



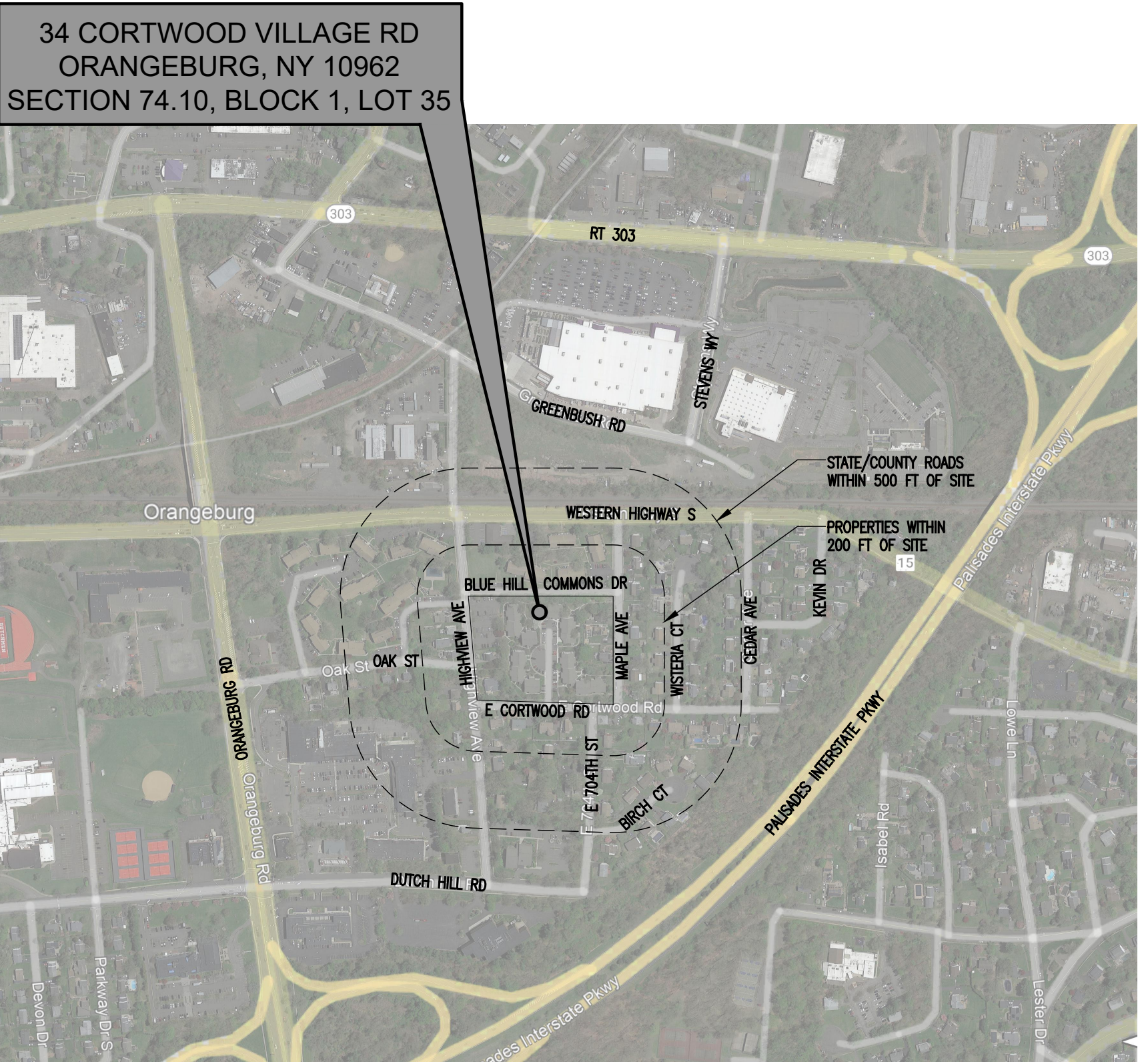
ORANGETOWN HOUSING AUTHORITY  
34 CORTWOOD VILLAGE RD, ORANGEBURG, NY

# CORTWOOD VILLAGE MAINTENANCE