

VICINITY MAP
Scale: 1"=300'

NOTES:

- LOT 5, BLOCK 1, SECTION 50.05 AS SHOWN ON THE VILLAGE OF NEW HEMPSTEAD TAX MAP.
- AREA OF TRACT: 114,372.65 S.F. / 2.63 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.

DATE _____ APPLICANT _____

DATE _____ OWNER _____

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

- THE VILLAGE ZONING BOARD OF APPEALS GRANTED THE FOLLOWING VARIANCES ON JANUARY 26, 2005 (ZBA 2005-1)
 - 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
 - FROM THE PROVISIONS OF VILLAGE ZONING LAW TO PERMIT 82 PARKING SPACES INSTEAD OF THE MINIMUM REQUIREMENTS OF 200

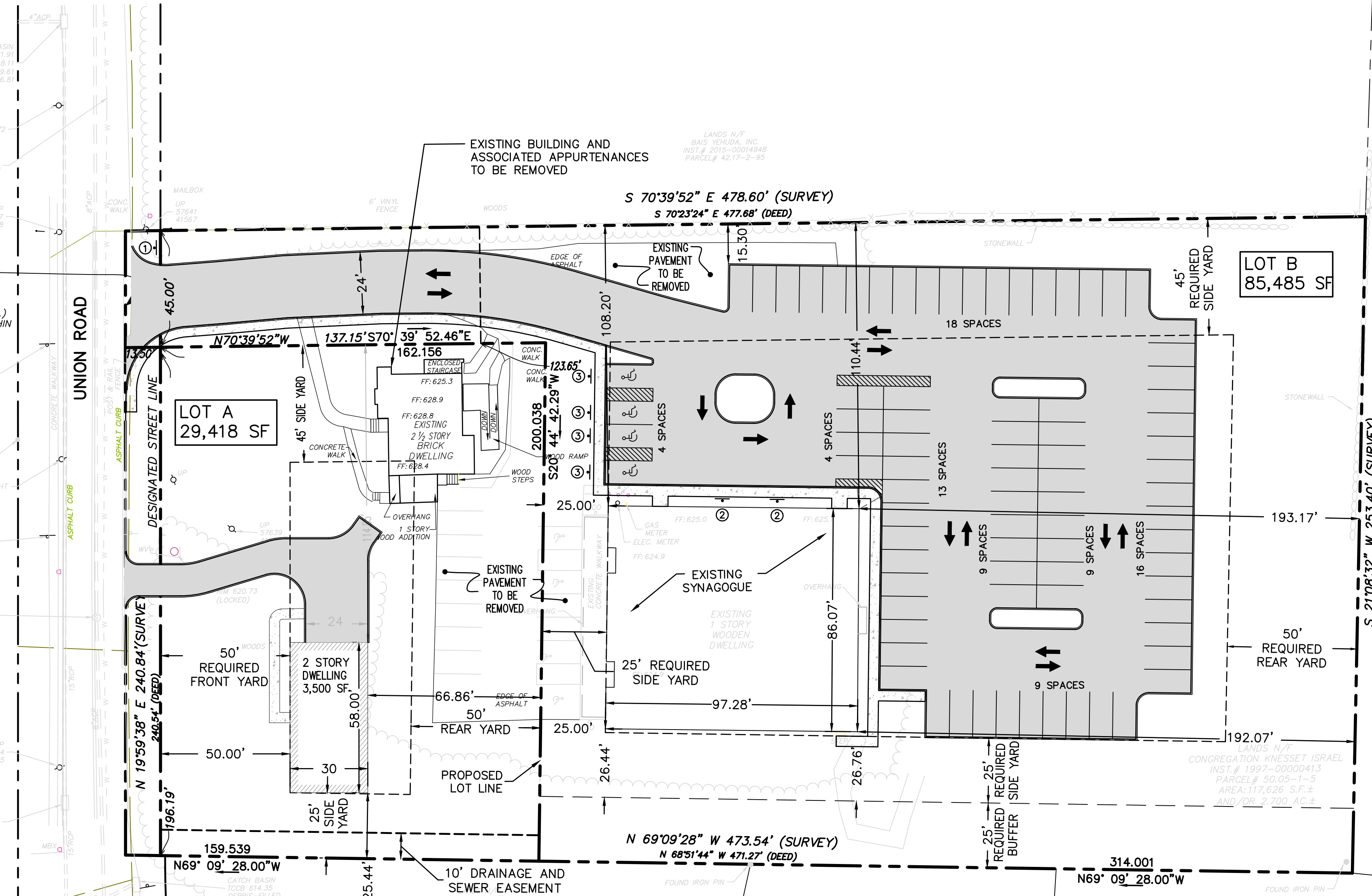
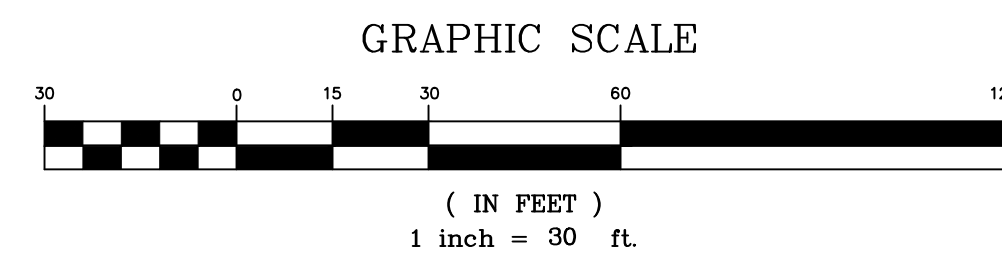
GENERAL NOTES

