

1019 PARK STREET RENOVATION

CITY OF PEEKSKILL - WESTCHESTER COUNTY



Joseph G. Thompson Architect, PLLC
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1019 PARK STREET RENOVATION

1019 Park Street, LLC (Owner)
 1019 Park Street
 Peekskill, New York 10566
 S-B-L: 33.30-4-8
 City of Peekskill - Westchester County

FOR HISTORIC LANDMARKS & PRESERVATION BOARD REVIEW & APPROVAL

Date: August 29, 2025

Revisions:	
▲	September 26, 2025
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PROJECT SCOPE:

THIRD STORY ADDITION TO AN EXISTING TWO STORY BUILDING AND RENOVATIONS & ALTERATIONS TO FACILITATE THE ADAPTIVE REUSE OF SECOND STORY OFFICE SPACE TO NEW RESIDENTIAL APARTMENT UNITS. EXISTING VACANT FIRST FLOOR COMMERCIAL SPACE IS PROPOSED TO BE FIT UP FOR A NEW RESTAURANT USE TENANT.

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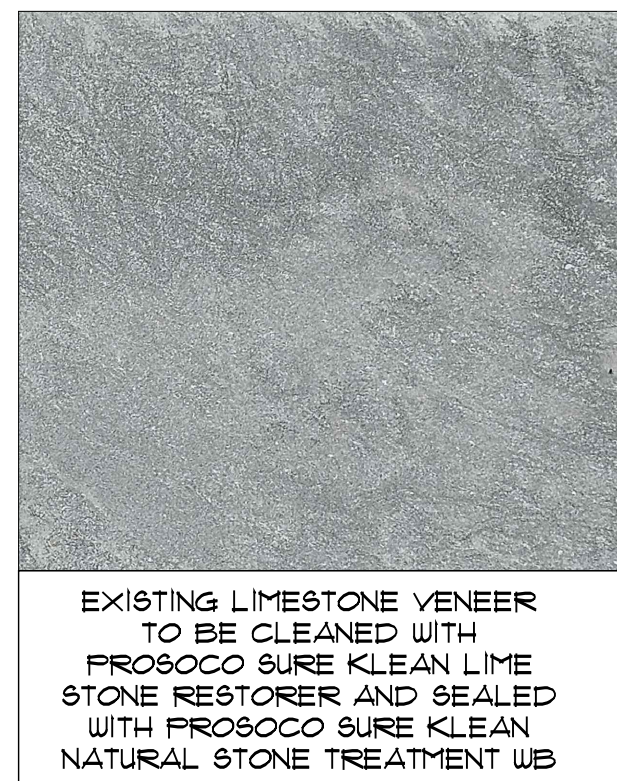
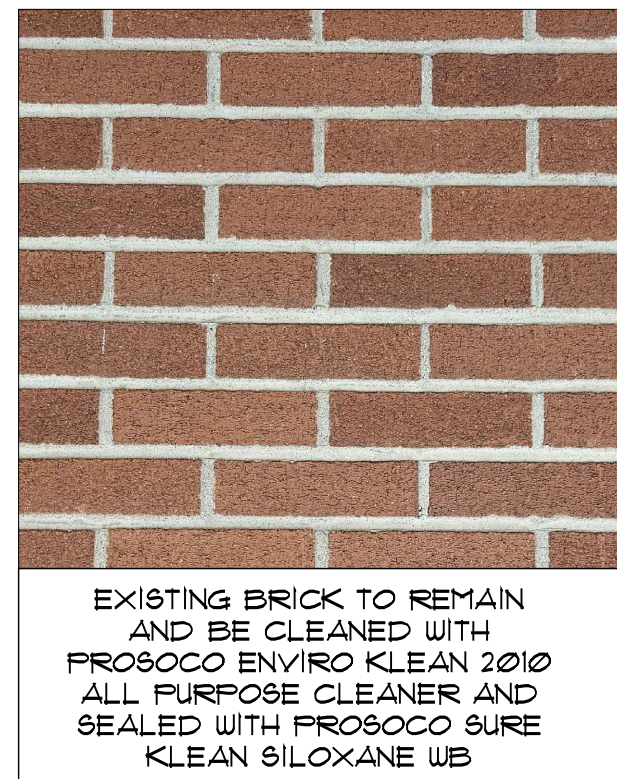
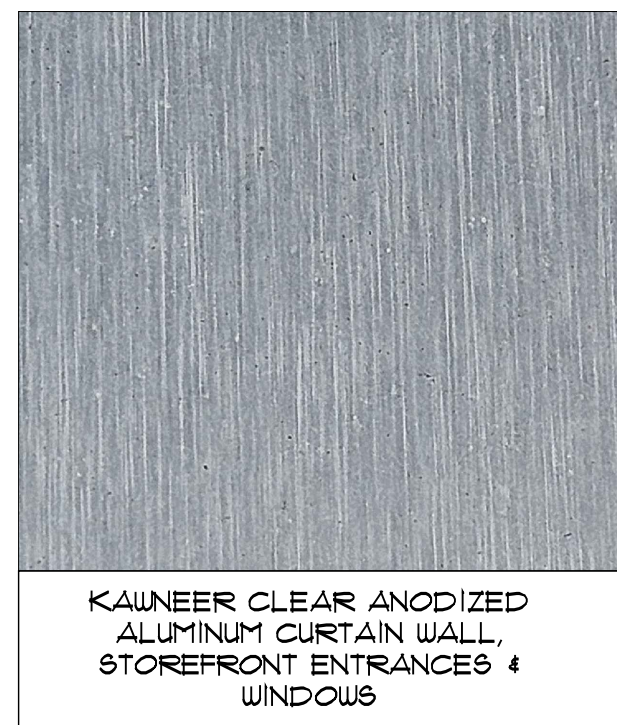
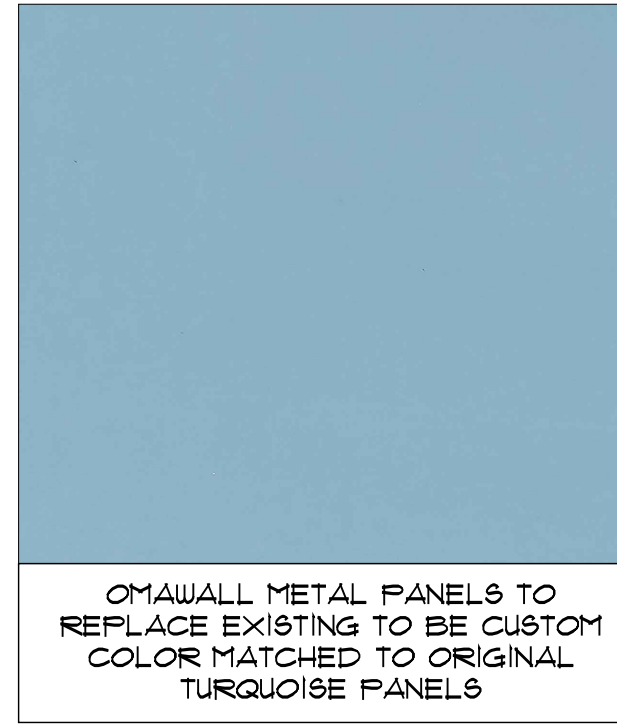
GENERAL:
 G0.01 TITLE SHEET
 AR1.01 ARCHITECTURAL RENDERING
 AR1.02 ARCHITECTURAL RENDERING

CIVIL:
 C1.01 SITE PLAN

EXISTING CONDITIONS:
 AX1.01 EXISTING FIRST FLOOR PLAN
 AX1.02 EXISTING SECOND FLOOR PLAN
 AX2.01 EXISTING ELEVATIONS
 AX3.01 EXISTING BUILDING SECTION

ARCHITECTURAL:
 A1.01 NEW FIRST FLOOR PLAN
 A1.02 NEW SECOND FLOOR PLAN
 A1.03 NEW THIRD FLOOR PLAN
 A1.04 NEW ROOF PLAN
 A2.01 NEW ELEVATIONS
 A2.02 NEW ELEVATIONS
 A3.01 SECTIONS





