

PROJECT NAME: 143-145 MAIN STREET STREET

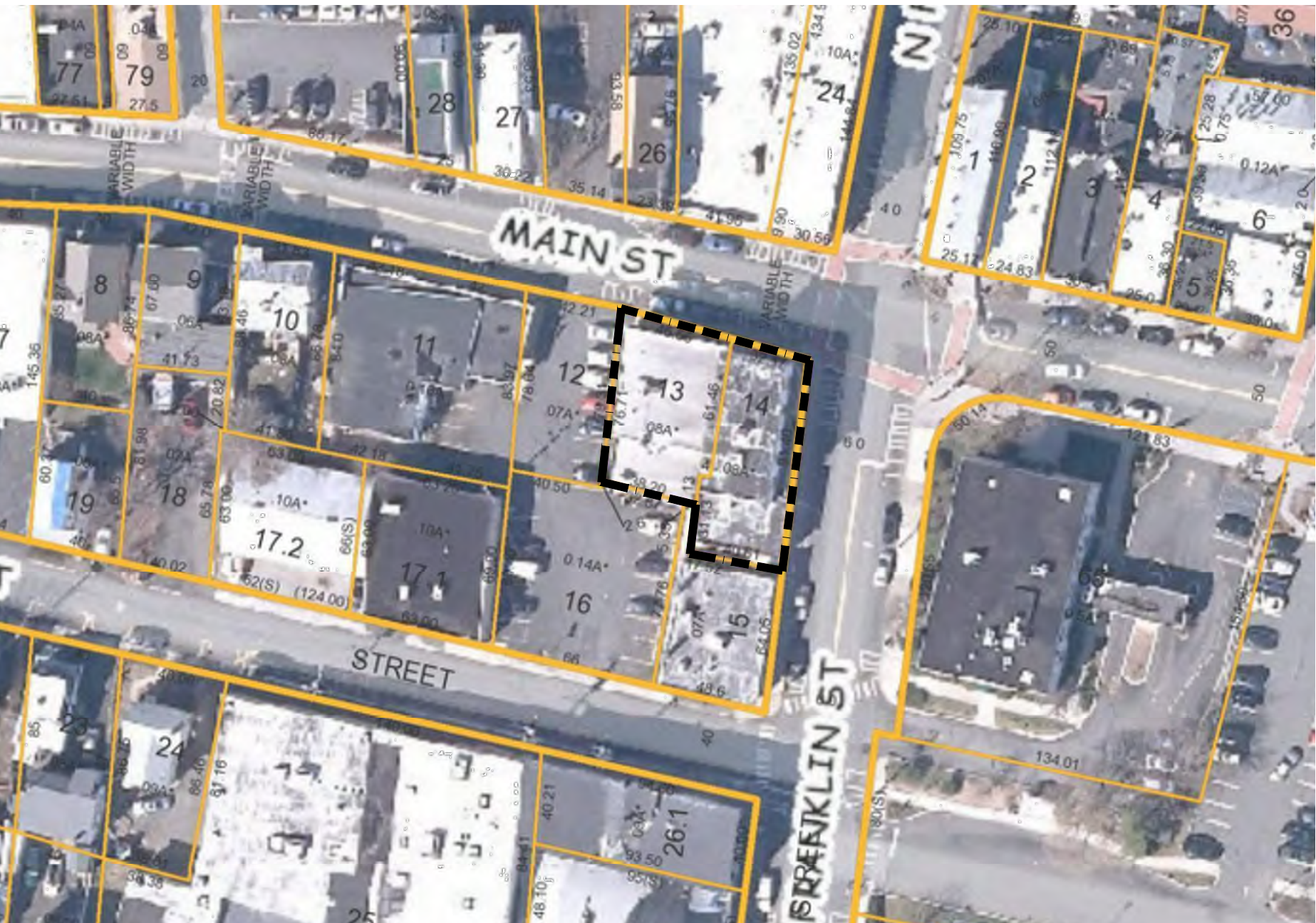
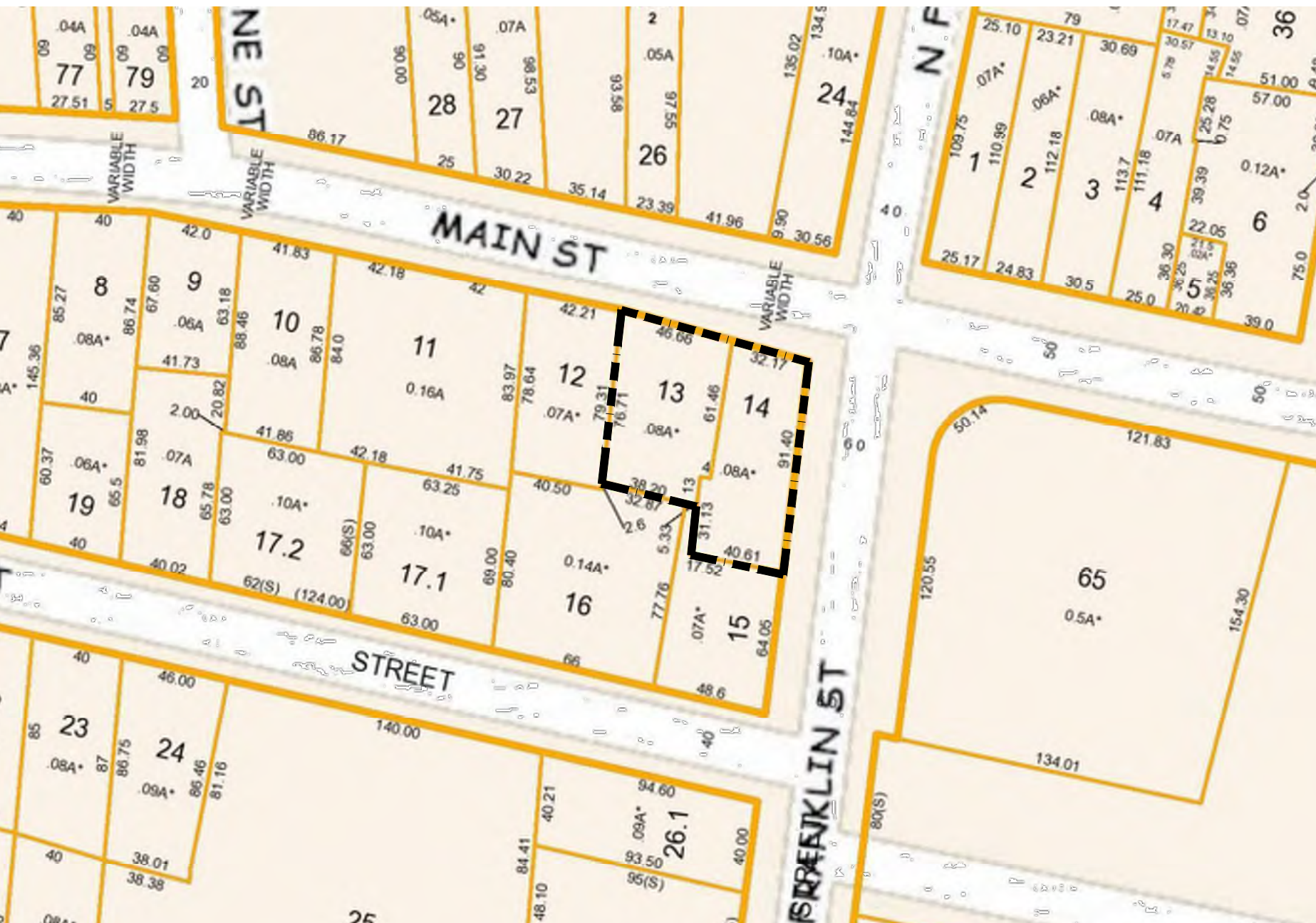
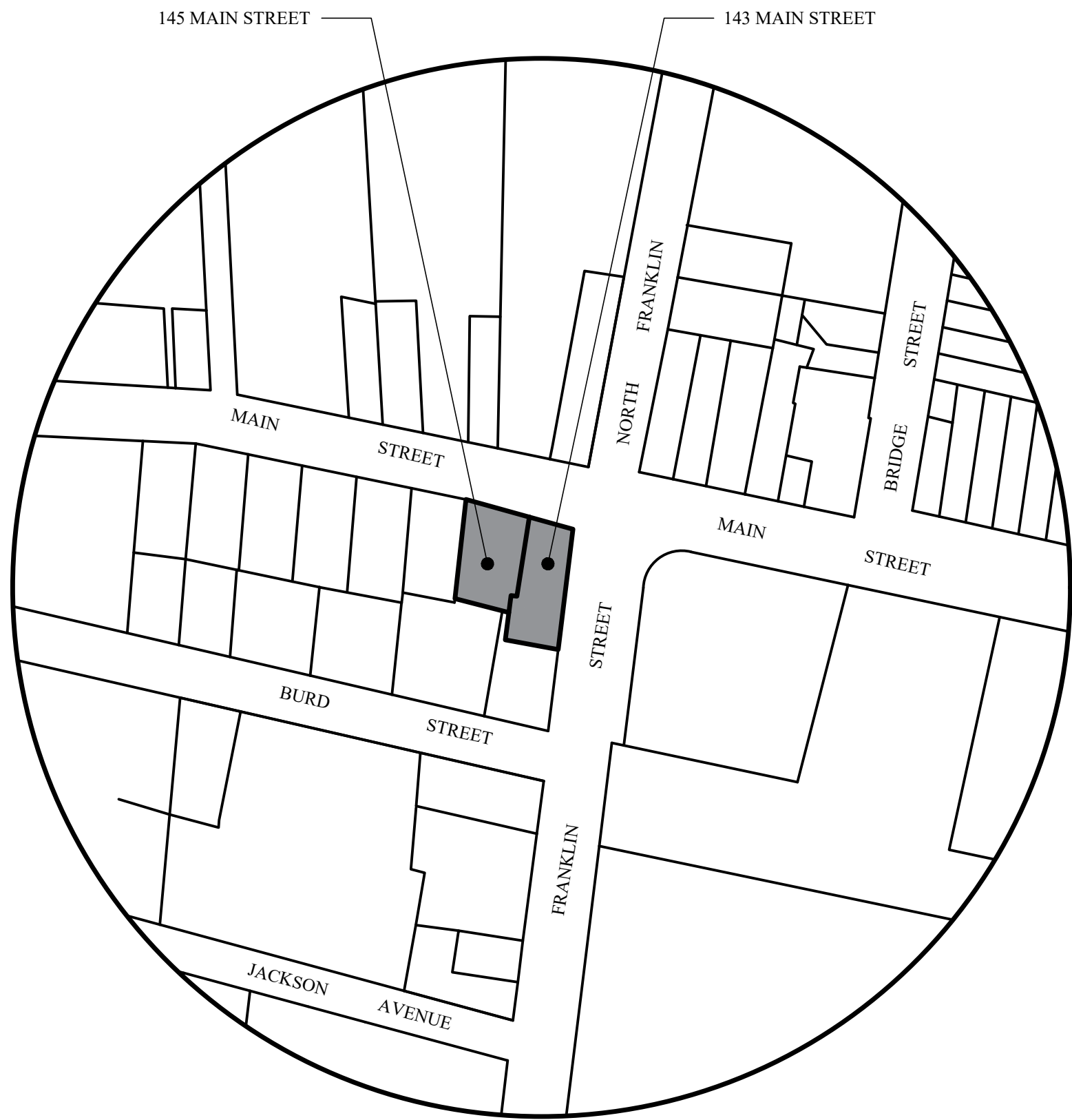
PROJECT ARCHITECT: DOMINICK R. PILLA ASSOCIATES PC

