

ZONING - TOWN OF ARGYLE, NY										
AREA	ZONING	LOT SIZE	SETBACKS			BUILDING FOOTPRINT (sf)	BUILDING COVERAGE (%)	IMPROVED AREA (sf)	LOT COVERAGE ALLOWED (%)	MAXIMUM HEIGHT
			FRONT	SIDE	REAR					
REQUIRED / ALLOWED	R2	87120	30' - 0"	35' - 0"	30' - 0"	5096.32	8	0.63704	10%	35' - 0"
EXISTING BUILDING	R2	63704*	51' - 5"	128' - 8"	63' - 9"	1681	2.64%	5507	8.64%	31' - 0"
NEW ADDITION	R2	63704	57' - 7"	80' - 9"	46' - 3"	900	1.41%	900	1.41%	19' - 0"
BUILDING TOTAL						2581	4.05%	6407	10%	

* EXISTING NON-CONFORMITY IN CHARACTER WITH NEIGHBORING LOTS

LANDS OF:

PRIMARY LOT:
CHRISTOPHER COHN
86.4-3-41
1.5 ACRES

ADJOINING LOTS:
LISTED CLOCKWISE FROM WEST (PROJECT NORTH)

LOT A:
MATTHEW PICKEL
86.4-3-40
3.7 ACRES

LOT B:
ELADIO CRUZ
86.4-3-37
1.58 ACRES

LOT C:
OWEN O'CONNELL
86.4-3-31
6.31 ACRES

LOT D:
ELIOT TAMIKA
87.3-6-13
1.28 ACRES

LOT E:
LAURA BUTLER
87.3-6-12
1.18 ACRES

LOT F:
DEBORAH VANTINE
87.3-6-11
1 ACRES

VICINITY PLAN



NOTES:

UTILITIES ARE ALL BELOW GRADE AND HAVE NOT BEEN SHOWN AT THIS TIME

SUBSURFACE UTILITIES SHOULD BE LOCATED AND MARKED BEFORE CONSTRUCTION BEGINS. CALL BEFORE YOU DIG

SITE MAP WAS PREPARED BASED UPON THE DEED DESCRIPTION ON FILE WITH THE ULSTER COUNTY CLERK IN BOOK 6434 PAGE 21.

THIS SITE MAP IS NOT INTENDED TO BE USED TO DEFINE LEGAL LOT LIMITS AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMPLETE PROPERTY SEARCH. A COMPLETE PROPERTY SEARCH FOR EASEMENTS AND UNKNOWN RIGHT OF WAYS SHOULD BE UNDERTAKEN BEFORE CONSTRUCTION BEGINS.

OFFSETS AND SETBACKS ARE SHOWN FOR REPRESENTATIVE PURPOSES ONLY AND SHOULD BE MARKED IN THE FIELD BY A LICENSED SURVEYOR.

PROPERTY IS OWNED BY CHRISTOPHER COHN AND THIS IS HIS PRIMARY RESIDENCE.

ADU CONSISTS OF A 1 BEDROOM STRUCTURE CONTAINING 898 SF WRAPPING AROUND AN EXISTING CAR PORT STRUCTURE. CARPORT STRUCTURE WILL BE ENCLOSED AS PART OF THIS PROJECT TO CREATE AN ENCLOSED GARAGE.

SIDING AND TRIM DETAILS FOR THE NEW STRUCTURE WILL MATCH THE EXISTING BUILDING.

SEPTIC PLANS ARE BEING SUBMITTED TO THE ULSTER COUNTY BOARD OF HEALTH AND WILL BE UPDATED TO THE BOARD UPON COMPLETION AND APPROVAL OF THE DESIGN.



6 Linwood Ave.
Highland, NY. 12528
p: 845-834-2032
www.williamsrecreaft.com

Town Engineer:

Fire Chief:

Chief of Police:

Highway Super:

Building Department:

Water and Sewer:

Professional Seal:

RECEIVED
MAY - 7 2026
BY:

Owner:
Christopher Cohn
4526 REGENT ST.