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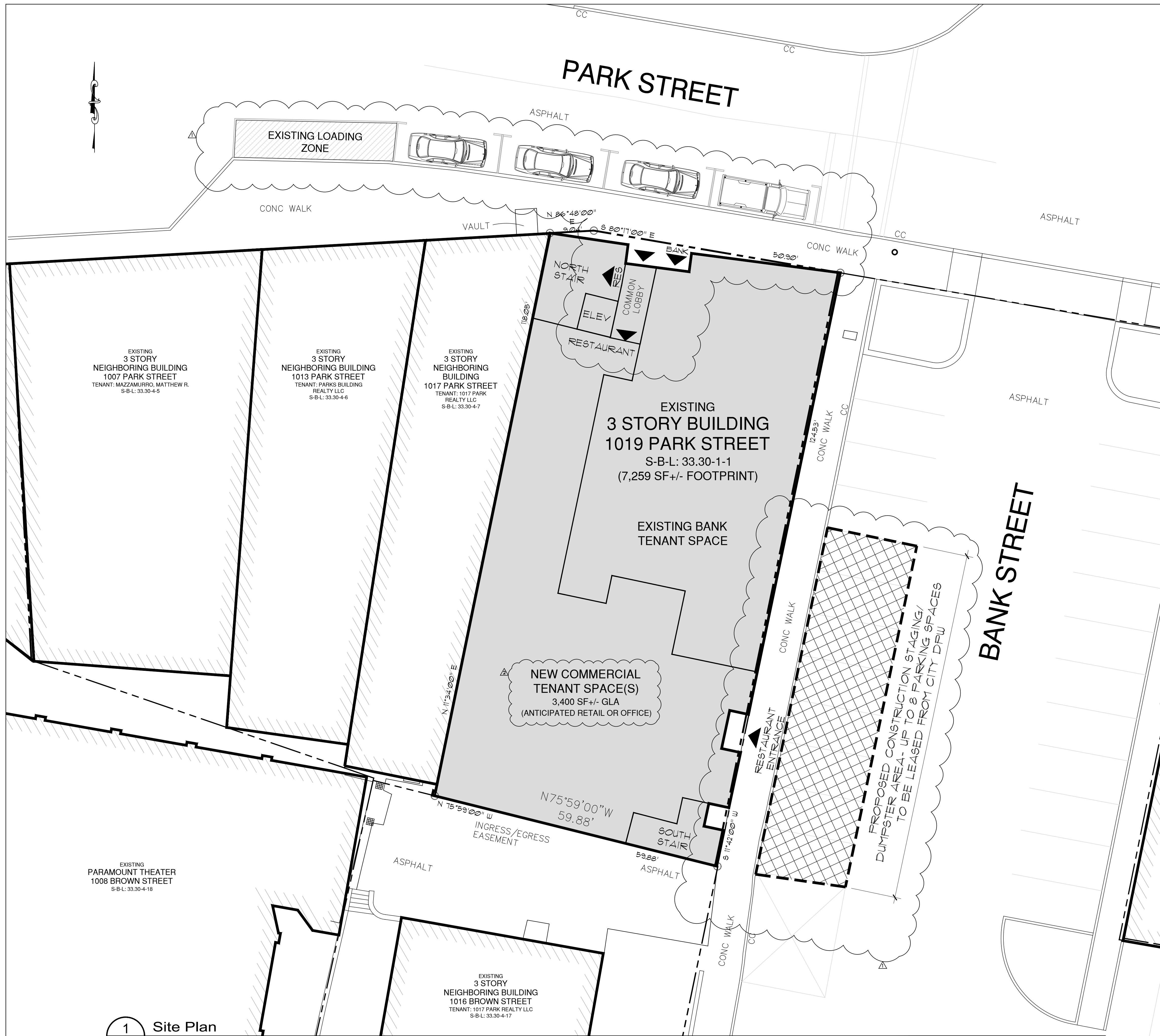
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BULK TABLE REQUIREMENTS

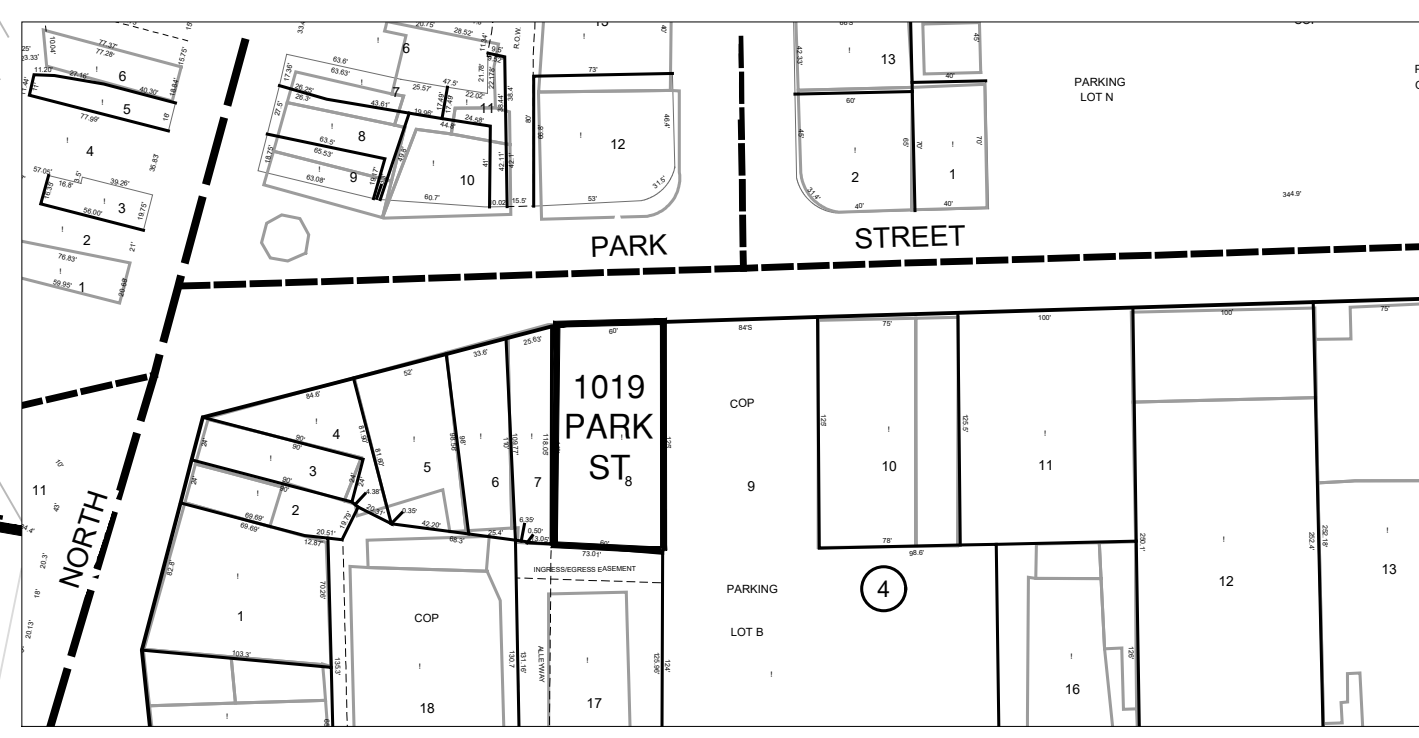
ZONING INFORMATION	ZONE:	C-2 (Central Commercial)	
	Existing Use:	Vacant Building (Formerly Office Use)	
	Proposed Use:	Mixed Use- Commercial & Upper Floor Res. Apartment Units	
	Permitted By:	Special Use Permit	
MINIMUM REQUIRED			
	Required	Prior Existing	Proposed
Lot Area	N/A	1,326 SF±	NO CHANGE
Minimum Frontage	N/A	60 FT±	NO CHANGE
Minimum Depth	N/A	60 FT±	NO CHANGE
Unit Size	600 SF	N/A	600 SF
YARD SETBACKS			
	Required	Prior Existing	Proposed
Front	0 FT	0 FT	NO CHANGE
Rear	0 FT	0 FT	NO CHANGE
Side	0 FT	0 FT	NO CHANGE
MAXIMUM PERMITTED			
	Permitted	Prior Existing	Proposed
Coverage	90% / 6,593 SF	100%±	NO CHANGE
FAR	2.5 / 18,141 SF	2 / 14,652 SF	**3.075 / 22,528 SF
Height	4 STORIES/ 50 FEET	2 STORIES/ 35 FT±	3 STORIES/ 46.3 FT

*INDICATES A PRE-EXISTING NON-CONFORMING CONDITION
 **INDICATES A VARIANCE IS REQUIRED BY THE ZONING BOARD OF APPEALS.

