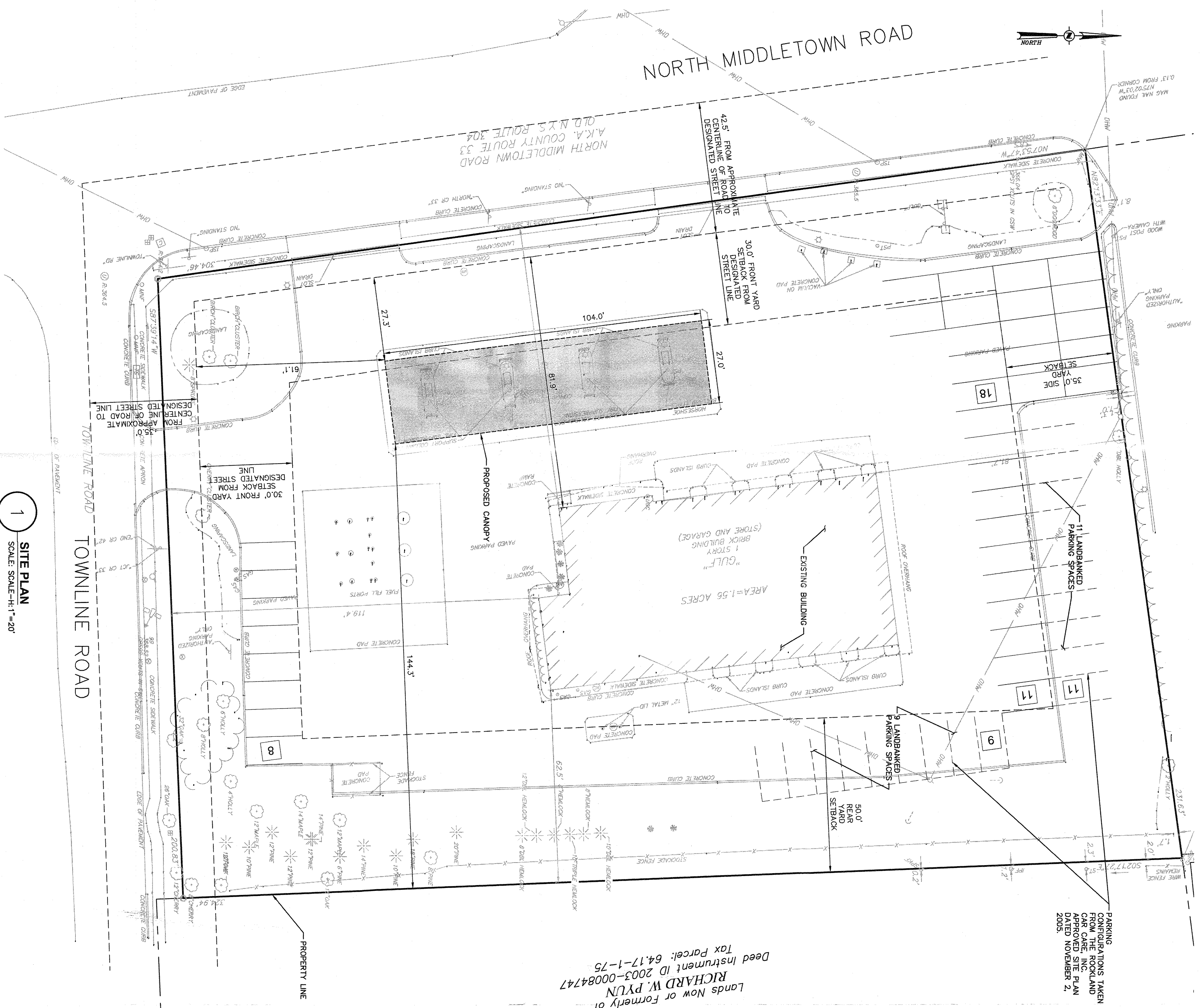