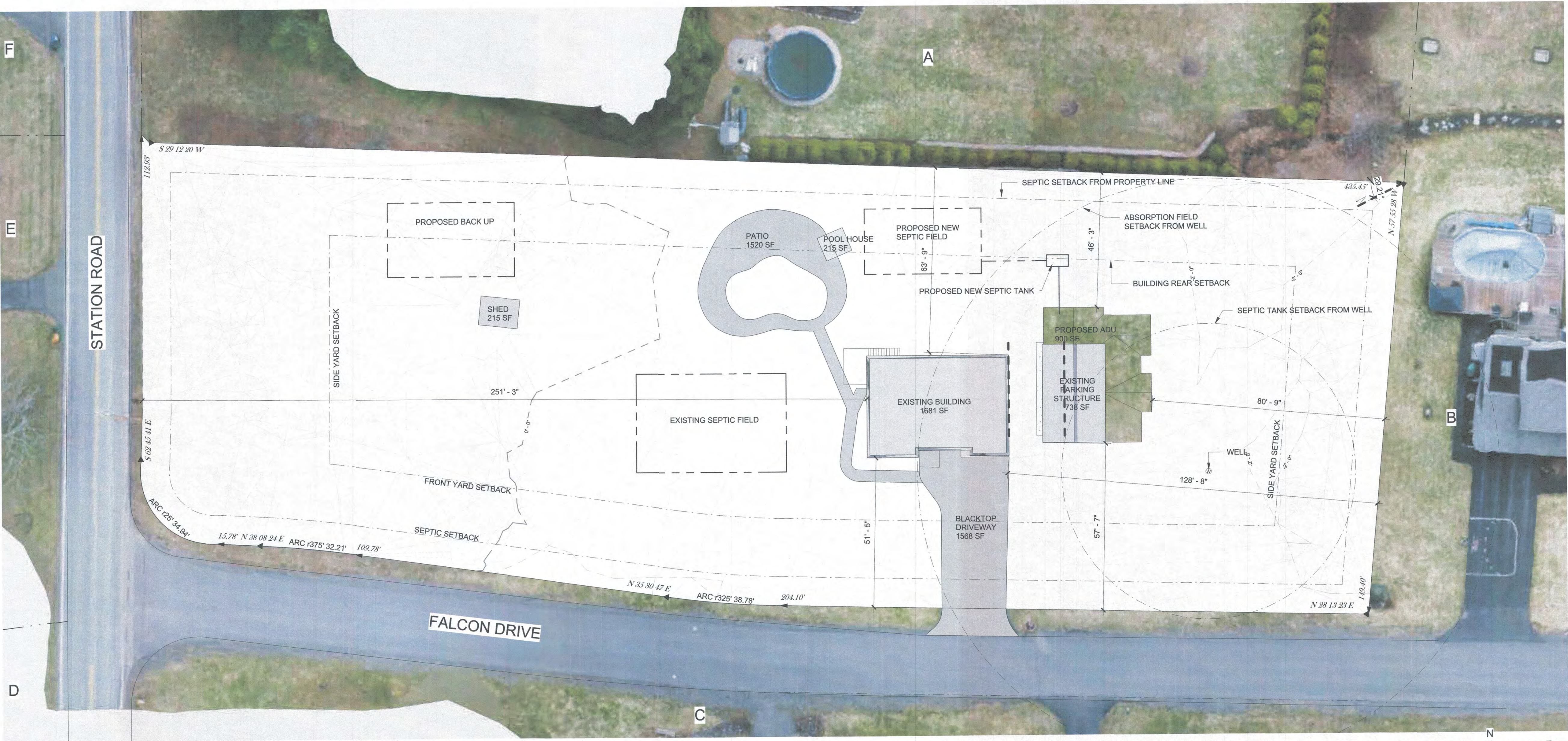
Additions and Renovations to:
Parking Structure Conversion
1 Falcon Drive
Highland, NY 12528

