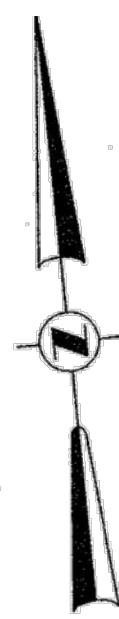


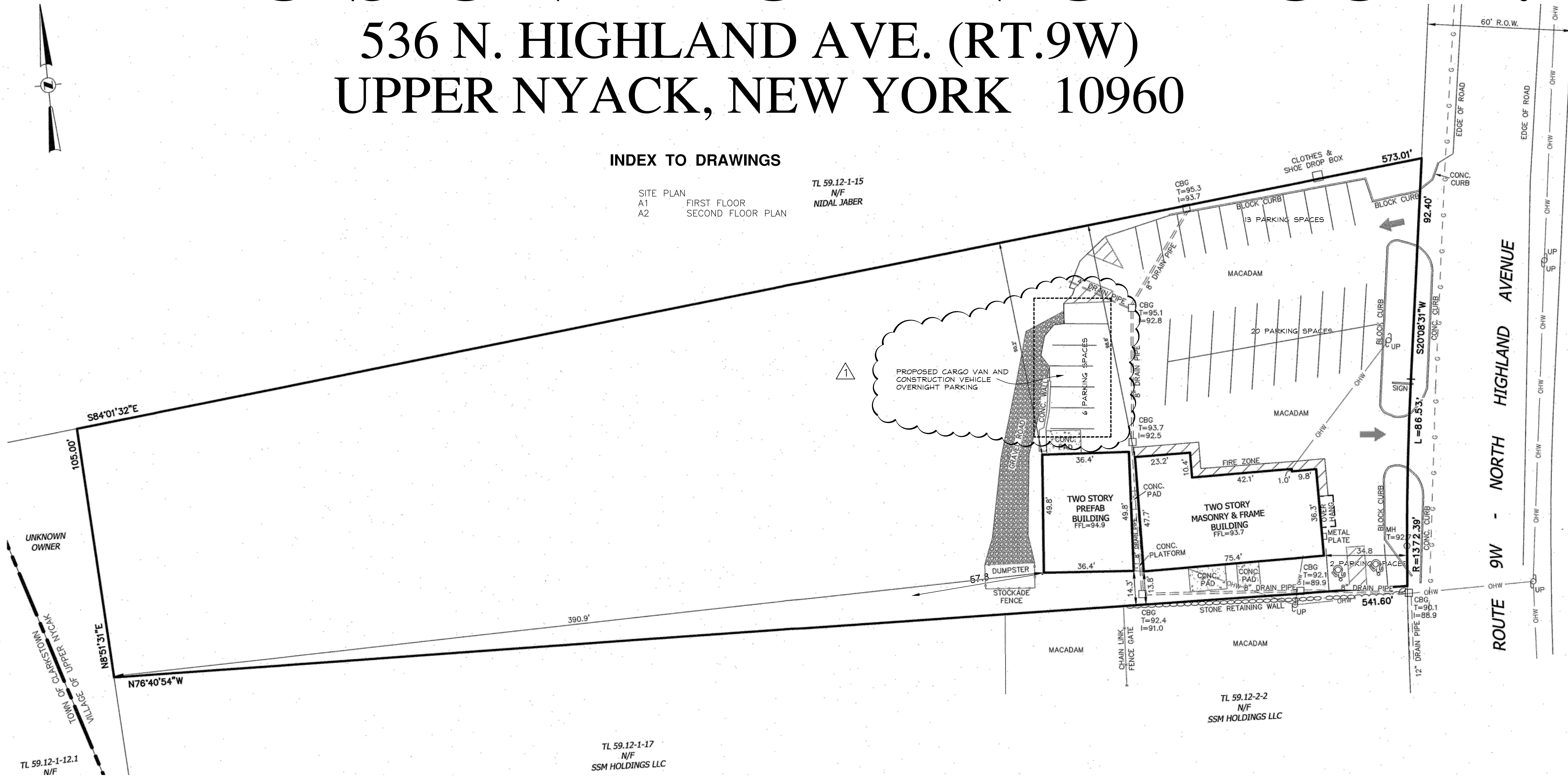
# PRECISION MECHANICAL CORP.

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



## INDEX TO DRAWINGS

SITE PLAN TL 59.12-1-15  
A1 FIRST FLOOR N/F  
A2 SECOND FLOOR PLAN NIDAL JABER



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

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

NY LIC# 15938

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

BULK REQUIREMENTS			
REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
ZONE DISTRICT: LO			
USE: NON-CONFORMING RESTAURANT			
LOT AREA, MIN. S.F.	50,000	78,064	NO CHANGE
LOT STREET FRONTAGE	150	178.93	NO CHANGE
LOT DEPTH	NONE	86/90	NO CHANGE
FRONT SETBACK	25'	1.8'	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 (+/- 18,323)	.21 (7,834)	NO CHANGE
MAX. BUILDING HEIGHT	3 STORIES / 35'	2 / <40'	NO CHANGE
MAX. IMPERVIOUS SURFACES	80% (29,317)	60% (22,009)	NO CHANGE

\* EXISTING NON-CONFORMING 12-16-2021 WAIVER GRANTED BY VILLAGE BOARD TO LOCAL LAW #1 OF 2020 & #8 OF 2021

- 41 EXISTING PARKING SPACES
- 59 PARKING SPACES REQUIRED
- VARIANCE REQUIRED
- FIRST FLOOR PARKING REQUIREMENT:  
1 SPACE FOR EVERY 2 PATRONS = 45 SPACES  
1 SPACE FOR STAFF = 5 SPACE.  
TOTAL REQUIRED FOR RESTAURANT = 50
- SECOND FLOOR GROSS FLOOR AREA 3,022 GSF  
USEABLE FLOOR SPACE 1,832
- PARKING 1,832 / 200 = 9.16  
9 SPACES REQUIRED FOR OFFICE USE

**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

**JANUARY 6, 2022**  
**NOVEMBER 17, 2021**  
**JOB # 202161**