

LA FAMIGLIA LANNI INC.

645 MAIN STREET, SPARKILL, NEW YORK 10976

TAX MAP ID: 77.08-5-48

GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.

22 THIRD STREET, NEW CITY, NEW YORK 10956 TEL: 845.638.9336 FAX: 845.638.9380

29 JULY 2021
LAST REVISED: 06 JANUARY 2022

LA FAMIGLIA LANNI INC., 21054

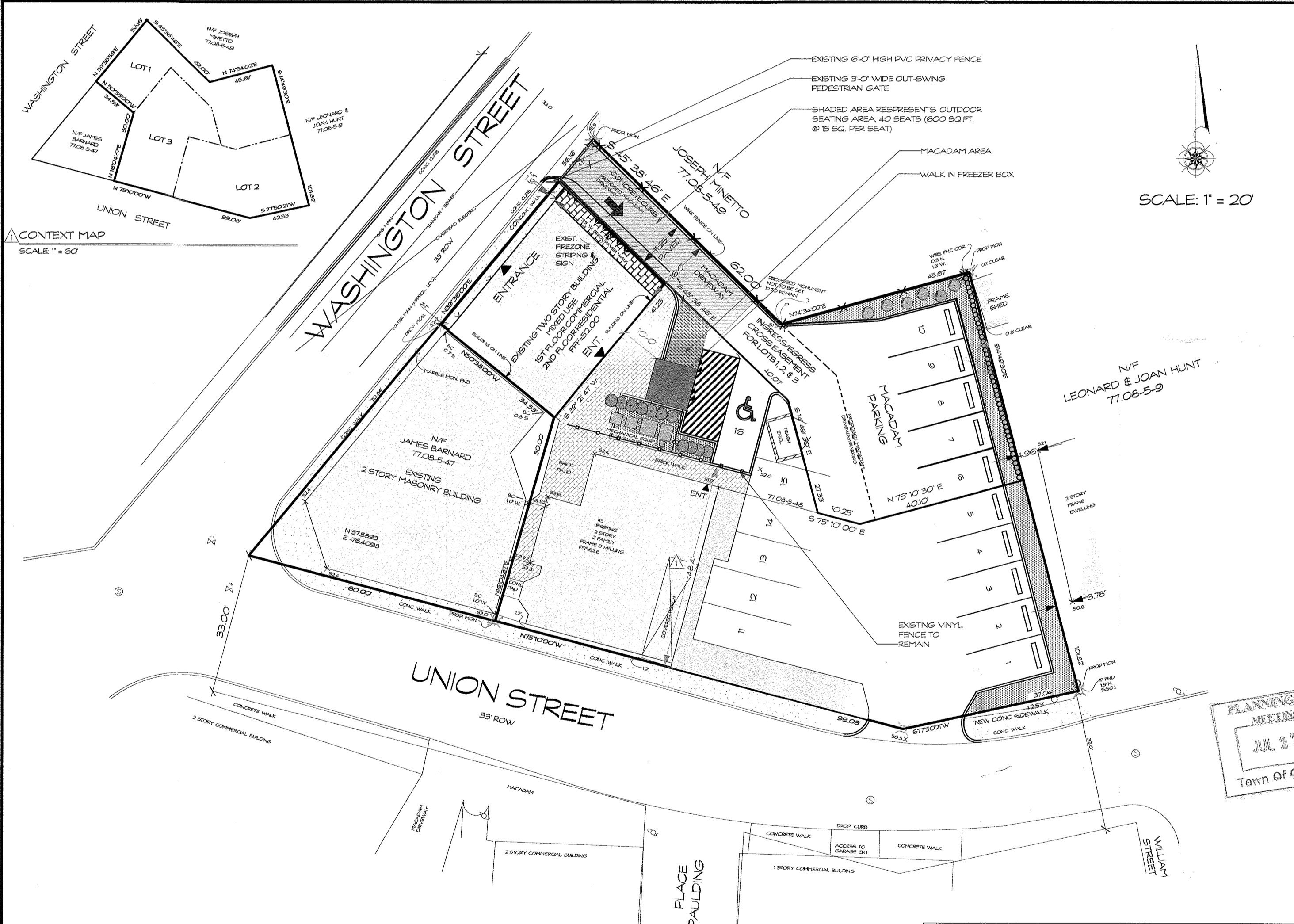
DRAWING LIST

COVER SHEET

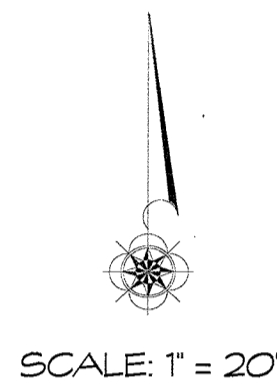
APPLICABLE CODES:

