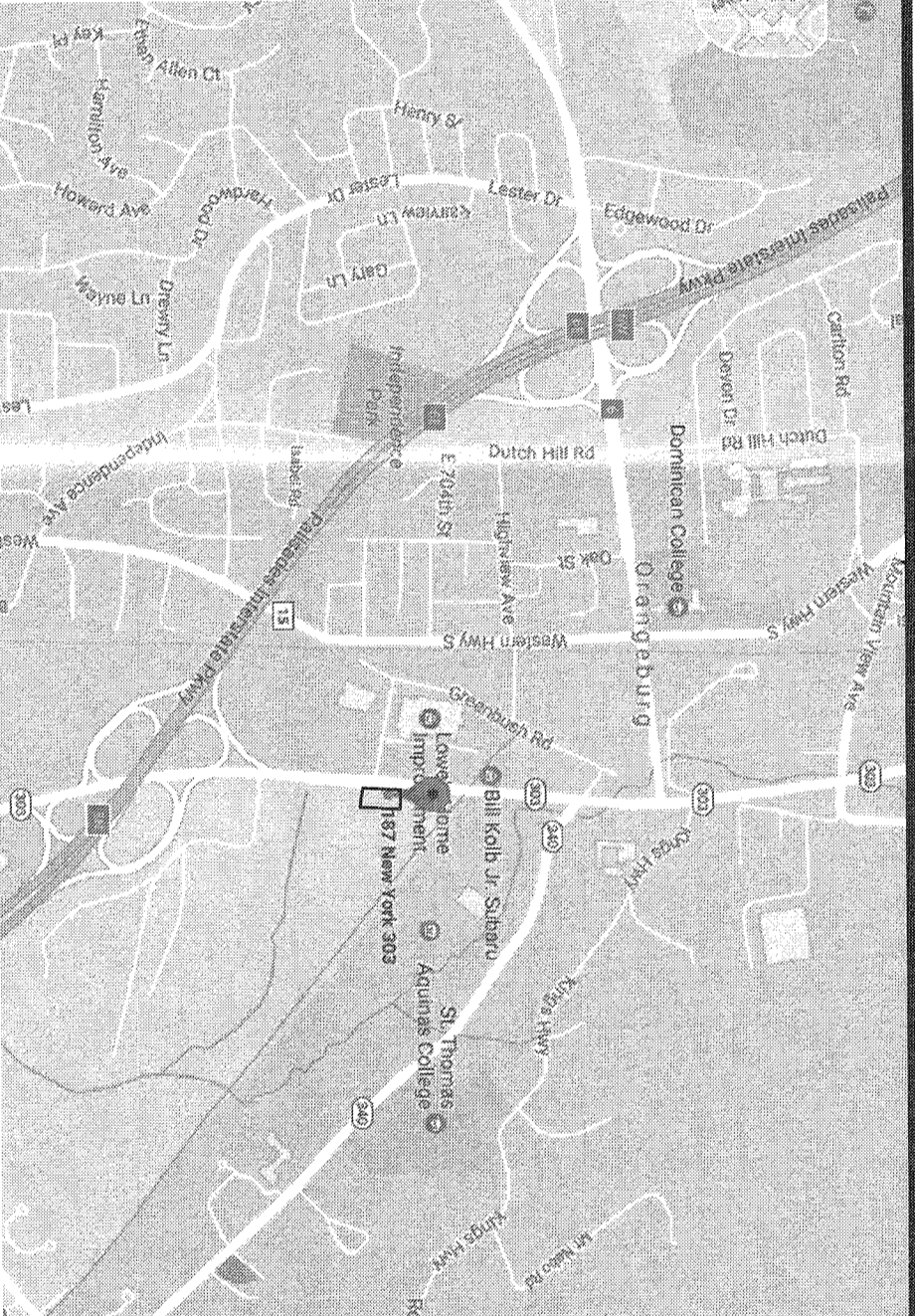
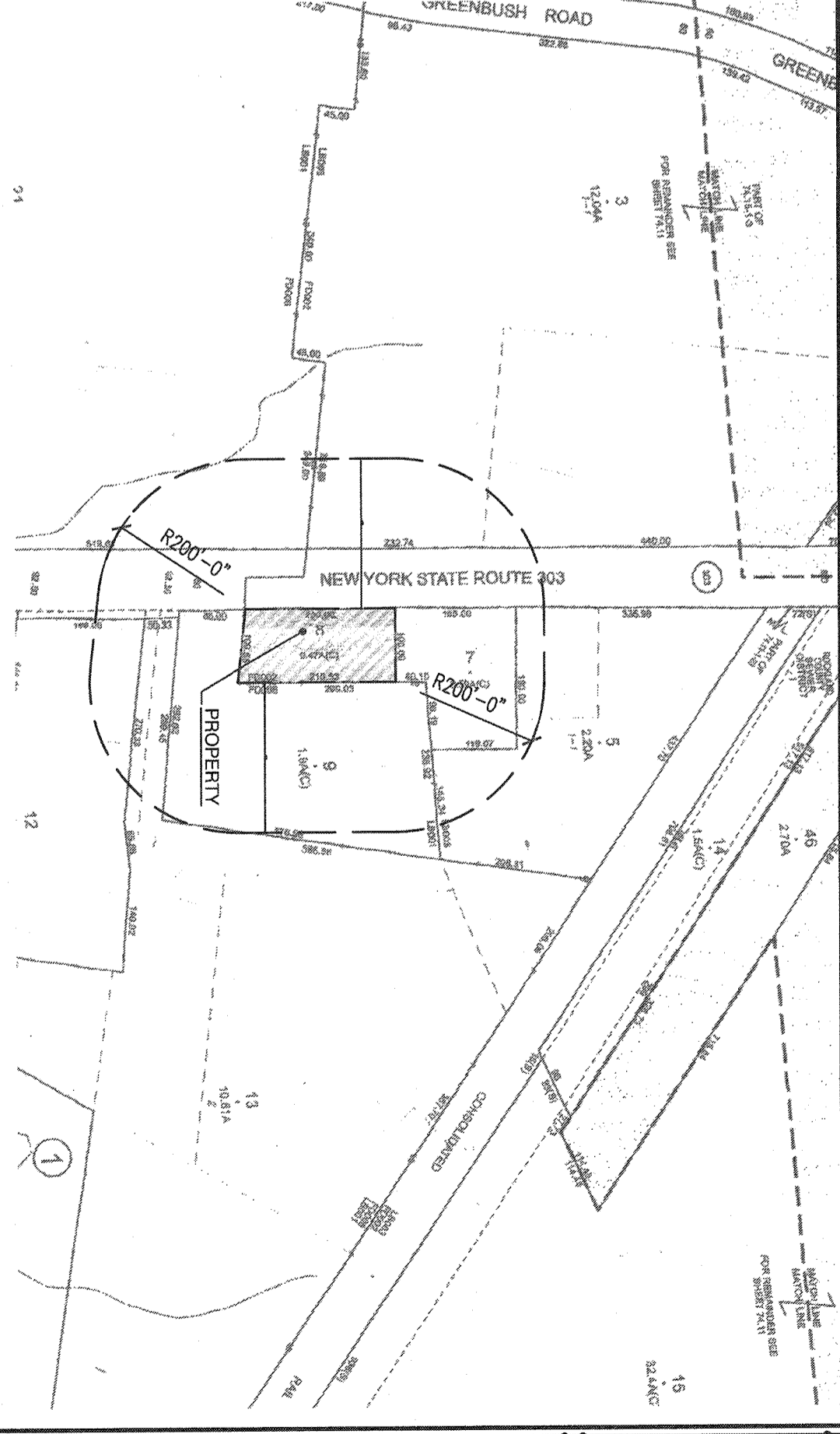