SHOP AND RESIDENCE

1.16.2023

arcari + iovino  
ARCHITECTS PC

A.0



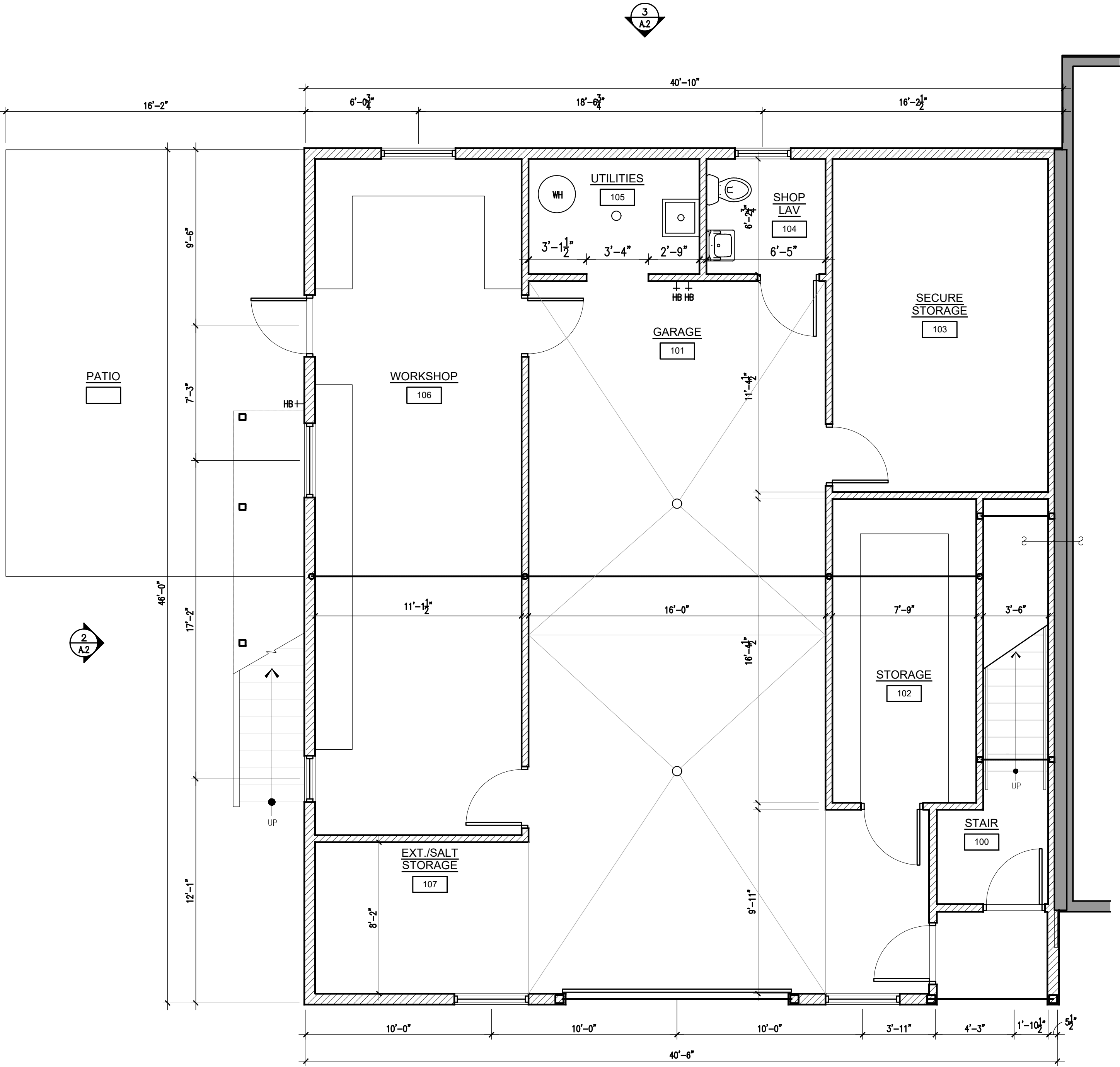
2 VICINITY MAP  
SCALE: 1" = 500'

