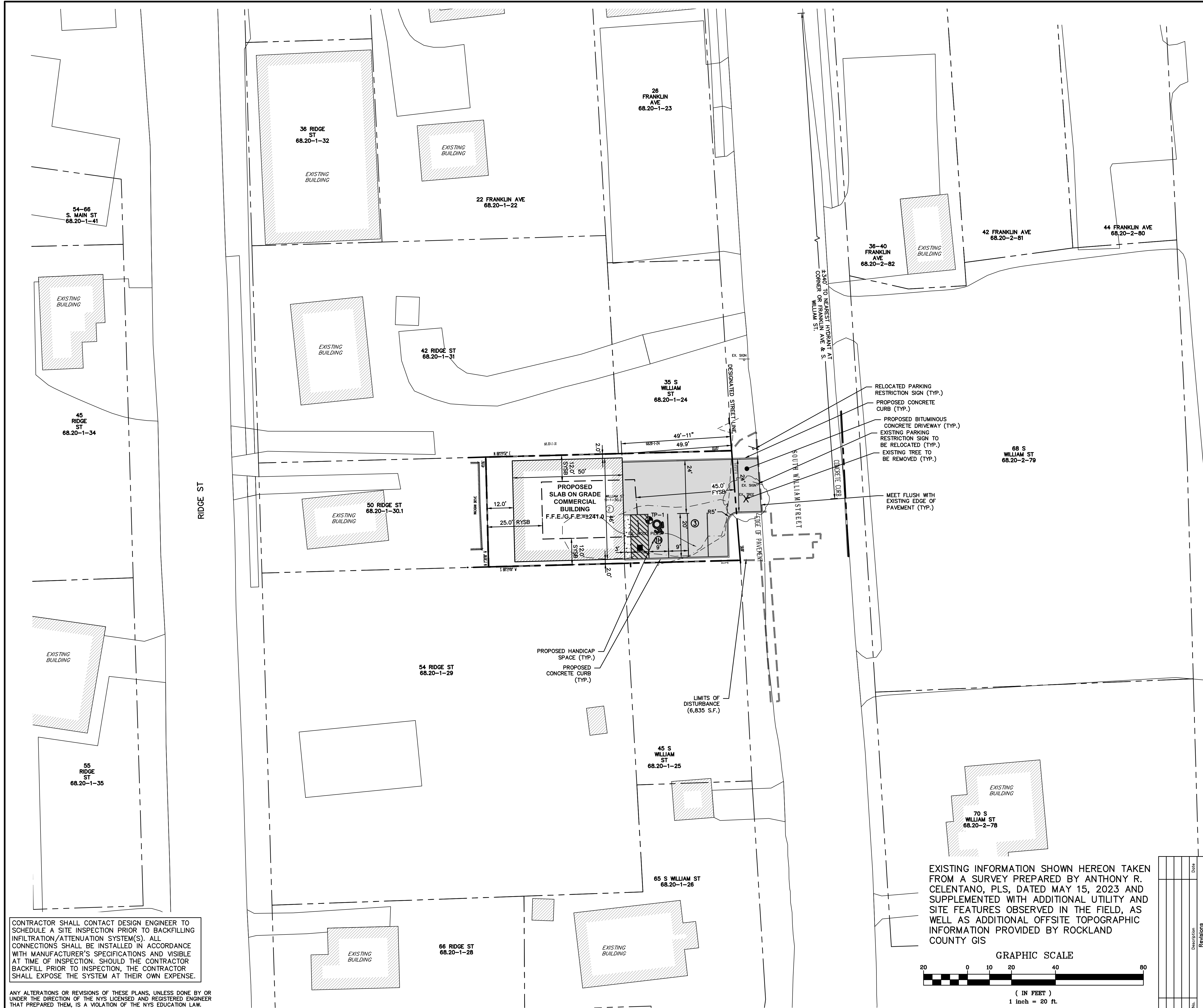


ZONING ANALYSIS TABLE		
SECTIONS: 7.370	DISTRICT:	
BLOCKS: 188	CS Zone - Group CS-FF	
LOTS: 73.1	Required	Provided
REGULATION		
Min. Lot Area (s.f.)	2,500	5,652.0
Max. Floor Area (s.f.)	-	4,600.0
Max. F.A.R.	1.0	0.81
Min. Lot Width (ft.)	25	50.0
Min. Yard Setbacks		
Principal Bldg.		
- Front (ft.)	0 or 45	49.9
- Side (ft.)	0/12	2.0
- Both Sides (ft.)	0/25	4.0
- Rear (ft.)	25	12.0
Height		29.0
	1 foot 4 inches from prop. line for building greater than 22 feet - Required front yards and maximum building heights are subject to Sec. 5.111, with the designated street line.	
	49'-11" x 1'-4" = 66'-6 3/5"	
Parking Required:	Retail/Sales: 1 Space per 200 s.f. Required: 4996/200 = 25 spaces	4 Spaces
Variance Required:		

- PROPERTY NOTES:**
- OWNER: MR. EDWARD O'HARA, 941 MCLEAN AVENUE, YONKERS, NY 10704
 - PROJECT LOCATION: 39 S. WILLIAM STREET
MUNICIPALITY: ORANGETOWN, 10965
SECTION: 68.20 BLOCK: 1 LOT: 30.2

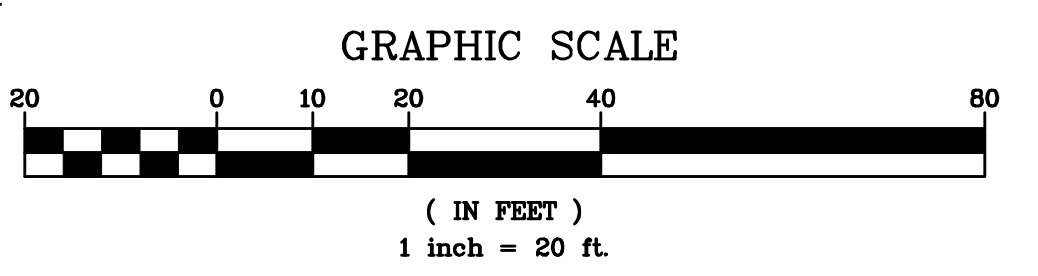
LEGEND

PROPERTY LINE	---