- #### TRASH & RECYCLABLE PICK UP NOTES:
- PROPERTY IS LOCATED WITHIN THE BID (BUSINESS IMPROVEMENT DISTRICT).
 - LANDLORD SHALL PROVIDE SUFFICIENT APPROVED GARBAGE AND RECYCLABLE CONTAINERS WITH LIDS SATISFACTORY TO THE CITY OF PEESKILL FOR THE USE OF ALL TENANTS RESIDING IN THE BUILDING.
 - LANDLORD IS RESPONSIBLE FOR ENSURING PROPER PLACEMENT OF CONTAINERS CURBSIDE PER SCHEDULED COLLECTION DAYS WITH SECURED LIDS AND FOR RETURNING CONTAINERS TO BUILDING PROMPTLY AFTER COLLECTION WITHIN THE CITY'S SCHEDULED WINDOW FOR PICK UP.
 - QUANTITY AND CONTENT OF GARBAGE PICKUP SHALL BE LIMITED PER CITY REGULATION CURRENTLY A MAXIMUM OF FOUR (4) 32 GALLON CONTAINERS PER WEEK FROM ANY RESIDENCE OR BUSINESS.
 - GARBAGE SHALL BE COLLECTED PER CITY SCHEDULE CURRENTLY SCHEDULED FOR THE BID ON MONDAY-FRIDAY BETWEEN THE HOURS OF 6:00 AM AND 10:00 AM.
 - CARDBOARD AND COMINGLED PAPER SHALL BE COLLECTED PER CITY SCHEDULE FOR THE BID CURRENTLY ON MONDAY, WEDNESDAY AND FRIDAY BETWEEN 6:00 AM AND 10:00 AM.
 - COMINGLED GLASS, PLASTIC AND METAL SHALL BE COLLECTED PER CITY SCHEDULE FOR THE BID CURRENTLY ON FRIDAY BETWEEN 6:00 AM AND 10:00 AM.
 - BULK TRASH PICK UP SHALL BE BY APPOINTMENT ONLY TO BE SCHEDULED WITH THE DEPARTMENT OF CITY SERVICES.
 - LANDLORD SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ANY FUTURE UPDATES OR CHANGES TO CITY GARBAGE AND RECYCLABLE COLLECTION REGULATIONS.

PARKING REQUIREMENTS

Use	Parking Requirements	Quantity	Spaces Required
First Floor Anticipated Retail or Office	1 SPACE/ 300 SF	3,400 SF	12 SPACES (11.3)
First Floor Anticipated Bank Business Uses	3 SPACE/ TELLER	4 TELLER/PERSONNEL	12 SPACES
Studio/ One-Bedroom Residential Apartment Unit	12.5 SPACES/ UNIT	5 UNITS	62.5 SPACES
Two-Bedroom Residential Apartment Unit	15 SPACES/ UNIT	1 UNITS	15 SPACES
Total			41 SPACES (40.75)



2 Site Location Map
 Scale: 1" = 100'-0"

NOTE: THIS SITE PLAN HAS BEEN PREPARED REFERENCING A PROPERTY SURVEY PREPARED BY PAUL A. ROJAN, PLS NY'S LICENSE #050383-1 OF BROWN LAND SURVEYING PLLC FOR RAN BATHUA DATED XXXX, 2023.

1 Site Plan
 Scale: 1" = 10'-0"



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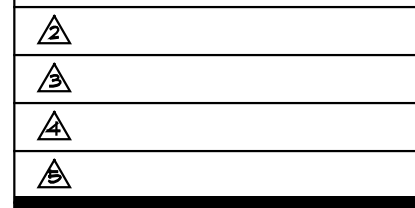
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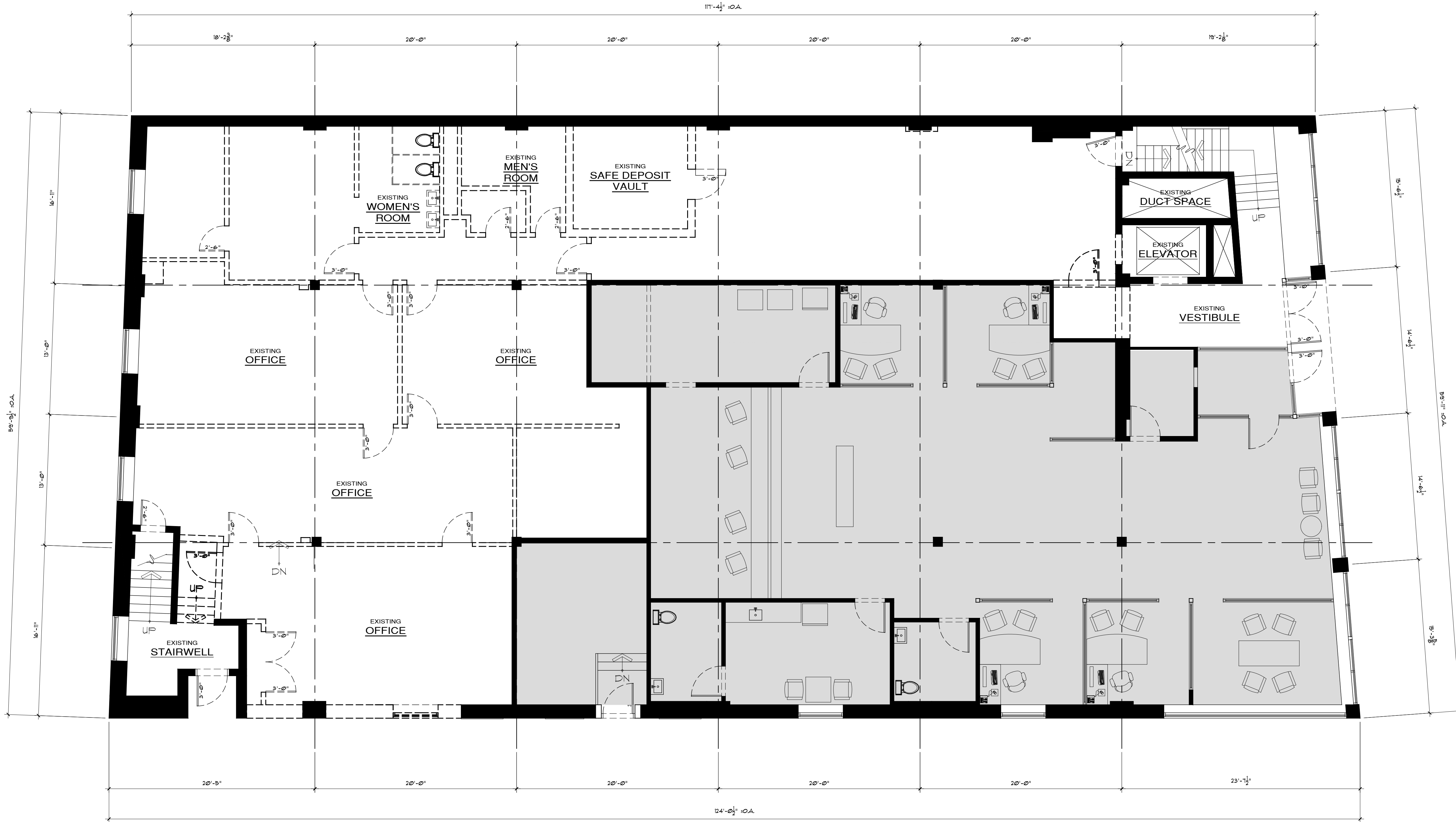
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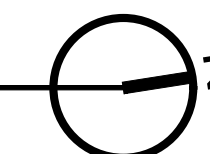
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C1.01