| 34 CORTWOOD VILLAGE ROAD, ORANGEBURG NY              |                                                                        |            |            |                 |    |
|------------------------------------------------------|------------------------------------------------------------------------|------------|------------|-----------------|----|
| TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK        |                                                                        |            |            |                 |    |
| SECTION:                                             | 74.10                                                                  | BLOCK:     | 1          | LOT:            | 35 |
| ZONE:                                                | RG                                                                     | GROUP:     | T          |                 |    |
| ITEM                                                 | REQUIRED                                                               | EXISTING   | PROPOSED   | VARIANCE        |    |
| MAXIMUM FLOOR AREA RATIO                             | 0.300                                                                  | 0.4302     | 0.4245     | EXIST CONDITION |    |
| MAXIMUM IMPERVIOUS COVERAGE                          | 0.750                                                                  | 0.5192     | 0.5178     | NO              |    |
| MINIMUM LOT AREA                                     | 15,000 SF                                                              | 163,265 SF |            | NO              |    |
| MINIMUM LOT WIDTH                                    | 200 FT                                                                 | 295 FT     |            | NO              |    |
| MINIMUM STREET FRONTAGE                              | 85 FT                                                                  | 412 FT     |            | NO              |    |
| MINIMUM FRONT YARD                                   | 75 FT                                                                  | 25 FT      |            | EXIST CONDITION |    |
| MINIMUM SIDE YARD                                    | 50 FT                                                                  | 25 FT      |            | EXIST CONDITION |    |
| MINIMUM TOTAL SIDE YARD                              | 100 FT                                                                 | 50 FT      |            | EXIST CONDITION |    |
| MINIMUM REAR YARD                                    | 100 FT                                                                 | 25 FT      |            | EXIST CONDITION |    |
| MAXIMUM BUILDING HEIGHT                              | 4 INCHES (PER FOOT FROM LOT LINE) =<br>25 FT * 4 =<br>100 IN = 8.33 FT | 28 FT      |            | EXIST CONDITION |    |
| PARKING REQUIREMENTS***<br>(ART. III, S3.11, COL. 6) | 202 SPACES                                                             | 103 SPACES | 103 SPACES | EXIST CONDITION |    |

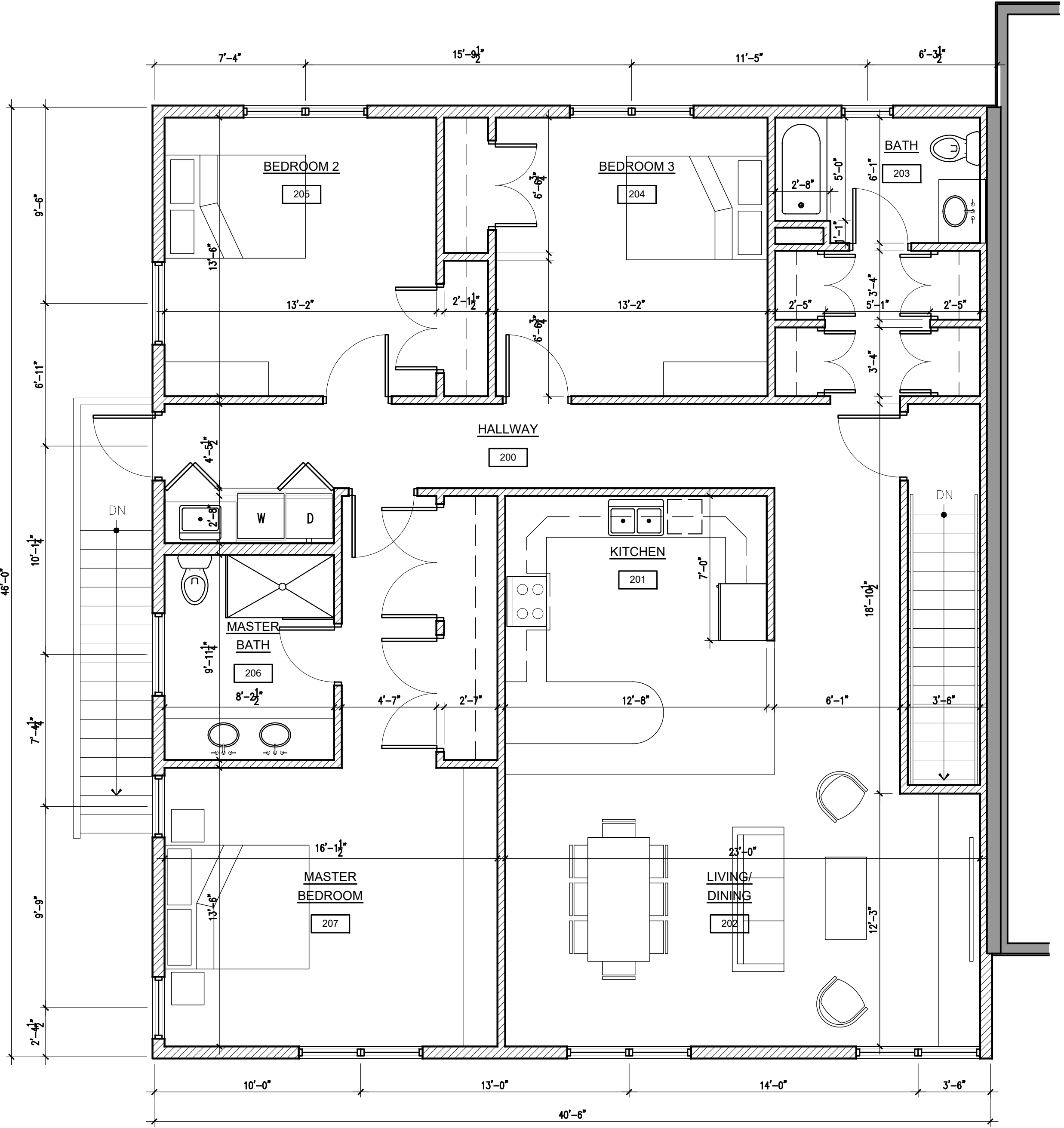
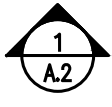
NOTES:  
\* FAR CALCULATIONS: SITE AREA: 163,265 SF, EXISTING FLOOR AREA: 70,234 SF, EXISTING FAR: 70,234 / 163,265 = 0.4302  
NEW FLOOR AREA = 69,298 SF, NEW FAR: 69,298 / 163,265 = 0.4245  
\*\* COVERAGE CALCULATIONS: SITE AREA: 175,543 SF, EXISTING COVERAGE: 84,765 SF; 84,765 / 163,265 = 0.5192  
NEW COVERAGE = 84,531 SF; 84,531 / 163,265 SF = 0.5178  
\*\*\*PARKING REQUIREMENTS  
RESIDENTIAL: 1 SPACE PER 0.5 DWELLING UNIT.  
TOTAL UNITS = 97x2 = 194 SPACES  
OFFICES: 1 SPACE PER 200 SF  
TOTAL AREA = 1,480/200 = 8 SPACES  
194 + 8 = 202 TOTAL SPACES REQUIRED