PROJECT ADDRESS: 143-145 MAIN STREET, NYACK, NY 10960

ISSUED:FOR ARB

DATE: 10/26/2021

INDEX OF ABBREVIATIONS			
ABV	ABOVE	GD	GARAGE DRAIN
ACOUS	ACOUSTICAL	GDIS	GARBAGE DISPOSAL
ACT	ACOUSTICAL CEILING TILE	GFRC	GLASS FIBER REINFORCED CONC.
AD	AREA DRAIN	GL	GLASS / GLAZING / GLAZE
ADA	AMERICANS WITH DISABILITIES	GR	GRADE
ADJ	ADJUSTABLE	GUT	GUTTER
AJ	ADJACENT	GYP	GYPSUM
AFF	ABOVE FINISHED FLOOR	GWB	GYPSUM WALL BOARD
ALS	ACRYLIC LATEX SEALANT	H	HIGH
ALUM	ALUMINUM	H/C	HANDICAPPED
ANOD	ANODIZED	HB	HOSE BIBB
AP	ACCESS PANEL	HC	HOLLOW CORE
ARCH	ARCHITECT	HD	HEAD
ASSEM	ASSEMBLY	HDF	HIGH DENSITY FIBER BOARD
AST	ASPHALT COMPOSITION TILES	HDWR	HARDWARE
AVG	AVERAGE	HM	HOLLOW METAL
A.W.I.	ARCHITECTURAL WOOD-WORKING INSTITUTE	HNG	HOLLOW NEOPRENE COMP. GASKET
B	BALCONY	HOLD	HOLD DIMENSION
BC	BRICK COURSE	HORZ	HORIZONTAL
BD	BALCONY DRAIN	HOLD PT	HOLD POINT
BITUM	BITUMINOUS	HR	HOUR
BKT	BRACKET	HT	HEIGHT
BLDG	BUILDING	HTH	HARD TROWEL, MOIST CURE
BLT-IN	BUILT-IN	HTS	AND HARDENER
BM	BEAM	HVAC	HEATING, VENTILATING, AND A.C.
BR	BRICK	HW	HOT WATER
BUR	BUILT-UP ROOF	HWB	HOT WATER HEATER
BZ	BRONZE	ICE	ICE MAKER
CA	CONSTRUCTION ADMINISTRATOR	ICE	INSIDE DIAMETER
CAB	CABINET	IN	INCH
CB	CATCH BASIN	INCAD	INCANDESCENT
CC	CEMENTITIOUS COATING	INSUL	INSULATION
CCT	COVE CERAMIC TILE	INT	INTERIOR
CEM	CEMENT	J-BOX	JUNCTION BOX
CJ	CONTROL JOINT	JAN	JANITOR
CJF	CORK JOINT FILLER	JTWB	JATOWA HARDWOOD
CL	CENTERLINE	J	JANITOR'S CLOSET
CLG	CEILING	JST	JOIST
CLO	CLOSET	JT	JOINT
CLR	CLEAR	KD	KNOCKED DOWN
CMU	CONCRETE MASONRY UNIT	KE	KITCHEN EXHAUST
COL	COLUMN	KIT	KITCHEN
CONC	CONCRETE	KL	KNURLED LEVER (PUBLIC SIDE)
CONF	CONFERENCE	L	LENGTH
CONN	CONNECTION	LAM	LAMINATE
CONST	CONSTRUCTION	LAV	LAVATORY
CONT	CONTINUOUS	LBS	POUNDS
CORR	CORRIDOR	LT	LIGHT / LIGHTING
CPT	CARPET	MACH	MACHINE
CS	CONCEALED SPLINE	MAR	MARBLE
CT	CERAMIC TILE	MAS	MASONRY
CTR	CENTER	MAX	MAXIMUM
CW	COLD WATER	MC	MECHANICAL CONTRACTOR
		MD	MEDIUM DENSITY FIBER BOARD
		MDO	MEDIUM DENSITY OVERLAY
		MECH	MECHANICAL
		MEMB	MEMBRANE
		MFD	MANUFACTURED
		MFR	MANUFACTURER
		MH	MANHOLE
		MIN	MINIMUM
		MIRR	MIRROR
		MISC	MISCELLANEOUS
		MIW	MICROWAVE
		MO	MASONRY OPENING
		MRNG	MOLDDED RESILIENT NEOPRENE GASK.
		MTL	METAL
		MULL	MULLION
		MW	METALLIC WATERPROOFING
		NAP	NAPKIN
		NTS	NOT IN CONTRACT
		NO	NUMBER
		NOM	NOMINAL
		NTS	NOT TO SCALE
		OA	OUTSIDE AIR
		OC	ON CENTER
		OD	OUTSIDE DIAMETER
		OFF	OFFICE
		OPG	OPENING
		OPP	OPPOSITE
		OZ	OUNCE
		PNT	PAINT
		PD	PLANTER DRAIN
		PDR	POWDER
		PH	PENTHOUSE
		PLAM	PLASTIC LAMINATE
		PL	PROPERTY LINE
		PLAS	PLASTIC
		PLBG	PLUMBING
		PLT	PLATE
		PLYWD	PLYWOOD
		POL	POLISHED
		PP	PRECAST PAVERS
		PPMC	POLYISOBUTYLENE/POLYBUTENE
		PSF	MASTIC COMPOUND
		PT	POUNDS PER SQUARE FOOT
		PTD	PRESSURE TREATED
		PTN	PAINTED PARTITION
		PVC	POLY VINYL CHLORIDE
		QTY	QUANTITY
		R	RISER
		R	RADIUS
		RB	RESILIENT BASE
		RD	ROOF DRAIN
		RECT	RECTANGULAR
		REF	REFERENCE
		REFRIG	REFRIGERATOR
		REINF	REINFORCING
		REQD	REQUIRED
		REV	REVISION
		RF	ROOF
		RL	RELOCATED
		RMD	ROOM
		RO	ROUGH OPENING
		RRD	RADIUS ROOF DRAIN
		RT	RESILIENT TILE
		SAN	SANITARY
		SC	SOLID CORE
		SCH	SCHEDULE
		SEC	SECTION
		SECY	SECRETARY
		SFO	SQUARE FOOT
		SHT	SOLICITATION FOR OFFER
		SIM	SHEET
		SIM	SIMILAR
		SPE	STAIR PRESSURIZATION
		SPE	STAND PIPE EXTENSION
		SQ. YD.	SPECIFICATION
		SSS	SQUARE YARD
		ST	STAINLESS STEEL
		STD	STONE
		STD	STANDARD
		STP	STAIR
		STR	STAND PIPE
		STRUC	STRUCTURE / STRUCTURAL
		SUP	SUPPLY
		SUSP	SUSPENDED
		SYM	SYMMETRICAL
		SYS	SYSTEM
		T	TREAD
		T.O.	TOP OF
		T&G	TONGUE & GROOVE
		TBD	TO BE DETERMINED
		TBS	TO BE SPECIFIED
		TEL	TELEPHONE
		TEMP	TEMPERATURE
		TGL	TEMPERED GLASS
		THD	THRESHOLD
		THK	THICK
		TLT	TOILET
		T.O.P.	TOP OF PARAPET
		TYP	TYPICAL
		U	UNDERWRITER'S LABORATORY
		UON	UNLESS OTHERWISE NOTED
		USG	U.S. GYPSUM COMPANY
		VNL	VINYL FABRIC
		VCT	VINYL COMPOSITION TILE
		V	VERTICAL
		VEST	VESTIBULE
		VIF	VERIFY IN FIELD
		VWC	VINYL WALL COVERING
		W	WIDE / WIDTH
		W	WITH
		W/O	WITHOUT
		WC	WATER CLOSET
		WD	WOOD
		WP	WATERPROOFING
		WPT	WORKING POINT
		WPMEM	WATERPROOF MEMBRANE
		WR	WATER RESISTANT
		WRGB	WET STACK
		WS	WEIGHT
		WT	WET
		YH	YARD HYDRANT
		1SR5	ONE-PART SILICONE RUBBER SEAL.
		2PUMS	TWO-PART POLYURETHANE MODIFIED
		2PUS	TWO-PART POLYURETHENE SEALANT
		&	AND
		@	AT
		°	DEGREE
		+	DIALECT
		-	MINUS



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PROJECT INFORMATION

PROJECT ADDRESS: 143 & 145 MAIN STREET
NYACK, NY 10960

ZONING INFORMATION

TAX LOT: 66.37-2-13 & 66.37-2-14

ZONING DISTRICT: DMU-1
DOWNTOWN MIXED USE-1

PROJECT NARRATIVE

MERGE / COMBINING 145 MAIN STREET WITH 143 MAIN STREET TO CREATE ONE BUILDING.

VERTICAL ADDITION TO 145 MAIN STREET.

INDEX OF SYMBOLS			
	INTERIOR ELEVATION MARK		GRID LINE
	DETAIL MARK		NAME ELEVATION
	ELEVATION MARK		ROOM TAG
	SECTION MARK		ELEVATION ABOVE FINISHED FLOOR
	WINDOW TAG		DOOR TAG
	SMOKE DETECTOR		KEYED NOTE
	PARTITION TYPE		REVISION MARK
	EXIT LIGHT WITH DIRECTIONAL ARROWS		

REVISIONS		
NO.	DATE	DESCRIPTION

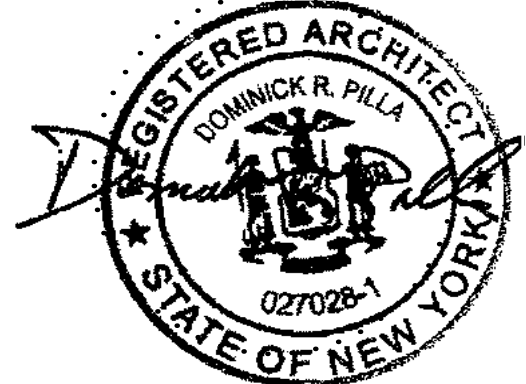
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PROJECT: 145 MAIN STREET
NYACK, NY

TITLE SHEET

SEAL AND SIGNATURE:

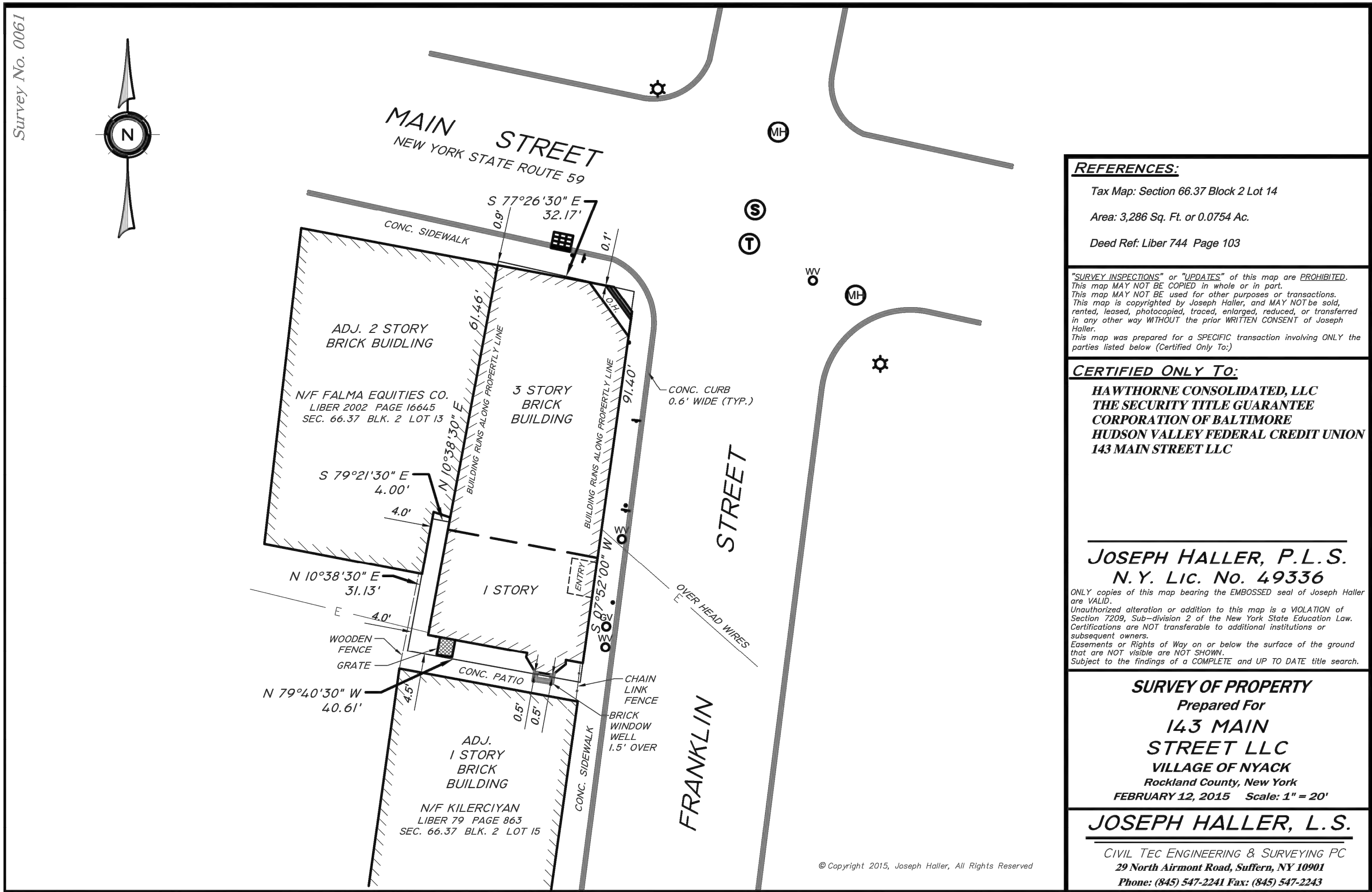


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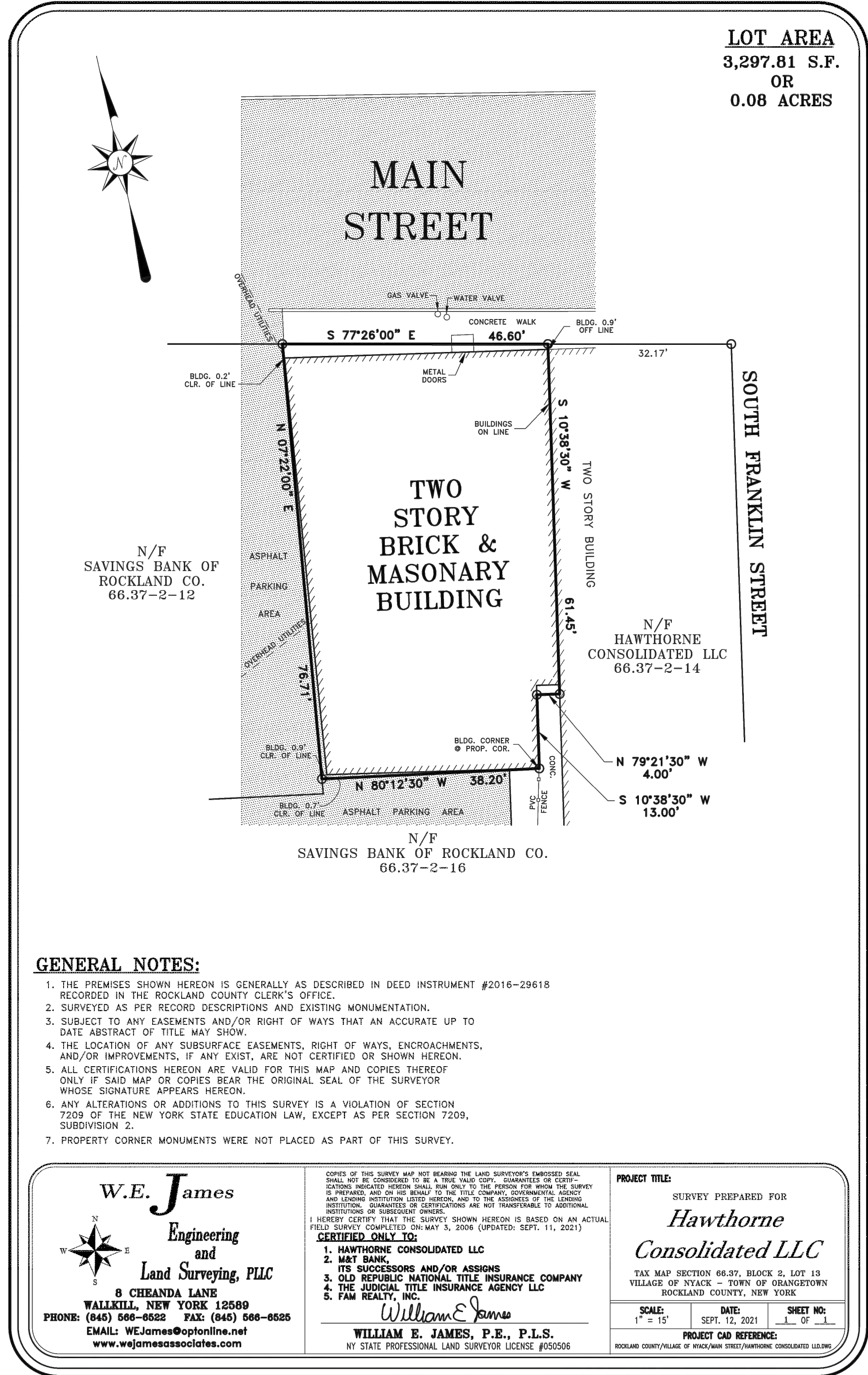
ISSUE: FOR ARB
DATE: 10/26/2021
PROJECT NO.: 19-088
DRAWN/CHK BY: DT/DRP
SCALE: AS NOTED
DWG NO.:

T-001.00

Z-100 ZONING ANALYSIS 1 OF 17



A SITE SURVEY - 143 MAIN STREET
NOT TO SCALE



GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED INSTRUMENT #2016-29618 RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
7. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

W.E. James
Engineering and Land Surveying, PLLC
8 CHEANDA LANE
WALLKILL, NEW YORK 12589
PHONE: (845) 568-6522 FAX: (845) 568-6525
EMAIL: WEJames@optonline.net
www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE AND CORRECT GUARANTEE OR CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION (SEESE HEREON, AND TO THE ADDRESS OF THE LENDING INSTITUTION). GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON MAY 3, 2008 (UPDATED: SEPT. 11, 2021)

CERTIFIED ONLY TO:

1. HAWTHORNE CONSOLIDATED LLC
2. M&T BANK
3. ITS SUCCESSORS AND/OR ASSIGNS
4. THE JUDICIAL TITLE INSURANCE COMPANY
5. FAM REALTY, INC.

