



LA FAMIGLIA LANNI INC.

645 MAIN STREET, SPARKILL, NEW YORK 10976

TAX MAP 1D: 77.08-5-48.1 (LOT 1) & 77.08-5-48.2 (LOT 3)

GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.

120 NORTH MAIN STREET, SUITE 501, NEW CITY, NEW YORK 10956
TEL: 845.638.9336 FAX: 845.638.9380

29 JULY 2021
LAST REVISED: 08 MARCH 2023

DRAWING LIST

- COVER SHEET ▲▲▲▲
- D1 FIRST FLOOR DEMOLITION PLAN
- D2 SECOND FLOOR DEMOLITION PLAN
- A1 FIRST FLOOR PLAN
- A2 SECOND FLOOR PLAN
- A3 CODE COMPLIANCE
- A3a SEATING PLAN ▲▲▲▲
- A4 EQUIPMENT LAYOUT PLAN
- P1 PLUMBING RISER DIAGRAM
- E1 FIRST FLOOR ELECTRICAL PLAN
- GN GENERAL NOTES
- SP ENLARGED SITE PLAN DETAIL

LA FAMIGLIA LANNI INC. 21054

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). 535 SQ.FT. (OUTDOOR SEATING AREA). TOTAL SQ.FT 1,722.5 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	