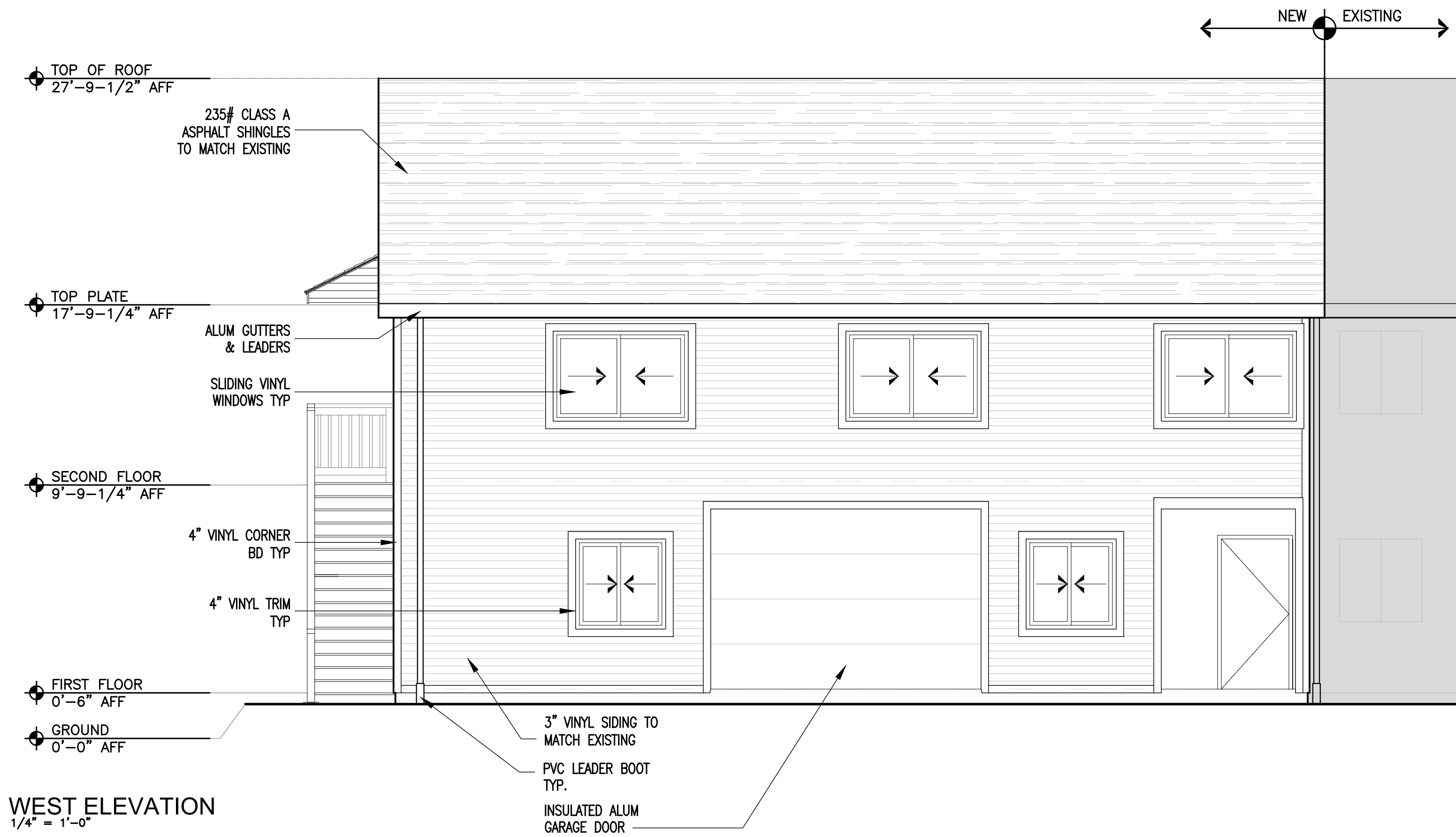
3 ZONING TABLE  
N.T.S.



