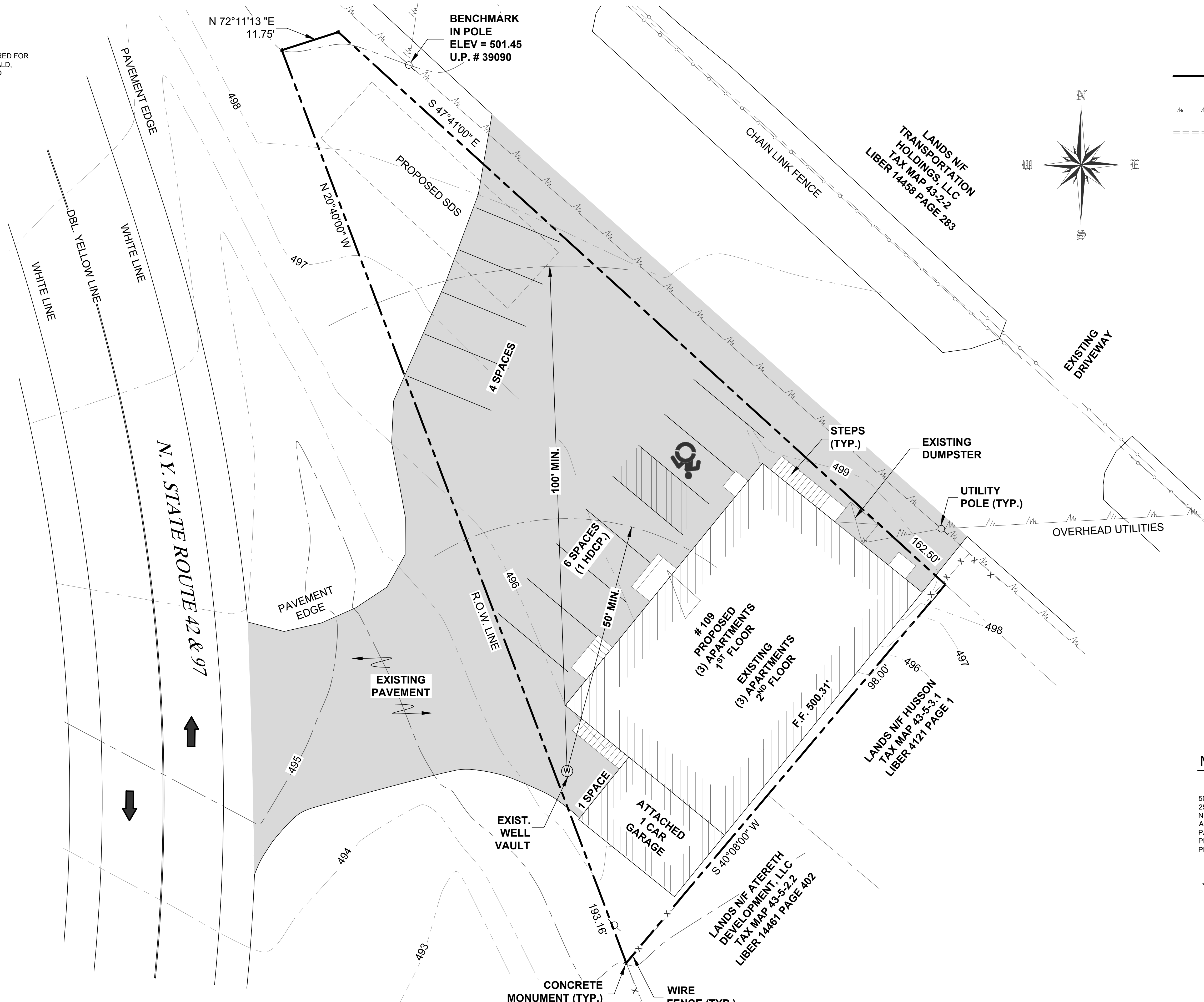
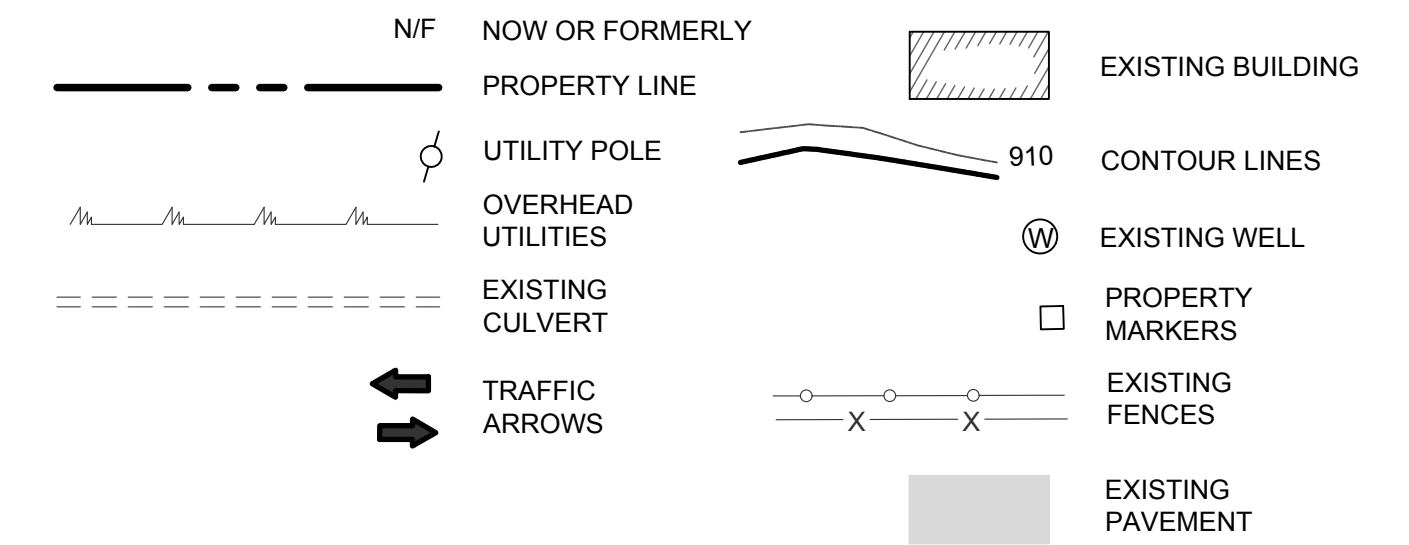