William E. James
WILLIAM E. JAMES, P.E., P.L.S.
NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

PROJECT TITLE:
SURVEY PREPARED FOR
Hawthorne Consolidated LLC

TAX MAP SECTION 66.37, BLOCK 2, LOT 13
VILLAGE OF NYACK - TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

SCALE: 1" = 15'	DATE: SEPT. 12, 2021	SHEET NO.: 1 OF 1
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PROJECT CAD REFERENCE:
ROCKLAND COUNTY/VILLAGE OF NYACK/MAIN STREET/HAWTHORNE CONSOLIDATED LLC.DWG

B SITE SURVEY - 145 MAIN STREET
NOT TO SCALE

DRPILLA
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PROJECT:
145 MAIN STREET
NYACK, NY

SITE SURVEY

SEAL AND SIGNATURE:

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NY P.E. 074213-1 NY R.A. 027028-1

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Z-100 ZONING ANALYSIS 2 OF 17



1 PHOTO 1
VIEW FROM THE CORNER OF MAIN STRET AND FRANKLIN STREET



2 PHOTO 2
143 & 145 MAIN STREET - NORTH ELEVATION



3 PHOTO 3
145 MAIN STREET - NORTH ELEVATION



4 PHOTO 4
143 & 145 MAIN STREET - NORTH-WEST CORNER



5 PHOTO 5
145 MAIN STREET - WEST ELEVATION



6 PHOTO 6
143 & 145 MAIN STREET - SOUTH ELEVATION



7 PHOTO 7
143 MAIN STREET - EAST ELEVATION

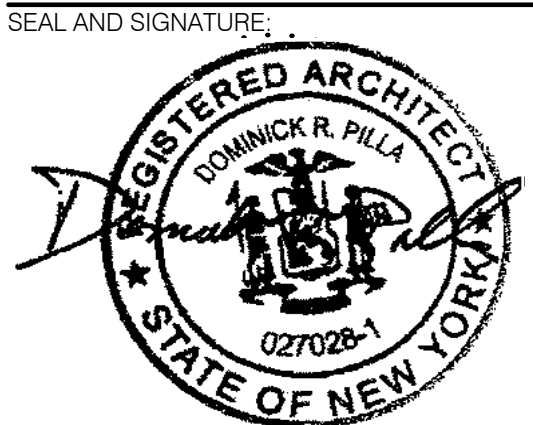
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PROJECT:
145 MAIN STREET
NYACK, NY

EXISTING CONDITIONS PHOTOS



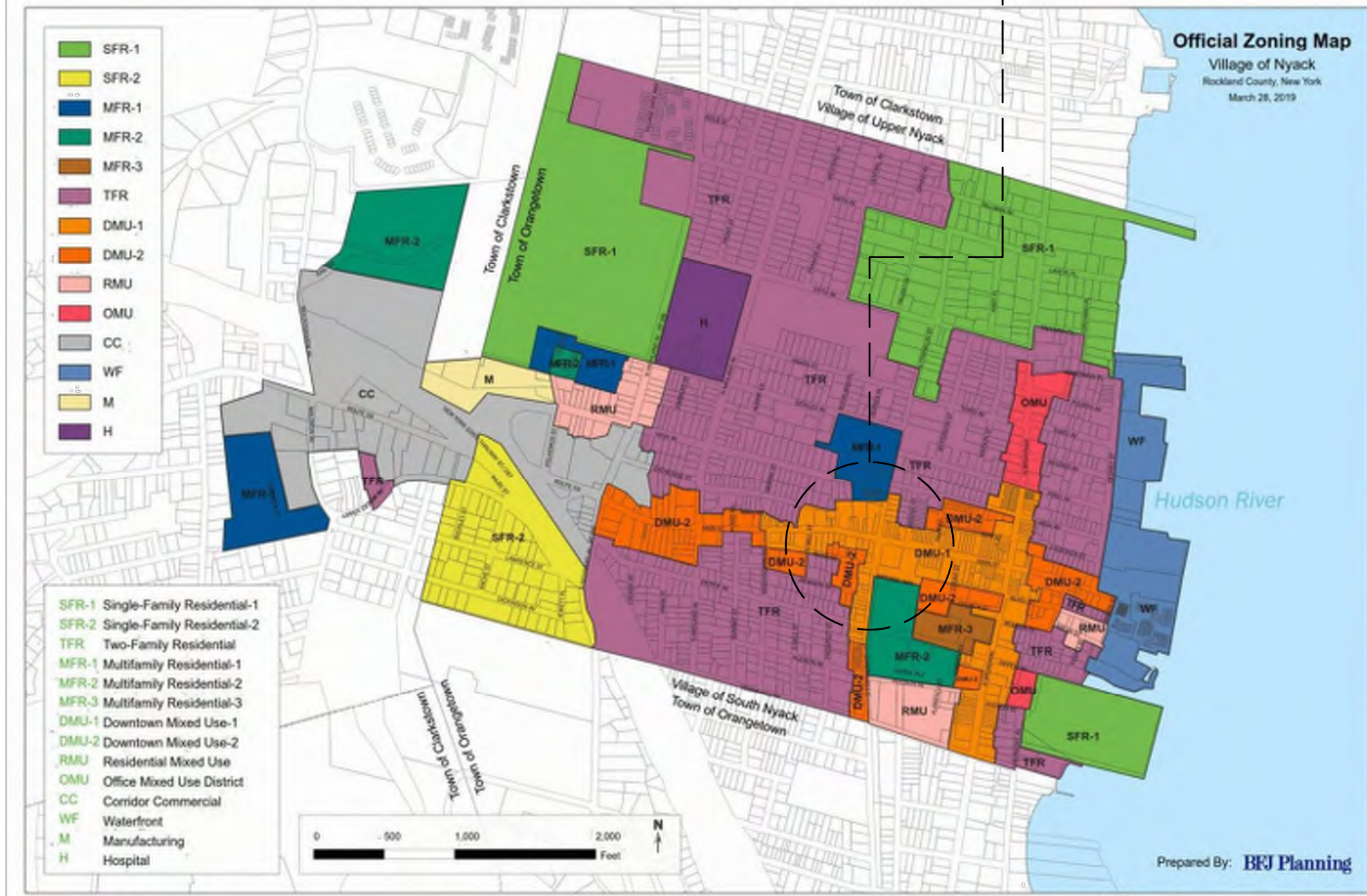
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PROJECT SITE: 143-145 MAIN ST
DOWNTOWN MIXED USE DISTRICT (DMU-1)



A ZONING MAP
NOT TO SCALE



B FEMA INSURANCE RATE MAP
NOT TO SCALE

THIS PROPERTY IS NOT LOCATED IN AN AREA THAT MAY BE AFFECTED BY TIDAL WETLANDS, FRESHWATER WETLANDS, OR COASTAL EROSION HAZARD AS PER FEMA FIRM PANEL 183 OF 207 NUMBER 36087C0183G.

BULK REGULATIONS

BULK REGULATIONS - ZONING OF VILLAGE OF NYACK, NEW YORK DMU-1 (DOWNTOWN MIXED USE DISTRICT)										
	MINIMUM LOT AREA (SQ FT)	MINIMUM STREET FRONTAGE (FT)	MINIMUM FRONT SETBACK (FT)	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	BUILDING HEIGHT (STORIES)	BUILDING HEIGHT (FT)	MAXIMUM FLOOR AREA RATIO	MAXIMUM DENSITY (50 DU / 43,560 SF)	USE
REQUIRED	-	-	-	(f)	N/A (CORNER LOT)	3 MAX	40	2	7.56 DU MAX	§ 360-2.4.A
EXISTING	3,286 (143 MAIN ST) 3,298 (145 MAIN ST)	32.17 (143 MAIN ST) 46.60 (145 MAIN ST)	0	0	N/A	3 (143 MAIN ST) 2 (145 MAIN ST)	39'-10" (143 MAIN ST) 25'-8" (145 MAIN ST)	1.96 (143 MAIN ST) 1.56 (145 MAIN ST)	0	COM (143 MAIN ST) COM (145 MAIN ST)
PROPOSED	6,584 (MERGED)	78.77 (MERGED)	0	0 (15' SETBACK PROVIDED ABOVE 1ST FLOOR)	N/A	3	39'-10"	2.25 (MERGED)	8*	COM (143 MAIN ST) MIXED USE (145 MAIN ST: - 1ST FLOOR COM, - 2ND & 3RD FLOOR RES)

(f) NONE REQUIRED, BUT IF PROVIDED A MINIMUM OF FIVE FEET IS REQUIRED.
* 10% DENSITY BONUS (REFER TO 120-1 (2))

FAR CALCULATIONS

FAR CALCULATIONS		
	143 MAIN STREET	145 MAIN STREET
1ST FLOOR	2,910 SF (EXIST) + 38 SF (ADDITION)	3,127 SF (EXIST)
2ND FLOOR	1,750 SF (EXIST)	2,054 (EXIST) + 551 SF (ADDITION)
3RD FLOOR	1,792 SF (EXIST)	0 SF (EXIST) 2,605 SF (ADDITION)
TOTAL	6,490 SF	8,337 SF
TOTAL (MERGED LOTS)	6,490 + 8,337 = 14,827 SF	
FAR (MERGED LOTS)	14,827 / 6,584 = 2.25*	

* 1,646 SQ FT OF GREEN ROOF PROPOSED = 0.25 FAR BONUS (REFER TO 360-4.14)

PARKING REGULATIONS

PARKING REGULATIONS EXISTING CONDITIONS			
	RESTAURANT	OFFICE/RETAIL	RESIDENTIAL
REQUIREMENT	1 PER 150 SF	1 PER 400 SF	0.85 PER EU 1.25 PER 1 BR 1.70 PER 2 BR
REQUIRED	2,556 / 150 = 17 (145 MAIN ST)	6,452 / 400 = 16 (143 MAIN ST) 2,054 / 400 = 5 (145 MAIN ST)	N/A
REQUIRED (TOTAL)	38		
EXISTING (TOTAL)	0		

PARKING REGULATIONS PROPOSED CONDITIONS			
	RESTAURANT	OFFICE/RETAIL	RESIDENTIAL
REQUIREMENT	1 PER 150 SF	1 PER 400 SF	0.85 PER EU 1.25 PER 1 BR 1.70 PER 2 BR
REQUIRED	2,556 / 150 = 17 (145 MAIN ST)	6,452 / 400 = 16 (143 MAIN ST)	4x0.85 + 4x1.25 = 8 (145 MAIN ST)
REQUIRED (TOTAL)	41		
PROPOSED (TOTAL)	0		

* VARIANCE TO BE REQUESTED FOR 3 PARKING SPACES

AFFORDABLE HOUSING CALCULATIONS

AFFORDABLE HOUSING CALCULATIONS	
REQUIREMENT	10% OF ALL UNITS
REQUIRED	0.10 * 8 = 0.8
PROPOSED	1

§ 360-2.4 MIXED-USE DISTRICTS.

B. DOWNTOWN MIXED USE DISTRICTS (DMU-1 AND DMU-2).

PURPOSE. THE PURPOSE OF THE DOWNTOWN MIXED USE (DMU-1 AND DMU-2) DISTRICTS IS TO PROVIDE FOR THE MOST INTENSIVE CONCENTRATION OF RETAIL SALES AND SERVICE, PERSONAL SERVICES, OFFICE AND PUBLIC AND INSTITUTIONAL USES IN THE HEART OF THE VILLAGE. IN ADDITION, THE DISTRICT IS INTENDED TO ENCOURAGE THE DEVELOPMENT OF MULTIFAMILY RESIDENTIAL UNITS ABOVE THE GROUND FLOOR. REDEVELOPMENT SHOULD PRESERVE THE EXISTING HISTORIC CHARACTER, SCALE AND MIX OF USES IN THE DOWNTOWN. APPROPRIATE NEW DEVELOPMENT SHOULD ADD TO THE CIVIC AND ECONOMIC VITALITY OF THE COMMUNITY. IN ORDER TO ENCOURAGE PEDESTRIAN-FRIENDLY ENVIRONMENTS, SPECIAL STANDARDS ARE PROVIDED TO ADDRESS URBAN DESIGN, BUILDING DESIGN AND PARKING CONSIDERATIONS.