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

LOT AREA CALCULATIONS

LOT-A
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 - 1,461.03 * .75
= 31,837.32 - 1,323.10 - 1,095.77
= 29,418.45 S.F.

LOT-B
GROSS LOT AREA = 85,789.07 S.F.
DESIGNATED STREET LINE AREA = 607.54 S.F.
DRAINAGE & SEWER EASEMENT = 1,461.03 S.F.
NET LOT AREA = GROSS LOT AREA - 50% OF DESIGNATED STREET LINE AREA - 75% OF DRAINAGE & SEWER EASEMENT
= 85,789.07 - 607.54/2 - 1,461.03 * .75
= 85,789.07 - 303.77 - 1,095.77
= 85,485.30 S.F.



LOT-A 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)				MAXIMUM BUILDING COVERAGE (SQ. FEET) *	MAXIMUM IMPERVIOUS COVERAGE	MAXIMUM HEIGHT
				FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD			
REQUIRED	40,000	100	150	50	25	70	50	3,500	0.20	2 35
PROVIDED LOT-A	29,418	196.19	196.19	50	50	139.50	66.86	3,500	0.12	2 35

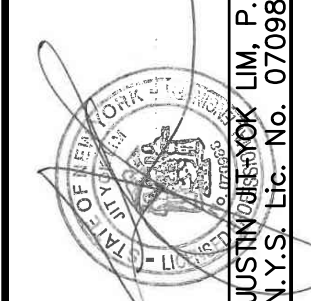
* PER PRE-2022 VILLAGE OF NEW HEMPSTEAD ZONING CODE, THE APPLICANT CAN CHOOSE BETWEEN MAXIMUM BUILDING COVERAGE OR FLOOR AREA RATIO
** VARIANCE GRANTED. REFER TO NOTE ON THIS PAGE

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
				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	45.00	45.00	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

REVISED BULK TABLE	12/05/24	DATE
REVISED BULK TABLE	05/09/24	DATE
REV.	1	REV.
D E S C R I P T I O N		



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CONGREGATION KNESSET ISRAEL
VILLAGE OF NEW HEMPSTEAD
ROCKLAND COUNTY, NEW YORK
PRELIMINARY SKETCH PLAT

Job number:
23005
Drawn by:
AMW
Date:
01/22/24
Scale:
1"=30'
Drawing Number:
1