1 Existing First Floor Plan (7,135 Gross SF+/-)
 AX1.01 Scale: 3/16" = 1'-0"



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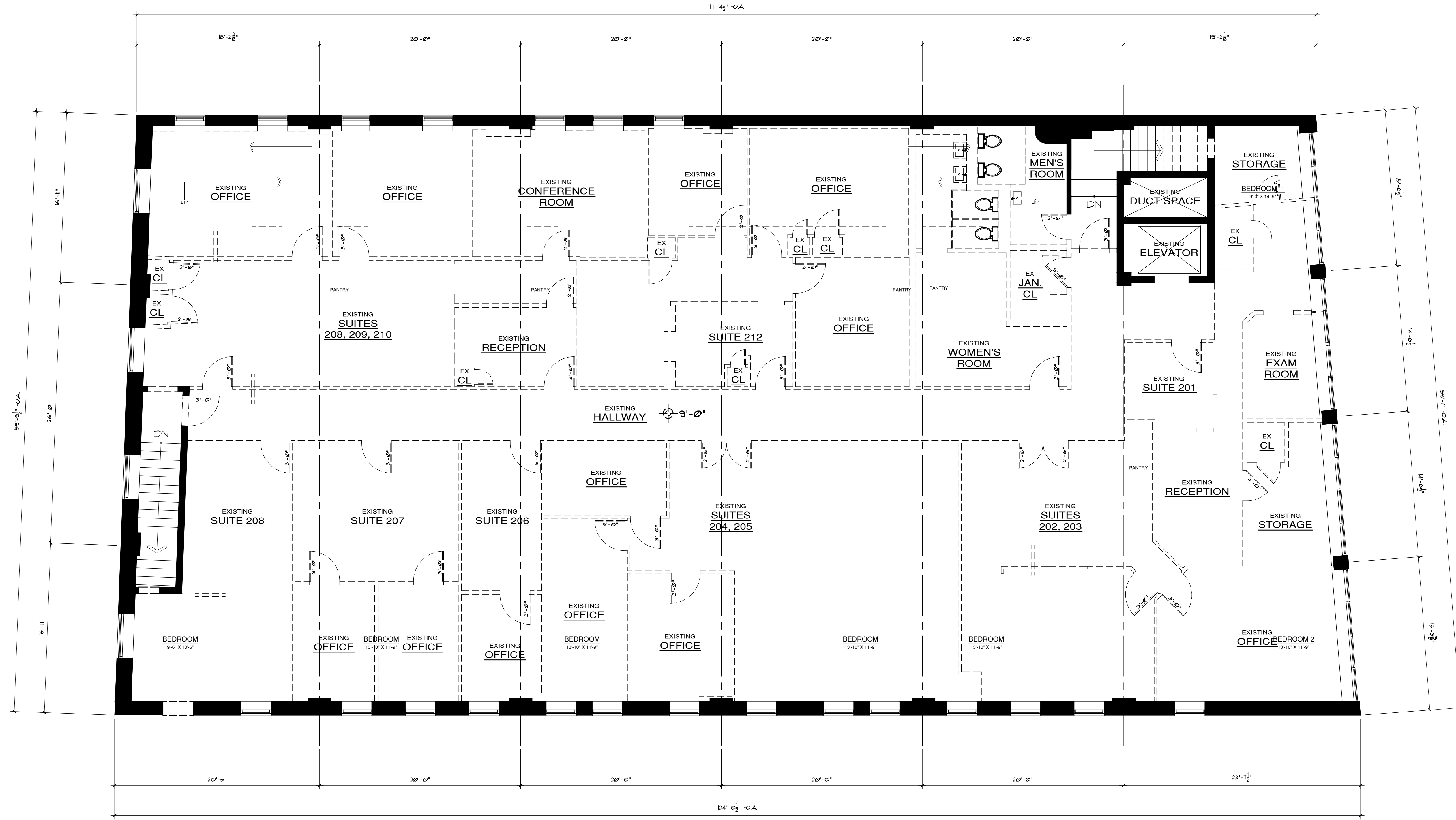
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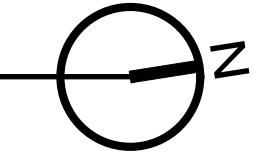
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1 Existing Second Floor Plan (7,215 Gross SF +/-)
AX1.02 Scale: 3/16" = 1'-0"

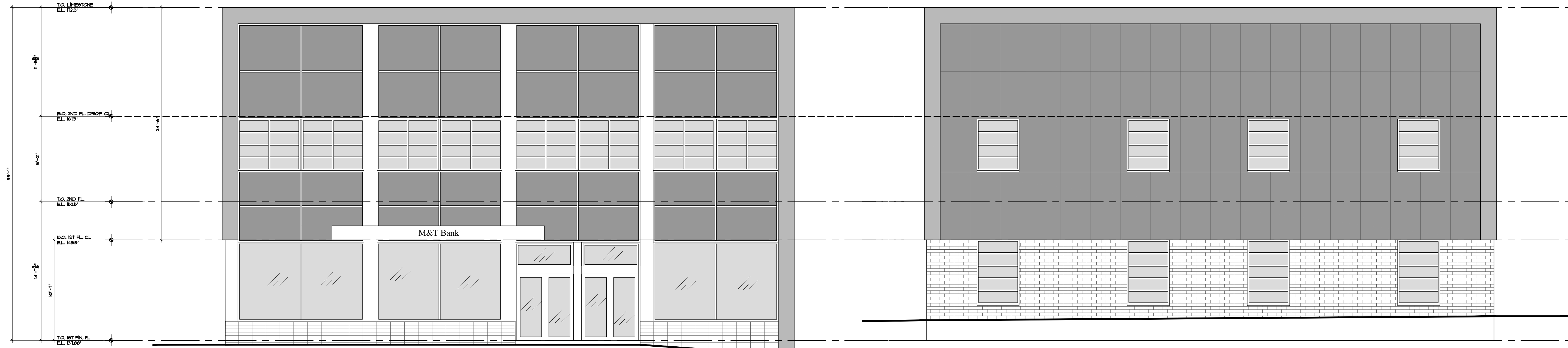


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1 Existing Elevations
 AX2.01 Scale: 3/16" = 1'-0"

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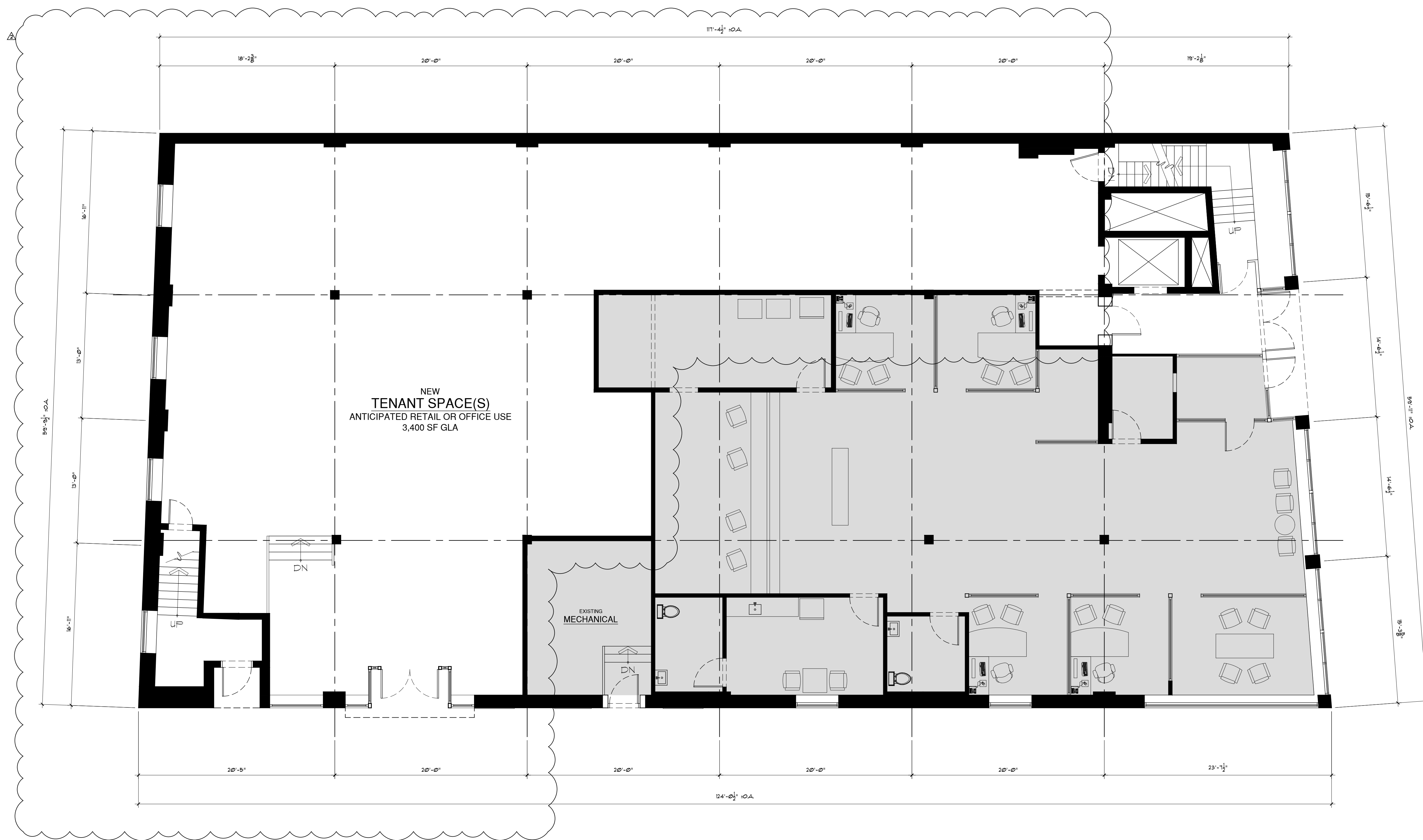
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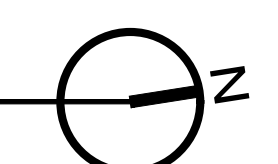
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1 New First Floor Plan (7,135 Gross SF +/-)
A1.01 Scale: 3/16" = 1'-0"