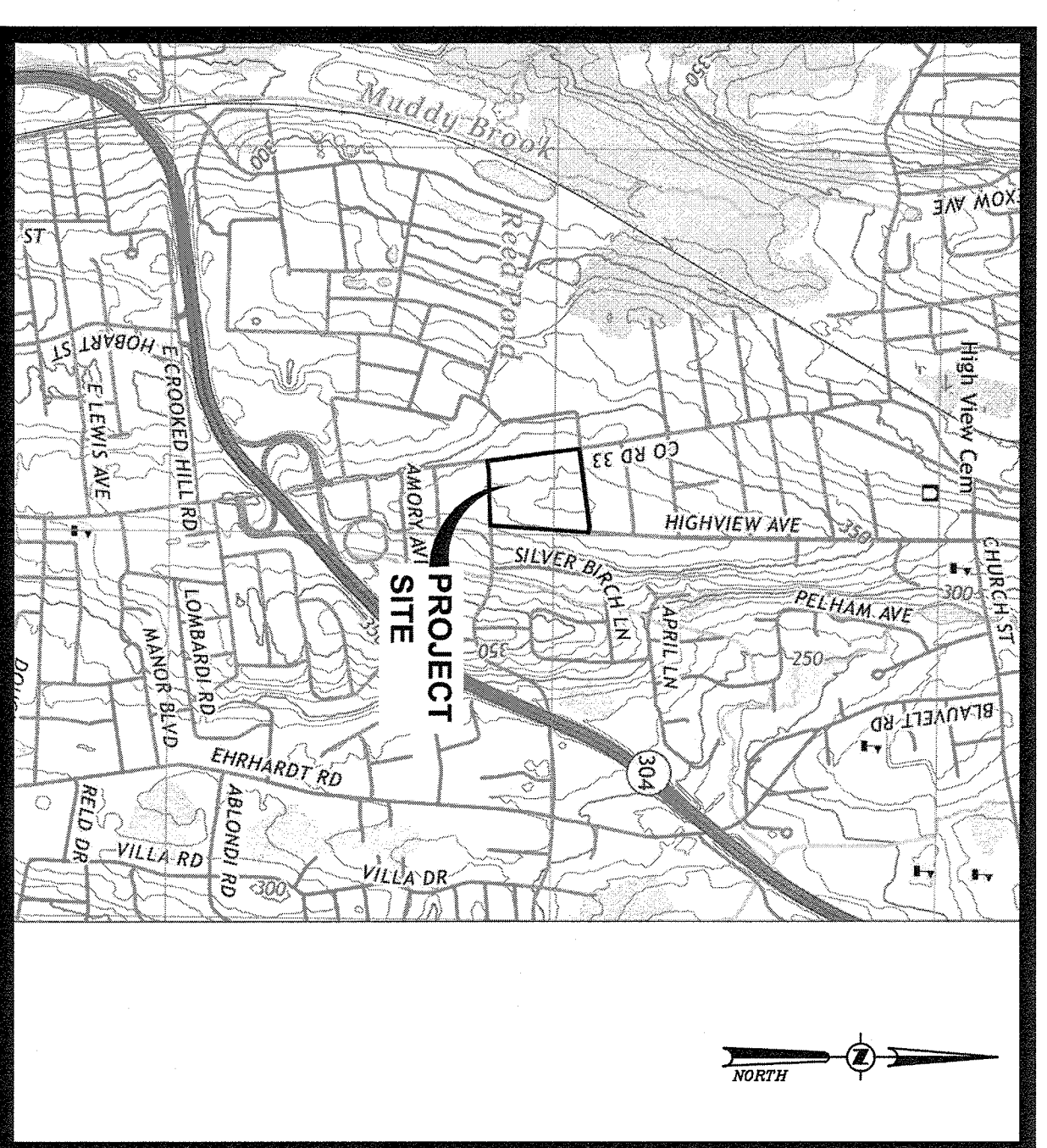