- 2020 BUILDING CODE OF NEW YORK STATE
- 2020 EXISTING BUILDING CODE OF NEW YORK STATE
- 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
- 2020 PLUMBING CODE OF NEW YORK STATE
- 2020 MECHANICAL CODE OF NEW YORK STATE
- 2017 NATIONAL ELECTRICAL CODE (NEC)

TOTAL REQUIRED PARKING SPACES FOR LOT 1:	RESTAURANT (INDOOR) 1,187.5 SQ.FT. (PER BUILDING INSPECTOR), 600 SQ.FT. (OUTDOOR SEATING AREA). TOTAL SQ.FT 1,787.5 SQ.FT. /200 = 9 (2) 1 BEDROOM APARTMENTS @ 1.5 = 3 TOTAL REQUIRED SPACES = 12	SCOPE OF WORK: CONVERT EXISTING EDUCATION GROUP E OCCUPANCY TO ASSEMBLY GROUP A-2 (RESTAURANT)
TOTAL REQUIRED PARKING SPACES FOR LOT 3:	(2) 2 BEDROOM APARTMENTS @ 2 = 4 TOTAL REQUIRED SPACES = 4	



CONTEXT MAP
SCALE 1" = 60'



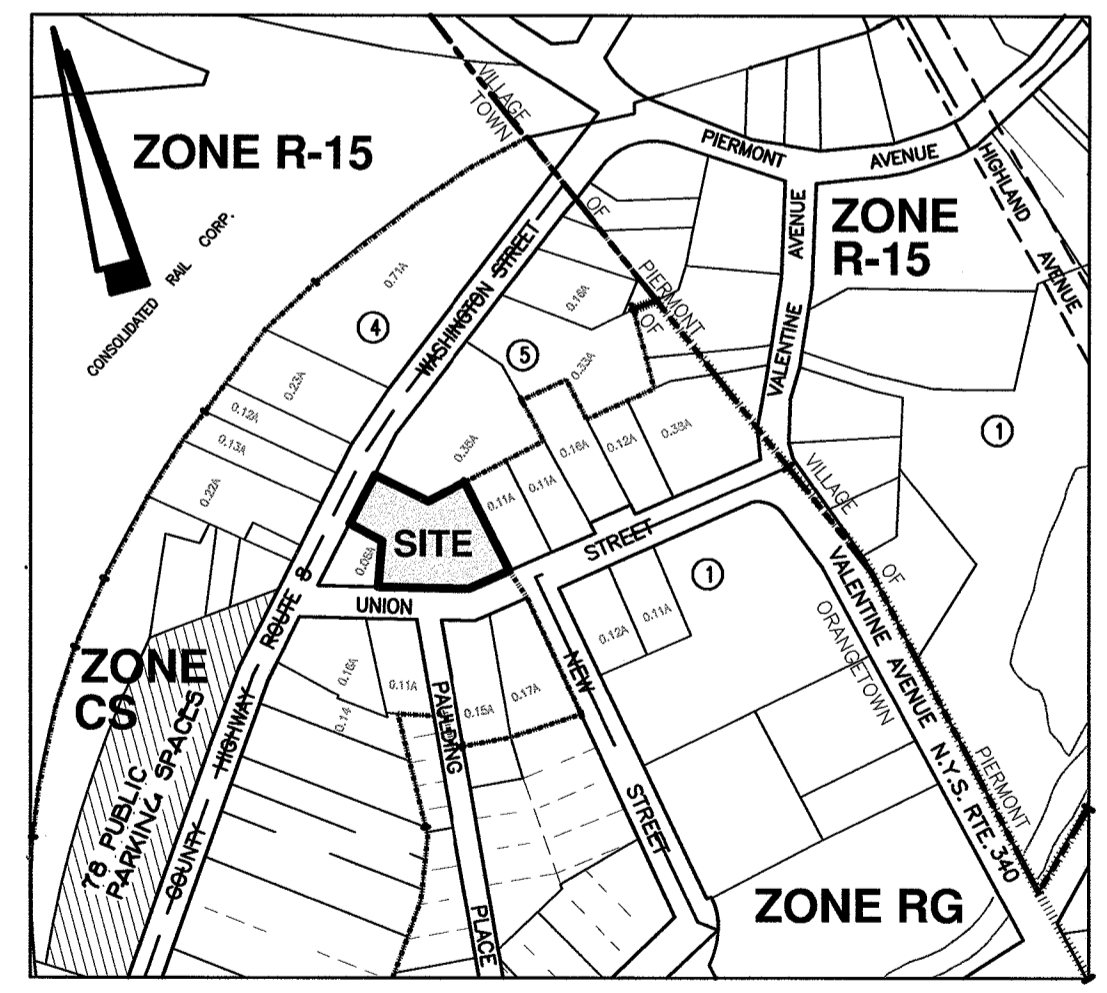
BULK TABLE

ZONE : CS USE GROUP: FF	MAXIMUM FLOOR AREA RATIO	MINIMUM LOT AREA	MINIMUM LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET)	REAR FRONT YARD (FEET)	REAR SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR YARD (FEET)	MAXIMUM HEIGHT (FEET)	PARKING
REQUIRED	1.00	2,500	25	25	0 OR 25	0/15	15	25	30'	**
PROVIDED LOT 1	0.53	4,709	56	40	*1.9	0	16	*0	30	REQ. 12 PROV. 5"
