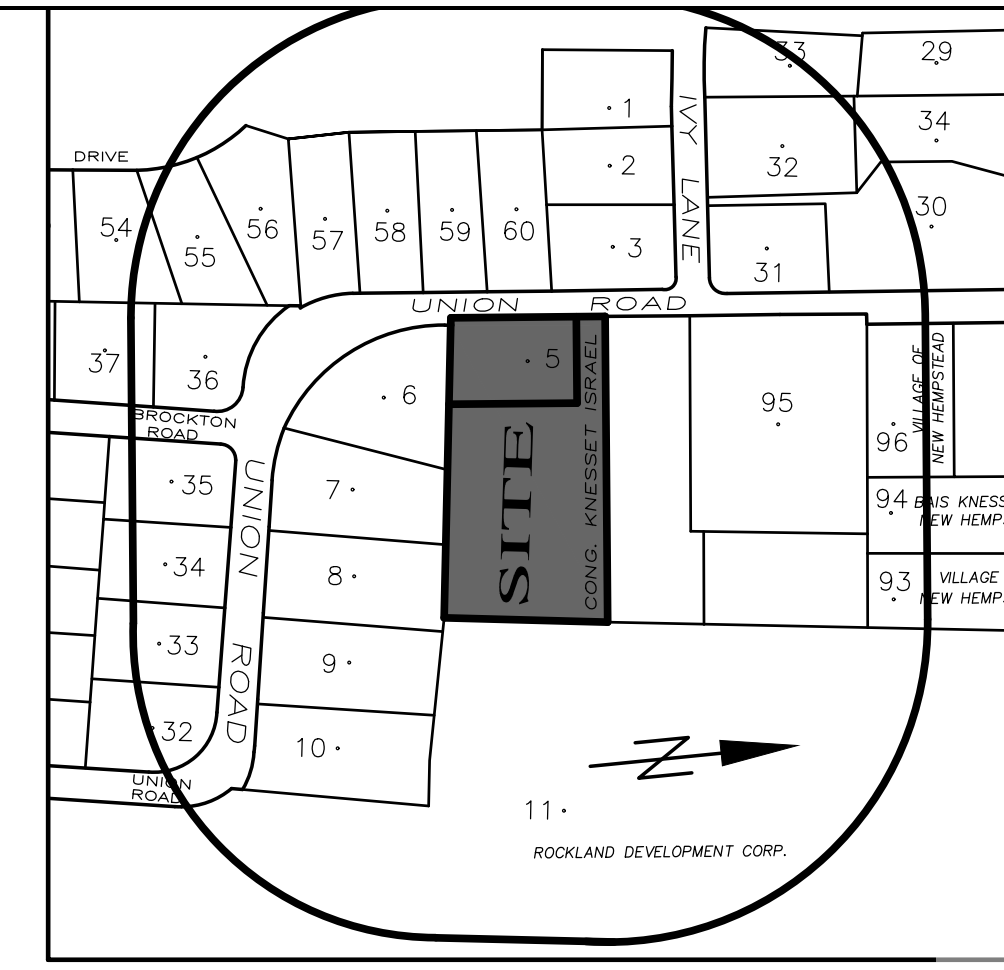


**SIGN SCHEDULE**

PLAN SYMBOL	①	②
SIGN	STOP	NO PARKING NO STANDING FIRE ZONE 12'
PLAN REFERENCE	STOP	NO PARKING NO STANDING FIRE ZONE
SIZE	18" X 18"	12" X 18"

- NOTES:  
 1) ALL TRAFFIC CONTROL SIGNS MUST CONFORM TO MUTCD STANDARDS.  
 2) ALL STOP SIGNS ARE ACCOMPANIED BY A 12" WIDE WHITE PAINTED STOP BAR ON PAVEMENT.



**NOTES:**

- LOT 5, BLOCK 1, SECTION 50.05 AS SHOWN ON THE VILLAGE OF NEW HEMPSTEAD TAX MAP.
- AREA OF TRACT: 85,485 S.F. / 1.96 ACRES
- ZONE: 1R-40
- EXISTING USE: RESIDENTIAL  
PROPOSED USE: SYNAGOGUE
- RECORD OWNER: CONGREGATION KNESSET ISRAEL  
698 UNION ROAD  
NEW HEMPSTEAD, NY 10977
- APPLICANT: SAME AS ABOVE
- FIRE DISTRICT: MOLESTON
- SCHOOL DISTRICT: EAST RAMAPO
- WATER DISTRICT: RAMAPO CONSOLIDATED  
WATER SUPPLY BY: UNITED WATER NEW YORK
- SEWER DISTRICT: RCSD No. 1
- DATUM: U.S.G.S.
- ALL UTILITIES UNDERGROUND.
- THERE ARE NO COVENANTS, DEED RESTRICTION OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS PLAN, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH.
- 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.