REFERENCE MAP:

MAP ENTITLED "SURVEY MAP OF LAND PREPARED FOR RONALD BABCOCK", BY CONRAD, CLOSE & EWALD, PROFESSIONAL LAND SURVEYORS, P.C., DATED NOVEMBER 12, 2009 AS DRAWING NO. 10251.



LEGEND



GENERAL NOTES

- OWNER OF RECORD / APPLICANT:
109 MAIN EFH, LLC
1820 AVENUE M, SUITE 620
BROOKLYN, NY 11230
- TAX MAP DESIGNATION: SECTION 43 BLOCK 5 LOT 1
- PARCEL ZONED: HM-U (HAMLET MIXED-USE DISTRICT)
- TOTAL AREA: 9,148 S.F. / 0.21± ACRES

BULK TABLE REQUIREMENTS:

ZONED DISTRICT: HM-U (HAMLET MIXED-USE DISTRICT)

	MINIMUM REQUIREMENTS	EXISTING
LOT AREA:	40,000 S.F.	9,148 S.F.**
LOT WIDTH:	200 FEET	162.5 FEET**
LOT DEPTH:	200 FEET	55 FEET**
FRONT YARD:	35 FEET	1.2 FEET**
REAR YARD:	35 FEET	1.2 FEET**
SIDE YARD:	35 FEET	N/A
FLOOR AREA:	1,000 S.F.	2,500± S.F.
	MAXIMUM PERMITTED	
BLDG. HEIGHT:	75 FEET	< 75 FEET
BLDG. COVERAGE:	40 %	31 %**
IMP. COVERAGE:	70 %	79 %**

PARKING CALCULATIONS

REQUIRED: 2.5 SPACES PER DWELLING UNIT
6 APARTMENTS = 15 SPACES REQUIRED
PROVIDED: 11 SPACES**

DENSITY

MULTI-FAMILY DWELLINGS DENSITY =
NO. OF DWELLING UNITS PER ACRE X 300%
0.9 ACRES X 0.21 ACRES X 300% = 0.567 (1 UNIT)
1 DWELLING UNIT IS ALLOWED
6 DWELLING UNITS ARE PROPOSED**

MULTI-FAMILY DWELLING REQUIREMENTS

	REQUIRED	PROVIDED
50% OPEN SPACE:	0.11 ACRES	0.03 ACRES±**
25% RECREATION SPACE:	0.06 ACRES	NONE**
NO. OF DWELLINGS / BUILDING:	12 UNITS	6 UNITS**
ACCESS ROAD SETBACK:	50 FEET	4 FEET**
PARKING AREA SETBACK:	10 FEET	4 FEET**
PROPERTY LINE SETBACK:	100 FEET	1.2 FEET**
PLANTING STRIP BUFFER:	50 FEET	NONE**

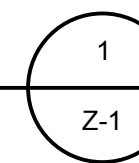
**VARIANCE REQUESTED



SCALE: 1" = 10'

ZONING PLAN

SCALE: 1" = 10'



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REVISIONS				
DWN BY	REV	DESCRIPTION	DATE	APPROVED
DL	0	FOR ZBA APPROVAL	12/03/20	

4 SOUTH STREET
PORT JERVIS, NY 12771
(845) 856-1536

JOHN D. FULLER, P.E., P.C.

SITE PLAN FOR 109 MAIN STREET EFH, LLC
109 MAIN STREET
SECTION 43 BLOCK 5 LOT 1
TOWN OF DEERPARK

DWG TITLE: **ZONING PLAN** DWG NO. **Z-1**

SCALE: AS NOTED JOB NO. 2725.001

JOHN D. FULLER
REG. NO. 077703