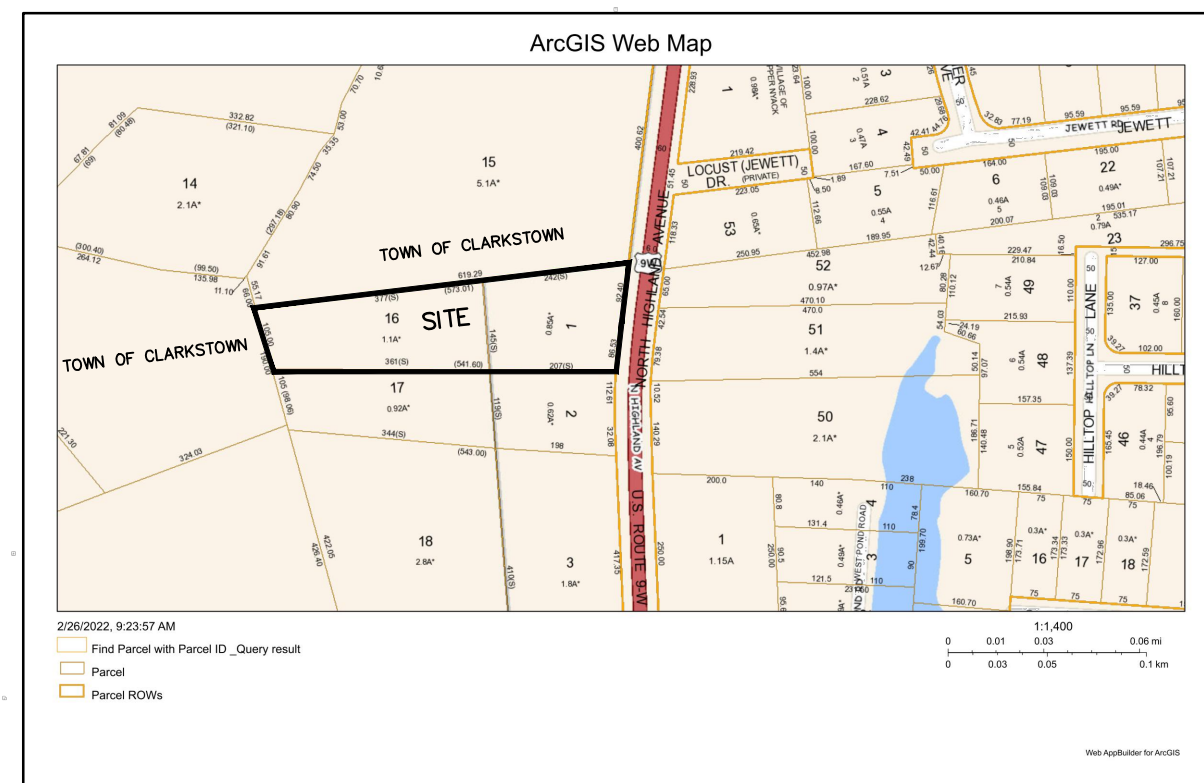
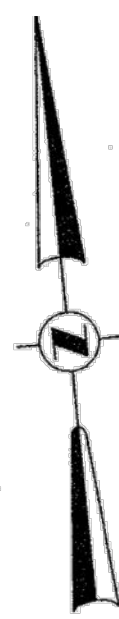


536 HIGHLAND LLC

536 N. HIGHLAND AVE. (RT.9W)
UPPER NYACK, NEW YORK 10960



INDEX TO DRAWINGS

SITE PLAN

TL 59.12-1-15
N/F
NIDAL JABER

APPROXIMATE LINE OF SITE
SLOPES GREATER THAN 26%.

OVERNIGHT PARKING OF
CARGO VAN AND
CONSTRUCTION VEHICLES.
HOURS 5PM TO 9AM DAILY.
APPROVED 5.18.22

APPROXIMATE LINE OF SITE
SLOPES GREATER THAN 26%.

TL 59.12-1-17
N/F
SSM HOLDINGS LLC

TL 59.12-2-2
N/F
SSM HOLDINGS LLC

CHAIR SIGNATURE _____ DATE _____
UPPER NYACK PLANNING BOARD APPROVAL

BULK REQUIREMENTS

REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
ZONE DISTRICT: OB (LOCAL LAW #5 2022) USE: CONFORMING RESTAURANT & OFFICES			
PRINCIPAL BUILDING:			
LOT AREA, MIN. S.F.	25,000	78,064	NO CHANGE
LOT STREET FRONTAGE	100	178.93	NO CHANGE
LOT WIDTH	100	178.93	NO CHANGE
FRONT SETBACK	20	34.8	NO CHANGE
SIDE SETBACK	15	90.2/13.8*	NO CHANGE
SIDE YARD TOTAL	30	104	NO CHANGE
REAR SETBACK	15	390.9	NO CHANGE
MAX. FAR	.5 (39,032)	.10 (7,834)	NO CHANGE
MAX. BUILDING HEIGHT	35'	<35'	NO CHANGE
MAX. DEV. COVERAGE	80% (62,451)	33% (25,646)	NO CHANGE
MAX. BUILDING COVERAGE	30% (23,419)	6% (4,920)	NO CHANGE
MIN. SETBACK FOR PARKING & DRIVEWAYS	10	.5*	NO CHANGE

* EXISTING NON-CONFORMING 12-16-2021 WAIVER GRANTED BY VILLAGE BOARD TO LOCAL LAW #1 OF 2020 & #6 OF 2021

PARKING CALCULATIONS BASED UPON LOCAL LAW #5 OF 2022
41 EXISTING PARKING SPACES
44 PARKING SPACES REQUIRED
VARIANCE REQUIRED

FIRST FLOOR RESTAURANT PARKING REQUIREMENT:
1 SPACE FOR EVERY 100 GSF = 3,022/100 = 31 SPACES
WAREHOUSE PARKING REQUIREMENT:
.5 SPACE FOR EVERY 1,000 GSF = 1,790/1,000 = 1.79/.5 = 1 SPACE
TOTAL REQUIRED FOR FIRST FLOOR = 32 SPACES

SECOND FLOOR OFFICE PARKING REQUIREMENTS:
1 SPACE FOR EVERY 250 GSF = 3,022/250 = 12 SPACES

TOTAL PARKING REQUIRED FOR CHANGE OF USE 44 SPACES

PARKING VARIANCE FOR 3 SPACES GRANTED 5/3/22

① SITE PLAN
C 1 INCH = 20 FEET

TAX MAP NUMBER: SECTION 59.12 BLOCK 2 LOT 1
THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR:
DAVID LEBOWITZ

BY: ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
NEW CITY, NY 10956

DATED: AUGUST 23, 2021 REV. 9/7/21 REV. DECEMBER 21, 2021 VILLAGE LINE



AUGUST 9, 2022
JOB # 202237

③ VICINITY MAP
C N.T.S.

S84°01'32"E

105.00'

UNKNOWN OWNER

VILLAGE OF UPPER NYACK
TOWN OF CLARKSTOWN

18°51'31"E

N76°40'54"W

390.9'

TL 59.12-1-12.1
N/F

NY LIC# 15938

KIER B. LEVESQUE, RA
ARCHITECT
49 THIRD AVENUE
NYACK, NEW YORK 10960
845-358-2359

ROUTE 9W - NORTH HIGHLAND AVENUE

