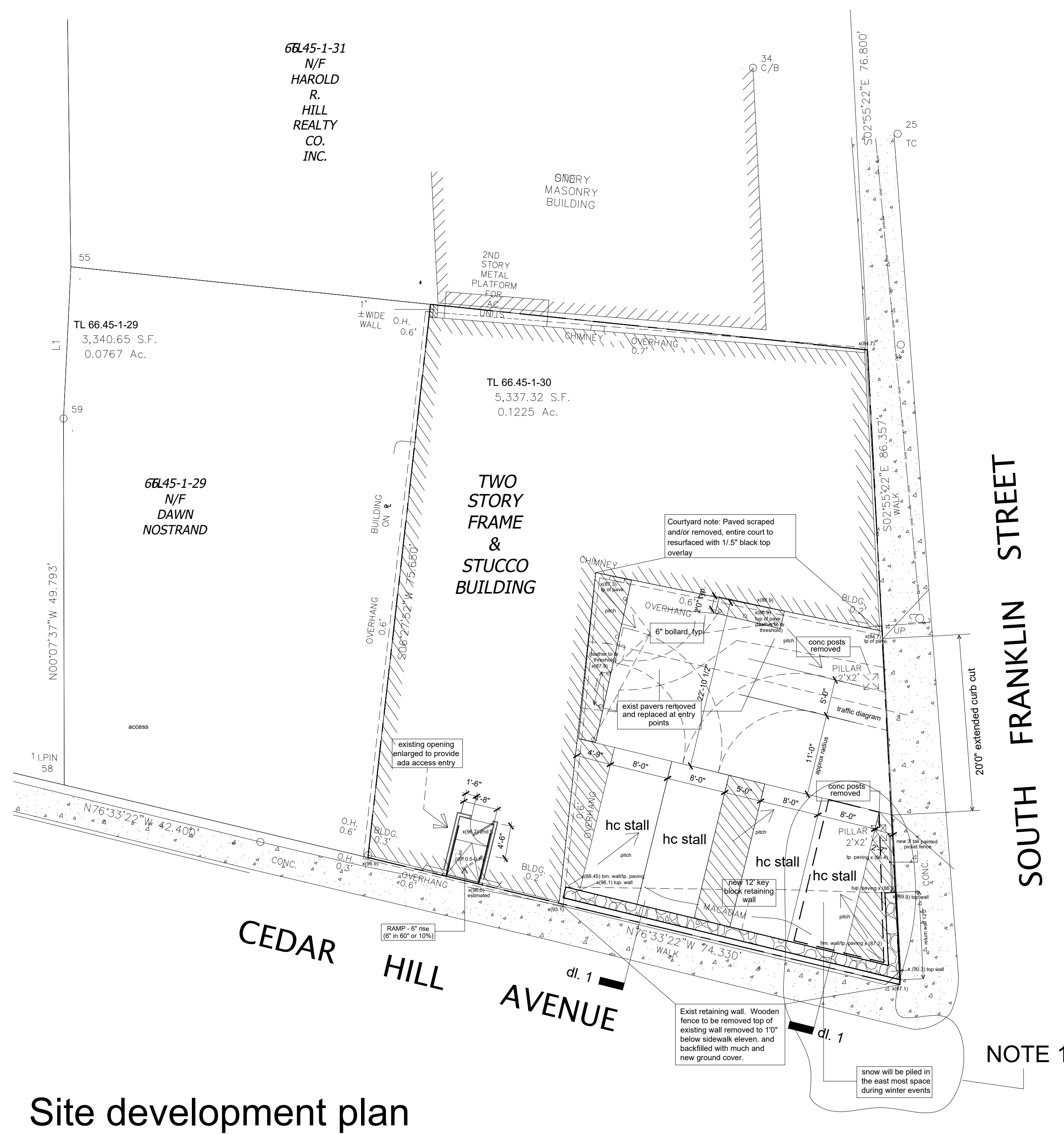


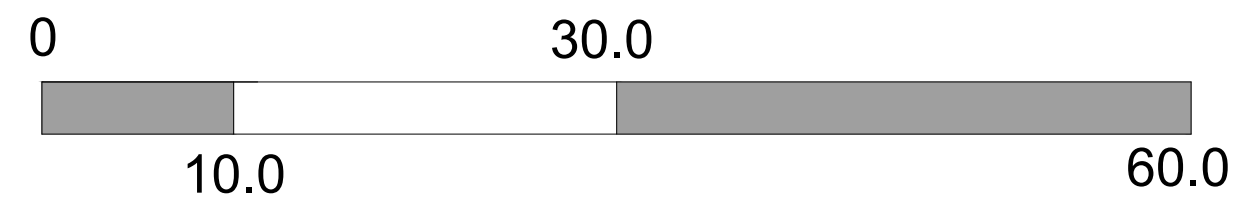
82/84 South Franklin Street