360-3.2 USE-SPECIFIC STANDARDS.

A. RESIDENTIAL USES.

(1) MIXED-USE DWELLING.

(a) ACCESS TO ANY INDIVIDUAL DWELLING UNITS ABOVE THE STREET LEVEL MUST BE PROVIDED FROM AN ENCLOSED LOBBY OR CORRIDOR AND STAIRWELL, AND MUST NOT PASS THROUGH THE USE LOCATED ON THE FIRST FLOOR OF THE BUILDING. UNENCLOSED OR PARTIALLY ENCLOSED EXTERIOR STAIRWELLS ARE PROHIBITED.

(b) THE MINIMUM HABITABLE FLOOR AREA IN AN EFFICIENCY DWELLING UNIT SHALL BE 450 SQUARE FEET AND 600 SQUARE FEET FOR A ONE-BEDROOM DWELLING UNIT.

§ 360-4.14 SUSTAINABILITY.

E. (7) PROVISION OF GREEN EXTENSIVE ECO-ROOF. MINIMUM STANDARD IS INSTALLATION OF GREEN EXTENSIVE OR ECO-ROOF INSTALLED ON 50% OF THE BUILDING'S TOTAL ROOF AREA OR 1,500 SQUARE FEET, WHICHEVER IS GREATER. FOR MULTIFAMILY DEVELOPMENTS, THE DENSITY BONUS IN THE ALLOWABLE NUMBER OF UNITS IS 20% FOR COMMERCIAL AND OFFICE BUILDINGS. THE INCENTIVE WOULD BE A BONUS OF ONE SQUARE FOOT FOR EVERY SQUARE FOOT OF GREEN ROOF PROVIDED, NOT TO EXCEED A TOTAL FAR INCREASE OF 0.25.

THE FOLLOWING PERFORMANCE STANDARDS SHALL BE CONSIDERED BY THE PLANNING BOARD IN GRANTING THE PERMITTED BONUS IN EXCHANGE FOR THIS SUSTAINABLE AMENITY:

- WATER USE: DEMONSTRATE FACILITY WISELY USES POTABLE WATER. FOR EXAMPLE:
 - MAY USE DRIP IRRIGATION WHEN NEEDED.
 - MAY MEET AT LEAST 50% OF GREEN ROOF IRRIGATION USING NONPOTABLE SOURCES SUCH AS HVAC CONDENSATE, RAIN-WATER COLLECTION, OR OTHER AUXILIARY WATER SOURCES.
- SOIL DEPTH: CONSERVE WATER BY RETAINING MOISTURE FOR PLANT HEALTH.
 - MINIMUM: SIX INCHES OR DEMONSTRATE ADDITIONAL POTABLE IRRIGATION REDUCTION
- PLANT SPECIES: PROVIDE APPROPRIATE PLANT SPECIES TO SAVE WATER SUITED TO SOIL DEPTH.
- MAINTENANCE:
 - PROVIDE MAINTENANCE ACCESS AND SAFE CONDITIONS FOR USERS (PER BUILDING CODE COMPLIANCE).
 - PROVIDE PERMANENT, ONGOING MAINTENANCE OF GREEN MAINTENANCE SYSTEM AND BENEFITS TO ROOF ELEMENTS. PROVIDE COMMITMENT IN A RESTRICTIVE COVENANT.
 - MUST MAINTAIN AT LEAST 80% PLANT COVERAGE OF PLANTED BEDS (WITHIN TWO YEARS OF INSTALLATION).
 - PROVIDE ENGINEERING CERTIFICATION THAT THE ROOF DRAINAGE SYSTEM WILL SUSTAIN ONE-HUNDRED-YEAR STORM, AND BE ABLE TO HANDLE BLOCKED FLOWS.

§ 120-1 AFFORDABLE/WORKFORCE HOUSING.

- ALL MULTIFAMILY HOUSING DEVELOPMENTS SHALL PROVIDE FOR THE FOLLOWING AFFORDABLE/WORKFORCE HOUSING:
 - NUMBER OF UNITS TO BE PROVIDED.
 - TEN PERCENT OF ALL UNITS IN NEW MULTIFAMILY HOUSING DEVELOPMENTS, FOR SALE OR RENT, SHALL BE CONSTRUCTED TO SERVE PERSONS WITH INCOMES LESS THAN OR EQUAL TO 80% OF THE CURRENT AREA MEDIAN INCOME (AMI) FOR ROCKLAND COUNTY, NEW YORK, AS DETERMINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).
 - SUCH NEWLY CONSTRUCTED HOUSING SHALL BE CONSIDERED "AFFORDABLE/WORKFORCE" HOUSING FOR THE PURPOSES OF THIS CHAPTER, IF AT 80% OF THE AREA MEDIAN INCOME LEVEL, RESIDENTS SPEND NO MORE THAN 30% OF GROSS ANNUAL INCOME ON RENT AND UTILITIES OR ON MONTHLY HOUSING PAYMENTS (INCLUDING INTEREST, TAXES AND INSURANCE).
 - AFFORDABLE/WORKFORCE UNITS SHALL GENERALLY BE DISTRIBUTED EVENLY THROUGHOUT THE DEVELOPMENT, THOUGH THE PLANNING BOARD MAY USE DISCRETION IN REVIEWING AND APPROVING DISTRIBUTION.
 - THE EXTERIOR APPEARANCE OF AFFORDABLE/WORKFORCE UNITS SHALL NOT DISTINGUISH THEM AS A CLASS FROM OTHER UNITS.
 - THE PROVISIONS OF THIS CHAPTER, INsofar AS THEY RELATE TO UNITS CONSTRUCTED WITHIN A PARTICULAR MULTIFAMILY DEVELOPMENT, SHALL BE REFLECTED IN LEASES IF SUCH DEVELOPMENT IS CONSTRUCTED AS A RENTAL DEVELOPMENT; IN THE CONDOMINIUM PROSPECTUS AND/OR OFFERING PLANS IF THE

DEVELOPMENT IS CONSTRUCTED AS A CONDOMINIUM; OR, IN THE COOPERATIVE PROSPECTUS IF THE DEVELOPMENT IS CONSTRUCTED AS A COOPERATIVE.

(e) THE DEVELOPER AND/OR THE RENTAL AGENT, CONDOMINIUM OR COOPERATIVE BOARD, AS APPROPRIATE, SHALL ANNUALLY CERTIFY TO THE SATISFACTION OF THE VILLAGE BOARD THAT THE REQUISITE NUMBER OF RENTAL AFFORDABLE UNITS HAVE BEEN ASSIGNED TO INCOME-ELIGIBLE TENANTS AND THAT ANY NEW TENANTS OF AFFORDABLE/WORKFORCE UNITS MEET THE INCOME GUIDELINES IN EFFECT WHEN SAID NEW TENANTS TAKE OCCUPANCY. ANNUAL CERTIFICATIONS SHALL INCLUDE UNIT DESIGNATIONS AND OCCUPANT NAMES AND SHALL BE SIGNED BY THE OWNER OR PRESIDENT OF THE COOPERATIVE OR CONDOMINIUM BOARD, AS APPROPRIATE, AND A CERTIFIED PUBLIC ACCOUNTANT.

(f) RESALES.

[1] AFFORDABLE/WORKFORCE HOUSING UNITS SHALL NOT BE RESOLD FOR MORE THAN THE AMOUNT THAT, AT THE THEN-PREVALING INTEREST RATES, WILL RESULT IN A UNIT COST MEETING THE AFFORDABLE STANDARDS SET HEREIN. FOR PURPOSES OF CALCULATING AFFORDABILITY, PAYMENT OF PRINCIPAL AND INTEREST SHALL BE CALCULATED ON 90% OF THE SALE AMOUNT.

[2] ALL RESALES SHALL BE TO BUYERS QUALIFIED BY THE CONDOMINIUM OR COOPERATIVE BOARD, AS APPROPRIATE, AND BY THE VILLAGE BOARD OR ITS DESIGNEE (THE ROCKLAND COUNTY OFFICE OF COMMUNITY DEVELOPMENT).

(g) FOR PURPOSES OF QUALIFYING BUYERS OR TENANTS, A PROSPECTIVE BUYER(S) OR TENANT(S) OF AN AFFORDABLE/WORKFORCE UNIT CONSTRUCTED PURSUANT TO THE PROVISIONS OF THIS CHAPTER SHALL PROVIDE THE ROCKLAND COUNTY OFFICE OF COMMUNITY DEVELOPMENT WITH SUFFICIENT FINANCIAL DATA, INCLUDING BUT NOT LIMITED TO STATE AND FEDERAL INCOME TAX RETURNS, SUFFICIENT FOR THE ROCKLAND COUNTY OFFICE OF COMMUNITY DEVELOPMENT TO QUALIFY THE PROSPECTIVE BUYER(S) FROM AN INCOME STANDPOINT.

(h) FOR PURPOSES OF VERIFYING WHETHER THE RENTAL PRICE, OR PURCHASE PRICE, OF THE AFFORDABLE/WORKFORCE HOUSING UNIT CONSTRUCTED PURSUANT TO THIS CHAPTER IS IN COMPLIANCE WITH THE LIMITS SET FORTH IN THIS CHAPTER, A COPY OF THE LEASE AGREEMENT OR CONTRACT OF SALE FOR THE UNIT SHALL BE FORWARDED TO THE ROCKLAND COUNTY OFFICE OF COMMUNITY DEVELOPMENT, WHO SHALL CONFIRM THAT THE PROPOSED RENT OR SALE PRICE CONFORMS TO THE PROVISIONS OF THIS CHAPTER.

(i) NO RENTAL AGREEMENT FOR AN AFFORDABLE/WORKFORCE RENTAL UNIT SHALL BE EXECUTED BY THE OWNER, NOR SHALL ANY CLOSING BE HELD ON AN AFFORDABLE/WORKFORCE CONDOMINIUM OR COOPERATIVE UNIT, UNLESS THE TENANT(S) OR BUYER(S) ARE QUALIFIED BY THE ROCKLAND COUNTY OFFICE OF COMMUNITY DEVELOPMENT FROM AN INCOME STANDPOINT, AND UNLESS THE SALE PRICE OF THE UNIT HAS BEEN VERIFIED TO FALL WITHIN THE LIMITS SET FORTH IN THIS SECTION BY THE ROCKLAND COUNTY OFFICE OF COMMUNITY DEVELOPMENT.

(j) THE VILLAGE BOARD MAY DESIGNATE SUCH ADDITIONAL PERSON(S), AUTHORITIES AND PROCEDURES AS NECESSARY TO MONITOR COMPLIANCE WITH THE PROVISIONS OF THIS CHAPTER.

(k) AT THE DISCRETION OF THE VILLAGE BOARD AND UPON SHOWING OF GOOD CAUSE, AFFORDABLE HOUSING REQUIREMENTS FOR SPECIAL POPULATIONS MAY BE WAIVED. SAID POPULATIONS SHALL INCLUDE THE HANDICAPPED, INFIRM OR SENIORS WHEN SUCH HOUSING IS INDEPENDENT-LIVING, CONGREGATE-CARE OR NURSING-HOME OR SUCH OTHER HOUSING FOR SPECIAL POPULATIONS THAT THE VILLAGE BOARD RECOGNIZES.

(2) WHEN A MULTIFAMILY DEVELOPMENT CONTAINS 10% OR MORE AFFORDABLE/WORKFORCE UNITS, THE VILLAGE BOARD, PLANNING BOARD AND/OR ZONING BOARD MAY:

- WAIVE CERTAIN APPLICATION FEES FOR APPLICANTS PROPOSING TO BUILD AFFORDABLE/WORKFORCE HOUSING UNITS IN THE VILLAGE OF NYACK.
- CONSIDER INCREASED ZONING DENSITIES IN MULTIFAMILY ZONES UP TO BUT NOT TO EXCEED 10% OF OTHERWISE ALLOWABLE HOUSING UNITS.
- CONSIDER SUCH OTHER FORMS OF ASSISTANCE WHICH MAY BE UNDER THE CONTROL OF THE VILLAGE, SUCH AS ASSISTING THE OWNER IN MAINTAINING A LIST OF QUALIFIED TENANTS/PURCHASERS; AND ACTIVELY ASSIST IN OBTAINING ASSISTANCE OF FEDERAL, STATE OR OTHER AGENCIES IN SUPPORT OF AFFORDABLE HOUSING DEVELOPMENT.