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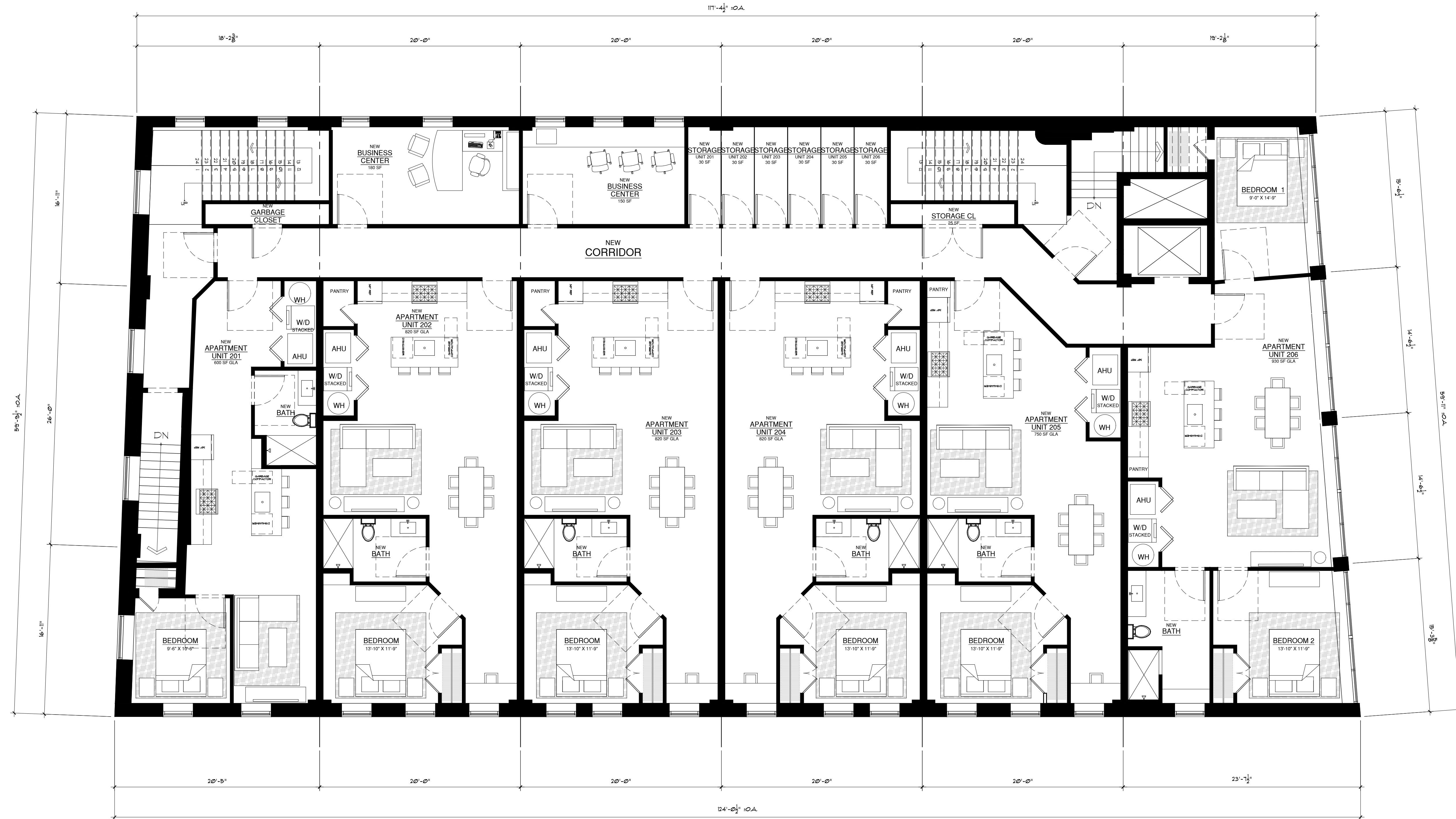
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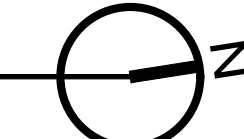
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1 New Second Floor Plan (7,215 Gross SF+/-)
A1.02 Scale: 3/16" = 1'-0"



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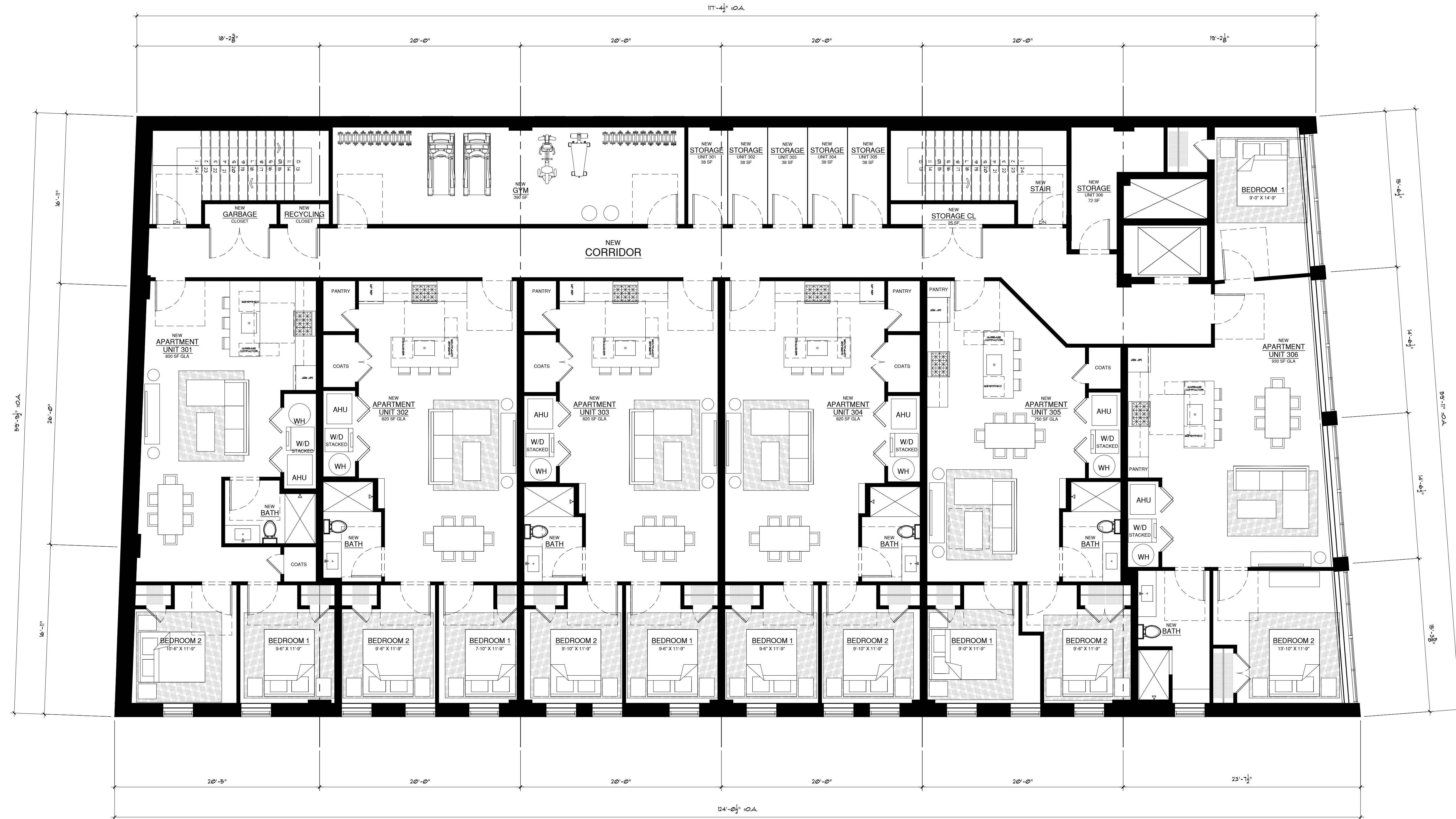
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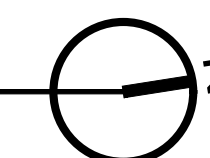
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1 New Third Floor Plan (7,215 Gross SF+/-)
A1.03 Scale: 3/16" = 1'-0"