ZONING ANALYSIS		LOT: 8	SECTION: 74.15	BLOCK: 1	
REQUIRED/ALLOWED	EXISTING	PROPOSED	VARIANCE		
USE:	PRE-EXISTING USE *	NO CHANGE	VARIANCE REQUIRED FOR PRE-EXISTING USE *		
MIN. LOT AREA	NONE	NO CHANGE	VARIANCE REQUIRED FOR PRE-EXISTING USE *		
MAX. LOT COVERAGE	20.524 SF.	NO CHANGE	VARIANCE REQUIRED FOR PRE-EXISTING USE *		
MAX. PL. AREA RATIO	15,399 SF. (74.9%)	15,513 SF. (75.9%)	VARIANCE REQUIRED FOR PRE-EXISTING USE *		
MIN. LOT WIDTH	66' (130 SF.)	66' (130 SF.)	VARIANCE REQUIRED FOR PRE-EXISTING USE *		
MIN. FRONT SETBACK	100'	NO CHANGE	VARIANCE REQUIRED FOR PRE-EXISTING USE *		
FRONT YARD SETBACK	30'	NO CHANGE	VARIANCE REQUIRED FOR PRE-EXISTING USE *		
SIDE YARD SETBACK	29'-6"	14'-9" / 15'-7"	VARIANCE REQUIRED FOR PRE-EXISTING USE *		
TOTAL SIDE YARD SETBACK	59'	159'-4"	VARIANCE REQUIRED FOR PRE-EXISTING USE *		
REAR YARD SETBACK	25'	20'-7"	VARIANCE REQUIRED FOR PRE-EXISTING USE *		
MAX. BUILDING HEIGHT @ 1 FT	22'-6"	7'-0"	VARIANCE REQUIRED FOR PRE-EXISTING USE *		
PARKING SPACES	21	20	VARIANCE REQUIRED FOR PRE-EXISTING USE *		
BUILDING FOOTPRINT ALLOWED	1,130 SF.	593 SF. (48.8%)	VARIANCE REQUIRED FOR PRE-EXISTING USE *		
VEGETATED BUFFER ZONE	25' FT. WIDE	NO CHANGE	VARIANCE REQUIRED FOR PRE-EXISTING USE *		

