

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS UNLESS IT IS UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT. THIS SEAL, DATE AND SIGNATURE SHALL BE VALID ONLY IF THE ENGINEER OR ARCHITECT IS THE DESIGNER OF THE DRAWINGS AND/OR THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 700(2))

STATE OF NEW YORK  
 JOHN R. ATZL  
 N.Y.S. P.E. LIC. NO. 80228

STATE OF NEW YORK  
 RYAN A. NASHER  
 N.Y.S. P.E. LIC. NO. 89066

REVISION	DATE	DESCRIPTION

ATZL, NASHER & ZIGLER P.C.  
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 New City, New York 10956  
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PROJECT: **THORPE VILLAGE**

TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

TITLE: **PARKING IMPROVEMENT PLAN**

DRAWN BY: VC	CHECKED BY: JRA
DATE: MAY 19, 2025	SCALE: 1 IN. = 30 FT.
PROJECT NO: 5273	DRAWING NO: 1

**TABLE OF BULK REQUIREMENTS**  
 ZONE: RG GROUP; SENIOR CITIZEN HOUSING SECTION 4.32.(G)

ITEM	REQUIRED	EXISTING	PROPOSED BUILDING
MAXIMUM FLOOR AREA RATIO	45%	N/A	N/A
MAXIMUM DEVELOPMENT COVERAGE	65%	40%	42%
MINIMUM LOT AREA	1 AC.	9.841 ACRES	9.841 ACRES
MINIMUM LOT WIDTH	300 FEET	943 FEET	943 FEET
MINIMUM STREET FRONTAGE	100 FEET	943 FEET	943 FEET
MINIMUM FRONT YARD	25 FEET	24.7 FEET (ORANGEBURG RD.)	24.7 FEET (ORANGEBURG RD.)
MINIMUM SIDE YARD	25 FEET	37.3 FEET	37.3 FEET
MINIMUM REAR YARD	25 FEET	206.8 FEET	206.8 FEET
MAXIMUM BUILDING HEIGHT	25 FEET 3 IN./FT. (ALL OTHER BUILDINGS)	30 FEET	30 FEET

32.5 FEET PERMITTED, 32.5 FEET PROVIDED  
 NEW ADMIN. BUILDING

- DISTRICTS:**
- SCHOOL DISTRICT - SOUTH ORANGETOWN
  - FIRE DISTRICT - CENTRAL SCHOOL DISTRICT NO. 1
  - WATER DISTRICT - SPARKILL - PALISADES
  - SEWER DISTRICT - SPARKILL - PALISADES
  - LIGHTING DISTRICT - ORANGETOWN SEWER DISTRICT
  - TOWN OF ORANGETOWN

**OWNER & APPLICANT:**  
 THORPE HOUSING DEVELOPMENT  
 6 THORPE DRIVE  
 SPARKILL, N.Y. 10976-1053

**TAX MAP REFERENCE:**  
 TOWN OF ORANGETOWN  
 TAX MAP SECTION 74.16, BLOCK 1, LOT 23

**LOT AREA:**  
 428,660 SQ.FT. OR  
 9.8406 ACRES

**PARKING COUNTS:**

**RESIDENTIAL UNITS:**  
 EXISTING = 105  
 PROPOSED = 28  
 TOTAL = 133

**COMMUNITY BUILDING:**  
 EXISTING = 3  
 PROPOSED = 6  
 TOTAL = 9

**OFFICE:**  
 EXISTING = 0  
 PROPOSED = 12  
 TOTAL = 12

TOTAL EXISTING PARKING = 108 SPACES  
 TOTAL ADDED PARKING = 46 SPACES  
 TOTAL PARKING UPON COMPLETION = 154 SPACES

**PARKING CALCULATION:**  
 REQUIRED: 0.5 SPACING PER 1 UNIT  
 0.5 SPACE X 200 UNITS = 100 SPACES REQUIRED

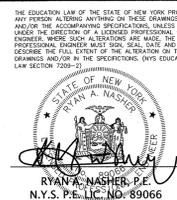
REQUIRED: 1 SPACE / EMPLOYEE  
 1 SPACE X 12 EMPLOYEES (AVE.) = 12 SPACES REQUIRED  
 TOTAL PARKING FOR OFFICE BUILDING PROVIDED = 12 SPACES  
 TOTAL PARKING REQUIRED = 112 SPACES  
 TOTAL PARKING PROVIDED = 154 SPACES