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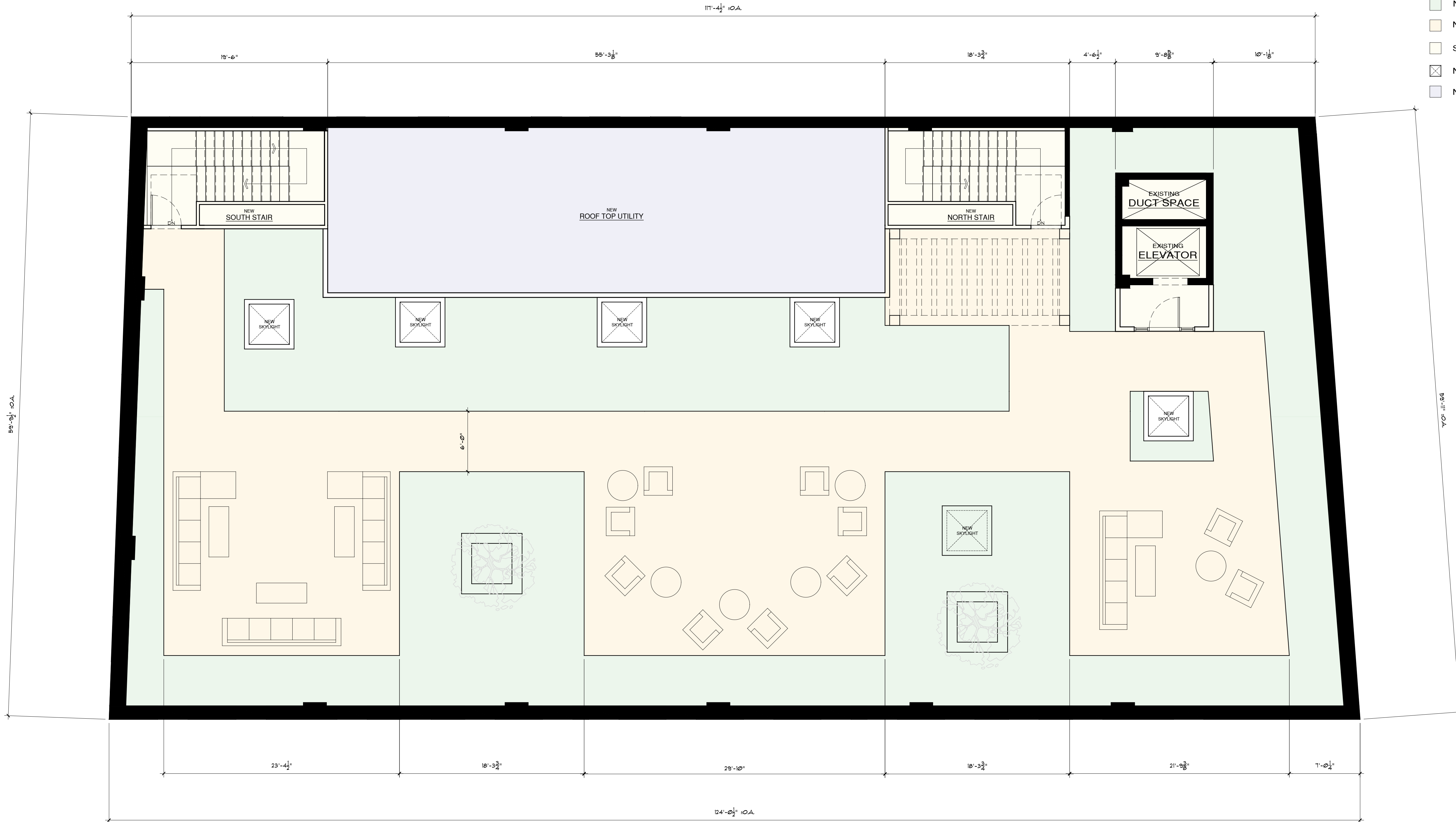
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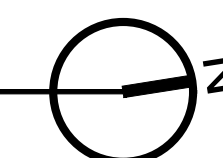
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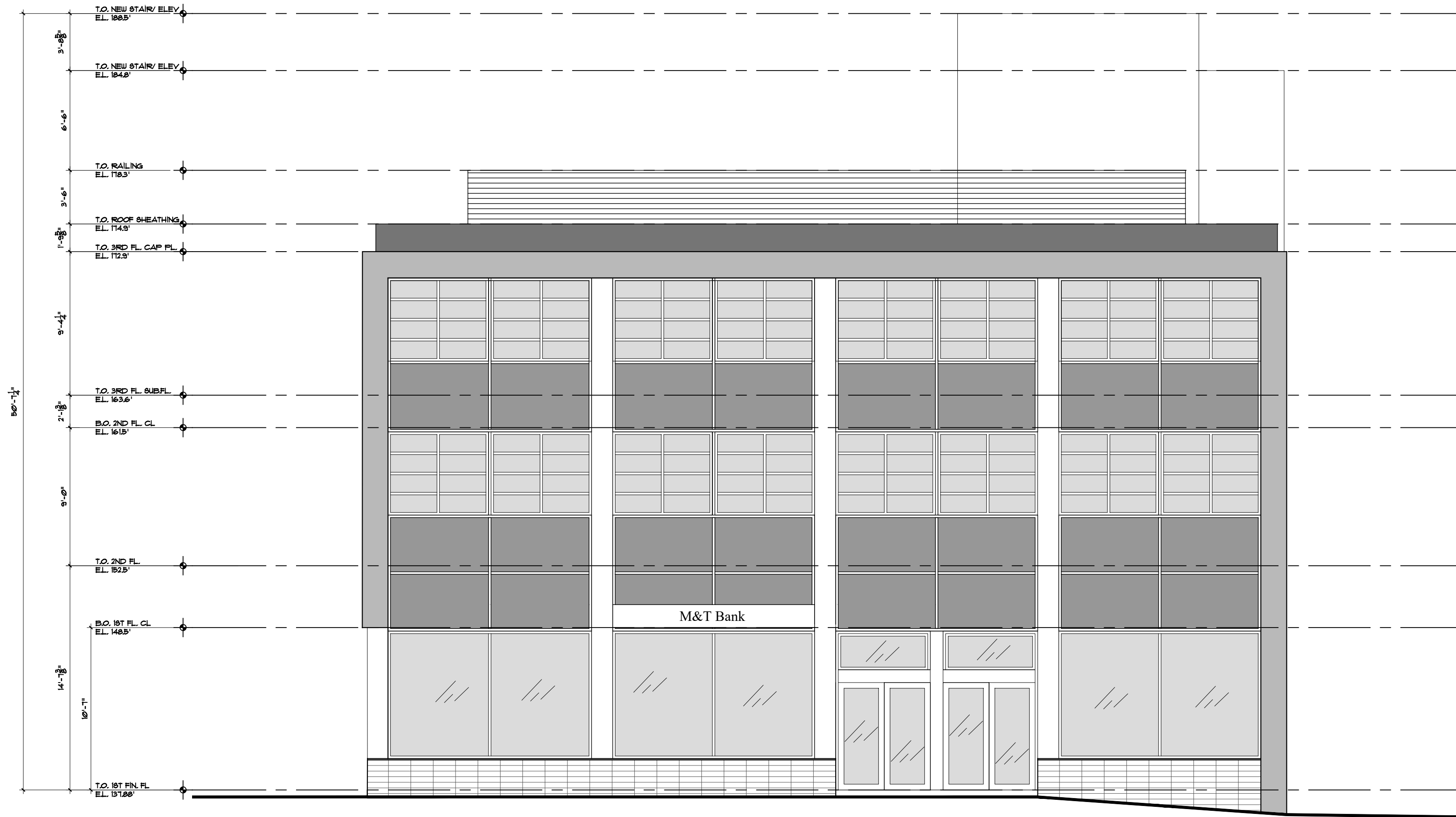
LEGEND