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NO.	DATE	DESCRIPTION

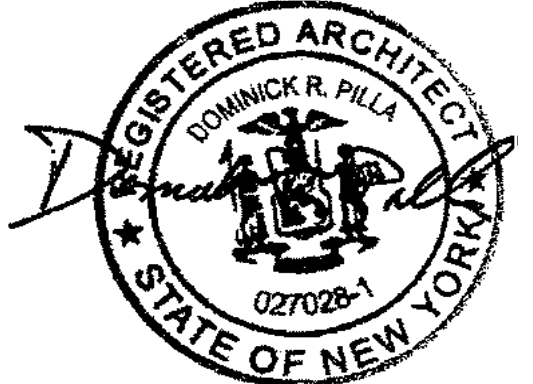
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PROJECT:
145 MAIN STREET
NYACK, NY

ZONING ANALYSIS

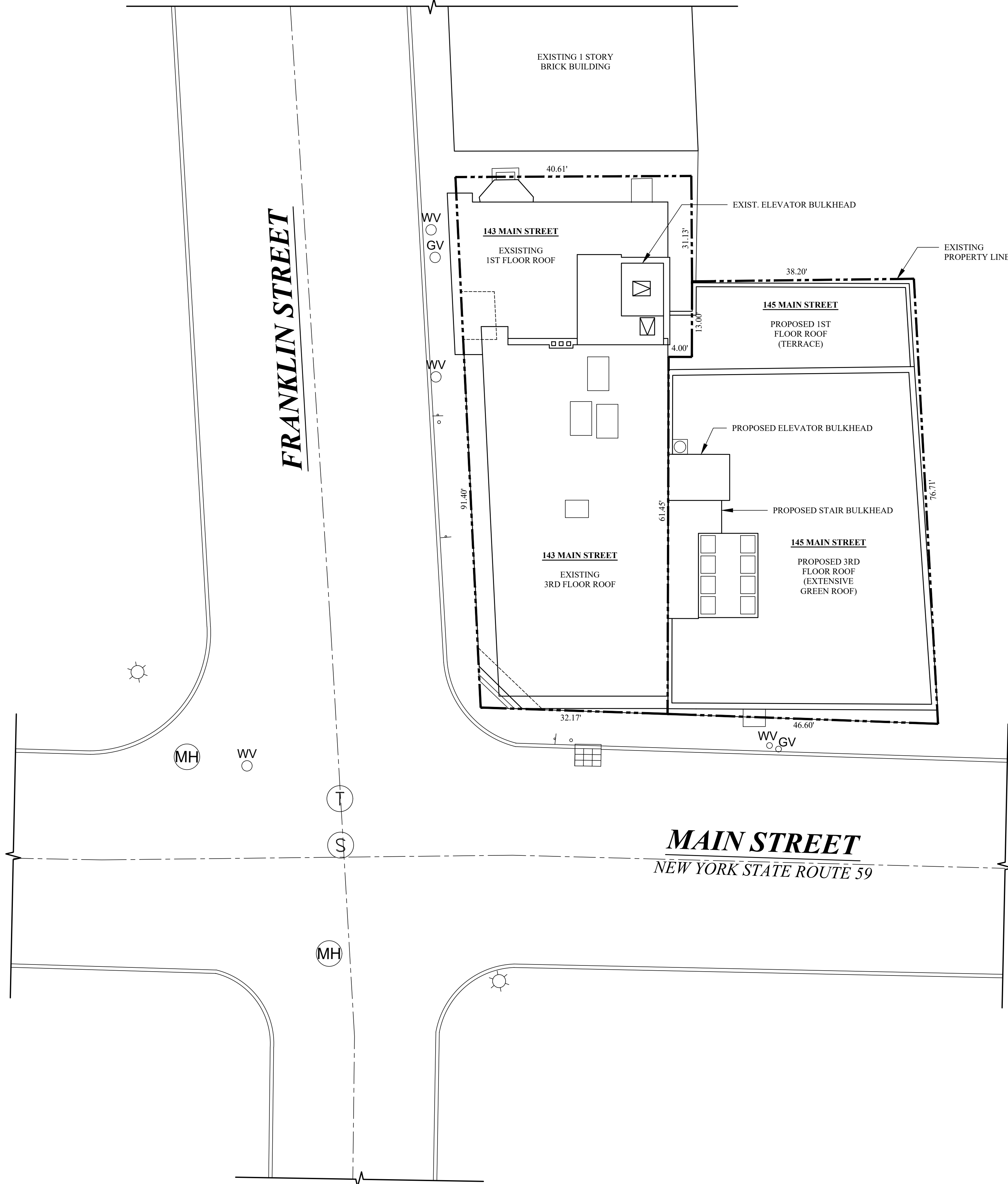
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1 SITE PLAN DIAGRAM
SCALE: 3/32"=1'-0"

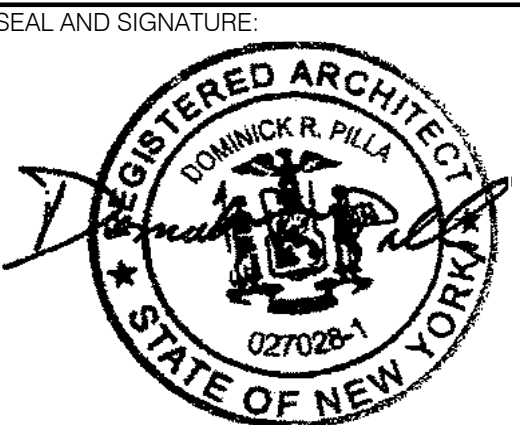
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1	10/18/2021	PAA# 1

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PROJECT:
145 MAIN STREET
NYACK, NY

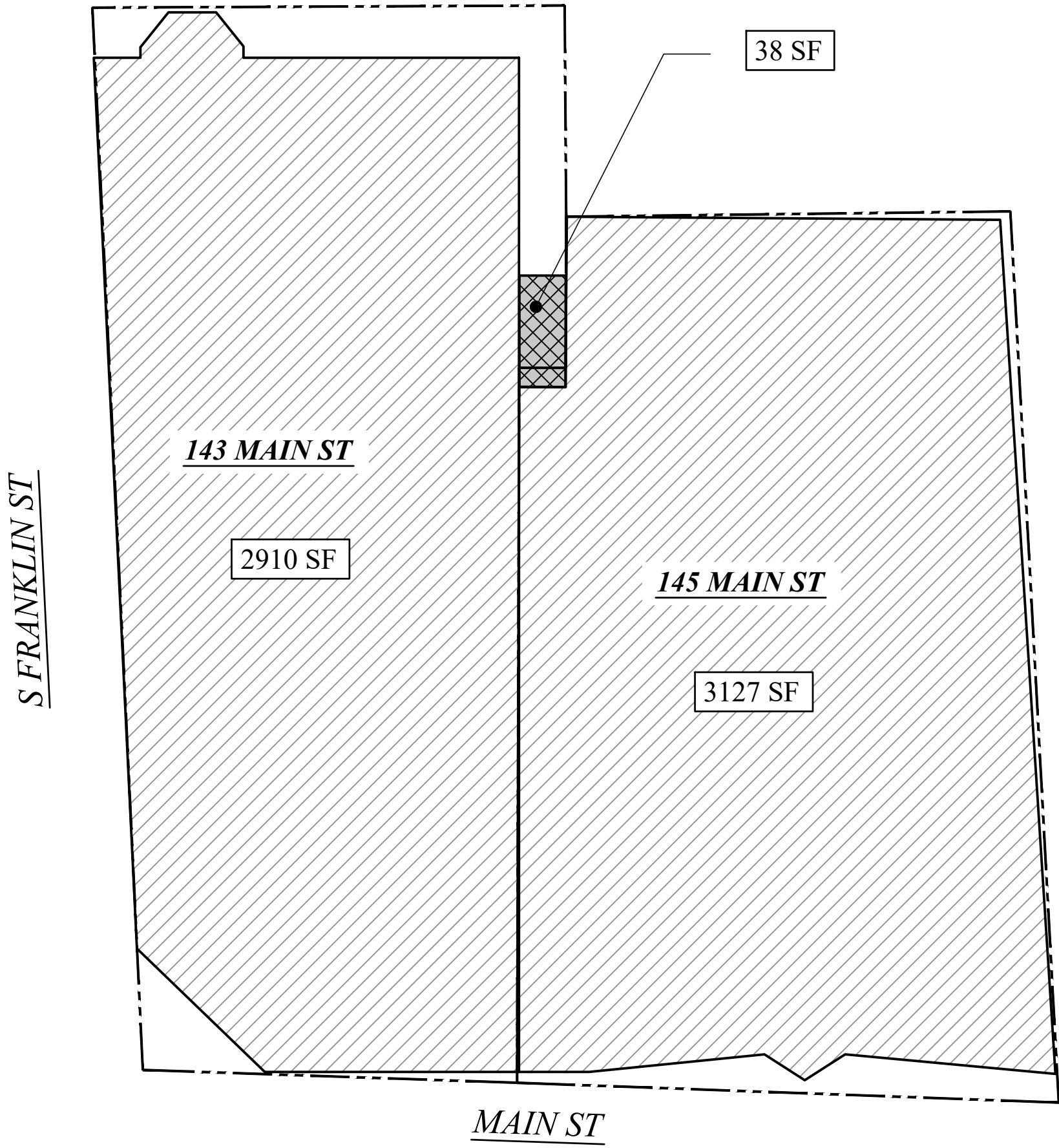
SITE PLAN DIAGRAM



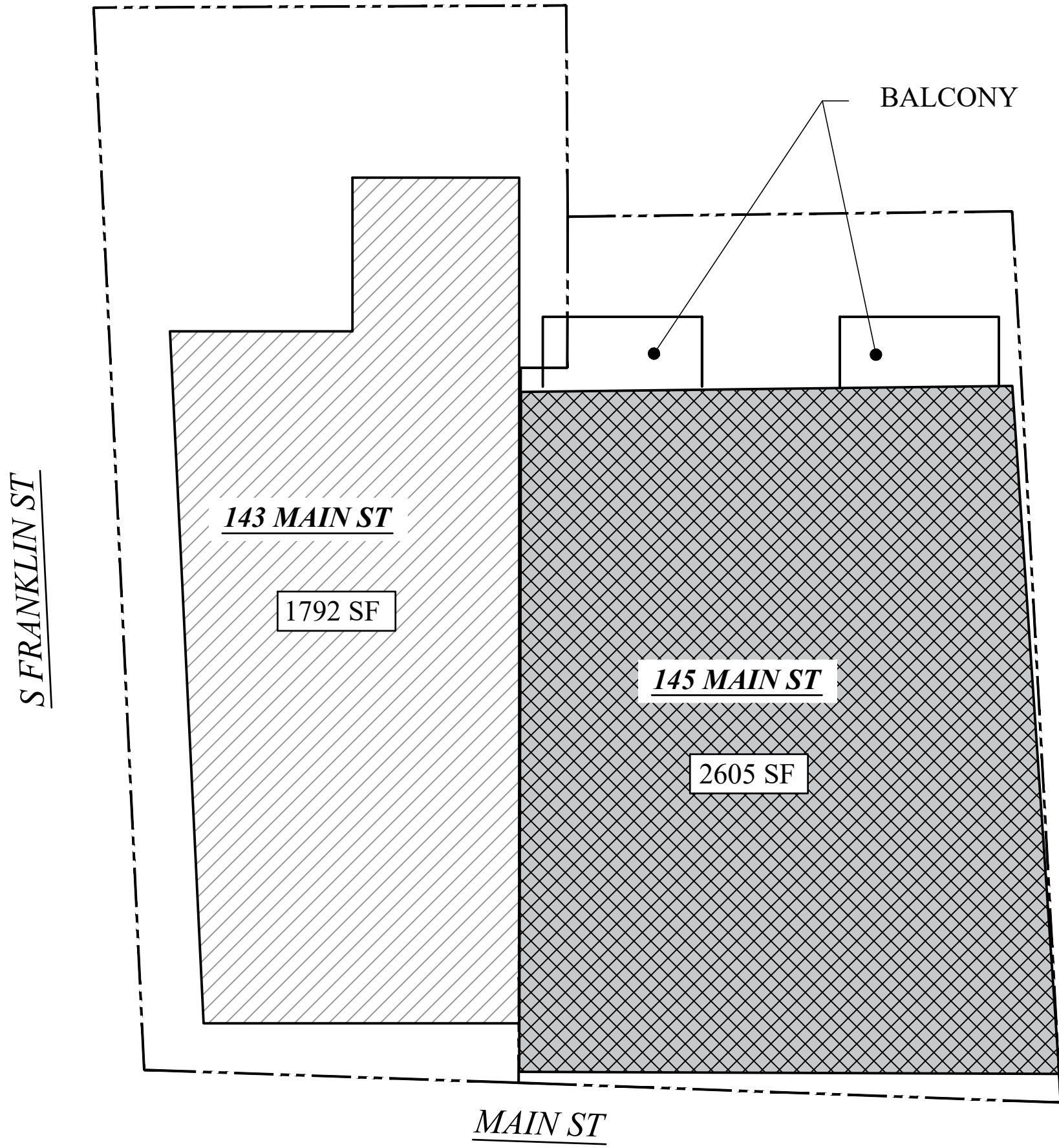
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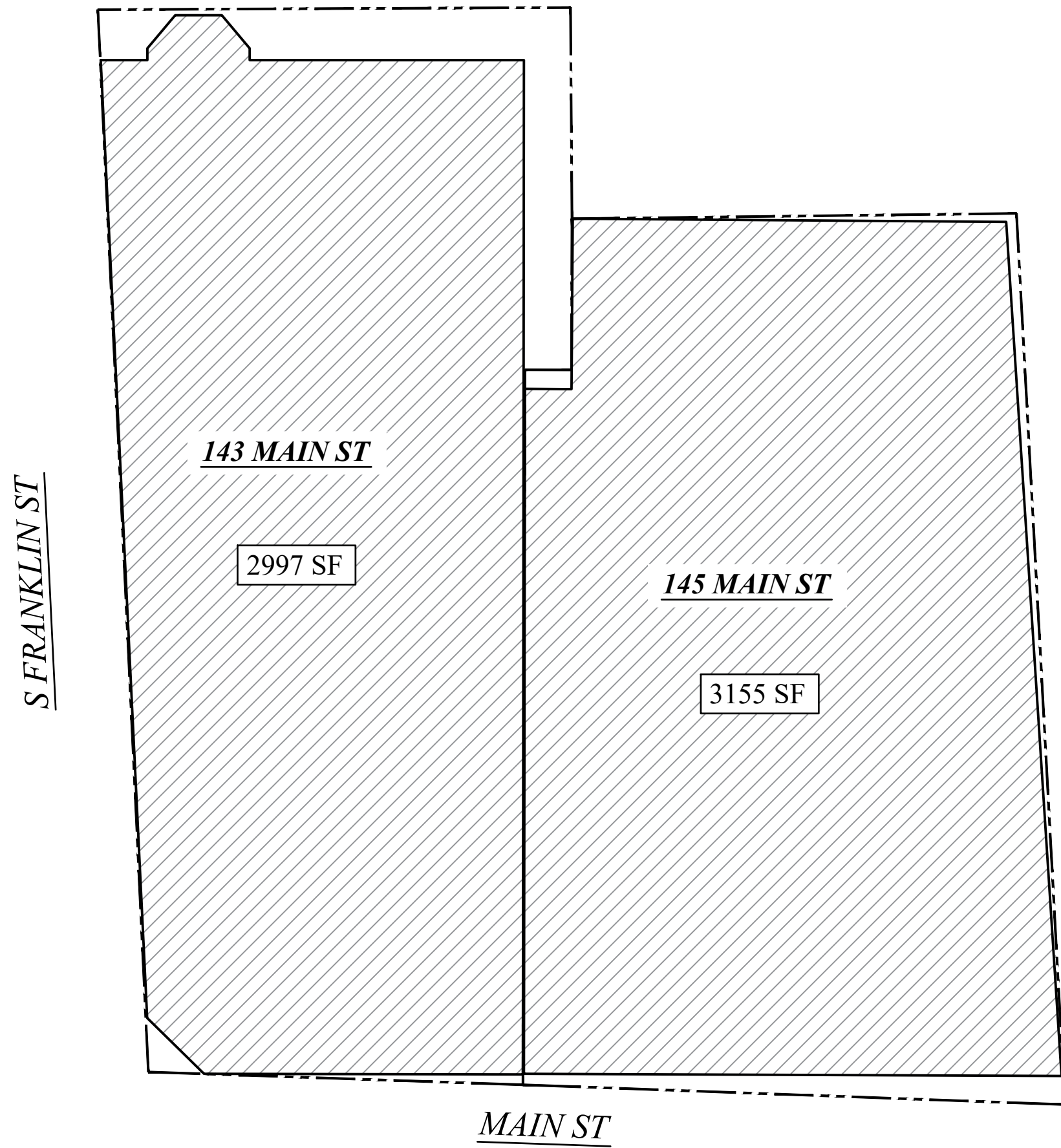
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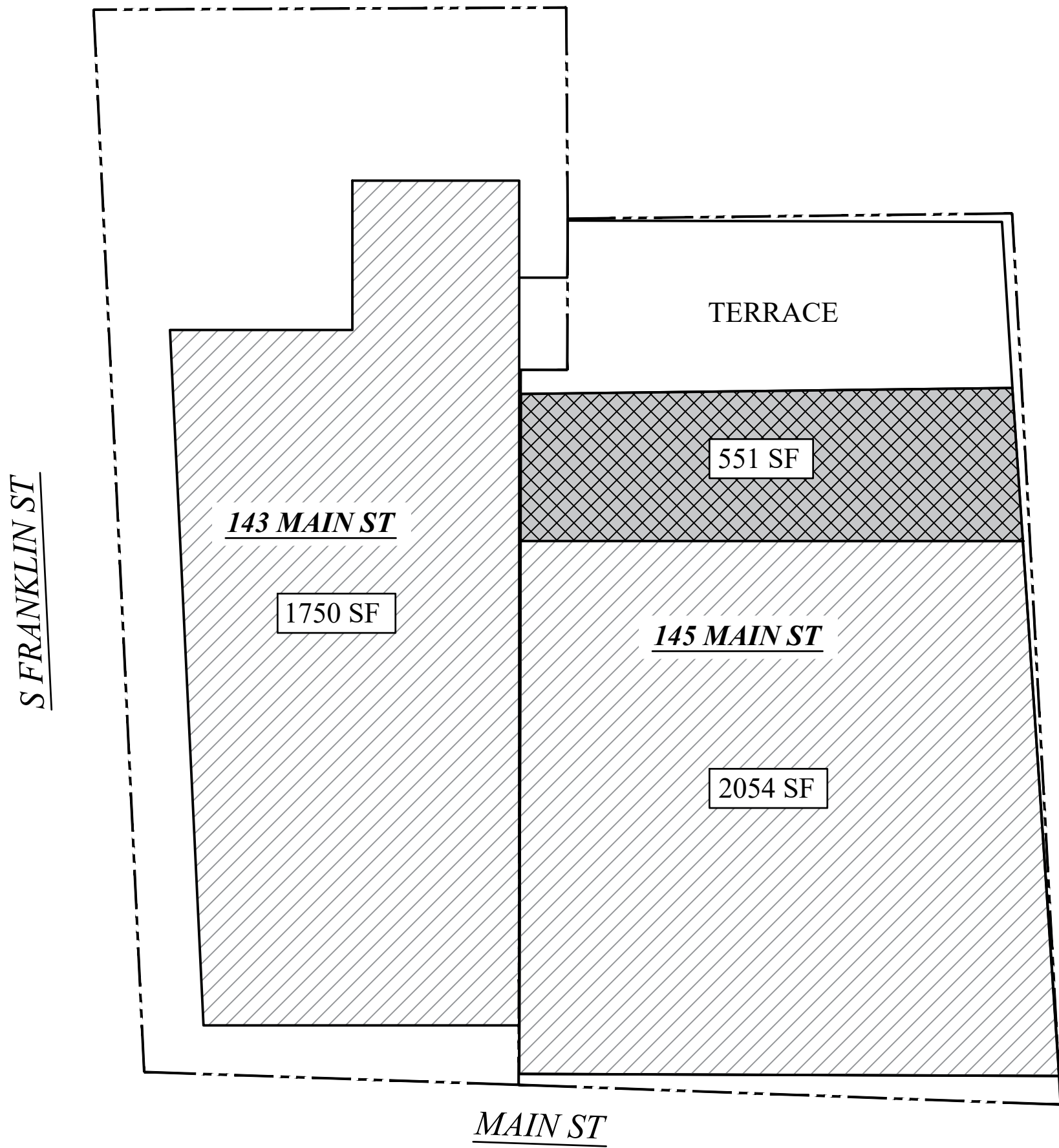
2 1ST FLOOR AREA DIAGRAM
SCALE: 3/32"=1'-0"