Nyack, NY

ARC OF Rockland County
Proposed Special Needs Day Center

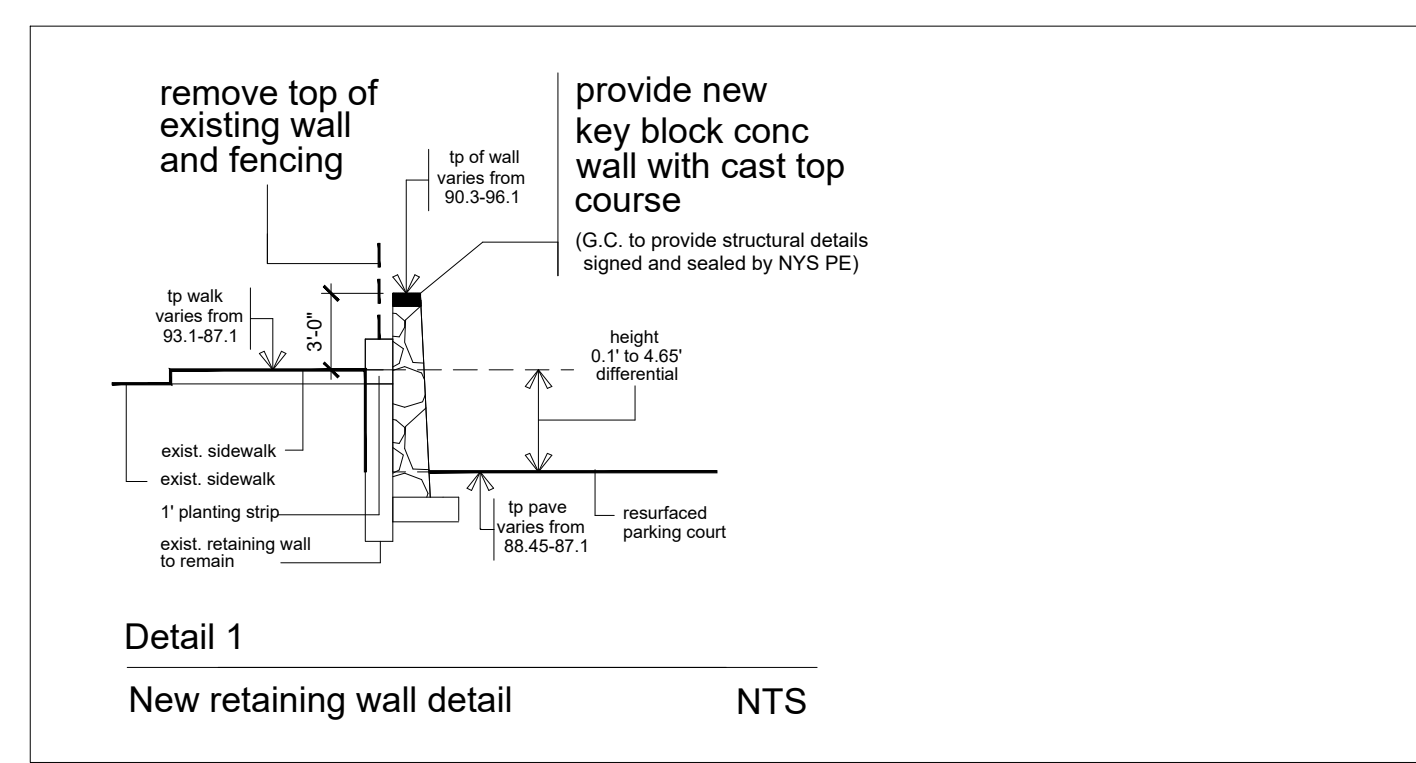
