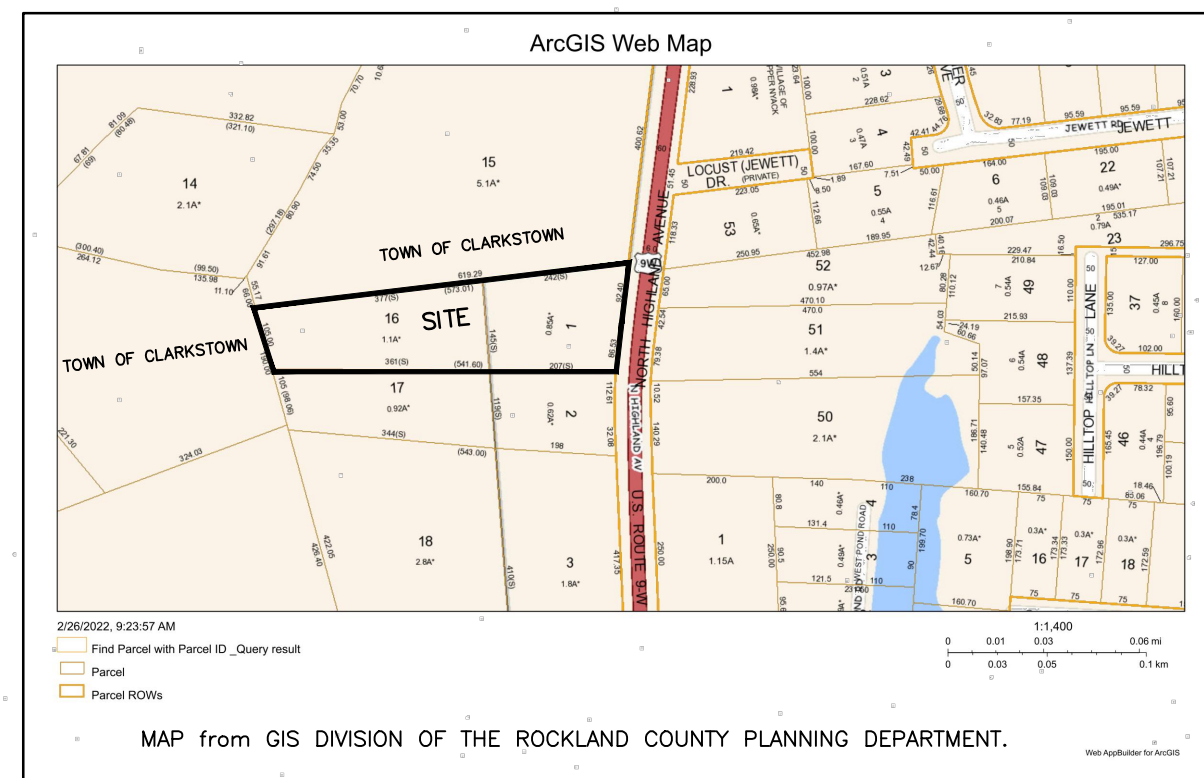


536 HIGHLAND LLC

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%.

NOTE:
NO COMMERCIAL VEHICLE PARKING ALLOWED IN FRONT OR SIDE YARDS.

3 VICINITY MAP
C N.T.S.

SB4°01'32"E
105.00'
N76°40'54"W
N8°51'31"E
390.9'

APPROXIMATE LINE OF SITE SLOPES GREATER THAN 26%.

AREA RESERVED FOR SNOW REMOVAL STOCKPIILING.

EXISTING 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%.

APPROXIMATE LINE OF SITE SLOPES GREATER THAN 26%.

CHAIR SIGNATURE DATE
UPPER NYACK PLANNING BOARD APPROVAL

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

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

BULK REQUIREMENTS

REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING:			
LOT AREA, MIN. S.F.	25,000	78,064	
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

1 OCTOBER 26, 2022 JOB # 202237

NY LIC# 15938

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