4 3RD FLOOR AREA DIAGRAM
SCALE: 3/32"=1'-0"



1 BASEMENT FLOOR AREA DIAGRAM
SCALE: 3/32"=1'-0"



3 2ND FLOOR AREA DIAGRAM
SCALE: 3/32"=1'-0"

FAR CALCULATIONS

FAR CALCULATIONS		
	143 MAIN STREET	145 MAIN STREET
1ST FLOOR	2,910 SF (EXIST) + 38 SF (ADDITION)	3,127 SF (EXIST)
2ND FLOOR	1,750 SF (EXIST)	2,054 (EXIST) + 551 SF (ADDITION)
3RD FLOOR	1,792 SF (EXIST)	0 SF (EXIST) 2,605 SF (ADDITION)
TOTAL	6,490 SF	8,337 SF
TOTAL (MERGED LOTS)	6,490 + 8,337 = 14,827 SF	
FAR (MERGED LOTS)	14,827 / 6,584 = 2.25*	

* 1,646 SQ FT OF GREEN ROOF PROPOSED = 0.25 FAR BONUS (REFER TO 360-4.14)

LEGEND:	
	PROPERTY LINE
	EXISTING BUILDING TO REMAIN
	PROPOSED ADDITION

REVISIONS:		
NO.	DATE	DESCRIPTION

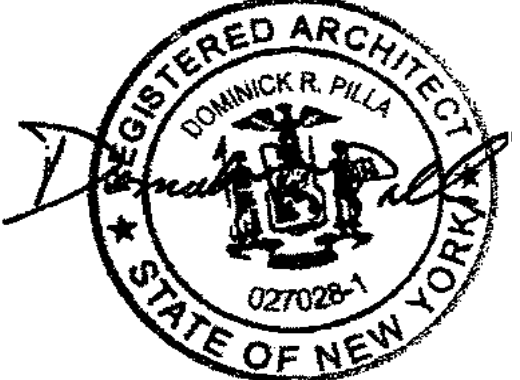
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PROJECT:
145 MAIN STREET
NYACK, NY

FLOOR AREA DIAGRAMS

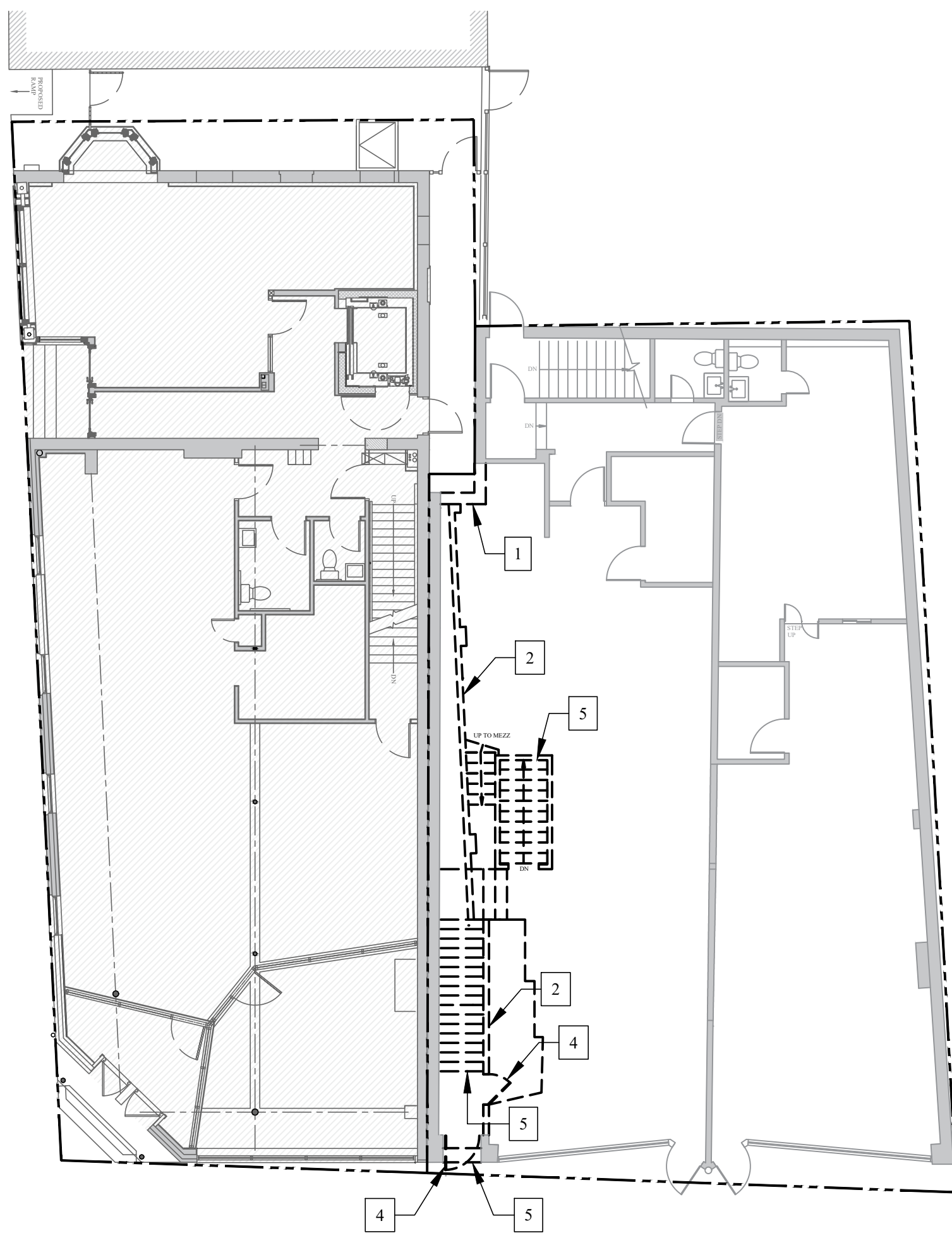
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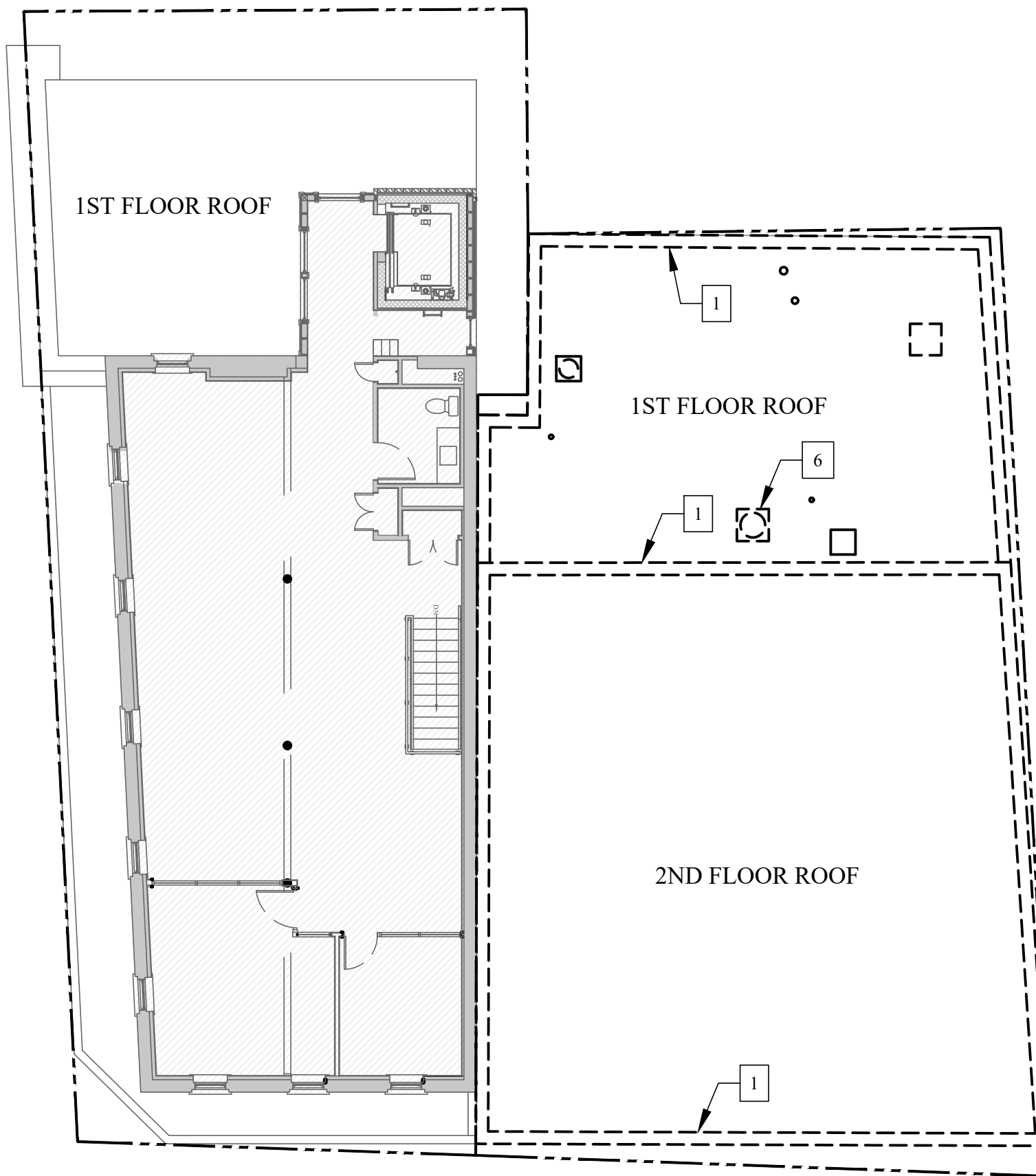
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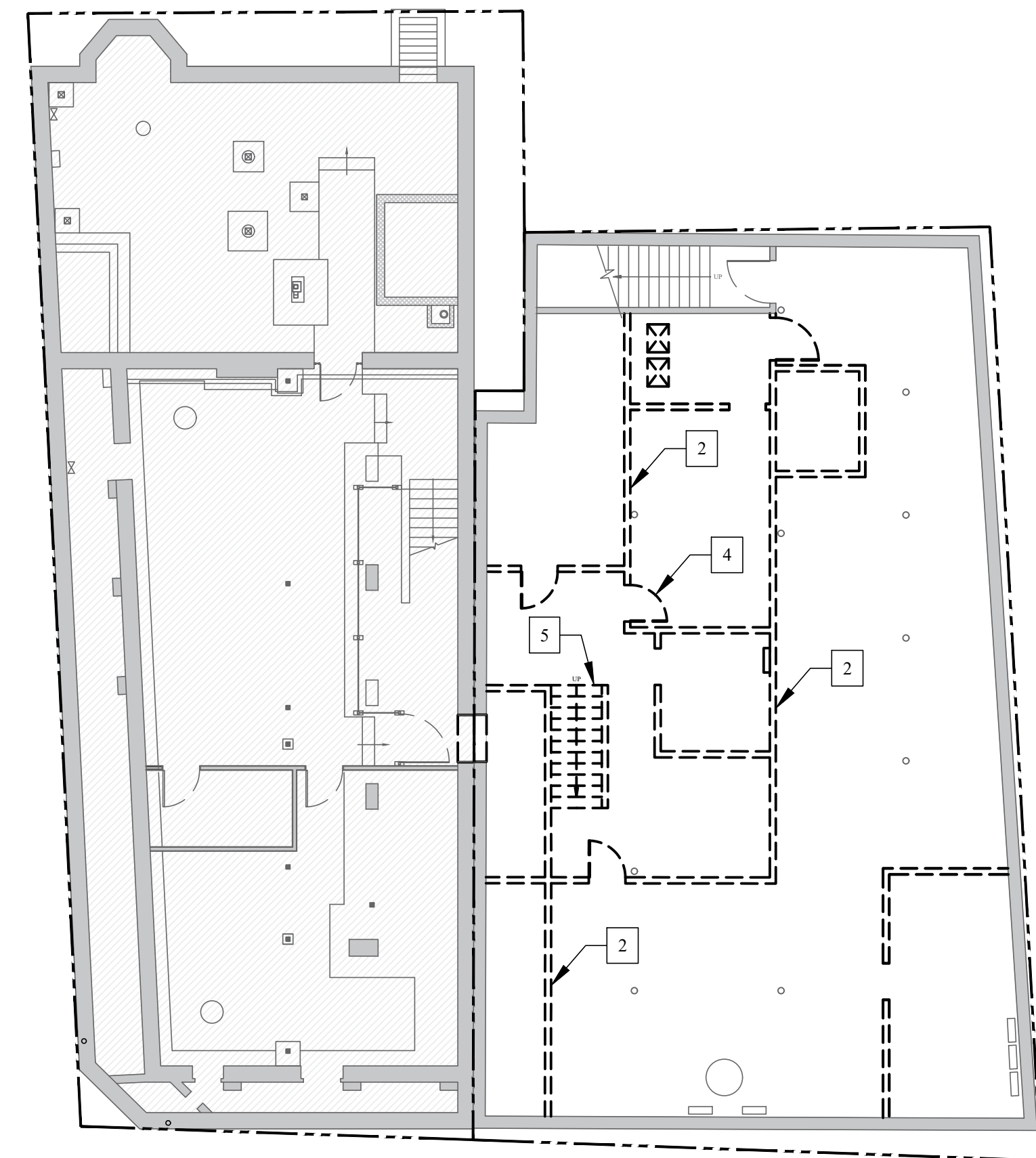
2 1ST FLOOR PLAN - DEMOLITION
SCALE: 3/32"=1'-0"