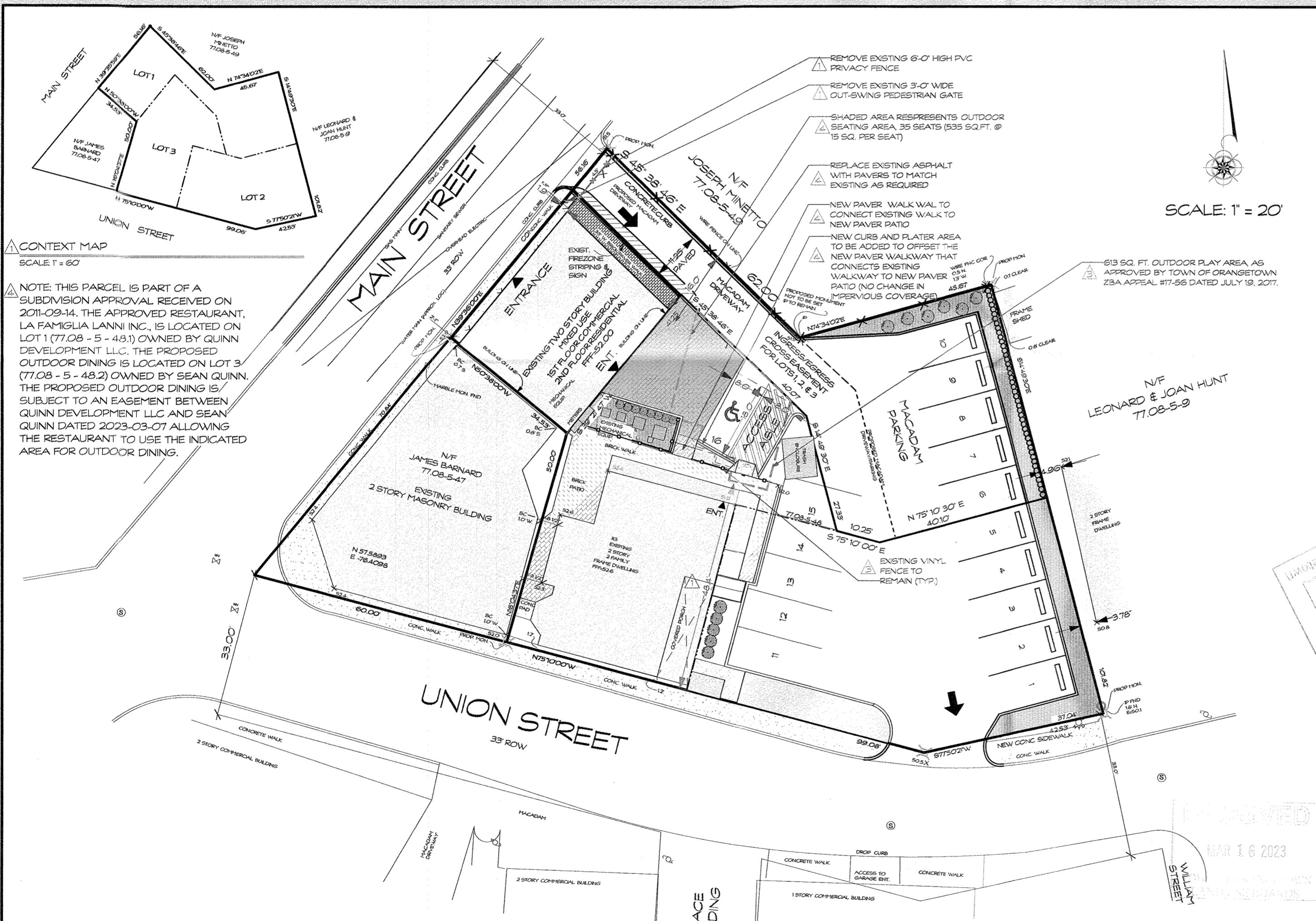
BULK TABLE

ZONE : CS USE GROUP:	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. 7'

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

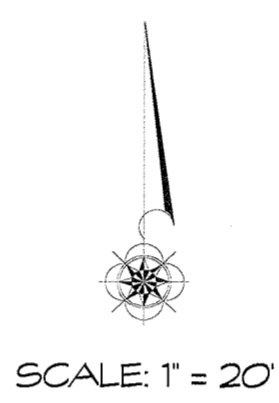
** PARKING REQUIREMENTS PER ARTICLE XIV SPARKILL HAMLET CENTER OVERLAY DISTRICT, 14.5 F.(9)
1 1/2 SPACES PER ONE-BEDROOM DWELLING UNIT
2 SPACES PER TWO-BEDROOM DWELLING UNIT
ONE SPACE PER 200 SQUARE FEET OF RESTAURANT SPACE OR FOOD SERVICE ESTABLISHMENT SPACE

*** 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.



CONTEXT MAP
SCALE 1" = 60'

NOTE: THIS PARCEL IS PART OF A SUBDIVISION APPROVAL RECEIVED ON 2011-09-14. THE APPROVED RESTAURANT, LA FAMIGLIA LANNI INC., IS LOCATED ON LOT 1 (77.08 - 5 - 48.1) OWNED BY QUINN DEVELOPMENT LLC. THE PROPOSED OUTDOOR DINING IS LOCATED ON LOT 3 (77.08 - 5 - 48.2) OWNED BY SEAN QUINN. THE PROPOSED OUTDOOR DINING IS SUBJECT TO AN EASEMENT BETWEEN QUINN DEVELOPMENT LLC AND SEAN QUINN DATED 2023-03-07 ALLOWING THE RESTAURANT TO USE THE INDICATED AREA FOR OUTDOOR DINING.