\* PRE-EXISTING NONCONFORMING USE THE PROPERTY LESS THAN THE 100' ZONING DISTRICT IS PROHIBITED. REPAIR IS PROHIBITED.  
 \*\* ALL NEW ADDED/REPAIRED LONG TERM STRUCTURES WILL BE REQUIRED FROM THE DATE OF REPAIR TO BE IN COMPLIANCE WITH THE 2018 ZONING BOARD OF APPEALS MEETING 2018-09-25

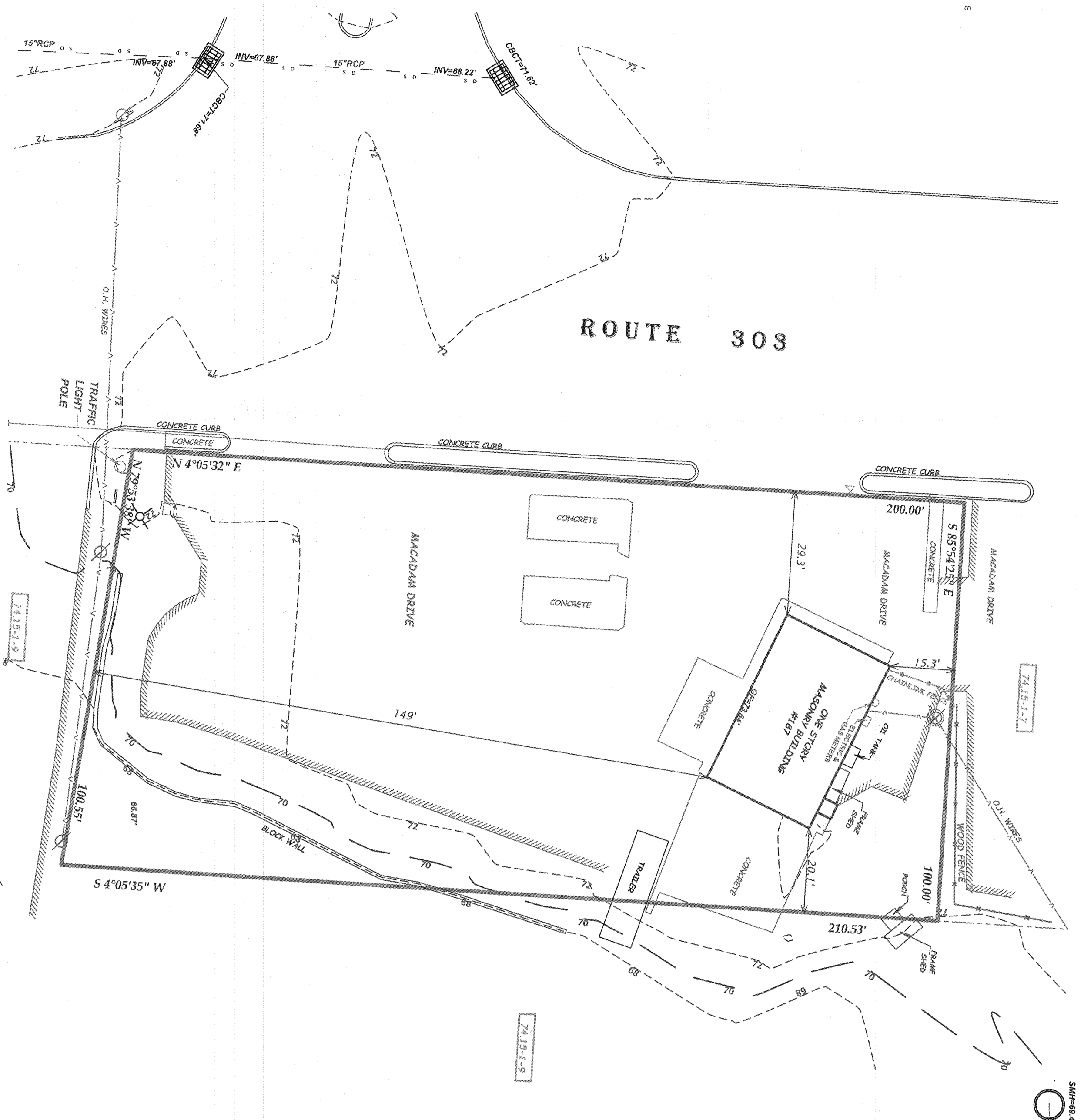


LOCATION MAP  
SCALE: 1"=1000'