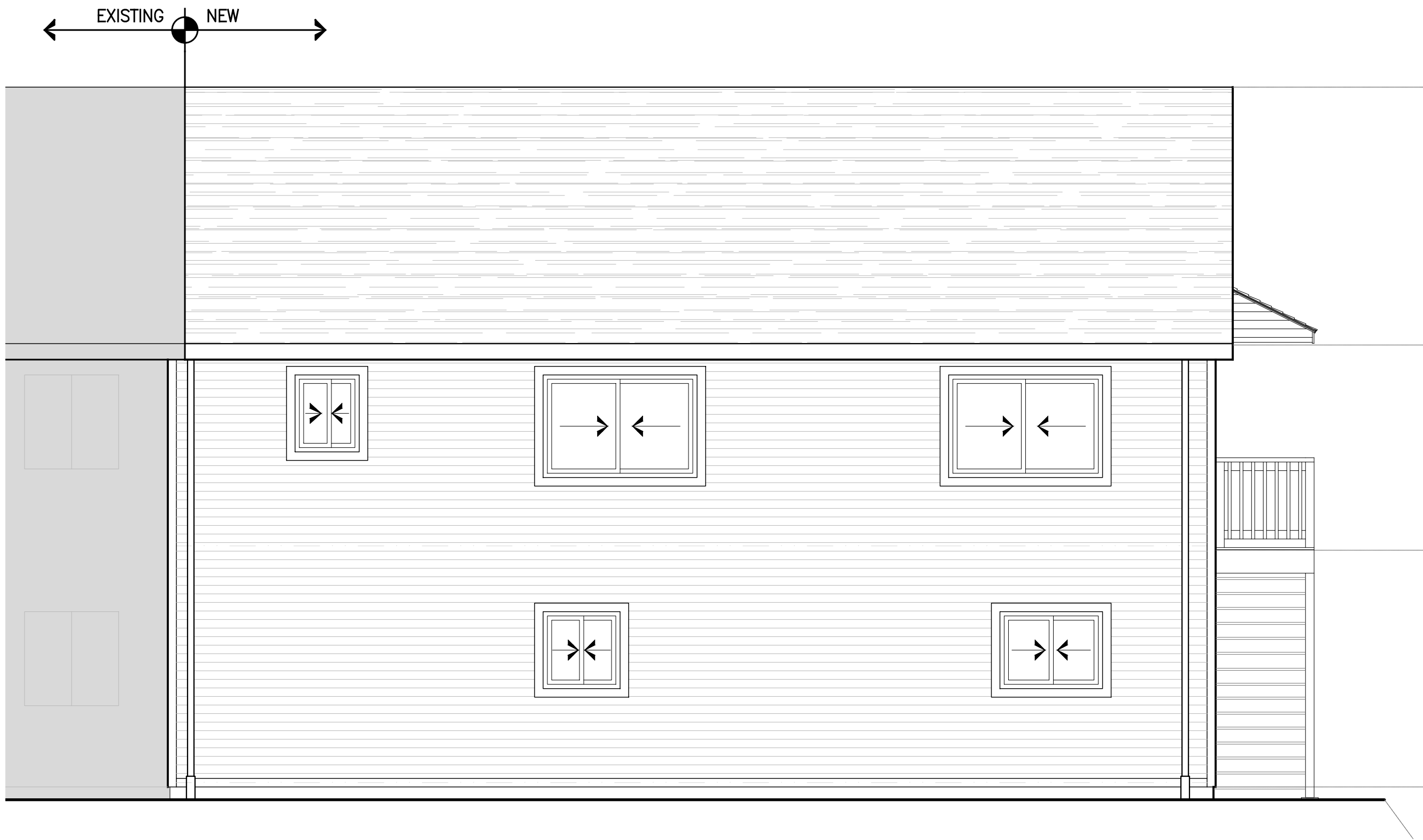


2 FIRST FLOOR PLAN  