PROVIDED LOT 2	0.73	4,055	101	98.9	*1.8	0	49	*0	30	REQ. 0 PROV. 9
PROVIDED LOT 3	0.97	3,611	37	42.9	*1.8	0	*0	25.9	30	REQ. 4 PROV. 2"

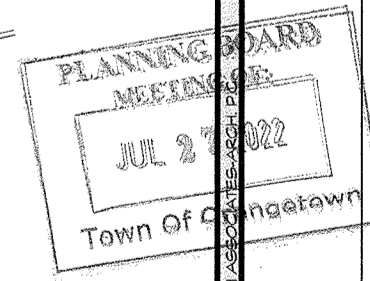
** - VARIANCE GRANTED - 2-16-11-ZBA #11-13 LOT CURRENTLY DEVELOPED WITH ADDITIONAL PARKING SPACES IN PLACE OF ORIGINALLY PROPOSED BUILDING

** PARKING REQUIREMENTS PER ARTICLE XIV SPARKILL HAMLET CENTER OVERLAY DISTRICT, 14.5 F.(9)
1 1/2 SPACES PER ONE-BEDROOM DWELLING UNIT
2 SPACES PER TWO-BEDROOM DWELLING UNIT
ONE SPACE PER 200 SQUARE FEET OF RESTAURANT SPACE OR FOOD SERVICE ESTABLISHMENT SPACE

*** PARKING REQUIREMENTS FOR LOTS 1 & 3 PROVIDED VIA LEASE AGREEMENT BETWEEN SEAN QUINN AND QUINN DEVELOPMENT LLC DATED DECEMBER 10, 2021, AND AMENDED JANUARY 06, 2022.



VICINITY MAP
SCALE: 1" = 300'



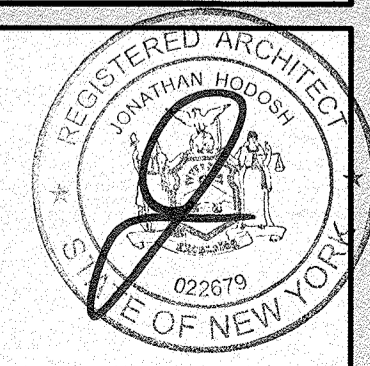
PLOT PLAN BASED UPON
SITE PLAN FOR QUINN LOCATED IN SPARKILL, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK BY WILLIAM D. YOUNGBLOOD, LAND SURVEYING, P.C. SURVEYORS AND LAND PLANNERS 16 NORTH MAIN STREET, HARRIMAN, NY, 10926 WILLIAM D. YOUNGBLOOD, L.S. #150466 DATED OCT. 5, 2010, WITH LATEST REVISION NOV. 6, 2012 AND ARCHITECT'S FIELD MEASUREMENTS AND OBSERVATIONS