200' RADIOUS MAP  
SCALE: 1"=200'

CLASSIFICATION: FACTORY INDUSTRIAL, GROUP F-1  
 OCCUPANCY: 318 SF.  
 AUTO REPAIR SHOP AREA: 1,290 SF. OCCUPANCY: (200 SF. PER PERSON) = 6.4  
 DISTRICT LL  
 USE PERMITTED (FROM TABLE 311 USES PERMITTED BY RIGHT) -7)  
 AUTO REPAIR SHOP  
 NUMBER OF EMPLOYEES PER 2 EMPLOYEES MAXIMUM =  
 ADDITIONAL PARKING SPACES PER 1.5 SPACES PER BAY  
 ADDITIONAL PARKING SPACES PER BAY  
 3 PARKING SPACES PLUS 4 SPACES PER BAY  
 = X(SPACES) + 394(SM) (SPACES) = 15 PARKING SPACES MAXIMUM  
 TOTAL PARKING PROPOSED = 20



**SURVEY**  
SCALE: 1"=20'

NOTE: THIS SURVEY HAS BEEN PREPARED WITH THE VERTICAL DATUM TIED INTO NAVD 88 FOR THE TOWN TO ASSESS THE SPARKILL CREEK FLOOD PLAN

100 YEAR FLOOD  
PLAIN=65.58'

DATUM NAVD 1988

LOT AREA 80,926.00 SQUARE FEET  
 783.348 ACRES (APPROXIMATE: 74.15-1-8)  
**TOPOGRAPHICAL SURVEY**

**187 ROUTE 303**

TOWN OF ORANGEBURG, ROCKLAND COUNTY  
 ORANGEBURG, NEW YORK  
 MAY 22, 2018 SCALE: 1" = 20'

ANTHONY R. CELENTANO P.L.S.  
 1111 ROUTE 303  
 THIBELLS, N.Y. 10984  
 845 429 5290 FAX 429 5974

*Anthony R. Celentano* LIC#49435

- NOTES:
- THIS IS THE SITE PLAN OF LOT 8, BLOCK 1, SECTION 74.15 AS SHOWN ON THE TOWN OF ORANGEBURG TAX MAP
  - AREA OF TRACT: 20,524 s.f.
  - ZONE: LL
  - PROPOSED USE: AUTOMOTIVE REPAIR
  - RECORD OWNER: MANUEL CHAVEZ  
7 BOLLINGER COURT  
TAPPAN, N.Y. 10983
  - RECORD APPLICANT: BLESS ENTERPRISE (VALENTIN HERRERA)  
187 ROUTE 303  
ORANGEBURG, N.Y. 10962
  - FIRE DISTRICT: ORANGEBURG
  - SCHOOL DISTRICT: SOUTH ORANGE
  - WATER DISTRICT: ORANGEBURG
  - WATER SUPPLY: SUZEA
  - SEWER DISTRICT: ORANGEBURG
  - DATUM: NAVD 1988
  - THE UNDERSIGNED, OWNER AND OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON. THE APPLICANT OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF ORANGEBURG, N.Y. ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, REVISION, MODIFICATION OR REVISION OF THE PLAN AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_

CLERK \_\_\_\_\_

**A&E SERVICES**  
LINS J. FERNANDEZ  
845 498-7542

DWG. LIST  
S01 LOCATION MAP, SURVEY, OCCUPANCY AND ZONING ANALYSIS  
S02 SITE PLAN, ELEVATIONS AND NOTES  
S03 ORNAMENT

DATE: 5/22/18

SCALE: AS NOTED

DWG. No. **S.01**

**ERIC KNUTE OSBORN ARCHITECT**  
RESIDENTIAL, COMMERCIAL, ADDITIONS  
58 PARKS ROAD  
WASHINGTONVILLE, NY 10981-8919/9474  
EMAIL: ERIC@OSBORNARCHITECTROCKLAND.COM  
N.Y. LIC. #021857

PROJECT:  
**PROPOSED ADDITION TO AUTOMOBILE REPAIR SHOP**  
187 ROUTE 303  
ORANGEBURG,  
NEW YORK 10962

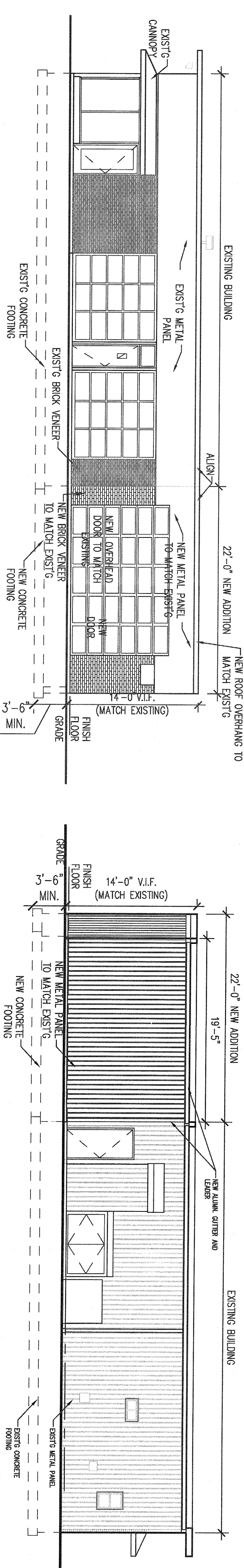
LOCATION MAP, SURVEY, OCCUPANCY AND ZONING ANALYSIS

