

ZONING BOARD OF APPEALS

Town of Orangetown

20 Greenbush Road

Orangeburg, New York 10962

(914) 359-8410 (ex. 4331)

Date: September 28, 2020

TO: OBAPAE

Environmental Management and Engineering

Rockland County Sewer District #1

✓ New York State Dept. of Transportation

Palisades Interstate Park Commission

Orange and Rockland Utilities

Orangetown Highway

Fire Prevention (Performance Standards)

✓ Rockland County Drainage

Rockland County Health

✓ Rockland County Planning

✓ Rockland County Highway

✓ NYS DEC

✓ US Army Corps

Northvale

Review of Plans: Lidl Supermarket. 3-58 Route 303, Tappan, NY

Section 77.15 Block 1 Lots 33-37 & 41; CS, LIO zone; Route 303 Overlay Zone

This matter is scheduled for:

Chapter 43, Section 3.12, CS District, Group FF, Column 12 (Building Height: 22' permitted, 25.58' proposed); From Section 3.11, Column 6 #4 (129 parking spots required for supermarket; 120 parking spots proposed); and from Section 13.10 B(2) (Twenty-five foot wide vegetative buffer required, no buffer is proposed); Section 13.10 B (3) (Any nonresidential use that is adjacent to a residential zoning district shall include a 25-foot wide vegetative buffer: no buffer is provided for residential lot #33); and 13.10B (10)(not more than 35% of all parking shall be located within the front yard of any lot or parcel: 121 stalls to be located in front yard for the overall site: 79 stalls for the supermarket lot & 17 stalls for the restaurant lot) for a proposed 25,656 sq. ft. supermarket and site work within the Tappan shopping center.

Please review the information enclosed and provide comments. These comments may be mailed , e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

TPS under lot 34

Zoning Board Meeting Date: November 4, 2020

() Comments attached

() No Comments at this time. Please send future correspondence for review.

() No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.

() This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, November 4, 2020**. Kindly forward your completed review to this office by **November 4, 2020**.

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino



OFFICE OF BUILDING, ZONING, PLANNING
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 GREENBUSH ROAD
ORANGEBURG, N.Y. 10962

Jane Slavin, RA
Director

(845) 359-8410

Fax: (845) 359-8526

Date: September 14, 2020

To: Debbie Arbolino, Clerk
Zoning Board

From: Jane Slavin, RA.,
Director O.B.Z.P.A.E.

Subject: **Tappan Plaza Site Plan**
3-58 Route 303, Tappan
77.15/1/33-37 & 41; CS, LIO and Route 303 Overlay zoning district

Submission Reviewed:

Site Development Plans as prepared by Bohler Engineering last revised 8/4/2020, C-03, C0-4, C0-5.

The applicant received preliminary Planning Board approval for a proposed subdivision at the June 10, 2020 meeting. A new supermarket is proposed on one of the new lots which is located on the east side of the lot just south of the existing Retro building.

- 1) Applicant must provide information related to the proposed easement(s) for parking and ingress/egress over the existing residential lot #33 as shown.
- 2) The following variances are required:
 - a) Per Section 13.10 B (2), "A twenty-five-foot wide vegetated buffer, either containing native vegetation naturally occurring and/or containing shrubs and/or trees a minimum of six feet high, with such shrubs and/or trees as listed under the provisions of § 21.25 of the Land Development Regulations of the Code of the Town of Orangetown at time of planting shall be located along the property line adjacent to the Route 303 right-of-way."

No vegetation is shown proposed within the 25-foot buffer, a variance is required.

- b) Per Section 13.10 B (3), "Any nonresidential use that is adjacent to a residential zoning district shall include a 25-foot wide vegetated buffer."

No vegetative buffer is shown between the proposed supermarket lot and the existing residential lot number 33, a variance is required.

- c) Per Section 13.10 B (10), " Not more than 35% of all parking shall be located within the front yard of any lot or parcel.

Variances are required for the following:

121 stalls (80.1%) to be located within the front yard for the overall site.

79 stalls (65.8%) specifically for the proposed supermarket lot.

17 stalls (42.5%) specifically for the proposed restaurant lot.

- d) Per Table 3.11, column 6, number 4; 129 parking spots are required for the supermarket with 120 proposed on said lot, Variance required.
- e) Per Table 3.12, Column 12; maximum building height permitted is 22 with 25.58' proposed.

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: _____

ASSIGNED _____

INSPECTOR: _____

Referred from Planning Board: YES / NO
If yes provide date of Planning Board meeting: _____

Project Name: Lidl Supermarket - Tappan

Street Address: 3-58 Route 303, Tappan, NY 10983

Tax Map Designation:

Section: 77.15 Block: 1 Lot(s): 34-36
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the east side of NYS Route 303, approximately
235 feet south of the intersection of Oak Treet Road and NYS Route 303
Town of ORANGETOWN in the hamlet/village of Tappan.

Acreage of Parcel 11.19
School District South Orangetown
Ambulance District South Orangetown
Water District Suez

Zoning District CS & LIO
Postal District Tappan
Fire District Tappan
Sewer District Orangetown

Project Description: (If additional space required, please attach a narrative summary.)

Proposed 25,656 sf supermarket and associated site work within the Tappan shopping center.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 8/11/20

Applicant's Signature: _____

Sworn to before this
14th day of August 2020

Diana C. Alexander

Notary Public

Diana C. Alexander
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50102462
MY COMMISSION EXPIRES April 4, 2024

APPLICATION REVIEW FORM

Applicant: Lidl US, LLC **Phone #** 703-819-5305

Address: 144 LeFante Way Bayonne NJ 07002
Street Name & Number (Post Office) City State Zip Code

Property Owner: Benbrooke, LLC (c/o Pretium PM, LLC) **Phone #** 856-667-7601

Address: 130 Washington Ave Haddonfield NJ 08033
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Bohler Engineering, NY PLLC **Phone #** 631-738-1200

Address: 2929 Expressway Drive N Suite 120 Hauppauge NY 11749
Street Name & Number (Post Office) City State Zip Code

Attorney: Donald Brenner **Phone #** 845-359-2210

Address: 4 Independence Ave Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

Contact Person: Donald Brenner **Phone #** 845-359-2210

Address: 4 Independence Ave Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

☒ State or County Road
☐ Long Path
☒ Municipal Boundary

☐ State or County Park
☒ County Stream
☐ County Facility

List name(s) of facility checked above:

State Road - NYS Route 303, Municipal Boundary - NY/NJ state line, Sparkill Creek

Referral Agencies:

☐ RC Highway Department
☐ RC Drainage Agency
☐ NYS Dept. of Transportation
☐ NYS Thruway Authority
☐ Adjacent Municipality
☐ Other

☐ RC Division of Environmental Resources
☐ RC Dept. of Health
☐ NYS Dept. of Environmental Conservation
☐ Palisades Interstate Park Commission

