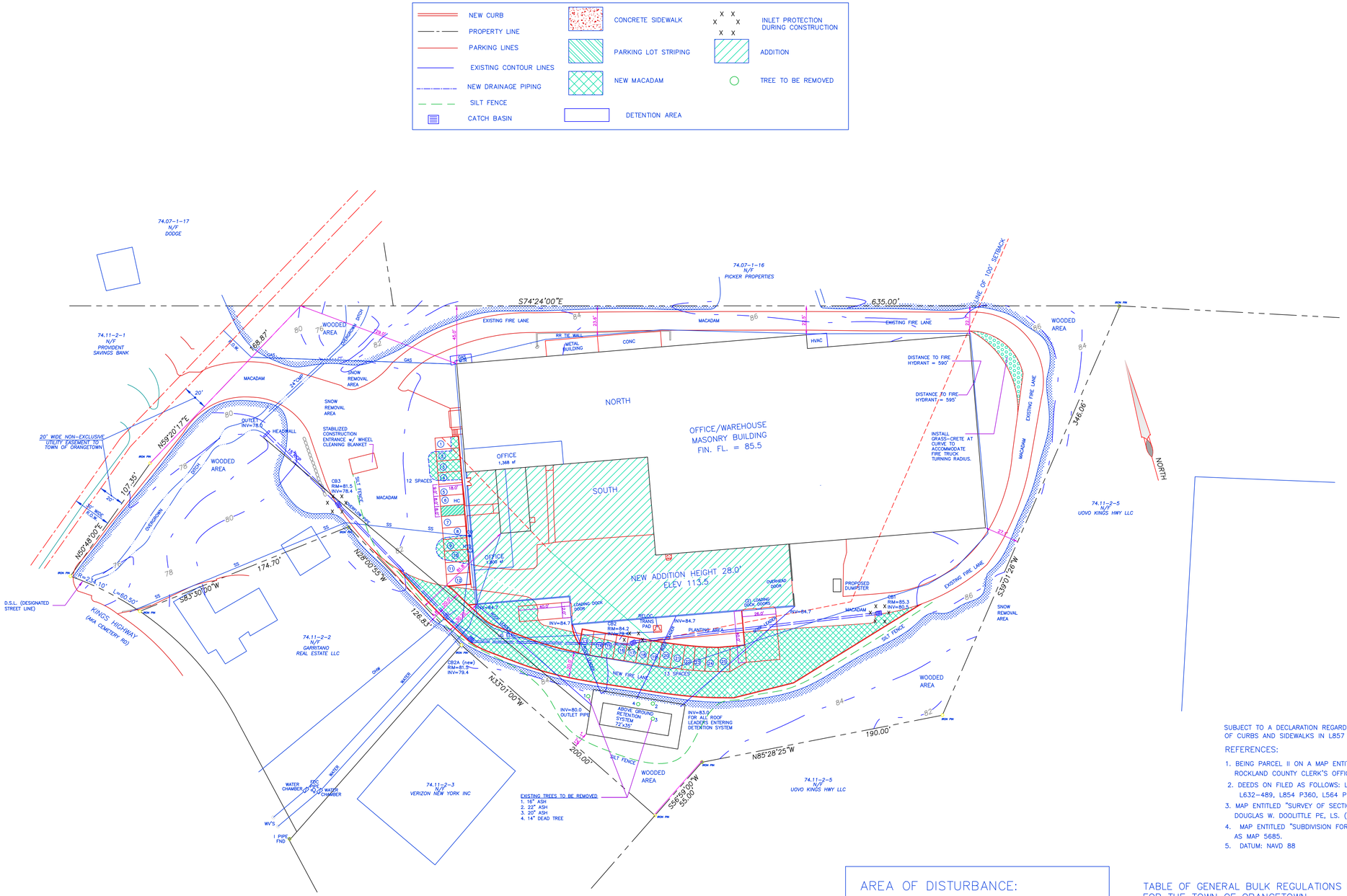

PROPOSED SITE PLAN

SCALE: 1" = 40'

SITE PLAN DATA TAKEN FROM SURVEY JAY A. GREENWELL, P.L.S. LOCATED AT 34 WAYNE AVENUE, SUFFERN, NY 10901, NYS LIC NO 49676, DATED MAY 10, 2022.