PLAN DATA

START DATE: 4/15/21  
ISSUED FOR PLANNING BOARD: 4/18/21

SEAL & SIGNATURE OF ARCHITECT

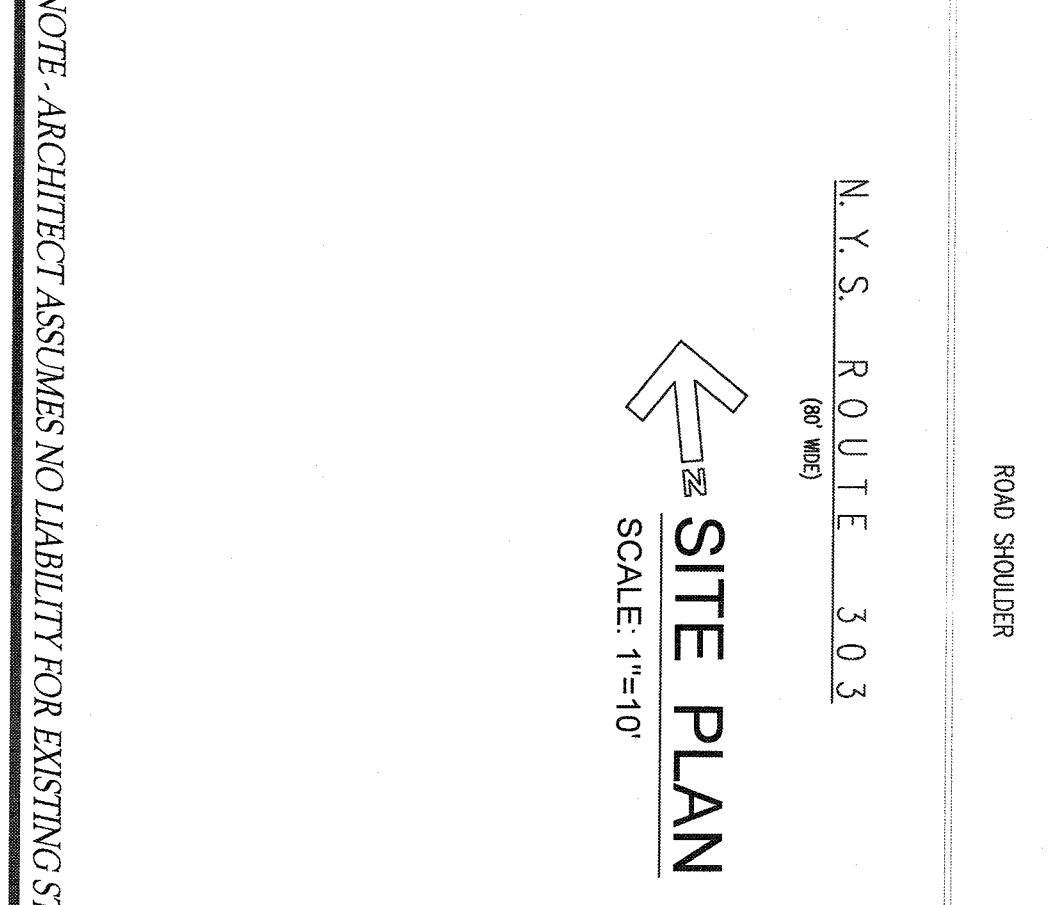
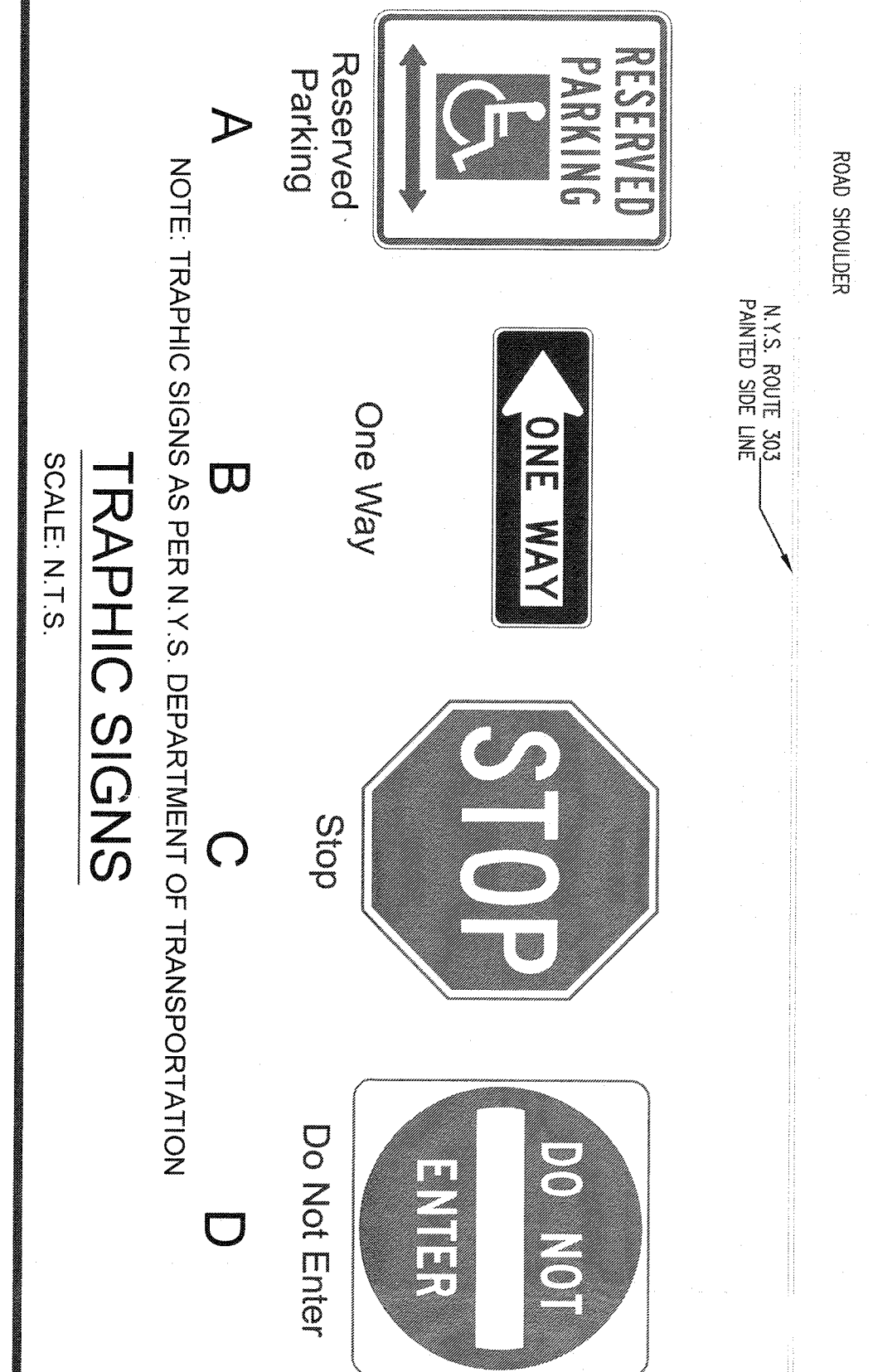
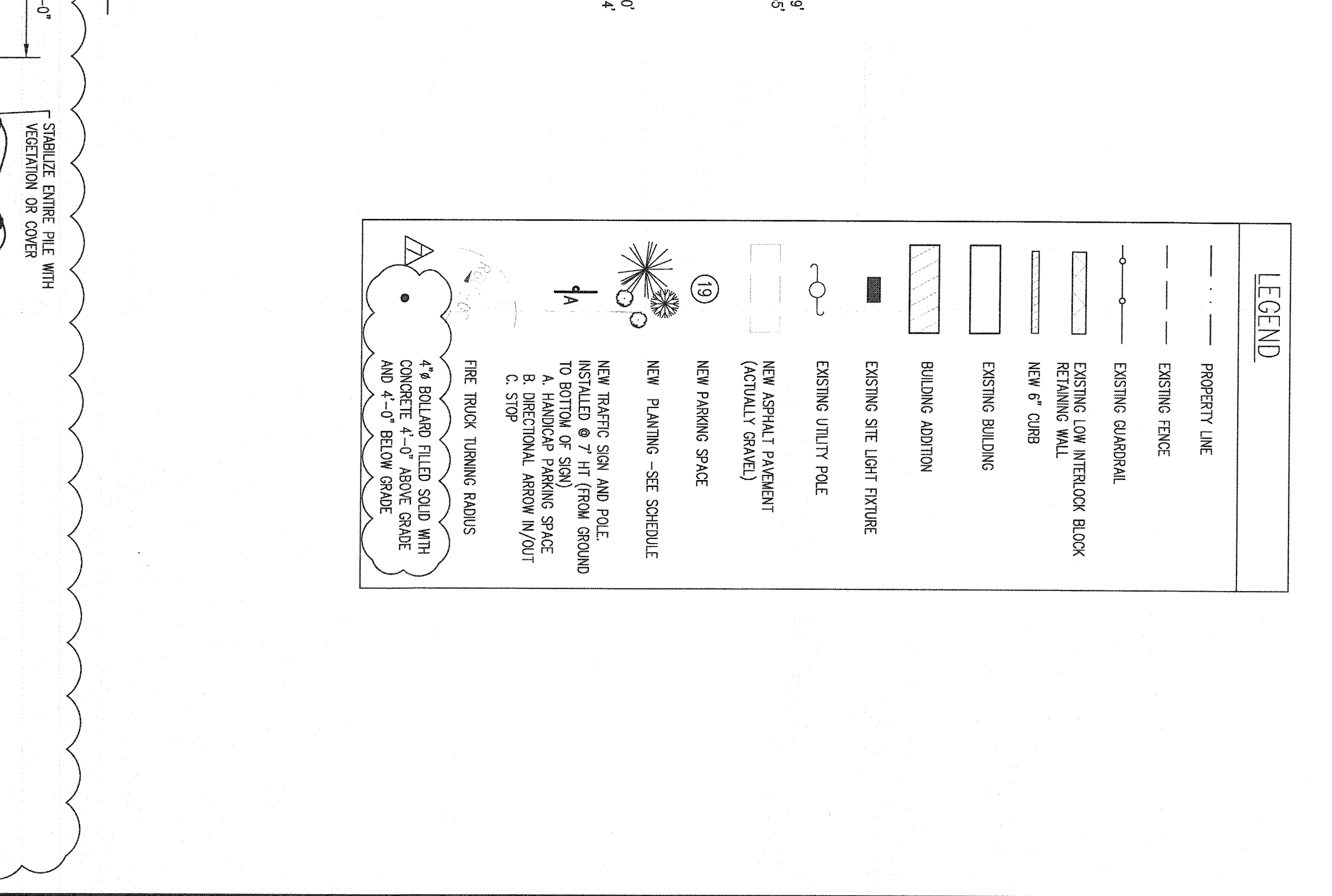