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage 47,699 SF total buildings
- 2) Total square footage 53,387 SF total buildings
- 3) Number of dwelling units N/A

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area No

Are there streams on the site? If yes, please provide the names. Sparkill Creek

Are there wetlands on the site? If yes, please provide the names and type:

Attribute PFO1A

Project History:

Has this project ever been reviewed before? No

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

77.15-1-33,36 & 41

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.
APPLICATION FOR BUILDING / DEMOLITION PERMIT

TOWN OF ORANGETOWN

20 Greenbush Road, Orangeburg, NY 10982 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: C2 OFFICIAL USE ONLY ACREAGE: 7.56
Inspector: Don Date App Received: 12-27-19 Received By: CCC

Permit No. 4910104 Date Issued: _____

CO No. _____ Date Issued: _____

Permit Fee: \$57,732 Ck# 10371 Paid By LIDL US, LLC

GIS Fee: \$190 Ck# 23634 Paid By Böhler Engineering, NY

Stream Maintenance Fee Ck# 23635 Paid By _____

Additional Fee: _____ Ck# _____ Date Paid _____ Paid By _____

1st 6 mo. Ext.: _____ Ck# _____ Exp. Date: _____ Paid By _____

2nd 6 mo. Ext.: _____ Ck# _____ Exp. Date: _____ Paid By _____

RECEIVED

IPS 3-31-2020

APPLICANT COMPLETES:

DEC 27 2019

Note: See inside for instructions for completing this application.

PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must be signed by the applicant.

Property Location: 3 Route 303, Tappan, NY, 10983

Section: 77.15 Block: 1 Lot: 34

Property Owner: Benbrooke Tappan LLC

Mailing Address: 1270 General De Pommay Ave, Washington's Crossing, PA, 18977

Email: gs@benbrooke.com Phone #: 2675734855

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ Phone #: _____

Type of Business / Use: Shopping Center

Contact Person: Donald Brenner Relation to Project: Project Attorney

Email: brennerlaw@optonline.net Phone#: 8453592210

Architect/Engineer: K. DeLuca NYS Lic # 087724

Address: 2929 Expressway Drive North, Hauppauge, NY 11789 Phone#: 6317381200

Builder/General Contractor: TBD RC Lic # _____

Address: _____ Phone#: _____

Plumber: TBD RC Lic # _____

Address: _____ Phone#: _____

Electrician: TBD RC Lic # _____

Address: _____ Phone#: _____

Heat/Cooling: TBD RC Lic # _____

Address: _____ Phone#: _____

Existing use of structure or land: Shopping Center

Proposed Project Description: Partial demolition of existing building and erection of new standalone building on site.

Includes site improvements including but not limited to: Curbs and paving, landscape, lighting and site utilities.

Proposed Square Footage: 25,656 SF Estimated Construction Value (\$): \$3.2M

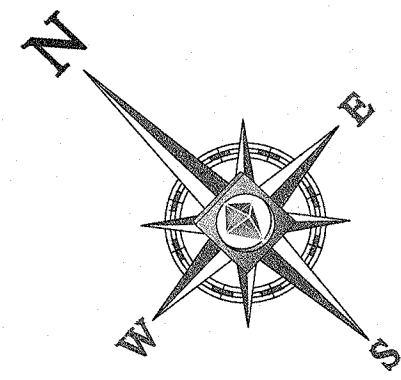
BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