1/4" = 1'-0"

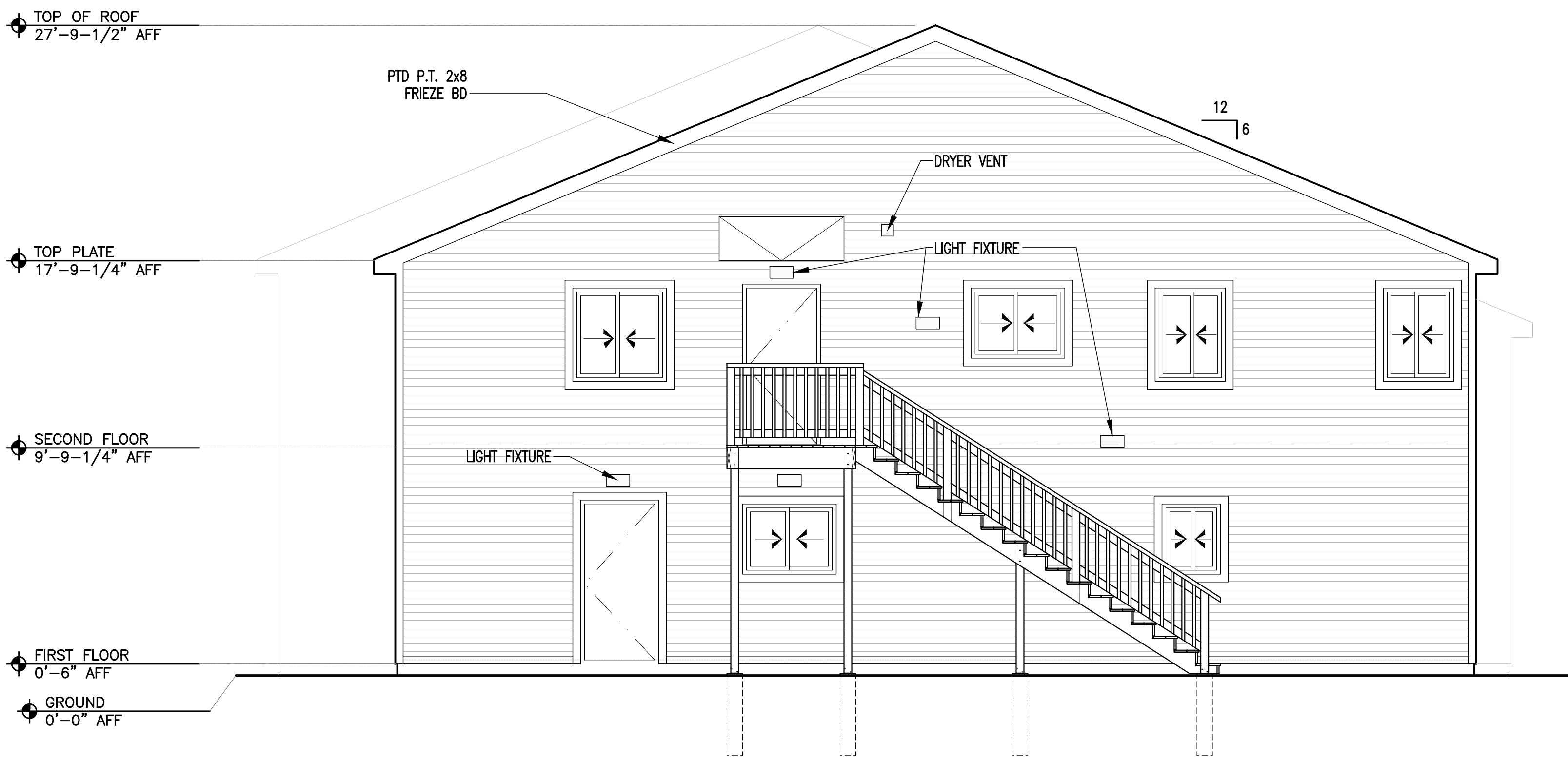