P:\DRAWINGS\5273\5273 SITE PLAN

TAX LOT 74.20-2-1  
 N/F  
 STEVEN & ANA HARRIS

TAX LOT 74.20-2-37  
 N/F  
 ROBERTO CARREON

ORANGEBURG ROAD N.Y.S. ROUTE 340



REVISION	DATE	DESCRIPTION

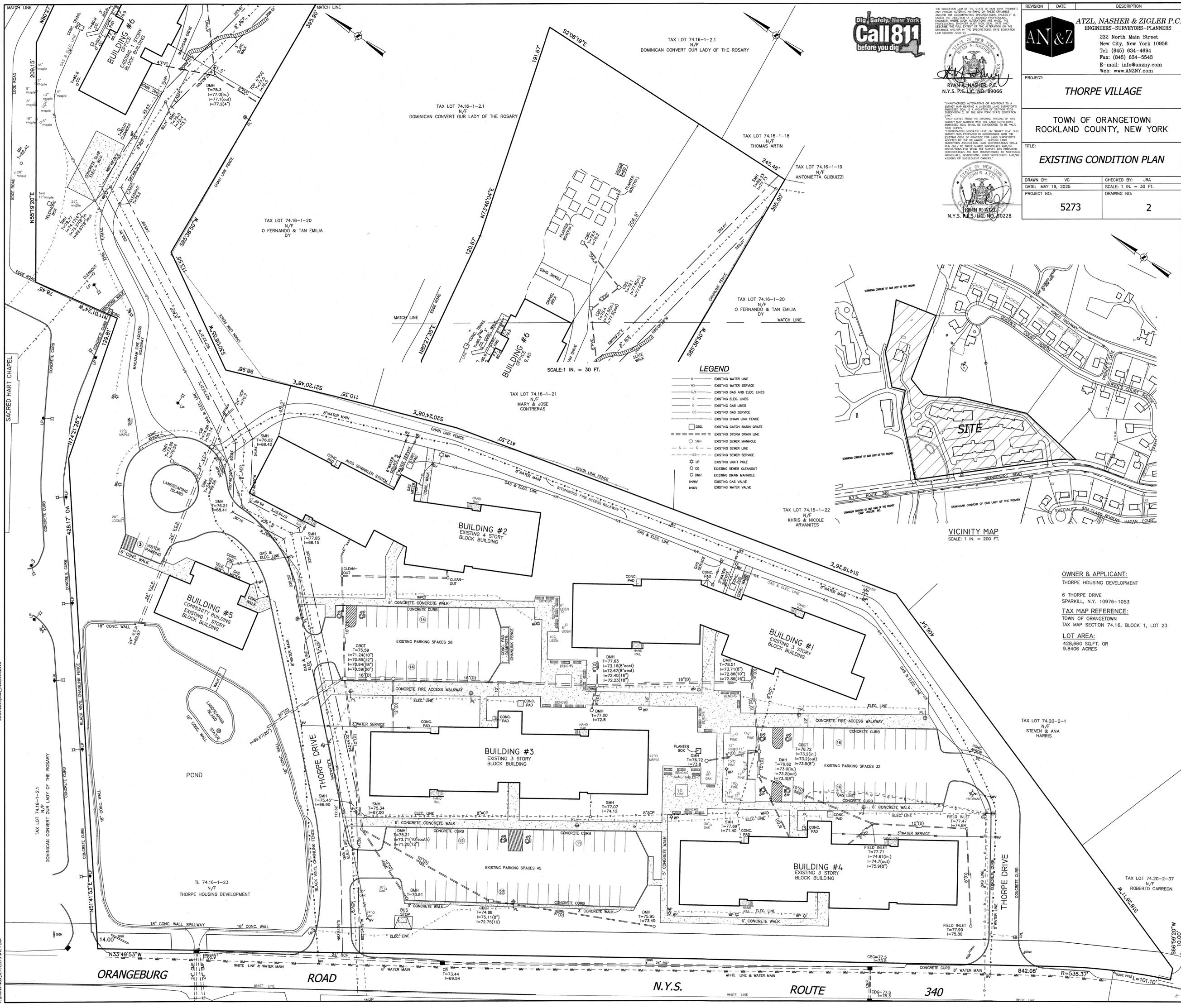
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PROJECT: **THORPE VILLAGE**

TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

TITLE: **EXISTING CONDITION PLAN**

DRAWN BY: VC	CHECKED BY: JRA
DATE: MAY 19, 2025	SCALE: 1 IN. = 30 FT.
PROJECT NO: 5273	DRAWING NO: 2



**OWNER & APPLICANT:**  
THORPE HOUSING DEVELOPMENT

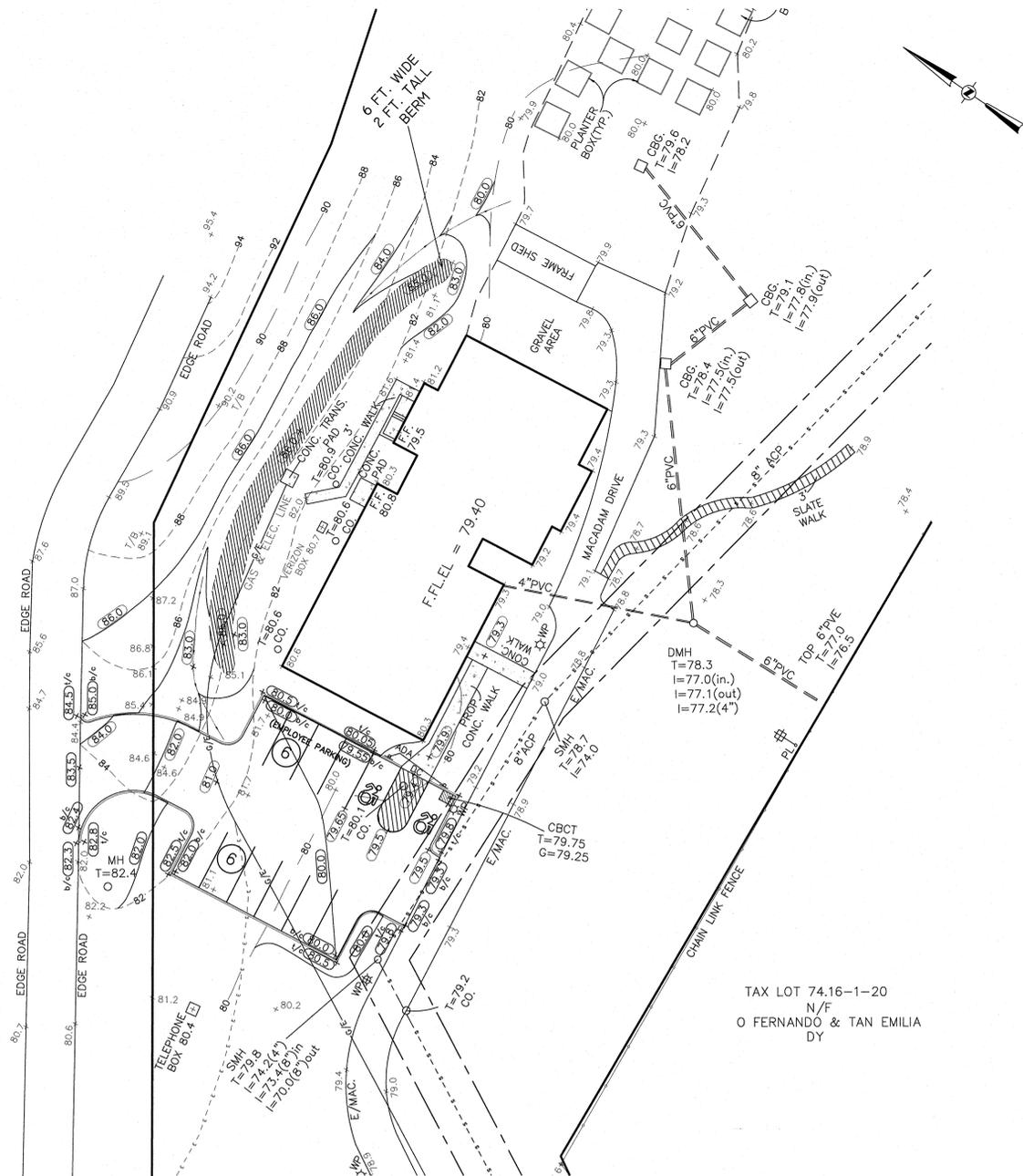
6 THORPE DRIVE  
SPARKILL, N.Y. 10976-1053