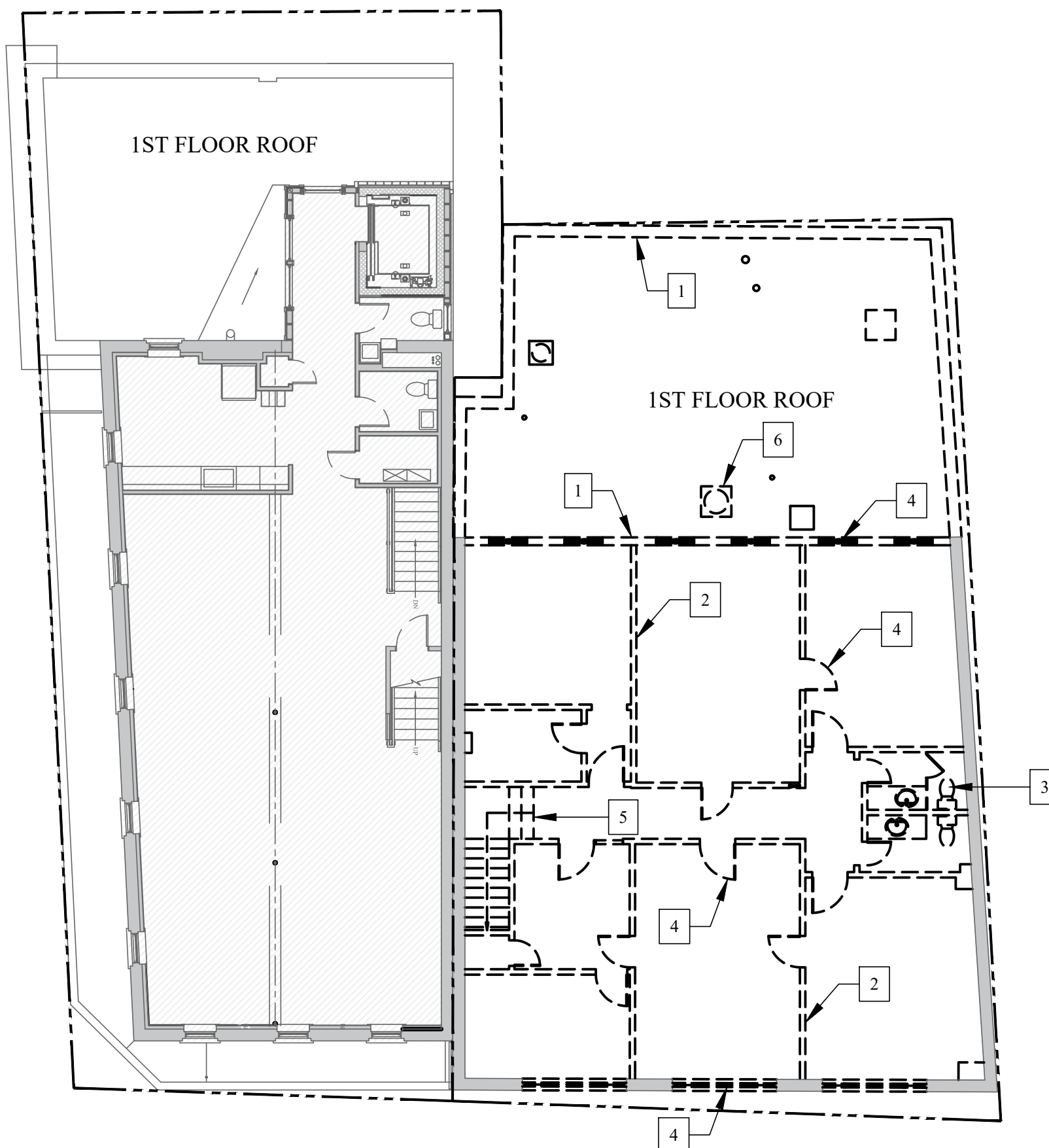
4 3RD FLOOR PLAN - DEMOLITION
SCALE: 3/32"=1'-0"

LEGEND:	
	EXISTING PROPERTY LINE
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NO WORK - EXISTING BUILDING TO REMAIN

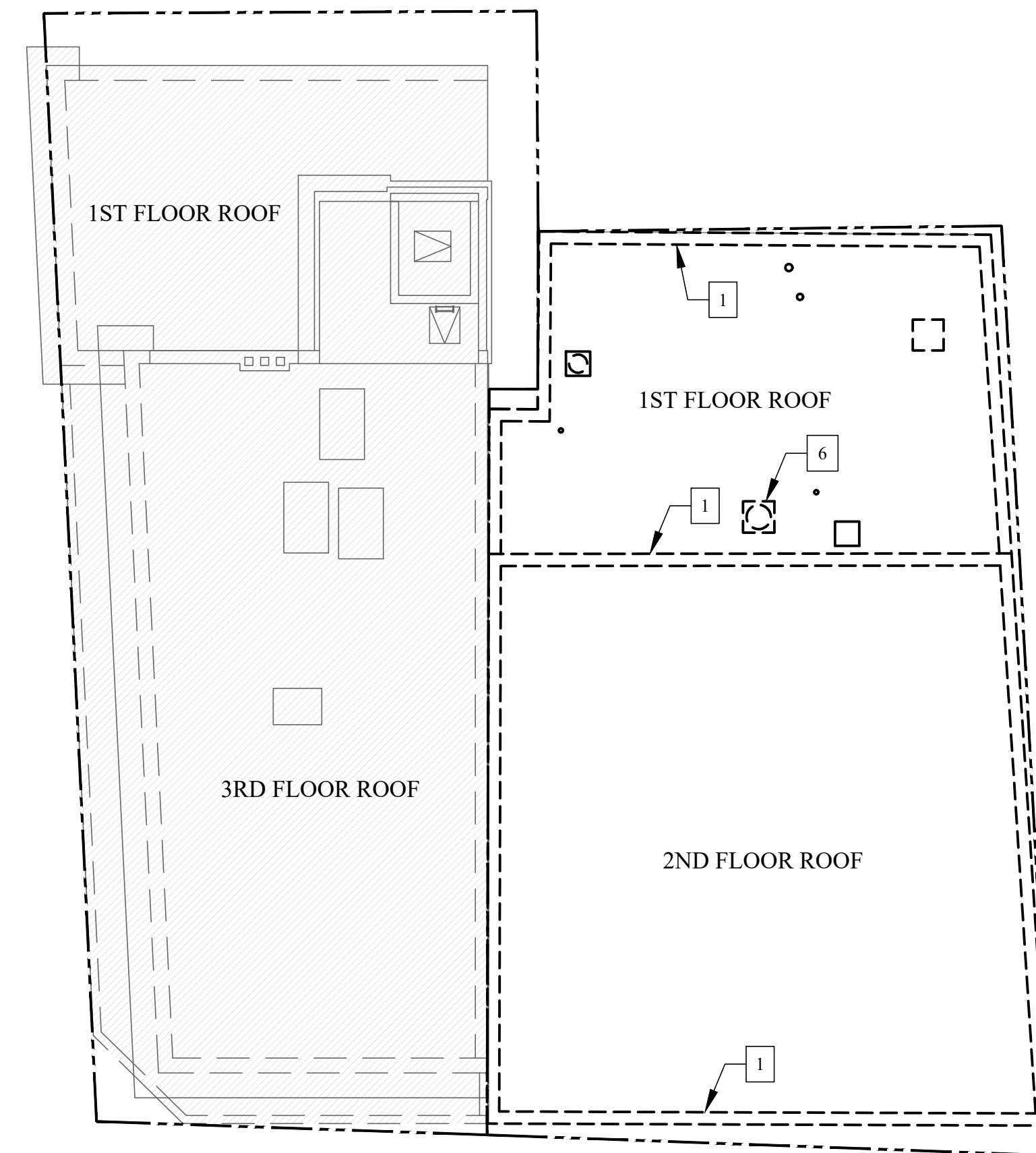
- KEY NOTES:**
- EXISTING EXTERIOR WALLS TO BE DEMOLISHED.
 - EXISTING INTERIOR PARTITIONS TO BE DEMOLISHED.
 - EXISTING PLUMBING FIXTURES TO BE REMOVED.
 - EXISTING DOORS AND WINDOWS TO BE REMOVED.
 - EXISTING STAIRS TO BE DEMOLISHED.
 - EXISTING MECHANICAL EQUIPMENT TO BE REMOVED.