ABUTTING PROPERTIES MAP
SCALE: 1"=200'



1 SITE PLAN
SCALE: 1"=200'



LOCATION MAP
SCALE: 1"=1000'

RECORD OWNER:
ROCKLAND CAR CARE INC.
552 NORTH MIDDLETOWN ROAD
PEARL RIVER, NEW YORK,
10965

DEVELOPER / APPLICANT:
ROCKLAND CAR CARE INC.
552 NORTH MIDDLETOWN ROAD
PEARL RIVER, NEW YORK,
10965

TAX MAP INFORMATION:
TOWN OF GRANGETOWN
SECTION 64.17, BLOCK 1, LOTS 76
10965

SITE CIVIL ENGINEER AND LANDSCAPE ARCHITECT:
CHAZEN ENGINEERING, LAND SURVEYING &
LANDSCAPE ARCHITECTURE CO., D.P.C.
21 FOX STREET, Poughkeepsie, NY 12601
PHONE: (845) 454-3980

BULK TABLE:

COMMERCIAL OFFICE (CO) ZONING DISTRICT:	
REQUIRED (CO)	EXISTING
MINIMUM LOT AREA	67,890 SF
MINIMUM LOT WIDTH	150 FT
MINIMUM STREET FRONTAGE	50 FT
YARD SETBACKS (BUILDING)	200 FT
FRONT (REQUIRED)	30 FT
SIDE (REQUIRED)	35 FT
TOTAL SIDES (REQUIRED)	90 FT
REAR (REQUIRED)	50 FT
YARD SETBACKS (CANOPY)	30 FT
FRONT (REQUIRED)	30 FT
SIDE (REQUIRED)	35 FT
TOTAL SIDES (REQUIRED)	90 FT
REAR (REQUIRED)	50 FT
MAXIMUM FLOOR AREA RATIO	0.2
MAXIMUM BUILDING HEIGHT	40.95 FT
MAXIMUM CANOPY HEIGHT	13.65 FT
MAXIMUM LOT COVERAGE	75%

PARKING REQUIREMENTS:

4 SPACES PER BAY X 10 BAYS = 40 SPACES

3 EMPLOYEE SPACES FOR SERVICE BAYS = 3 SPACES

1,547 SF CONVENIENCE STORE / 1 SPACE PER 200SF = 8 SPACES

TOTAL REQUIRED = 51 SPACES

TOTAL PROVIDED = 57 SPACES*

*NOTE: 20 SPACES PROVIDED ARE LANDBANKED.

NOTES:

1) SETBACKS WERE MEASURED FROM THE DESIGNATED STREET LINE.

2) MAX ALLOWABLE BUILDING HEIGHT IS 6" FOR EVERY ONE FOOT OF FRONT YARD SETBACK.

3) A VARIANCE IS BEING SOUGHT.

ROCKLAND CAR CARE - PEARL RIVER

SITE PLAN

HAMLET OF PEARL RIVER, ROCKLAND COUNTY, NEW YORK

designed/drawn/checked
KTB
scale
07/28/19 AS NOTED
Project No.
81953.00
Sheet No.
C130

- ABUTTING PARCELS**
- Paul Foy
111 Hickory Camp AVE Pearl River, NY 10964
392489 64.17-1-3
 - Jason Trudeno
525 Highview AVE Pearl River, NY 10965
392489 64.17-1-10
 - Charles Reilly
519 Highview AVE Pearl River, NY 10964
392489 64.17-1-11
 - Martin Desario
513 Highview AVE Pearl River, NY 10965
392489 64.17-1-12
 - Robert A. Manlier
507 Highview AVE Pearl River, NY 10965
392489 64.17-1-13
 - Matthew Donohue
501 Highview AVE Pearl River, NY 10965
392489 64.17-1-73
 - Kathryn Syten
31 W Tomline Rd Pearl River, NY 10965
392489 64.17-1-74
 - Richard W Ryan
31 W Tomline Rd Pearl River, NY 10965
392489 64.17-1-75
 - Pearl River Exterior Car Wash
Improvty. A. Moberg
392489 64.17-1-77
 - Lane Reedy LLC
29 Rochelle Drive New City, NY 10956
392489 64.17-1-78
 - Pickers Inc.
115 S Oxford St Unit 522 Brooklyn, NY 11217
392489 64.17-3-1
 - Michael McLaughlin
50 W Tomline Rd Pearl River, NY 10965
392489 64.17-3-2
 - William M. Hinchey
46 Tomline Rd Pearl River, PA 18090
392489 64.17-3-3
 - Edward H. Nollie, Jr
42 W Tomline Rd Pearl River, NY 10965
392489 64.17-3-4,3
 - Leads LLC
392489 64.17-3-7

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CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

THE CHAZEN COMPANIES

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Yonkers, NY 10590
Phone: (914) 937-8510
- Northern Westchester Office:
427 E. 5th St. (Suite 200)
Catskill, NY 12014
Phone: (518) 241-6575

REV.	DATE	DESCRIPTION

ISSUED FOR SITE PLAN APPROVAL