2 PROPOSED HOURS OF OPERATION FOR OUTDOOR SEATING:
12PM - 10PM 7 DAYS A WEEK

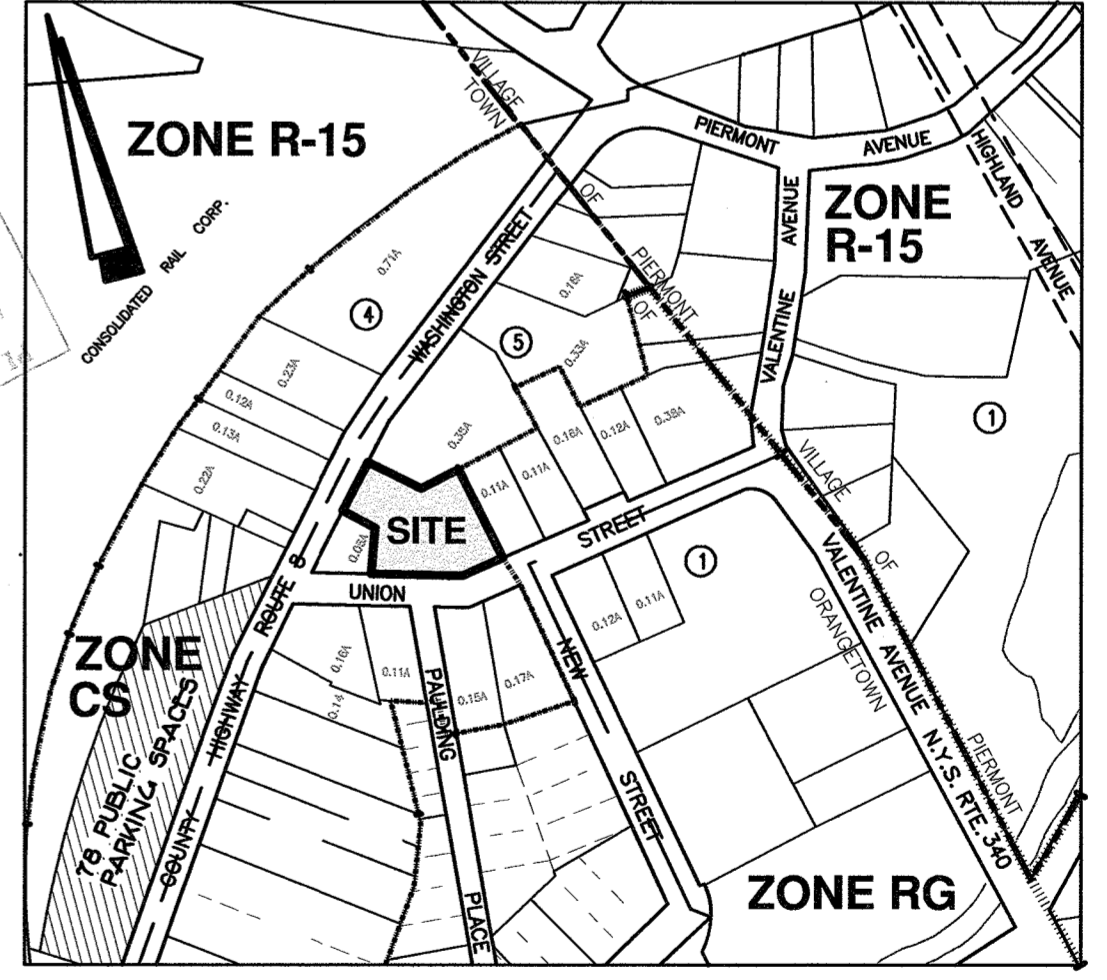
3 PROPOSED SEATING:
40 INTERIOR SEATS PER 2020 BUILDING CODE OF NEW YORK STATE

4 35 EXTERIOR SEATS *PER ROCKLAND COUNTY BOARD OF HEALTH

75 TOTAL INTERIOR AND EXTERIOR SEATS

3 NOTE: AS A CONDITION OF THE OUTDOOR DINING APPROVAL THE PROPOSED OUTDOOR DINING OPERATION WILL CEASE IF ANY FUTURE CONSTRUCTION PER THE PREVIOUSLY APPROVED PLAN IS CONTEMPLATED.

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, HARRISMAN, NY, 10926
WILLIAM D. YOUNGBLOOD, L.S. #50466
DATED OCT. 5, 2010, WITH LATEST REVISION NOV. 6, 2012
AND ARCHITECTS FIELD MEASUREMENTS AND OBSERVATIONS

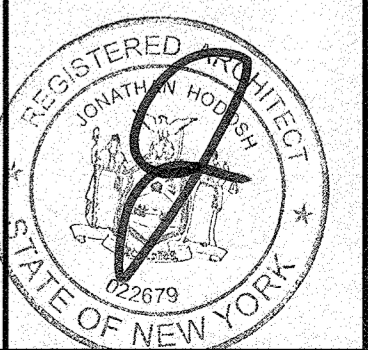


VICINITY MAP
SCALE: 1" = 300'