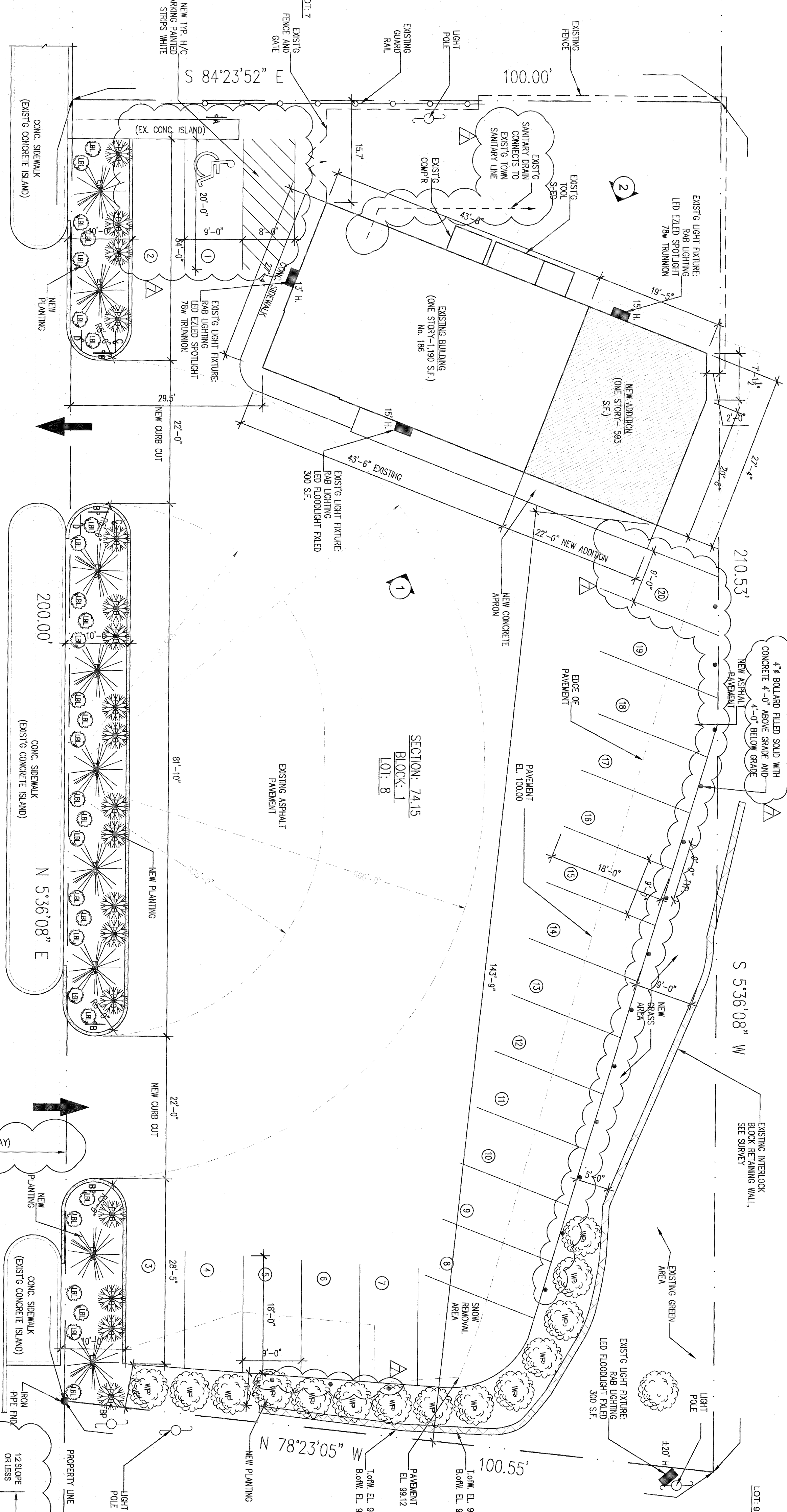
PLANT SCHEDULE		HEIGHT	ROOT	SPECIFICATIONS/NOTES
071	KEY			
29	LABEL	12'-15'	3 gal	Heavy, maturing Purple flowers in late Spring to Summer
9	EGA	12'-15'	3 gal	Evergreen - cross-like arching foliage
18	PBB	3'-4'	8 gal	Heavy, full, maturing White flowers in Spring; Purple flower buds throughout Winter
24	WP	8'-10'	3 gal	White flowers in Spring
				Evergreen - shiny, green foliage