PROPOSED SEATING:
47 INTERIOR SEATS PER 2020 BUILDING CODE OF NEW YORK STATE
40 EXTERIOR SEATS
87 TOTAL INTERIOR AND EXTERIOR SEATS: 75 + 12 (20% SEASONAL SEATING)
*PER ROCKLAND COUNTY BOARD OF HEALTH

REVISIONS

2021-11-17	PERMIT SET 2	SAB
2021-12-10	PERMIT SET 2 - REMOVE OUTDOOR SEATING PER BUILDING INSPECTOR	SAB
2021-12-23	PERMIT SET 2 - PARKING LEASE NOTE ADDED PER BUILDING INSPECTOR	SAB
2022-01-06	PLANNING BOARD SET	SAB

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

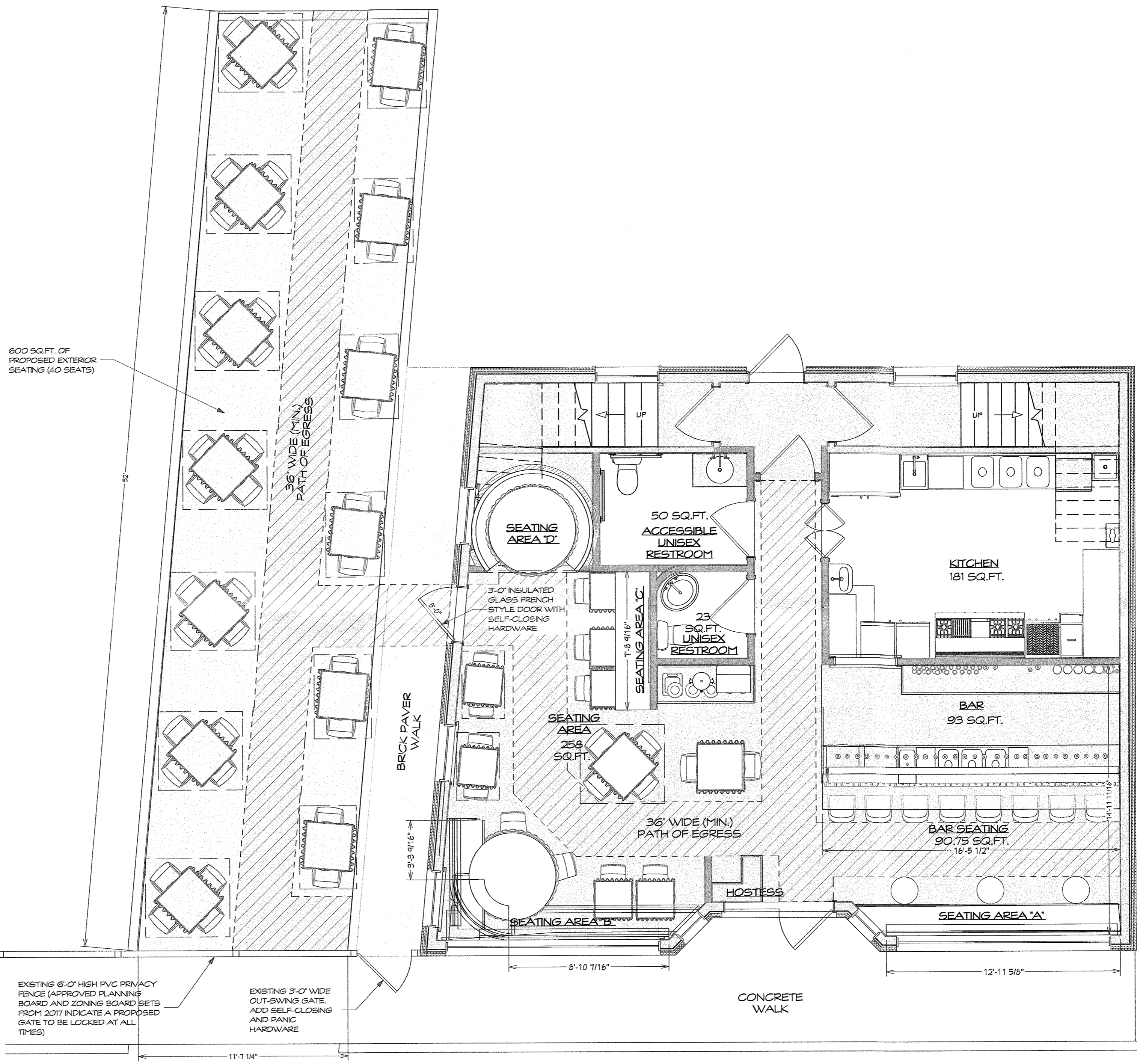


PROPOSED SEATING:

47 INTERIOR SEATS PER 2020 BUILDING CODE OF NEW YORK STATE (SEE SHEET A3) APPROVED PER BUILDING PERMIT #51442 ISSUED JANUARY 3RD 2022

40 EXTERIOR SEATS (600 SQ.FT. EXTERIOR SEATING AREA @ 15 SQ.FT. PER SEAT)

THE ROCKLAND COUNTY HEALTH DEPARTMENT APPROVED THE RESTAURANT WITH 75 SEATS AND AN ADDITIONAL 20% SEASONAL OUTDOOR SEATING. PROPOSED EXTERIOR SEATING INCULDES AN ADDITIONAL 28 EXTERIOR SEATS FOR A TOTAL OF 75, AND ANOTHER 12 SEASONAL SEATS (LESS THAN THE ALLOWABLE 20%) FOR A TOTAL OF 87 SEATS.



SEATING PLAN
SCALE: 1/4" = 1'-0"

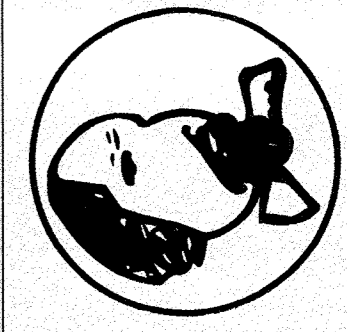