**VARIANCE NOTES**

- 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

**PARKING ANALYSIS**

AS PER THE SCHEDULE OF PARKING AND LOADING REQUIREMENTS:  
 A. FOR RELIGIOUS USES:  
 0.5 SPACES PER OCCUPANT OF THE LARGEST ROOM ACCORDING TO THE MAXIMUM OCCUPANCY PERMITTED BY THE FIRE CODE.  
 NUMBER OF OCCUPANTS = 399 PEOPLE  
 REQUIRED PARKING = 399 x 0.5 = 200 SPACES  
 PROVIDED PARKING = 82 SPACES

**MAXIMUM IMPERVIOUS COVERAGE CALCULATION**

LOT-B  
 TOTAL SITE AREA = 85,485 S.F. = 1.96 AC  
 TOTAL IMPERVIOUS AREA = 43,190 S.F. = 0.99 AC  
 IMPERVIOUS COVERAGE  
 TOTAL DEVELOPED AREA/TOTAL SITE AREA  
 0.99 ACRE / 1.96 ACRE = 0.51

**FLOOR AREA RATIO CALCULATIONS**

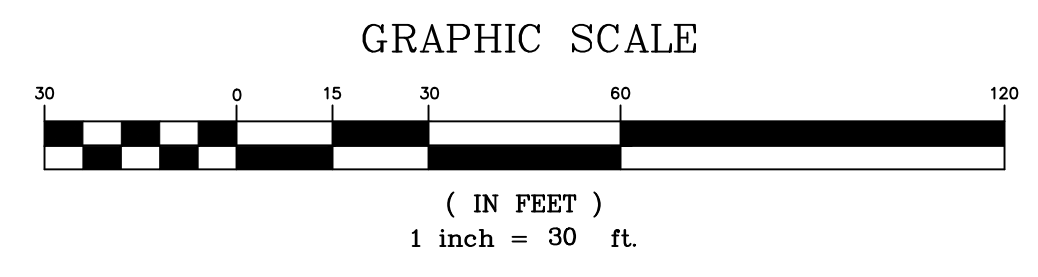
LOT-B  
 TOTAL EXISTING FLOOR AREA = 10,531 S.F.  
 FLOOR AREA RATIO = 10,530.52 S.F. / 85,485 S.F. = 0.12

**GENERAL NOTES**

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

**LOT AREA CALCULATIONS**

LOT-B  
 GROSS LOT AREA = 85,789.07 S.F.  
 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  
 = 85,789.07 - 607.54/2  
 = 85,789.07 - 303.77  
 = 85,485.30 S.F.



**LOT-B TABLE OF BULK REQUIREMENTS 1R-40 ZONE**  
 TAX LOT NUMBER: SECTION 50.05, BLOCK 1, LOT 5

DESCRIPTION	MINIMUM LOT AREA (SQ. FEET)	MINIMUM LOT FRONTAGE (IN FEET)	MINIMUM LOT WIDTH (IN FEET)	MINIMUM YARDS (IN FEET)				BUFFER WHEN ABUTTING RESIDENTIAL LOT (IN FEET)	MAXIMUM FLOOR AREA RATIO (F.A.R.) *	MAXIMUM IMPERVIOUS COVERAGE	MAXIMUM HEIGHT STORES FEET
				FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD				
REQUIRED	40,000 x 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  
 \*\* VARIANCE GRANTED. REFER TO NOTE ON THIS PAGE

VARIANCE REQUESTED

**LEGEND**

	PROPOSED ROAD PAVEMENT
	CURB
	YARD LINE
	PROPERTY LINE
	SIDE WALK

**CONGREGATION KNESSET ISRAEL**  
 VILLAGE OF NEW HEMPSTEAD  
 ROCKLAND COUNTY, NEW YORK

**AMENDED SITE PLAN**

Job number: 23005  
 Drawn by: CE  
 Date: 03/20/24  
 Scale: 1"=30'  
 Drawing Number: 1

**WEINBERGLIM ENGINEERING**  
 7 PATRICIA LANE, SPRING VALLEY, NEW YORK 10977  
 (845) 570-0401  
 ow@weinberglim.com

DATE \_\_\_\_\_ REV. \_\_\_\_\_ DESCRIPTION \_\_\_\_\_