**TAX MAP REFERENCE:**  
TOWN OF ORANGETOWN  
TAX MAP SECTION 74.16, BLOCK 1, LOT 23

**LOT AREA:**  
428,660 SQ. FT. OR  
9.8406 ACRES

DRAWING(S) 5273/5275 SITE PLAN





TAX LOT 74.16-1-20  
N/F  
O FERNANDO & TAN EMILIA  
DY

**LEGEND**

- |           |                              |             |                           |
|-----------|------------------------------|-------------|---------------------------|
| ---362--- | EXISTING 2' CONTOUR          | ---362---   | PROPOSED 2' CONTOUR       |
| ---360--- | EXISTING 10' CONTOUR         | ---360---   | PROPOSED 10' CONTOUR      |
| ---       | EXISTING WATER LINE          | +360.0      | PROPOSED SPOT ELEVATION   |
| W         | EXISTING WATER SERVICE       | ---360.0--- | PROPOSED BERM             |
| W/S       | EXISTING WATER SERVICE       | CBCT        | PROPOSED CATCH BASIN HEAD |
| G/E       | EXISTING GAS AND ELEC. LINES | ---         | PROPOSED SHALE            |
| E         | EXISTING ELEC. LINES         |             |                           |
| G         | EXISTING GAS LINES           |             |                           |
| GS        | EXISTING GAS SERVICE         |             |                           |
| ---       | EXISTING CHAIN LINK FENCE    |             |                           |
| CBG       | EXISTING CATCH BASIN GRATE   |             |                           |
| ---       | EXISTING STORM DRAIN LINE    |             |                           |
| SMH       | EXISTING SEWER MANHOLE       |             |                           |
| S         | EXISTING SEWER LINE          |             |                           |
| SS        | EXISTING SEWER SERVICE       |             |                           |
| +360.0    | EXISTING SPOT ELEVATION      |             |                           |
| LP        | EXISTING LIGHT POLE          |             |                           |
| OO        | EXISTING SEWER CLEANOUT      |             |                           |
| DMH       | EXISTING DRAIN MANHOLE       |             |                           |
| DWV       | EXISTING GAS VALVE           |             |                           |
| DWV       | EXISTING WATER VALVE         |             |                           |



UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY ARE PROHIBITED. A LICENSED LAND SURVEYOR'S SIGNATURE AND SEAL ARE REQUIRED FOR ANY ALTERATION TO THIS SURVEY. ANY ALTERATION TO THIS SURVEY SHALL BE CONSIDERED TO BE VOID.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON FROM MAKING OR CAUSING TO BE MADE ANY ALTERATION TO THIS SURVEY UNLESS IT IS DONE UNDER THE SUPERVISION AND CONTROL OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND ENDORSE THE FULL EXTENT OF THE ALTERATION ON THE DRAWING AND/OR IN THE SPECIFICATIONS. (NY'S EDUCATION LAW SECTION 2208-2)

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PROJECT: <b>THORPE VILLAGE</b>		
TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK		
TITLE: <b>BERM PLAN</b>		
DRAWN BY: VC	CHECKED BY: JRA	
DATE: OCTOBER 02, 2025	SCALE: 1 IN. = 20 FT.	
PROJECT NO: <b>5273</b>	DRAWING NO: <b>4</b>	