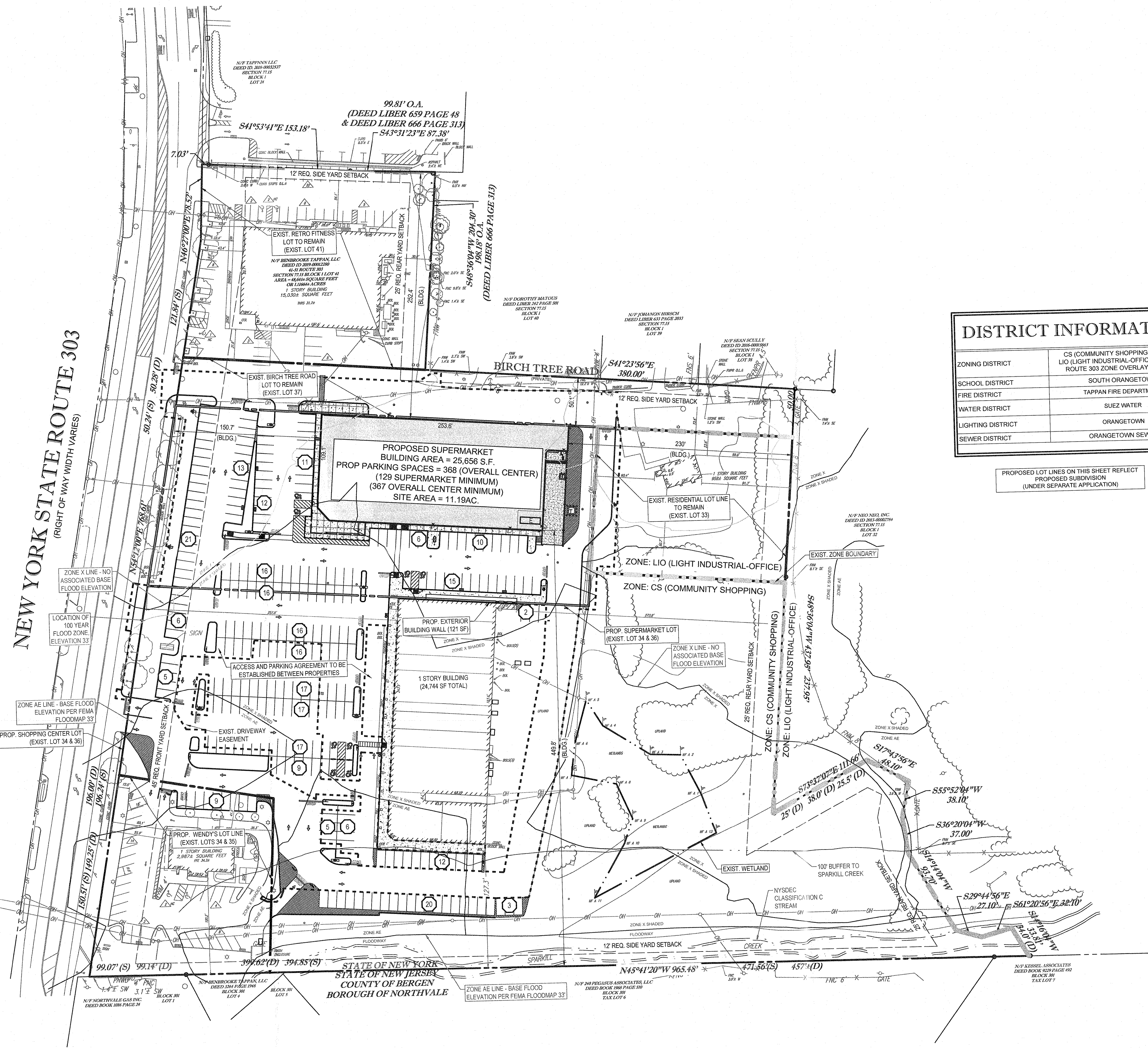
PERMIT REFERRED / DENIED FOR: _____

Chapter 22, Section 22-A(4) requires Planning Board Approval

1/10/2020 1-16-2020

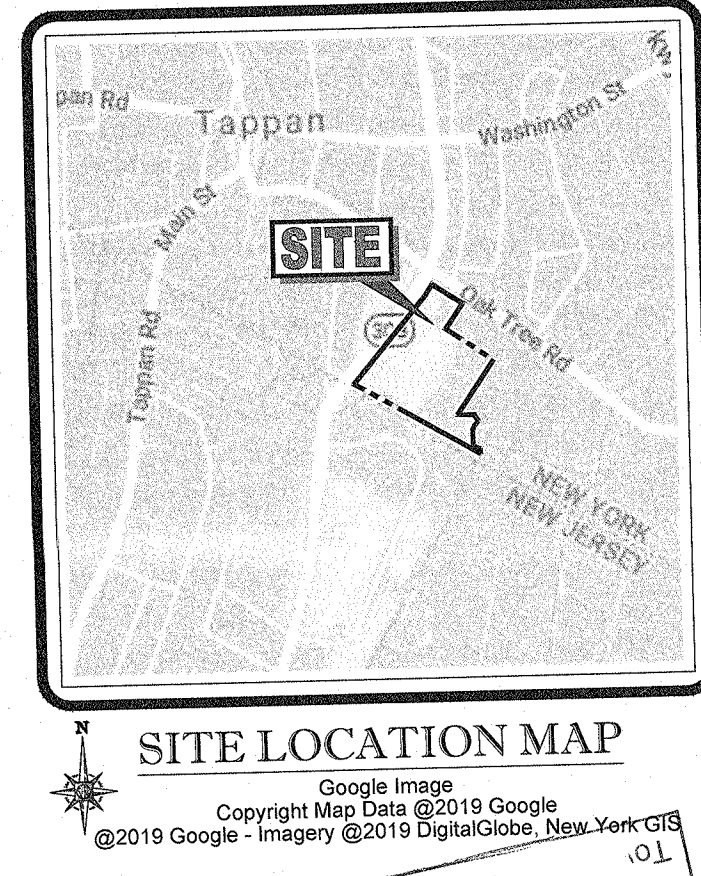


NEW YORK STATE ROUTE 303
(RIGHT OF WAY WIDTH VARIES)



DISTRICT INFORMATION	
ZONING DISTRICT	CS (COMMUNITY SHOPPING DISTRICT) LIO (LIGHT INDUSTRIAL-OFFICE DISTRICT) ROUTE 303 ZONE OVERLAY DISTRICT
SCHOOL DISTRICT	SOUTH ORANGETOWN
FIRE DISTRICT	TAPPAN FIRE DEPARTMENT
WATER DISTRICT	SUEZ WATER
LIGHTING DISTRICT	ORANGETOWN
SEWER DISTRICT	ORANGETOWN SEWER

PROPOSED LOT LINES ON THIS SHEET REFLECT
PROPOSED SUBDIVISION
(UNDER SEPARATE APPLICATION)



OVERALL ZONING INFORMATION				
ZONE: CS (COMMUNITY SHOPPING DISTRICT) LIO (LIGHT INDUSTRIAL-OFFICE DISTRICT) ROUTE 303 ZONE OVERLAY DISTRICT				
NOTE: SEE THE SITE PLAN ZONING, SHEET C-5 FOR ZONING REQUIREMENTS FOR EACH INDIVIDUAL LOT				
REQUIREMENTS	CODE	STANDARD	PROPOSED	MEETS REQ. (Y/N)

MIN. LOT AREA	\$3.12	2,500 SF	487.23 SF INCLUDES BIRCH TREE ROAD	Y
MIN. LOT FRONTAGE	\$3.12	25 FT	184.13 FT*	Y
MIN. LOT WIDTH	\$3.12	25 FT	124.06 FT*	Y
MIN. FRONT YARD SETBACK	\$3.12	NONE, 45 FT IF PROVIDED	43.4 FT*	(E) EXISTING NON-COMFORMITY
MIN. SIDE YARD SETBACK	\$3.12	NONE, 12 FT IF REQUIRED (SINGLE) NONE, 25 FT IF REQUIRED (TOTAL)	54.1 FT* 154.3 FT (TOTAL)*	Y
MIN. REAR YARD SETBACK	\$3.12	25 FT	30 FT*	Y
MIN. LANDSCAPE BUFFER TO RESIDENTIAL ZONE OR USE	\$13.10.B.3	25 FT	0"	(E) EXISTING NON-COMFORMITY
MAX. FLOOR AREA RATIO	\$3.12	1.00	0.14*	Y
MAX. BUILDING HEIGHT	\$3.12	22 FT	25.58 FT	(V) VARIANCE
ON-SITE LOADING BERTHS	\$3.11	NO OUTDOOR LOADING BERTHS ARE PERMITTED EXCEPT BY PERMISSON OF THE ZONING BOARD OF APPEALS OR PLANNING BOARD	1	(V) VARIANCE (REQUIRES PERMISSON OF ZBA OR PLANNING BOARD)
MIN. ON-SITE LOADING DIMENSIONS	\$6.42	12' W X 45' L X 15' H	21'9" W X 36' L (OPEN TO ABOVE)	Y
LOADING BERTH LOCATION	\$6.2	NOT PERMITTED WITHIN A REQUIRED FRONT YARD	COMPLIES	Y
ADA STALL QUANTITY	2010 ADA STANDARDS	REQUIRED FOR 301-400 SPACES = 8 ADA STALLS (INCLUDING 1 VAN ACCESSIBLE)	14 SPACES	Y
*CALCULATED BASED ON OVERALL PROPERTY				
		KEY=	(E) EXISTING NON-COMFORMITY	(V) VARIANCE

ROUTE 303 OVERLAY DISTRICT				
REQUIREMENTS	CODE	STANDARD	PROPOSED*	MEETS REQ. (Y/N)
MAX. FRONT YARD PARKING	\$13.10.B.10	35%	243 (66%) STALLS LOCATED WITHIN REQUIRED FRONT YARD	(V) VARIANCE
LOADING BERTH LOCATION	\$13.10.B.10	LOCATED WITHIN THE REAR YARD	REAR YARD	Y
MIN. DISTANCE BETWEEN CURB CUTS	\$13.10.B.11	150' (ON ANY SINGLE PARCEL OR CONTIGUOUS PARCELS)	169.12'	Y
MAX. CURB CUTS PER PARCEL	\$13.10.B.11	1	3	(E) 4 EXISTING CURB CUTS IMPROVEMENT OF EXISTING NON-COMFORMITY
LANDSCAPE BUFFER TO ROUTE 303	\$13.10.B.3	25' LANDSCAPE BUFFER CONTAINING EITHER NATURAL VEGETATION AND/OR CONTAINING SHRUBS AND/OR TREES A MIN OF 6' HIGH	12.5'	(E) EXISTING NON-COMFORMITY
		KEY=	(E) EXISTING NON-COMFORMITY	(V) VARIANCE