- NEW GREEN ROOF
- NEW ROOF PATIO
- STAIR/ ELEVATOR
- NEW SKYLIGHTS
- NEW MECHANICAL SPACE

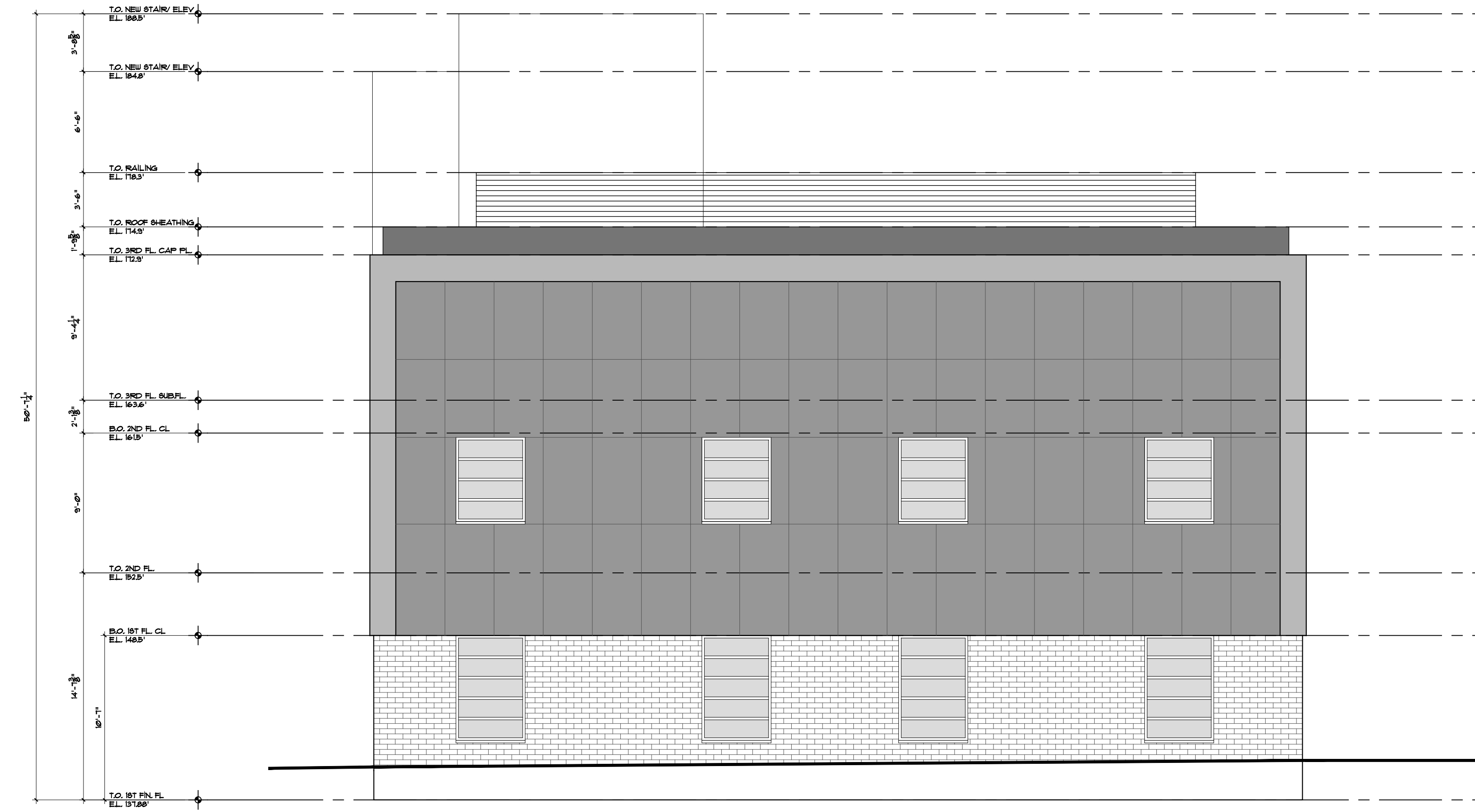


1 New Roof Top Plan (7,215 Gross SF+/-)
A1.04 Scale: 3/16" = 1'-0"





1 Proposed North Elevation
 A2.01 Scale: 3/16" = 1'-0"



2 Proposed South Elevation
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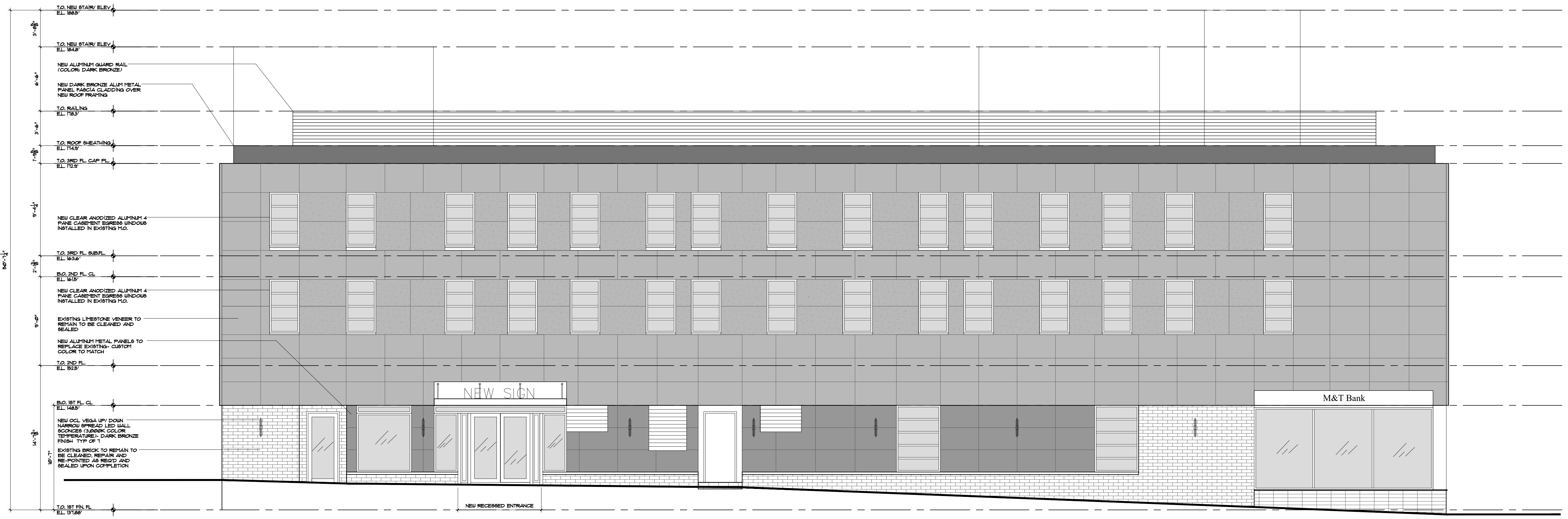
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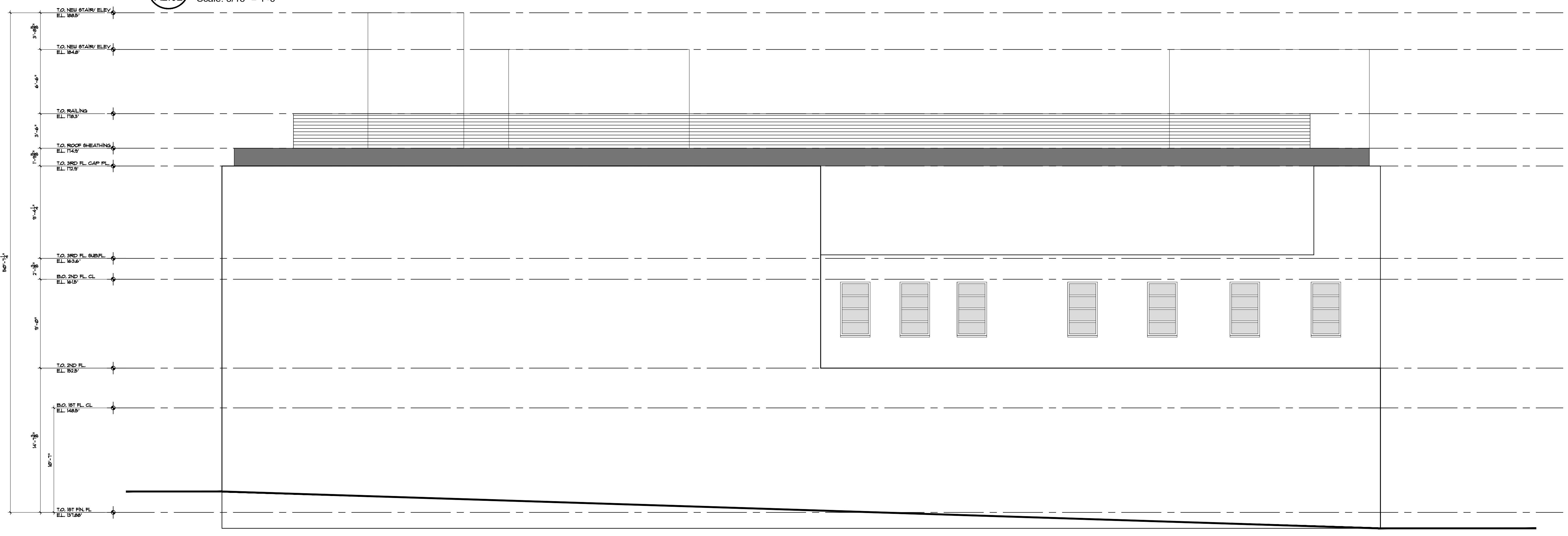
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A2.01