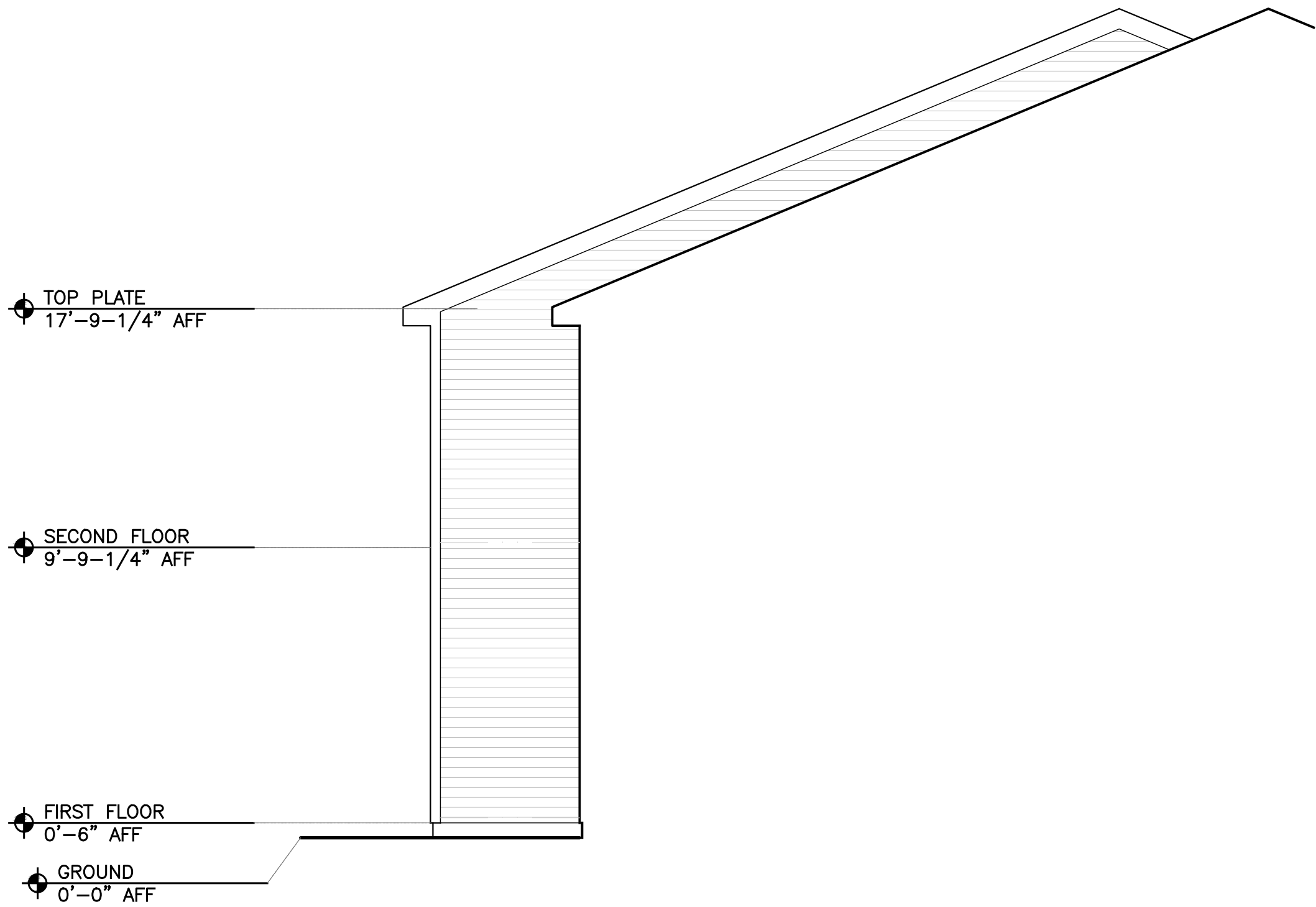
1 WEST ELEVATION  
1/4" = 1'-0"