PARKING REQUIREMENTS				
MIN. ON-SITE PARKING	\$3.11	367	369*	Y
MIN. ON-SITE PARKING STALL SIZE	\$6.34	9' X 18'	9' X 18'	Y
ADA STALL QUANTITY	2010 ADA STANDARDS	REQUIRED FOR 301-400 SPACES = 8 ADA STALLS (INCLUDING 1 VAN ACCESSIBLE)	14 STALLS	Y
RETAIL SALES & SERVICE = 1 STALL / 200 SF OF GFA FAST FOOD RESTAURANT = 1 STALL / 75 SF OF GFA RESTAURANT = 1 STALL / 100 SF OF GFA				
REQUIRED PARKING: EXIST WENDY'S FAST FOOD RESTAURANT = 2,987 SF / 75 = 39.83 STALLS EXIST RETRO FITNESS = 15,000 SF / 200 = 75.00 STALLS EXIST MULTI-TENANT RETAIL = 16,644 SF / 200 = 83.22 STALLS EXIST SUBWAY = 3,300 SF / 200 = 16.50 STALLS PROPOSED PIZZA RESTAURANT = 1,800 SF / 200 = 9.00 STALLS PROPOSED SUPERMARKET = 25,656 SF / 200 = 128.28 STALLS TOTAL REQUIRED PARKING = 369.58 STALLS (INCL. 14 ACCESSIBLE STALLS) TOTAL PROPOSED PARKING = 369 STALLS *PARKING REQUIREMENTS ARE MET BY OVERALL DEVELOPMENT. ACCESS AND PARKING AGREEMENT TO BE ESTABLISHED BETWEEN PROPERTIES.				
		KEY=	(E) EXISTING NON-COMFORMITY	(V) VARIANCE

THIS PLAN TO BE UTILIZED FOR SITE ZONING PURPOSES ONLY

NYS DOT CASE # N/A
HEALTH DEP REF # N/A

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	12/04/2019	INITIAL TOWN SUBMISSION	RP	KD
2	12/10/2019	CLIENT COMMENTS	KD	RP
3	2/17/2020	TOWN SITE PLAN APPLICATION	RP	RP
4	6/9/2020	TOWN COMMENTS	BP	RP
5	8/4/2020	UPDATED PARKING	RP	BP

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

Dig Safely.
New York
800-962-7962
www.digsafelynewyork.com
THE ABOVE REFERENCED REGIONS REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THAT REGION. (NYS 1-800-962-7962)

PROJECT NO: N19156
DRAWN BY: RP
CHECKED BY: KD
DATE: 12/4/19
SCALE: AS SHOWN
CAD I.D.: N19156-SPP-2A

SITE DEVELOPMENT PLANS
FOR
LIDL U.S. OPERATIONS, LLC
PROPOSED GROCERY STORE #1456
3-58 NYS ROUTE 303
TAPPAN
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NY 10983
SECTION 77.15 BLOCK 1
LOTS 33-37 & 41

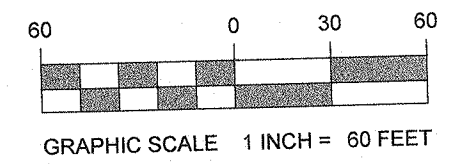
BOHLER ENGINEERING
2925 EXPRESSWAY DRIVE NORTH
HAUPPAUGE, NY 11749
Phone: (631) 738-1200
Fax: (631) 285-6464
www.BohlerEngineering.com

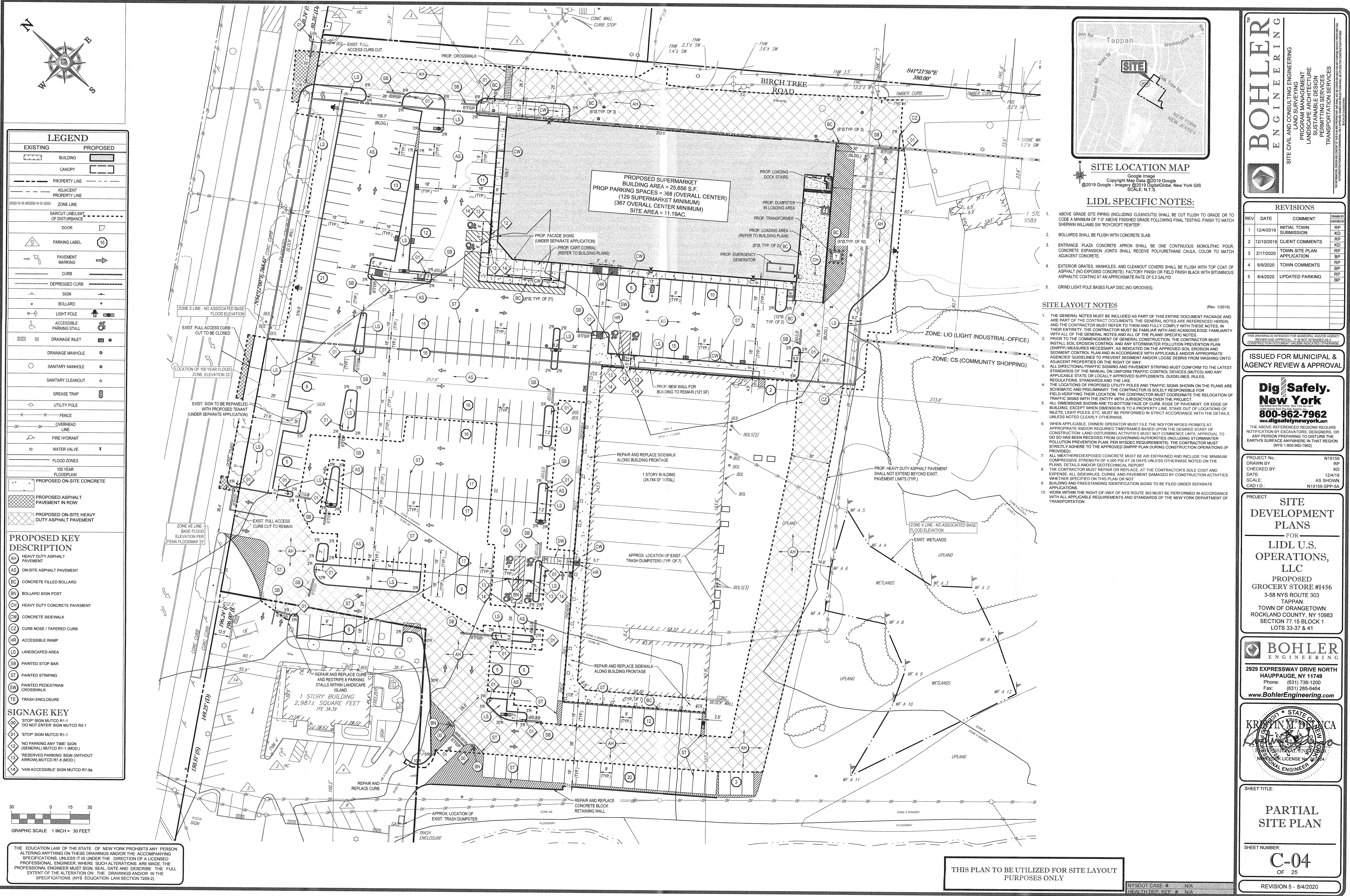
STATE OF NEW YORK
Professional Engineer
BOHLER ENGINEERING
No. 1774