1 Proposed East Elevation
 A2.02 Scale: 3/16" = 1'-0"



2 Proposed West Elevation
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1019 PARK STREET RENOVATION

1019 Park Street, LLC (Owner)
 1019 Park Street, New York
 Peekskill, New York 10566
 S.B.L. 33-30-4-8
 City of Peekskill - Westchester County

FOR HISTORIC LANDMARKS & PRESERVATION BOARD REVIEW & APPROVAL

Date: August 29, 2025

Revisions:

▲	September 26, 2025
▲	
▲	
▲	
▲	

A2.02

NOTES:
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1019 PARK STREET RENOVATION

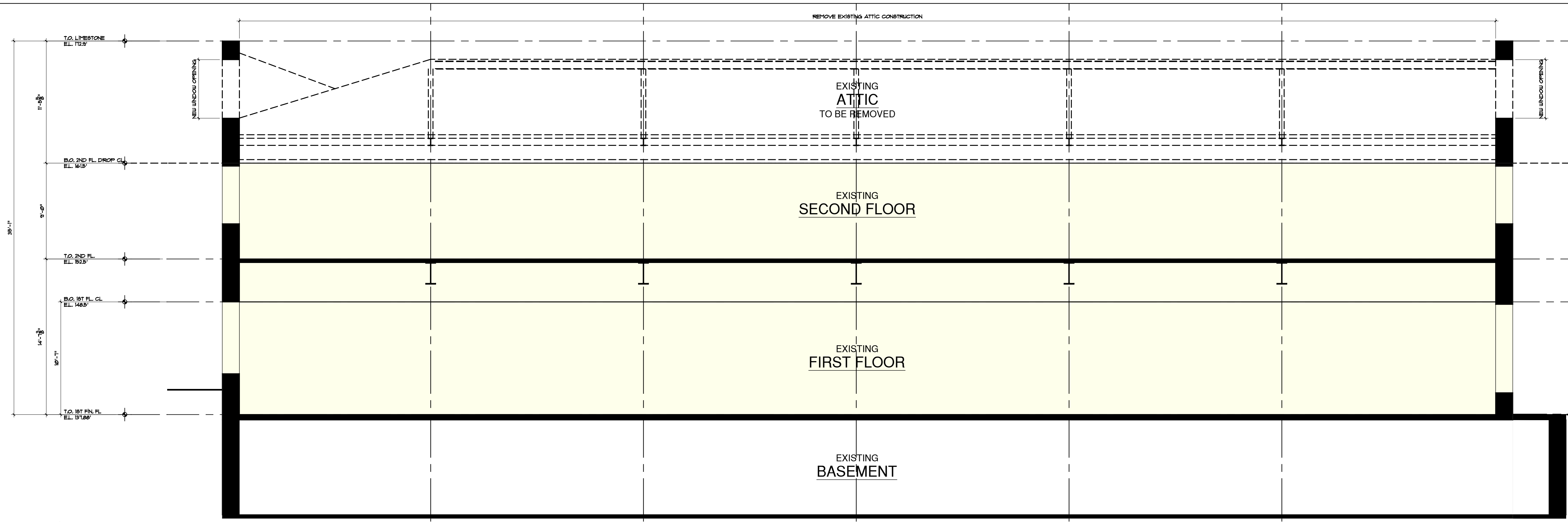
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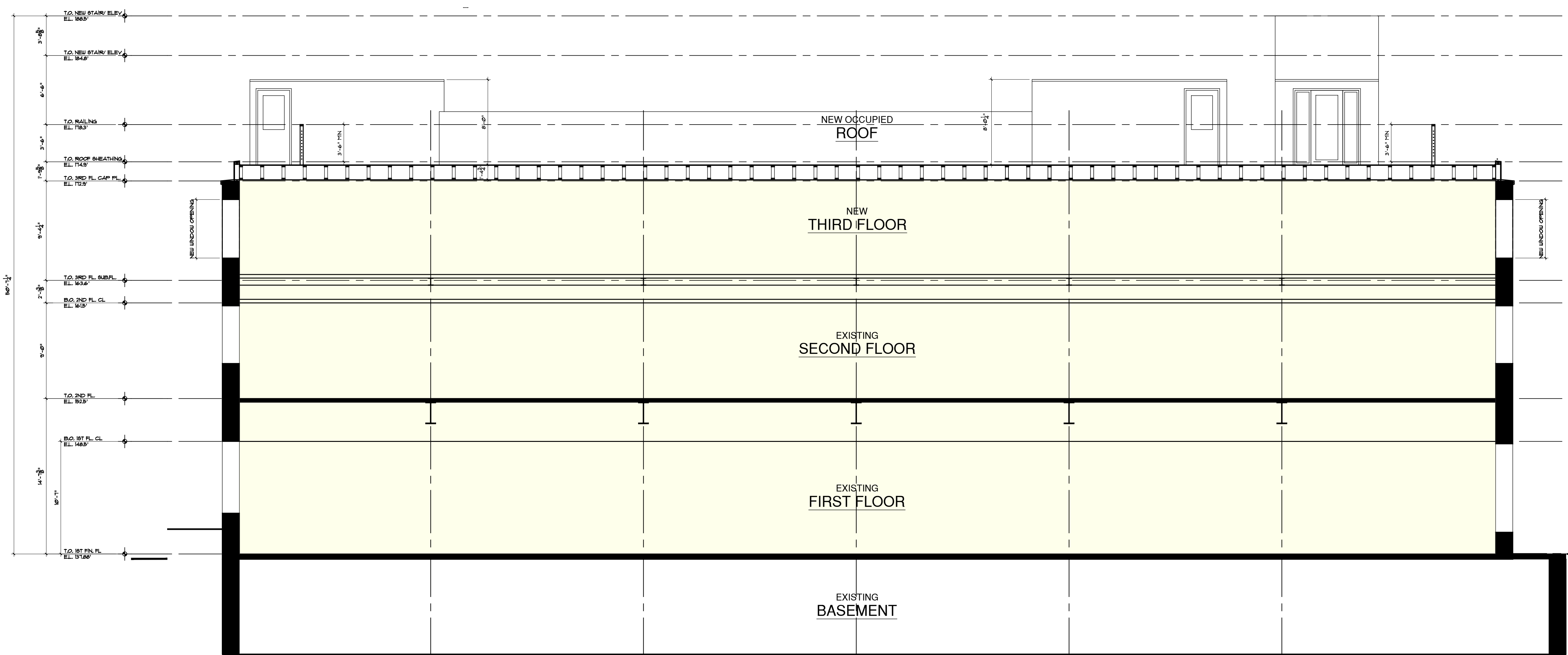
Date: August 29, 2025

Revisions:	
△	September 26, 2025
△	
△	
△	

A3.01



1 Existing Building Section
A3.01 Scale: 3/16" = 1'-0"



2 Proposed Building Section
A3.01 Scale: 3/16" = 1'-0"