EXISTING 6'-0" HIGH PVC PRIVACY FENCE (APPROVED PLANNING BOARD AND ZONING BOARD SETS FROM 2017 INDICATE A PROPOSED GATE TO BE LOCKED AT ALL TIMES)

EXISTING 3'-0" WIDE OUT-SWING GATE. ADD SELF-CLOSING AND PANIC HARDWARE

PROPOSED ADDITIONS/ ALTERATIONS:
LA FAMILIA LANNING.
645 MAIN STREET, SPARKILL, NEW YORK 10976

SHEET TITLE:
SEATING PLAN

SCALE:	1/4" = 1'-0"
DATE:	2021-07-12
JOB #:	21024
DRAWN BY:	DNK, GND
CHECKED BY:	JBH



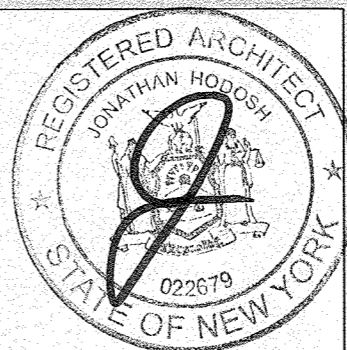
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CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED NEW POURED CONCRETE WALL				
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION				
	PROPOSED FRAMED CONSTRUCTION				

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REVISIONS

2021-07-20	PROPOSAL 2	SAB, AML
2021-08-16	CD 1	SAB
2021-09-17	PERMIT SET 1	SAB
2021-09-24	PERMIT SET 1 - REV. GREASE TRAP SPEC.	AML
2021-09-27	PERMIT SET 1 - REV. PER PLAN REVIEW	SAB

2021-10-26	PERMIT SET 1 - REV. PER HEALTH DEPT.	SAB
2021-11-17	PERMIT SET 2	SAB
2021-12-10	PERMIT SET 2 - REMOVE OUTDOOR SEATING PER BUILDING INSPECTOR	SAB
2021-12-23	PERMIT SET 2 - PARKING LEASE NOTE ADDED PER BUILDING INSPECTOR	SAB
2022-01-06	PLANNING BOARD SET	SAB
2022-02-22	PERMIT SET 2 - SEATING PLAN	SAB

A3a