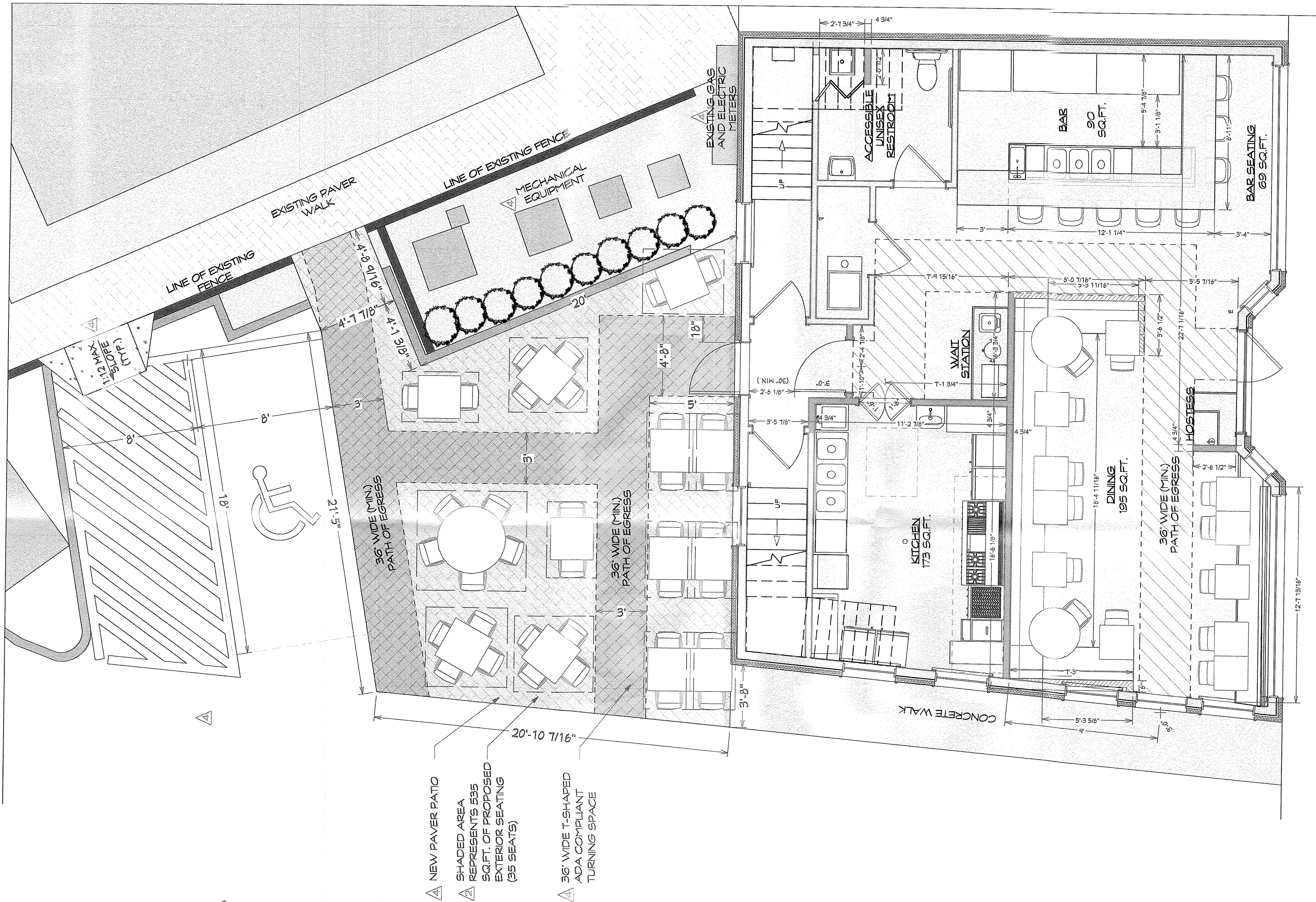
REVISIONS

2022-07-22	PERMIT SET 3-REV. PER PRC REVIEW	SAB
2022-08-04	PERMIT SET 3-REV. PER PLANNING BOARD MEETING	SAB
2022-12-09	PERMIT SET 3-REV. PER DIRECTOR'S EMAIL	AML
2023-03-08	PERMIT SET 3-REV. PER DIRECTOR'S SKETCH	SAB/AML

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.