SHEET TITLE:
OVERALL SITE PLAN
SHEET NUMBER:
C-03
OF 25
REVISION 5 - 8/4/2020

W:\018\1\B\DRAWINGS\CURRENT DRAWINGS\SITE PLAN\PACK\NEW 9195-SPP-SA-LAYOUT-C-03 ORVL SITE

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 DIRECTION OF A LICENSED PROFESSIONAL ENGINEER WHERE SUCH ALTERATIONS ARE MADE. THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)





LEGEND

EXISTING

PROPOSED

BUILDING

CANOPY

PROPERTY LINE

ADJACENT PROPERTY LINE

ZONE LINE

SAWCUT LINE/LIMIT OF DISTURBANCE

DOOR

PARKING LABEL

PAVEMENT MARKING

CURB

DEPRESSED CURB

SIGN

BOLLARD

LIGHT POLE

ACCESSIBLE PARKING STALL

DRAINAGE INLET

DRAINAGE MANHOLE

SANITARY MANHOLE

SANITARY CLEANOUT

GREASE TRAP

UTILITY POLE

FENCE

OVERHEAD LINE

FIRE HYDRANT

WATER VALVE

FLOOD ZONES

100 YEAR FLOODPLAIN

PROPOSED ON-SITE CONCRETE

PROPOSED ASPHALT PAVEMENT IN ROW

PROPOSED ON-SITE HEAVY DUTY ASPHALT PAVEMENT

PROPOSED KEY DESCRIPTION

AH

AS

BC

BN

CH

CW

DZ

HR

LS

SB

ST

SW

TE

HEAVY DUTY ASPHALT PAVEMENT

ON-SITE ASPHALT PAVEMENT

CONCRETE FILLED BOLLARD

BOLLARD SIGN POST

HEAVY DUTY CONCRETE PAVEMENT

CONCRETE SIDEWALK

CURB NOSE / TAPERED CURB

ACCESSIBLE RAMP

LANDSCAPED AREA

PAINTED STOP BAR

PAINTED STRIPING

PAINTED PEDESTRIAN CROSSWALK

TRASH ENCLOSURE

SIGNAGE KEY

00

01

12

13

14

'STOP' SIGN MUTCD R-1-1

'DO NOT ENTER' SIGN MUTCD R-5-1

'STOP' SIGN MUTCD R-1-1

'NO PARKING ANY TIME' SIGN (GENERAL) MUTCD R-7-1 (MOD.)

RESERVED PARKING SIGN WITHOUT ARROW, MUTCD R-7-5 (MOD.)

'VAN ACCESSIBLE' SIGN MUTCD R-7-8a

SITE LOCATION MAP

Google Image
Copyright Map Data © 2019 Google
© 2019 Google - Imagery © 2019 DigitalGlobe, New York GIS
SCALE: 1" = 1 MILE

LIDL SPECIFIC NOTES:

1. ABOVE GRADE SITE PIPING (INCLUDING CLEANOUTS) SHALL BE CUT FLUSH TO GRADE OR TO CODE A MINIMUM OF 1'-0" ABOVE FINISHED GRADE FOLLOWING FINAL TESTING. FINISH TO MATCH SHERWIN WILLIAMS SW 'ROYCROFT' PEWTER.
2. BOLLARDS SHALL BE FLUSH WITH CONCRETE SLAB.
3. ENTRANCE PLAZA CONCRETE APRON SHALL BE ONE CONTINUOUS MONOLITHIC POUR. CONCRETE EXPANSION JOINTS SHALL RECEIVE POLYURETHANE CAULK. COLOR TO MATCH ADJACENT CONCRETE.
4. EXTERIOR GRATES, MANHOLES, AND CLEANOUT COVERS SHALL BE FLUSH WITH TOP COAT OF ASPHALT (NO EXPOSED CONCRETE). FACTORY FINISH OR FIELD FINISH BLACK WITH BITUMINOUS ASPHALTIC COATING AT AN APPROXIMATE RATE OF 0.2 GAL/YD
5. GRIND LIGHT POLE BASES FLAP DISC (NO GROOVES).

SITE LAYOUT NOTES

(Rev. 1/2019)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT-OF-WAY.
3. ALL DIRECTIONAL TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE. STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
6. WHEN APPLICABLE, OWNER/OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NPDES REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS IF PROVIDED.
7. ALL WEATHERED/EXPOSED CONCRETE MUST BE AIR ENTRAINMENT AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS. DETAILS AND/OR GEOTECHNICAL REPORT.
8. THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.
9. BUILDING AND FREESTANDING IDENTIFICATION SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS.
10. WORK WITHIN THE RIGHT-OF-WAY OF NYS ROUTE 303 MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE NEW YORK DEPARTMENT OF TRANSPORTATION

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	12/14/2019	INITIAL TOWN SUBMISSION	RP
2	12/10/2019	CLIENT COMMENTS	RP
3	2/17/2020	TOWN SITE PLAN APPLICATION	BP
4	6/9/2020	TOWN COMMENTS	RP
5	8/4/2020	UPDATED PARKING	BP

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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800-962-7962

THE ABOVE REFERENCED REGIONS REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THAT REGION. (NYS 1-900-962-7962)

