

3,500

0.12

VARIANCE REQUESTED

139.50

29,418

PROVIDED LOT-A

196.19

** VARIANCE GRANTED. REFER TO NOTE ON THIS PAGE

196.19

* PER PRE-2022 VILLAGE OF NEW HEMPSTEAD ZONING CODE, THE APPLICANT CAN CHOOSE BETWEEN MAXIMUM BUILDING COVERAGE OR FLOOR AREA RATIO

VICINITY MAP

ROCKLAND DEVELOPMENT CORP

1. LOT 5, BLOCK 1, SECTION 50.05 AS SHOWN ON THE VILLAGE OF NEW HEMSTEAD TAX MAP.

2. AREA OF TRACT: 114,372.65 S.F. / 2.63 ACRES

4. EXISTING USE: RESIDENTIAL PROPOSED USE: SYNAGOGUE

5. RECORD OWNER: CONGREGATION KNESSET ISRAEL 698 UNION ROAD NEW HEMPSTEAD, NY 10977

6. APPLICANT: SAME AS ABOVE

7. FIRE DISTRICT: MOLESTON

8. SCHOOL DISTRICT: EAST RAMAPO

9. WATER DISTRICT: RAMAPO CONSOLIDATED WATER SUPPLY BY: UNITED WATER NEW YORK

10. SEWER DISTRICT: RCSD No. 1 11. DATUM: U.S.G.S.

12. ALL UTILITIES UNDERGROUND.

13. THERE ARE NO COVENANTS, DEED RESTRICTION OR OTHER RESERVATIONS OF LAND RELATIVE EXCEPT AS SHOWN ON THIS PLAN, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH.

14. THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON, AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT / OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

APPLICANT

15. PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

LICENSED PROFESSIONAL ENGINEER DATE

16. ALL PROPOSED CONSTRUCTION SHALL CONFORM TO CURRENT VILLAGE OF NEW HEMPSTEAD SPECIFICATIONS.

17. ALL EXTERIOR LIGHTING SHALL BE SHIELDED DOWNWARD AND APPROVED BY THE VILLAGE ENGINEERING CONSULTANT TO SHIELD THE LIGHTS FROM IMPACTING ON ADJOINING PROPERTIES HEREIN BY REFERENCE.

18. APPROVAL SUBJECT TO ANY CONDITIONS OF APPROVAL OF ZONING BOARD OF APPEALS, ARCHITECTURE REVIEW BOARD AND VILLAGE BOARD.

19. NO BURNING, BURYING OF MATERIAL, OR PLANTS ARE PERMITTED ON SITE.

VARIANCE NOTES

VARIANCE REQUESTED

1. THE VILLAGE ZONING BOARD OF APPEALS GRANTED THE FOLLOWING VARIANCES ON JANUARY 26,2005 (ZBA 2005-1) A. FROM THE PROVISIONS OF SECTION 5.2 OF VILLAGE ZONING LAW

TO PERMIT CONSTRUCTION, MAINTENANCE AND USE OF A HOUSE OF WORSHIP WITH A PRE-EXISTING BUILDING, WITH RELATED PARKING AND DRIVEWAY, HAVING AN IMPERVIOUS SURFACE OF .42 INSTEAD OF THE MAXIMUM PERMITTED OF .20 B. FROM THE PROVISIONS OF VILLAGE ZONING LAW TO PERMIT 82 PARKING SPACES INSTEAD OF THE MINIMUM REQUIREMENTS OF 200

GENERAL NOTES

CONGREGANTS FOR THE SYNAGOGUE ARE NOT PERMITTED TO PARK ON UNION ROAD.

LOT AREA CALCULATIONS

GROSS LOT AREA = 31,837.32 S.F. DESIGNATED STREET LINE AREA = 2,646.20 S.F. NET LOT AREA = GROSS LOT AREA - 50% OF DESIGNATED STREET LINE AREA -75% OF DRAINAGE & SEWER EASEMENT

= 31,837.32 - 2,646.20/2 - 1461.03 * .75

= 31,837.32 - 1,323.1 - 1,095.77 = <u>29.418.45 S.F.</u>

<u>LOT-B</u>

DESIGNATED STREET LINE AREA = 607.54 S.F. DRAINAGE & SEWER EASEMENT = 1461.03 S.F. NET LOT AREA = GROSS LOT AREA - 50% OF DESIGNATED STREET LINE AREA

GROSS LOT AREA = 85,789.07 S.F.

- = 85,789.07 607.54/2
- = 85,789.07 303.77
- = <u>85,485.30 S.F.</u>

03/20/24 Scale: 1"=30'

Job number: 23005

Drawn by:

Date:

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ISRAEL

KNESS EW HEMP

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ONGREG

Drawing Number:

DESCRIPTION	MINIMUM LOT AREA (SQ. FEET)	MINIMUM LOT FRONTAGE (IN FEET)	MINIMUM LOT WIDTH (IN FEET)	MINIMUM YARDS (IN FEET)				BUFFER	MAXIMUM	MAXIMUM	MAXIMUM	
				FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	WHEN ABUTTING RESIDENTIAL LOT (IN FEET)	FLOOR AREA	COVERAGE		
											STORIES	FEET
REQUIRED	40,000 × 2 80,000	100	150	50	25	70	50	25	0.10	0.20	2 1/2	35
PROVIDED LOT-B	85,485	45.13	245.75	50	15.30	41.74	192.07	25	0.12	0.51	2 1/2	35

* PER PRE-2022 VILLAGE OF NEW HEMPSTEAD ZONING CODE, THE APPLICANT CAN CHOOSE BETWEEN MAXIMUM BUILDING COVERAGE OR FLOOR AREA RATIO

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