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



- ▲ NEW PAVER PATIO
- ▲ SHADED AREA REPRESENTS 535 SQ.FT. OF PROPOSED EXTERIOR SEATING (35 SEATS)
- ▲ 36' WIDE T-SHAPED ADA COMPLIANT TURNING SPACE

PROPOSED ADDITIONS/ ALTERATIONS:
LA FAMILIA LANNINI.
645 MAIN STREET, SPARKILL, NEW YORK 10976
SHEET TITLE:
SEATING PLAN

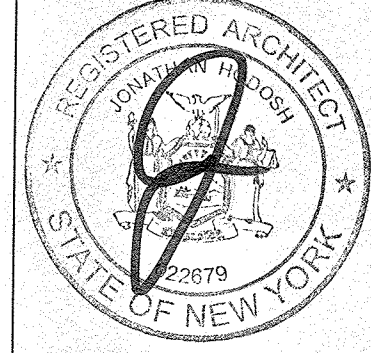
SCALE:	1/4" = 1'-0"
DATE:	2021-07-12
JOB #:	21024
DRAWN BY:	DNK, GND
CHECKED BY:	JBH



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22 THIRD STREET, NEW CITY, NEW YORK 10956
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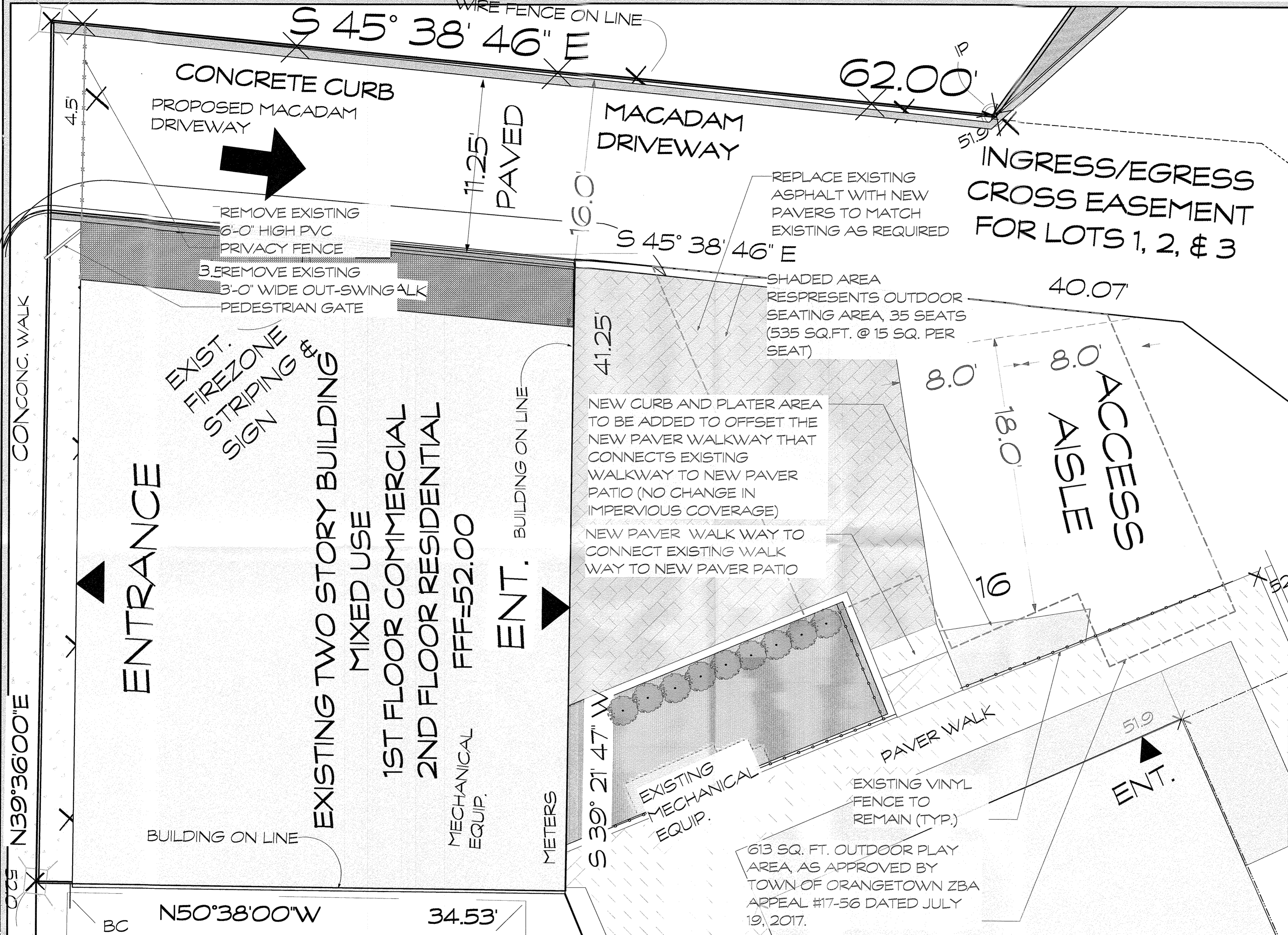
CONSTRUCTION / DEMOLITION LEGEND			
	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		PROPOSED WINDOW
	PROPOSED NEW POURED CONCRETE WALL		PROPOSED DOOR
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING INSULATION		
	PROPOSED FRAMED CONSTRUCTION		