PROJECT No. N19156

DRAWN BY: RP

CHECKED BY: KD

DATE: 12/4/19

SCALE: AS SHOWN

CAD I.D.: N19156-SP-5A

PROJECT: SITE DEVELOPMENT PLANS FOR LIDL U.S. OPERATIONS, LLC

PROPOSED GROCERY STORE #1456

3-58 NYS ROUTE 303

TAPPAN

TOWN OF ORANGETOWN

ROCKLAND COUNTY, NY 10983

SECTION 77.15 BLOCK 1

LOTS 33-37 & 41

BOHLER ENGINEERING

2929 EXPRESSWAY DRIVE NORTH

HAUPPAUGE, NY 11749

Phone: (631) 738-1200

Fax: (631) 285-8464

www.BohlerEngineering.com

STATE OF NEW YORK

KRISTIN M. BOHLER

REGISTERED PROFESSIONAL ENGINEER

NO. 06744

NATIONAL ENGINEER

SHEET TITLE: PARTIAL SITE PLAN

SHEET NUMBER: C-04 OF 25

REVISION 5 - 8/4/2020

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

NYSOT CASE # N/A
HEALTH DEF. REF. # N/A

W:\2019\160\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\N19156-SP-5A-LAYOUT C-04 SITE

ZONE: CS (COMMUNITY SHOPPING DISTRICT) LI (LIGHT INDUSTRIAL OFFICE DISTRICT) ROUTE 303 ZONE OVERLAY DISTRICT USE: RETAIL FOOD STORE (PERMITTED AS-OF-RIGHT IN CS DISTRICT, NOT PERMITTED IN LI/DISTRICT) PRELIMINARY ZONING INFORMATION PREPARED FOR THE CS (COMMUNITY SHOPPING DISTRICT)				
REQUIREMENTS	CODE	STANDARD	PROPOSED	MEETS REQ. (Y/N)
MIN. LOT AREA	\$3.12	2,500 SF	82,461 SF*	Y
MIN. LOT FRONTAGE	\$3.12	25 FT	189.21 FT*	Y
MIN. LOT WIDTH	\$3.12	25 FT	434.33 FT*	Y
MIN. FRONT YARD SETBACK	\$3.12	NONE, 45 FT IF PROVIDED	150.7 FT*	Y
MIN. SIDE YARD SETBACK	\$3.12	NONE, 12 FT IF PROVIDED (SINGLE) NONE, 26 FT IF PROVIDED (TOTAL)	0 FT* 75.8 FT (TOTAL)*	Y
MIN. REAR YARD SETBACK	\$3.12	25 FT	30 FT*	Y
MIN. LANDSCAPE BUFFER TO RESIDENTIAL ZONE OR USE	\$13.10 B.3	25 FT	9.2 FT*	(N) VARIANCE
MAX. FLOOR AREA RATIO	\$3.12	1.00	0.31*	Y
MAX. BUILDING HEIGHT	\$3.12	22 FT	25.58 FT	(N) VARIANCE
*CALCULATED BASED ON PROPOSED SUPERMARKET SUBDIVISION LINE				
KEYs			(N) EXISTING NON-CONFORMITY	(N) VARIANCE

MIN. ON-SITE PARKING	\$3.11	129	120"	(V) VARIANCE
MIN. ON-SITE PARKING STALL SIZE	\$6.34	9' X 18'	9' X 18'	Y
ON-SITE LOADING BERTHS	\$3.11	NO OUTDOOR LOADING BERTHS ARE PERMITTED EXCEPT BY PERMISSON OF THE ZONING BOARD OF APPEALS OR PLANNING BOARD.	1	(W) VARIANCE (REQUIRES PERMISSION OF ZBA OR PLANNING BOARD)
MIN. ON-SITE LOADING DIMENSIONS	\$6.42	12' W X 45' L X 15' H	21' 9" W X 66' 8" L (OPEN TO ABOVE)	Y
LOADING BERTH LOCATION	\$6.2	NOT PERMITTED WITHIN A REQUIRED FRONT YARD	COMPLIES	Y
RETAIL SALES & SERVICE = 1 STALL / 200 SF OF GFA				
REQUIRED PARKING:				
PROP. SUPERMARKET = 26,696 SF / 200 = 128.28 STALLS				
TOTAL REQUIRED PARKING = 129 STALLS				
TOTAL PROPOSED PARKING = 120 STALLS (INCL. 4 ACCESSIBLE STALLS)				
*PARKING REQUIREMENTS ARE MET BY OVERALL DEVELOPMENT. ACCESS AND PARKING AGREEMENT TO BE ESTABLISHED BETWEEN PROPERTIES				
		KEY#	(E) EXISTING NON-COMFORMITY	(V) VARIANCE

REQUIREMENTS	CODE	STANDARD	PROPOSED*	MEETS REQ. (Y/N)
MAX. FRONT YARD PARKING	\$13.10.B.10	35%	79 STALLS (65.8%) LOCATED WITHIN REQUIRED FRONT YARD	(V) VARIANCE
LOADING LOCATION	\$13.10.B.10	LOCATED WITHIN THE REAR YARD	REAR YARD	Y
MIN. DISTANCE BETWEEN CURB CUTS	\$13.10.B.11	150' (ON ANY SINGLE PARCEL OR CONTIGUOUS PARCELS)	N/A	Y
MAX. CURB CUTS PER PARCEL	\$13.10.B.11	1	0	Y
LANDSCAPE BUFFER TO ROUTE 303	\$13.10.B.3	25' LANDSCAPE BUFFER CONTAINING EITHER NATURAL VEGETATION AND/OR CONTAINING SHRUBS AND/OR TREES A MIN OF 6' HIGH	25'	Y
		KEY#	(C) EXISTING NON-CONFORMITY	(V) VARIANCE

FREESTANDING SIGNAGE			
ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF SIGNS	N/A	N/A	PANEL ON EXISTING FREESTANDING SIGN TO BE UPDATED
MAX. SIGN AREA	\$3.11	1 SF PER FOOT OF LOT FRONTAGE (40 SF MAX)	PANEL ON EXISTING FREESTANDING SIGN TO BE UPDATED
MAX. SIGN HEIGHT	\$3.11	30 FT	TBD (EXIST. SIGN TO REMAIN)
MIN. SIGN SETBACK	\$3.11	20 FT	21.9 FT (EXIST.)

BUILDING MOUNTED SIGNAGE			
ITEM	CODE	PERMITTED	PROPOSED
MAX. SIGN AREA	\$3.11	15% OF THE WALL AREA (MAX. 40 SF)	128.47 SF (V)
MAX. NUMBER OF SIGNS	N/A	N/A	3
MAX. SIGN PROJECTION	\$3.11	12"	16" (V)
	KEY #	(E) EXISTING NON-CONFORMITY	(V) VARIANCE REQUIRED