SCALE: 1"= 40'

40 20 0 40 80 120

PARKING ANALYSIS

REQUIREMENTS:
OFFICE: 1 SPACE PER 200 SF
LIGHT MANUFACTURING: 1 SPACE PER 2 EMPLOYEES

NORTH BUILDING
OFFICE: 1368 SF = 7 SPACES

LIGHT MANUFACTURING: 9 EMPLOYEES = 5 SPACES

SOUTH BUILDING
OFFICE: 1800 SF = 9 SPACES
LIGHT MANUFACTURING: 8 EMPLOYEES = 4 SPACES

TOTAL 25 SPACES, INCLUDING 1 HANDICAP ACCESSIBLE SPACE

AREA OF DISTURBANCE:

44,165.0 SQUARE FEET

AREA OF PROPOSED ADDITION:

21,105.0 SQUARE FEET
(incl. 1,146 sf of ext'g bldg wing)

ADDITIONAL IMPERVIOUS AREA:

EXISTING IMPERVIOUS: 101,392
TOTAL IMPERVIOUS: 119,683
ADDITIONAL IMPERVIOUS: 18,291

SUBJECT TO A DECLARATION REGARDING INSTALLATION OF CURBS AND SIDEWALKS IN L857 P217.

REFERENCES:

1. BEING PARCEL II ON A MAP ENTITLED, "MINOR SUBDIVISION FOR IRVING MAIDMAN", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 3823.
2. DEEDS ON FILED AS FOLLOWS: LIBER 985 PAGE 286, INST# 2007-11984, INST# 2014-27314, L632-489, L854 P360, L564 P1959,
3. MAP ENTITLED "SURVEY OF SECTION 81, BLOCK 761, LOT 37-2", PREPARED BY DOUGLAS W. DOOLITTLE PE, LS. (3-11-91)
4. MAP ENTITLED "SUBDIVISION FOR NICE-PAK PRODUCTS, INC", FILED IN THE ROCKLAND COUNTY CLERK'S AS MAP 5685.
5. DATUM: NAVD 88

TABLE OF GENERAL BULK REGULATIONS FOR DISTRICT LIO, USE GROUP CC, FOR THE TOWN OF ORANGETOWN

	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	0.4	0.178	0.39
MINIMUM LOT AREA	2 ACRES	4.455 ACRES	NO CHANGE
MINIMUM LOT WIDTH	300'	480'	NO CHANGE
MINIMUM STREET FRONTAGE	150'	60.5' **	NO CHANGE
REQUIRED FRONT YARD	100'	129'	NO CHANGE
REQUIRED SIDE YARD	100'	27.1' **	NO CHANGE
	100'	81.8' **	30.25' (V)
TOTAL SIDE YARD	200'	108.9' **	57.4' (V)
REQUIRED REAR YARD	100'	22.5 **	NO CHANGE
LAND COVERAGE	75%	52%	62%
MAXIMUM BUILDING HEIGHT: 3" PER FOOT FROM DESIGNATED STREET LINE	62'	32'	NO CHANGE

** EXISTING NON-CONFORMING CONDITION
(V) VARIANCE REQUIRED

REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
2 MAY 2023
21 AUGUST 2023
17 OCTOBER 2023

DATE: 20 OCTOBER 2022
SCALE: AS NOTED
SHEET: SP-1

EAST COAST BLR 1993 LLC
11 KINGS HIGHWAY
TAPPAN, NEW YORK 10983

DO NOT SCALE PRINTS

PROPOSED SITE PLAN

BART M. RODI — ENGINEER
RESIDENTIAL & COMMERCIAL
234 SOUTH GRANT AVE
CONGERS, NEW YORK 10920
(845) 268-6663

NYS LIC #070545
PLANS VALID ONLY IF SEALED