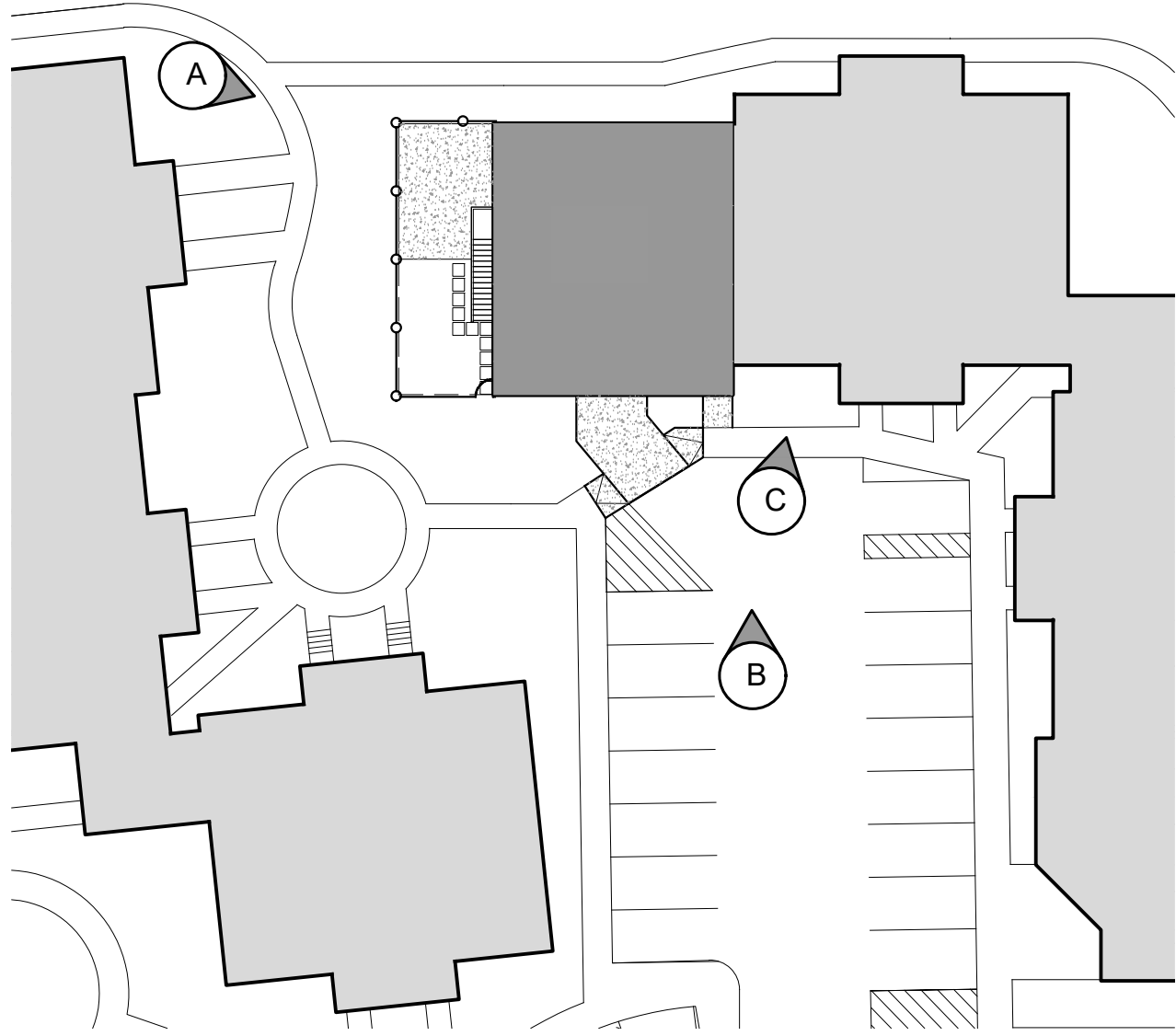
2 EAST ELEVATION  
1/4" = 1'-0"



3 NORTH ELEVATION  
1/4" = 1'-0"



4 SOUTH ELEVATION  
1/4" = 1'-0"



1 PART SITE PLAN

1" = 30'



A



B



C

2 SITE PHOTOS

NONE



DOOR PAINT



GARAGE DOOR



VINYL SIDING



ROOF SHINGLES

3 EXTERIOR MATERIALS

NONE