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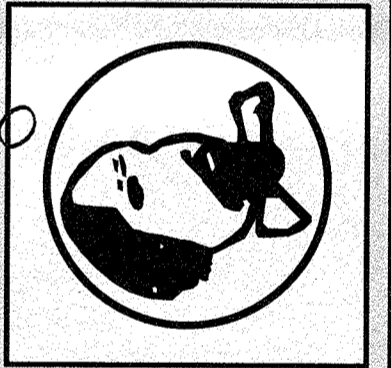
REVISIONS		
2021-12-10	PERMIT SET 2 - REMOVE OUTDOOR SEATING PER BUILDING INSPECTOR	SAB
2021-12-23	PERMIT SET 2 - PARKING LEASE NOTE ADDED PER BUILDING INSPECTOR	SAB
2022-01-06	PLANNING BOARD SET	SAB
2022-02-22	PERMIT SET 3 - SEATING PLAN	SAB
2022-04-01	PERMIT SET 3	SAB
2022-04-19	PERMIT SET 3 - REV. PER PLAN REVIEW	SAB
2022-07-22	PERMIT SET 3 - REV. PER PRG REVIEW	SAB
2022-08-04	PERMIT SET 3 - REV. PER PLANNING BOARD MEETING	SAB
2022-12-09	PERMIT SET 3 - REV. PER DIRECTORS E-MAIL	A*ML
2023-03-08	PERMIT SET 3 - REV. PER DIRECTORS SKETCH	SAB

A3a



PROPOSED ADDITIONS/ALTERATIONS:
LA FAMILIA LANNI INC.
 645 MAIN STREET, SPARKILL, NEW YORK 10976
 SHEET TITLE:
ENLARGED SITE PLAN DETAIL

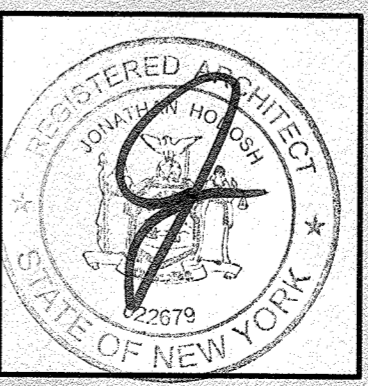
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	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED		EXISTING DOOR TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN		EXISTING WINDOW TO REMAIN		EXISTING DOOR TO REMAIN
	PROPOSED NEW CONCRETE BLOCK WALL		PROPOSED WINDOW		PROPOSED DOOR
	PROPOSED NEW POURED CONCRETE WALL				
	PROPOSED FRAMED CONSTRUCTION WITH SOUND ATTENUATING BATT INSULATION				
	PROPOSED FRAMED CONSTRUCTION				
	PROPOSED HALF WALL				
	HEIGHT INDICATED ON DRAWINGS				

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DATE	DESCRIPTION	BY
2022-04-01	PERMIT SET 3	SAB
2022-04-19	PERMIT SET 3 - REV. PER PLAN REVIEW	SAB
2022-07-22	PERMIT SET 3 - REV. PER PRG REVIEW	SAB
2022-08-04	PERMIT SET 3 - REV. PER PLANNING BOARD MEETING	SAB

2022-12-09	PERMIT SET 3 - REV. PER DIRECTOR'S EMAIL	AML
2023-03-08	PERMIT SET 3 - REV. PER DIRECTOR'S SKETCH	SAB