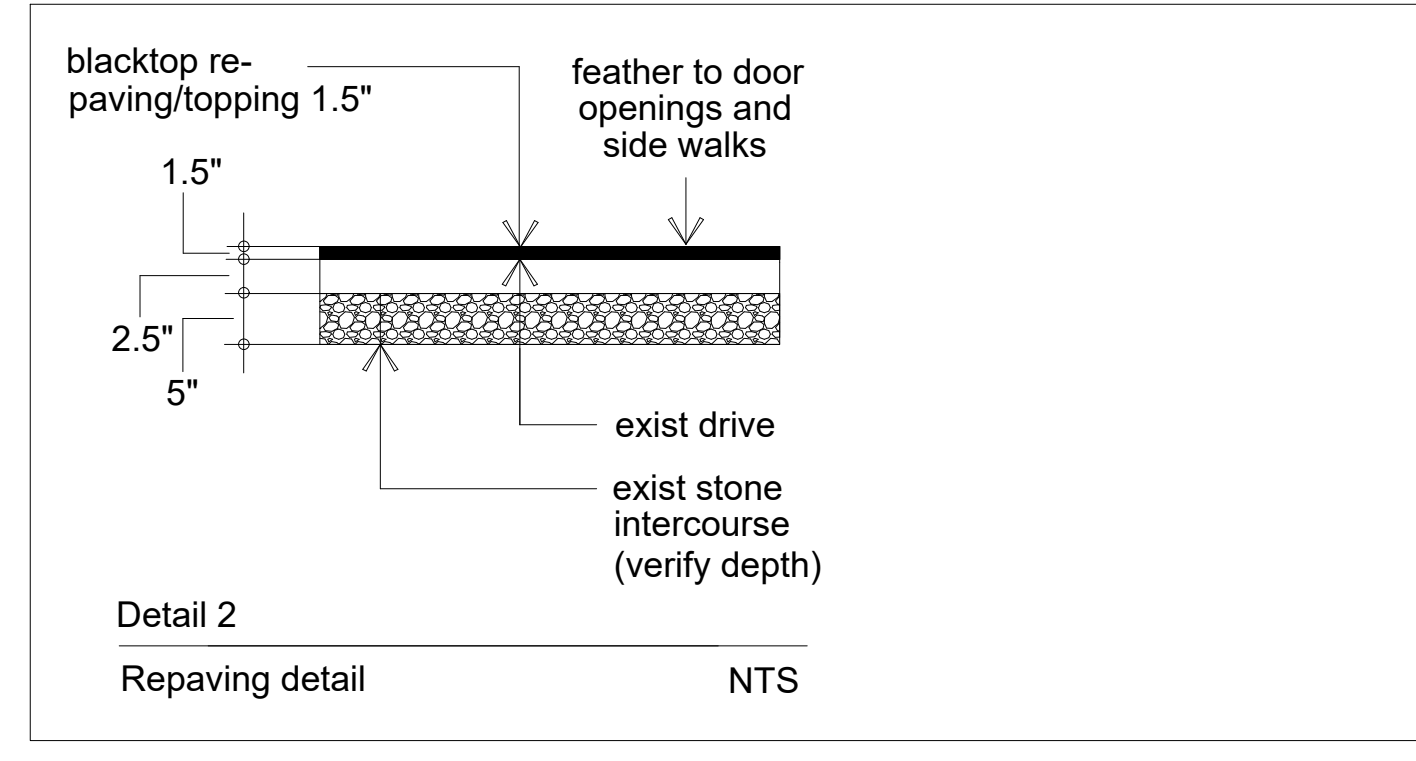
Site Plan and
Pre Schematic
Floor Plans