PROPOSED CONCRETE CURB	—
PROPOSED ASPHALT DRIVEWAY	▒
PROPOSED CONCRETE WALKWAY	▒
PROPOSED LIMIT OF DISTURBANCE	---



- RELOCATED PARKING RESTRICTION SIGN (TYP.)
- PROPOSED CONCRETE CURB (TYP.)
- PROPOSED BITUMINOUS CONCRETE DRIVEWAY (TYP.)
- EXISTING PARKING RESTRICTION SIGN TO BE RELOCATED (TYP.)
- EXISTING TREE TO BE REMOVED (TYP.)
- MEET FLUSH WITH EXISTING EDGE OF PAVEMENT (TYP.)

EXISTING INFORMATION SHOWN HEREON TAKEN FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS, DATED MAY 15, 2023 AND SUPPLEMENTED WITH ADDITIONAL UTILITY AND SITE FEATURES OBSERVED IN THE FIELD, AS WELL AS ADDITIONAL OFFSITE TOPOGRAPHIC INFORMATION PROVIDED BY ROCKLAND COUNTY GIS



CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). ALL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND VISIBLE AT TIME OF INSPECTION. SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

PROJECT: PROPOSED COMMERCIAL BUILDING 39 SOUTH WILLIAM STREET TOWN OF ORANGETOWN ROCKLAND COUNTY - NEW YORK	
LAYOUT PLAN	
F. 914-909-0420 E. 914-560-2086 © 2024	