NOTES:  
 1. ALL PLANT MATERIAL SHALL CONFORM TO SPECIFICATIONS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSESMEN (AAN)  
 2. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER FINAL ACCEPTANCE

**A&E SERVICES**  
 LUIS J. FERNANDEZ  
 945 406-7542

DWG. LIST  
 - SITE LOCATION MAP, SURVEY, OCCUPANCY AND ZONING ANALYSIS  
 - SOI SITE PLAN, ELEVATIONS AND NOTES  
 - SITE DRAINAGE  
 - SITE LIGHTING/LAYOUT  
 - SITE PHOTOGRAPHIC STUDY  
 - LIGHT FIXTURE DETAILS



CLASSIFICATION: FACTORY INDUSTRIAL, GROUP F-1  
 OFFICE AREA: 310 S.F. OCCUPANCY (100 S.F. PER PERSON) = 3.2  
 AUTO REPAIR SHOP AREA: 1280 S.F. OCCUPANCY (200 S.F. PER PERSON) = 6.4  
 DISTRICT: LI  
 USE PERMITTED (FROM TABLE 3.11 USES PERMITTED BY RIGHT -7):  
 AUTO REPAIR SHOP  
 NUMBER OF STREET PARKING SPACES:  
 1 (SPACES) + 2 (SPACES) + 1 (SPACES) = 4 (PARKING SPACES MINIMUM)  
 ADDITIONAL PARKING FROM TABLE 3.11 OCCUPANCY USE REGULATIONS -80):  
 3 (PARKING SPACES PLUS 4 SPACES PER SIX  
 = 3(PARKS) + 3(PARKS) (SPACES) = 15 (PARKING SPACES MAXIMUM)  
 TOTAL PARKING PROPOSED = 20

1 - AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE OPEN AND STOCKPILING SHALL BE 12% SLOPE ON LESS  
 2 - UPRIGHT CONE OF STOCKPILING EACH PILE SHALL BE CIRCLED WITH EITHER SUT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.  
 4 - SEE DETAIL FOR INSTALLATION OF SUT FENCE

INSTALLATION NOTES

1 - AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE OPEN AND STOCKPILING SHALL BE 12% SLOPE ON LESS  
 2 - UPRIGHT CONE OF STOCKPILING EACH PILE SHALL BE CIRCLED WITH EITHER SUT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.  
 4 - SEE DETAIL FOR INSTALLATION OF SUT FENCE

PROJECT: PROPOSED ADDITION TO AUTOMOBILE REPAIR SHOP  
 187 ROUTE 303 ORANJEBURG, NEW YORK 10962

ARCHITECT: ERIC KNUTE OSBORN ARCHITECT  
 58 BARNS ROAD WASHINGTONVILLE, N.Y. 10981-8914  
 PHONE: 845-885-8888 FAX: 845-885-8888  
 WWW: ERICKNUTEARCHITECT.COM

DATE: 4/15/21

SCALE: AS NOTED

DWG. NO. S.02

REGISTERED ARCHITECT STATE OF NEW YORK