ZONE: CS (COMMUNITY SHOPPING DISTRICT) ROUTE 303 ZONE OVERLAY DISTRICT USE: FAST FOOD NOT PERMITTED IN THE CS DISTRICT PRELIMINARY ZONING INFORMATION PREPARED FOR THE CS (COMMUNITY SHOPPING DISTRICT)				
REQUIREMENTS	CODE	STANDARD	PROPOSED	MEETS REQ. (Y/N)
MIN. LOT AREA	\$3.12	2,500 SF	+/- 33,391 SF*	Y
MIN. LOT FRONTAGE	\$3.12	25 FT	210 FT*	Y
MIN. LOT WIDTH	\$3.12	25 FT	160 FT*	Y
MIN. FRONT YARD SETBACK	\$3.12	NONE, 45 FT IF PROVIDED	80.1 FT*	Y
MIN. SIDE YARD SETBACK	\$3.12	NONE, 12 FT IF PROVIDED (SINGLE) NONE, 25 FT IF PROVIDED (TOTAL)	40.8 FT* 140.8 FT (TOTAL)*	Y
MIN. REAR YARD SETBACK	\$3.12	25 FT	38.3 FT*	Y
MIN. LANDSCAPE BUFFER TO RESIDENTIAL ZONE OR USE	\$13.10.B.3	25 FT	N/A	Y
MAX. FLOOR AREA RATIO	\$3.12	1.00	0.09*	Y
MAX. BUILDING HEIGHT	\$3.12	22 FT	1 STORY	Y
*CALCULATED BASED ON PROPOSED WENDY'S SUBDIVISION LINE				
		KEY=	() EXISTING NON CONFORMITY	(V) VARIANCE

MIN. ON-SITE PARKING	\$3.11	40 STALLS	40	Y
MIN. ON-SITE PARKING STALL SIZE	\$6.34	9' X 18'	9' X 18'	Y
ON-SITE LOADING BERTHS	\$3.11	NO OUTDOOR LOADING BERTHS ARE PERMITTED EXCEPT BY PERMISSION OF THE ZONING BOARD OF APPEALS OR PLANNING BOARD.	0	Y
FAST FOOD RESTAURANT = 1 STALL / 75 SF OF GFA				
EXISTING PARKING:				
EXIST WENDY'S FAST FOOD RESTAURANT = 2,987 SF / 75 = 39.83 = 40 STALLS				
TOTAL EXIST. PARKING = 40 STALLS (INCL. 2 ACCESSIBLE STALLS)				
PARKING REQUIREMENTS ARE MET BY OVERALL DEVELOPMENT. ACCESS AND PARKING AGREEMENT TO BE ESTABLISHED BETWEEN PROPERTIES				

REQUIREMENTS	CODE	STANDARD	PROPOSED*	MEETS REQ. (Y/N)
MAX. FRONT YARD PARKING	\$13.10.B.10	35%	17 STALLS (42.5%) LOCATED WITHIN REQUIRED FRONT YARD	(V) VARIANCE
MIN. DISTANCE BETWEEN CURB CUTS	\$13.10.B.11	150' (ON ANY SINGLE PARCEL OR CONTIGUOUS PARCELS)	N/A	Y
MAX. CURB CUTS PER PARCEL	\$13.10.B.11	1	0	Y
LANDSCAPE BUFFER TO ROUTE 303	\$13.10.B.3	25' LANDSCAPE BUFFER CONTAINING EITHER NATURAL VEGETATION AND/OR CONTAINING SHRUBS AND/OR TREES A MIN OF 6' HIGH	12.5'	(E) EXISTING NON-CONFORMITY
		KEY*	(E) EXISTING NON-CONFORMITY	(V) VARIANCE

<p style="text-align: center;"> ZONE: CS (COMMUNITY SHOPPING DISTRICT) ROUTE 303 ZONE OVERLAY DISTRICT USE: PHYSICAL FITNESS STUDIO (PERMITTED AS-OF-RIGHT IN CS DISTRICT) PRELIMINARY ZONING INFORMATION PREPARED FOR THE CS (COMMUNITY SHOPPING DISTRICT) </p>				
REQUIREMENTS	CODE	STANDARD	PROPOSED	MEETS REQ. (Y/N)
MIN. LOT AREA	\$3.12	2,500 SF	48,041 SF*	Y
MIN. LOT FRONTAGE	\$3.12	25 FT	200.36 FT*	Y
MIN. LOT WIDTH	\$3.12	25 FT	240.56 FT*	Y
MIN. FRONT YARD SETBACK	\$3.12	NONE: 45 FT IF PROVIDED	43.4 FT*	(E) EXISTING NON-CONFORMITY
MIN. SIDE YARD SETBACK	\$3.12	NONE: 12 FT IF PROVIDED (SINGLE) NONE: 25 FT IF PROVIDED (TOTAL)	31.80 FT* 85.90 FT* (TOTAL)*	Y
MIN. REAR YARD SETBACK	\$3.12	25 FT	30 FT*	Y
MIN. LANDSCAPE BUFFER TO RESIDENTIAL ZONE OR USE	\$13.10.B.3	25 FT	0 FT*	(E) EXISTING NON-CONFORMITY
MAX. FLOOR AREA RATIO	\$3.12	1.00	0.31*	Y
MAX. BUILDING HEIGHT	\$3.12	22 FT	1 STORY	Y
*CALCULATED BASED ON PROPOSED RETRO FITNESS SUBDIVISION LINE				
			KEY=	(E) EXISTING NON-CONFORMITY (N) VARIANCE

MIN. ON-SITE PARKING	\$3.11	76	58*	(V) VARIANCE
MIN. ON-SITE PARKING STALL SIZE	\$6.34	9' X 18'	9' X 18'	Y
ON-SITE LOADING BERTHS	\$3.11	NO OUTDOOR LOADING BERTHS ARE PERMITTED EXCEPT BY PERMISSION OF THE ZONING BOARD OF APPEALS OR PLANNING BOARD	0	Y
USE: RETAIL SALES & SERVICE = 1 STALL / 200 SF OF GFA				
REQUIRED PARKING: EXIST RETRO FITNESS = 15,030 SF / 200 = 75.15 STALLS = 76 STALLS				
EXIST: PROVIDED PARKING = 50 STALLS (INCL. A ACCESSIBLE STALLS) PARKING REQUIREMENTS ARE: MET BY OVERALL DEVELOPMENT. ACCESS AND PARKING AGREEMENT TO BE ESTABLISHED BETWEEN PROPERTIES				
		KEY=	(E) EXISTING NON-CONFORMITY	(V) VARIANCE

REQUIREMENTS	CODE	STANDARD	PROPOSED*	MEETS REQ. (Y/N)
MAX. FRONT YARD PARKING	\$13.10.B.10	35%	14 STALLS (25%) LOCATED WITHIN REQUIRED FRONT YARD	Y
MIN. DISTANCE BETWEEN CURB CUTS	\$13.10.B.11	150' (ON ANY SINGLE PARCEL OR CONTIGUOUS PARCELS)	NA	Y
MAX. CURB CUTS PER PARCEL	\$13.10.B.11	1	1	Y
LANDSCAPE BUFFER TO ROUTE 303	\$13.10.B.3	25' LANDSCAPE BUFFER CONTAINING EITHER NATURAL VEGETATION AND/OR CONTAINING SHRUBS AND/OR TREES A MIN OF 6' HIGH.	0'	(E) EXISTING NON-CONFORMITY
		KEY=	(E) EXISTING NON-CONFORMITY	(V) VARIANCE