ISSUED FOR:		
NO.	DESCRIPTION	DATE

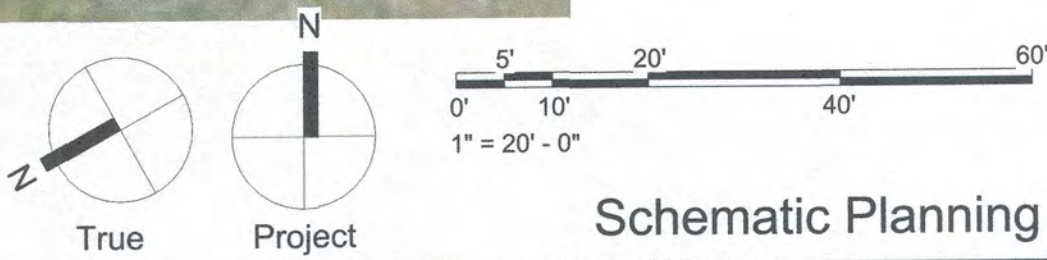
DATE: 5-1-26

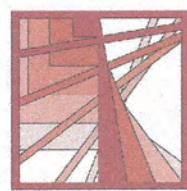
Drawing Title:
SITE PLAN
Drawing Number:

A003



1 FULL SITE PLAN
A003 SCALE: 1" = 20'-0"





6 Linwood Ave.
Highland, NY. 12528
p: 845-834-2032
www.williamsrecreat.com

Town Engineer:

Fire Chief:

Chief of Police:

Highway Super:

Building Department:

Water and Sewer:

Professional Seal:

RECEIVED
MAY - 7 2026

BY:

Owner:

Christopher Cohn

4526 REGENT ST.

Additions and Renovations to:

Parking Structure Conversion

1 Falcon Drive
Highland, NY 12528

ISSUED FOR:

NO.	DESCRIPTION	DATE

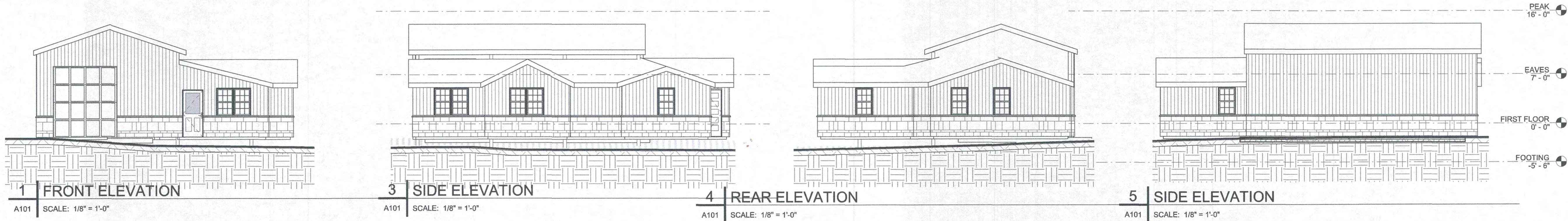
DATE: 5-1-26

Drawing Title:

FLOOR PLANS

Drawing Number:

A101



LAMINATE WOOD FLOOR
Lifeproof - Osborne Oak
HL00656522948

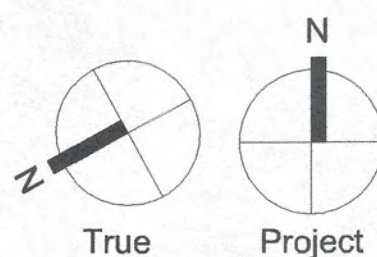
LAMINATE WOOD FLOOR
Lifeproof - Revenant Oak
HL00816522948

CERAMIC TILE
MSI - Trinity Ivory 12x24
Matte Porcelain Stone Look
NHDTRIIVO1224

CERAMIC TILE
NIC - PBO

GENERAL PLAN NOTES

- ALL DIMENSIONS ARE TO OUTSIDE FACE OF FOUNDATIONS, COLUMN LINE, OR FACE OF FRAMING UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- SEE ENLARGED PLANS FOR TYPICAL INTERIOR ELEVATIONS.



1" = 4' - 0"

Schematic Planning