 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%

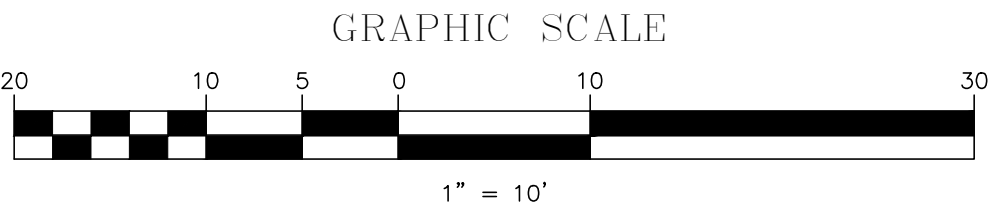
* PRE-EXISTING NON-CONFORMANCE

** 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:

- LOT WIDTH ON LOT 2; ZBA GRANTED VARIANCE FOR LOT 2'S WIDTH AT 68 FEET WHERE 75 FEET IS REQUIRED.
- 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).

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



THOMAS E. GERCHIARA, 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