ZONE: CS (COMMUNITY SHOPPING DISTRICT) ROUTE 303 ZONE OVERLAY DISTRICT				
USES:				
RETAIL (PERMITTED AS-OFF-RIGHT IN CS DISTRICT)				
RESTAURANT (PERMITTED AS-OFF-RIGHT IN CS DISTRICT)				
FAST FOOD RESTAURANT (NOT PERMITTED IN THE CS DISTRICT)				
PRELIMINARY ZONING INFORMATION PREPARED FOR THE CS (COMMUNITY SHOPPING DISTRICT)				
REQUIREMENTS	CODE	STANDARD	PROPOSED	MEETS REQ. (Y/N)
MIN. LOT AREA	\$3.12	2,500 SF	261.150 SF*	Y
MIN. LOT FRONTAGE	\$3.12	25 FT	196.32 FT*	Y
MIN. LOT WIDTH	\$3.12	26 FT	652.71 FT*	Y
MIN. FRONT YARD SETBACK	\$3.12	NONE, 45 FT IF PROVIDED	273.8 FT*	Y
MIN. SIDE YARD SETBACK	\$3.12	NONE, 12 FT IF PROVIDED (SINGLE) NONE, 25 FT IF PROVIDED (TOTAL)	0 FT* 127.3 (TOTAL)*	Y
MIN. REAR YARD SETBACK	\$3.12	25 FT	273.8 FT*	Y
MIN. LANDSCAPE BUFFER TO RESIDENTIAL ZONE OR USE	\$13.10 B.3	25 FT	COMPLIES*	Y
MAX. FLOOR AREA RATIO	\$3.12	1.00	0.097*	Y
MAX. BUILDING HEIGHT	\$3.12	22 FT	1 STORY	Y
*CALCULATED BASED ON OVERALL SHOPPING CENTER SUBDIVISION LINE				
		KEY =	(I) EXISTING NON-CONFORMITY	(V) VARIANCE

MIN. ON-SITE PARKING	\$3.11	124	151*	Y
MIN. ON-SITE PARKING STALL SIZE	\$6.34	8' X 18'	8' X 18'	Y
RETAIL SALES & SERVICE = 1 STALL / 200 SF OF GFA				
FAST FOOD RESTAURANT = 1 STALL / 75 SF OF GFA				
RESTAURANT = 1 STALL / 100 SF OF GFA				
REQUIRED PARKING:				
EXIST MULTI-TENANT RETAIL TO REMAIN: 19,644 SF / 200 = 98.22 STALLS				
EXIST. SUBWAY = 3,000 SF / 200 = 15.0 STALLS				
PROP. PIZZA RESTAURANT = 1,800 SF / 200 = 9 STALLS				
TOTAL REQUIRED PARKING = 152.72 = 154 STALLS				
TOTAL PROPOSED PARKING = 151 STALLS (INC. 4 ACCESSIBLE STALLS)				
*PARKING REQUIREMENTS ARE MET BY OVERALL DEVELOPMENT, ACCESS AND PARKING AGREEMENT TO BE ESTABLISHED BETWEEN PROPERTIES				
KEY=	EXISTING		(V) VARIANCE	
	NONE/CONFORMITY			

REQUIREMENTS	CODE	STANDARD	PROPOSED*	MEETS REQ. (Y/N)
MAX. FRONT YARD PARKING	\$13.10.B.10	35%	121 STALLS (80.1% LOCATED WITHIN REQUIRED FRONT YARD)	(V) VARIANCE
MIN. DISTANCE BETWEEN CURB CUTS	\$13.10.B.11	150' (ON ANY SINGLE PARCEL OR CONTIGUOUS PARCELS)	N/A	Y
MAX. CURB CUTS PER PARCEL	\$13.10.B.11	1	1	Y
LANDSCAPE BUFFER TO ROUTE 303	\$13.10.B.3	25' LANDSCAPE BUFFER CONTAINING EITHER NATURAL VEGETATION AND/OR CONTAINING SHRUBS AND/OR TREES A MIN OF 6' HIGH.	25'	Y
		KEY=	(E) EXISTING NON-CONFORMITY	(V) VARIANCE

ZONE: LIO (LIGHT INDUSTRIAL-OFFICE DISTRICT) ROUTE 303 ZONE OVERLAY DISTRICT USE: RESIDENTIAL (NOT PERMITTED IN THE LIO DISTRICT) - EXISTING NON-CONFORMITY PRELIMINARY ZONING INFORMATION PREPARED FOR THE R-80 RESIDENTIAL DISTRICT				
REQUIREMENTS	CODE	STANDARD	PROPOSED	MEETS REQ. (Y/N)
MIN. LOT AREA	\$43.13	80,000 SF	30,000 SF*	(E) EXISTING NON-CONFORMITY
MIN. STREET FRONTAGE	\$43.13	100 FT	200 FT*	Y
MIN. LOT WIDTH	\$43.13	150 FT	150 FT*	Y
MIN. FRONT YARD SETBACK	\$43.13	50 FT	23.6 FT*	(E) EXISTING NON-CONFORMITY
MIN. SIDE YARD SETBACK	\$43.13	30 FT (SINGLE) 100 FT (TOTAL)	60.40 FT* 151.70 (TOTAL)*	Y
MIN. REAR YARD SETBACK	\$43.13	50 FT	90.7 FT*	Y
MAX. FLOOR AREA RATIO	\$43.13	0.10	0.032*	Y
MAX. BUILDING HEIGHT	\$43.13	8' PER FOOT FROM LOT LINE = 15.73'	1 STORY. EXIST. TO REMAIN	Y
CALCULATED BASED ON RESIDENTIAL SUBDIVISION LINE				
		KEY=	(E) EXISTING NON-CONFORMITY	(N) VARIANCE

MIN. ON-SITE PARKING	\$43.1	2	COMPLIES	Y
ESIDENCE: 1 STALL PER 1/2 DWELLING + 2 SPACES FOR ANY ACCESSORY HOME OCCUPATION OR PRINCIPAL AGRICULTURAL USE				
EQUIRED PARKING = 2 STALLS				
	KEY=	(E) EXISTING NON-CONFORMITY	(V) VARIANCE	

REQUIREMENTS	CODE	STANDARD	PROPOSED*	MEETS REQ. (Y/N)
RESIDENTIAL DRIVEWAYS	\$13.9	NO RESIDENTIAL DRIVEWAY SHALL CONNECT FROM A PARCEL TO ROUTE 303 IF THERE IS ANY OTHER SUITABLE INGRESS & EGRESS	COMPLIES	Y
		KEY*	(E) EXISTING NON-CONFORMITY	(V) VARIANCE

NYS DOT CASE #:	N/A
HEALTH DEP. REF #	N/A

SHEET TITLE:

SITE PLAN
ZONING

SHEET NUMBER:

C-05
OF 25