Site development plan



Scale 1"=10'-0"

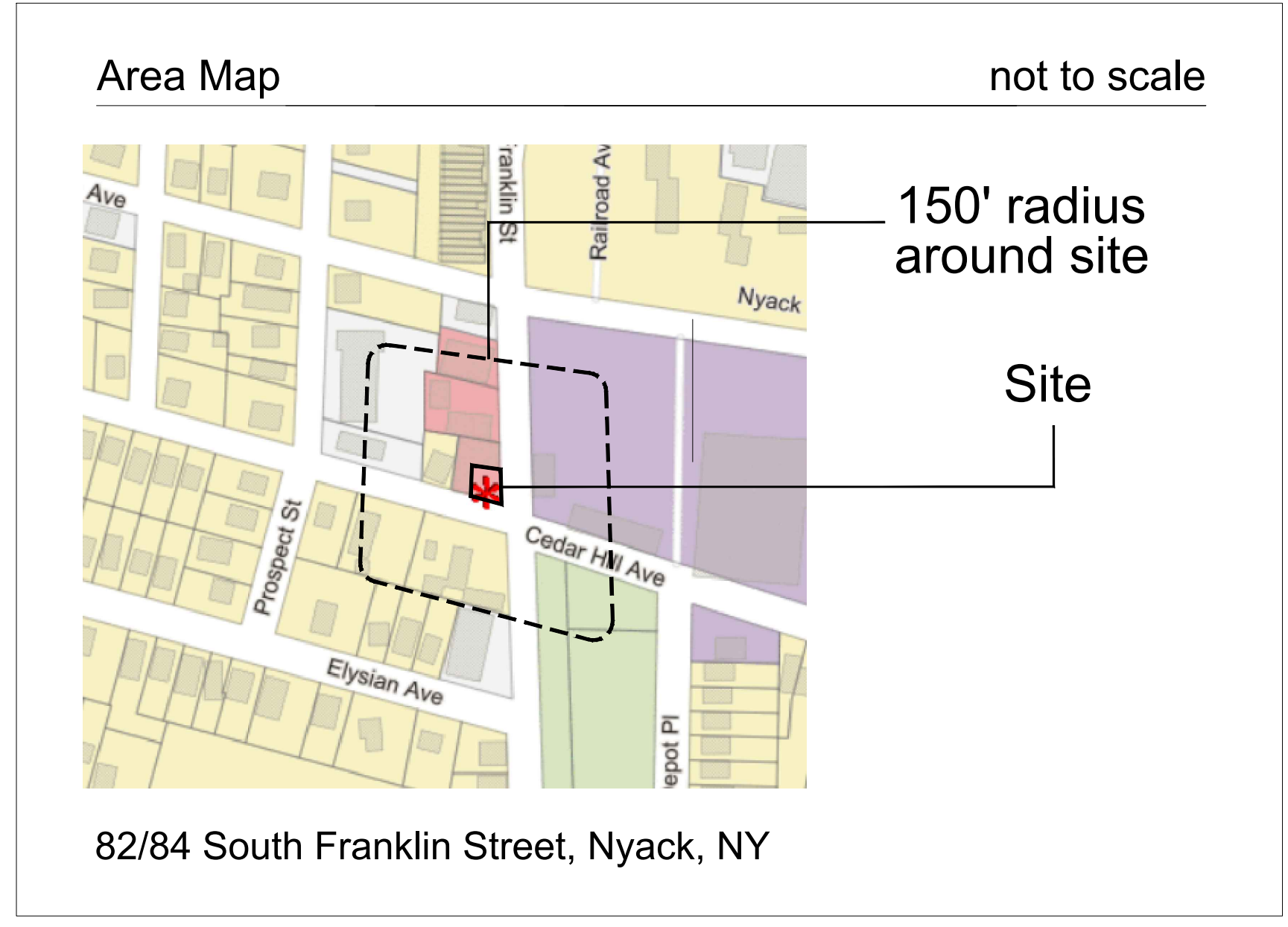


| Zoning review | Existing zoning - DMU-2 |
|--|--|
| Lot and Block No. Min site area - none req. Front setbacks - none req. | Lot 30, Block 1. Complies - .12 ac approx. Exist to remain (.2' to .4' at Franklin, .2 to .3' at Cedar Hill) |
| Site setbacks - none req. | Exist to remain (.4'-1.9' at north line, .2' to .3' at Cedar Hill) |
| Rear setbacks - none req. | NA |
| Total bldg coverage - none req. | 61.08% Exist to remain |
| Max FAR - 2.0 | 1.171 Existing to remain |
| Max height - 2 story, 40' | 2 story Existing to remain |

Parking calculation - Adult day care center standards

Existing spaces 4 spaces on site
 Parking requirement 1 per staff, 1 per 8 clients (60 total)
 Total required - 15 staff + 7.5 for clients = 22.5 rounded to 23.
 Total provided - 4 on site, 19 on street parking, public or private parking lot
 Note: 12 spaces granted by prior variance for prior use which was a fitness center/gym. Net increase 11, 7 off site spaces required.

| FAR calc. | 1.171 |
|------------------|----------|
| Lot area | 5,337 sf |
| First floor | 3,260 sf |
| Second floor | 3,260 sf |
| Total floor area | 6,520 sf |



Existing South Franklin Street facade



New conforming street signaled

Existing street view