1 BASEMENT PLAN - DEMOLITION
SCALE: 3/32"=1'-0"



3 2ND FLOOR PLAN - DEMOLITION
SCALE: 3/32"=1'-0"



5 ROOF PLAN - DEMOLITION
SCALE: 3/32"=1'-0"

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PROJECT:
145 MAIN STREET
NYACK, NY

DEMOLITION FLOOR PLANS

SEAL AND SIGNATURE:



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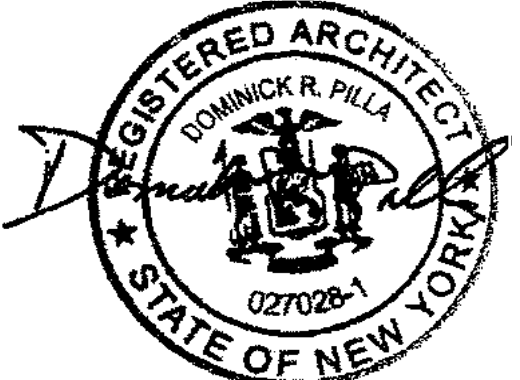
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PROJECT:
145 MAIN STREET
NYACK, NY

PROPOSED BASEMENT PLAN

SEAL AND SIGNATURE:



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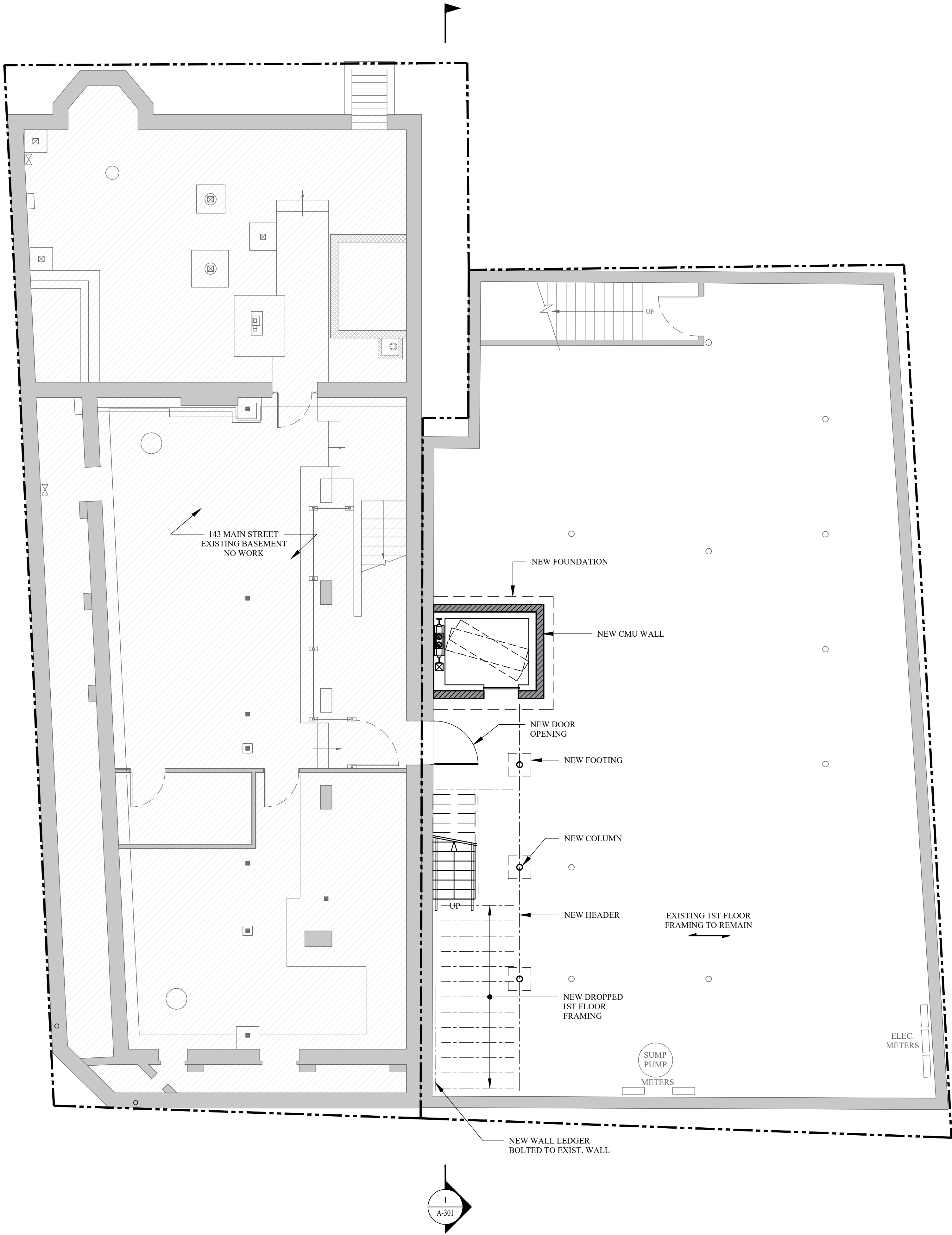
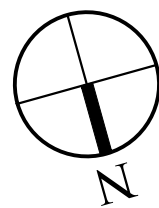
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DATE: 10/26/2021
PROJECT NO.: 19-088
DRAWN/CHK BY: DT/DRP
SCALE: AS NOTED
DWG NO.:

A-100.00

A-100 PROPOSED PLANS 8 OF 17

LEGEND:	
	EXISTING PROPERTY LINE
	EXISTING WALL TO REMAIN
	PROPOSED WALL
	NO WORK EXISTING BUILDING TO REMAIN

1 PROPOSED BASEMENT PLAN
SCALE: 3/16"=1'-0"



REVISIONS:		
NO.	DATE	DESCRIPTION

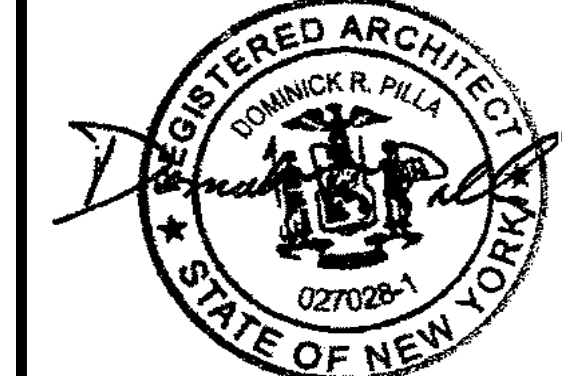
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PROJECT:
145 MAIN STREET
NYACK, NY

PROPOSED 1ST FLOOR PLAN

SEAL AND SIGNATURE: _____

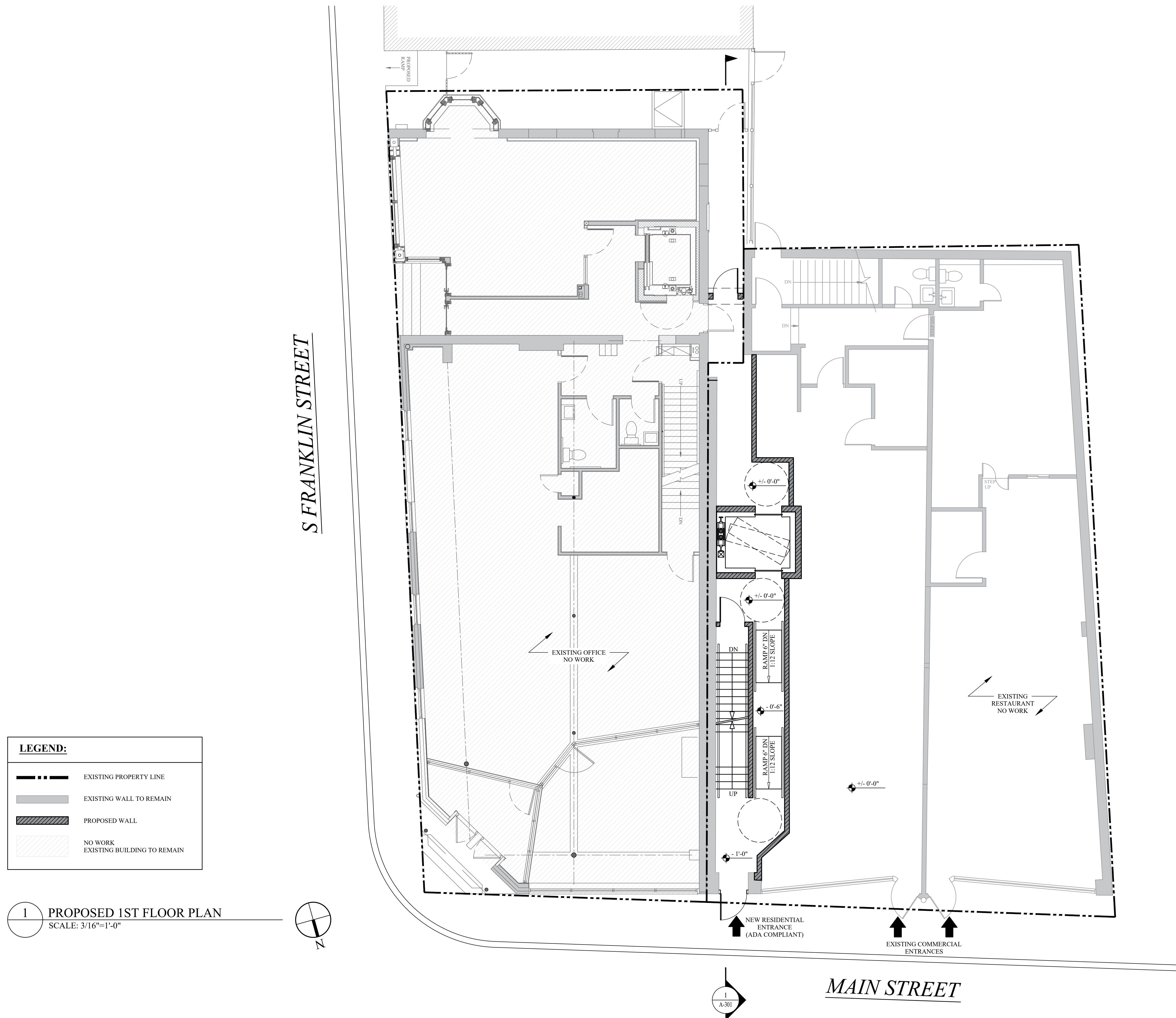


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A-100 PROPOSED PLANS | 9 OF 17



REVISIONS		
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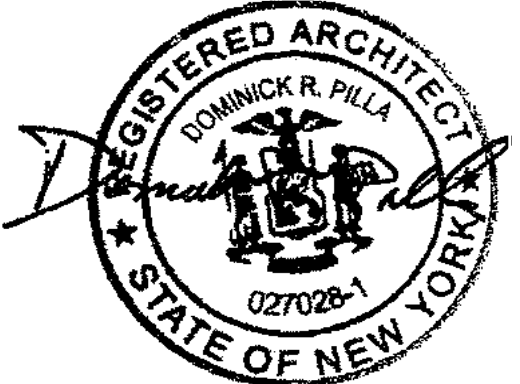
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PROJECT:
145 MAIN STREET
NYACK, NY

PROPOSED 2ND FLOOR PLAN

SEAL AND SIGNATURE:



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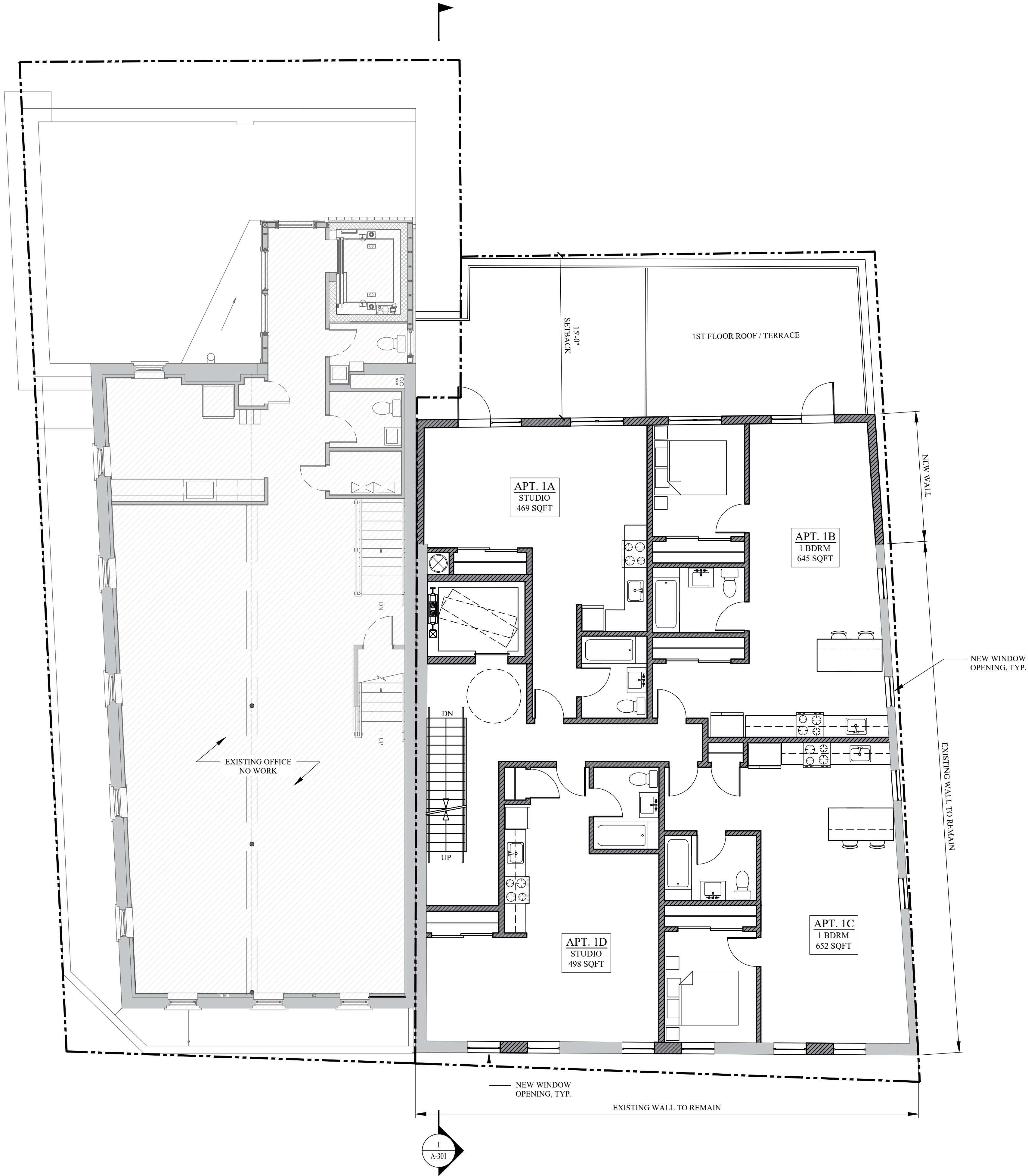
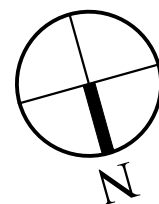
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PROJECT NO.: 19-088
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SCALE: AS NOTED
DWG NO.:

A-102.00

A-100 PROPOSED PLANS 10 OF 17

LEGEND:	
	EXISTING PROPERTY LINE
	EXISTING WALL TO REMAIN
	PROPOSED WALL
	NO WORK EXISTING BUILDING TO REMAIN

2 PROPOSED 2ND FLOOR PLAN
SCALE: 3/16"=1'-0"



REVISIONS:		
NO.	DATE	DESCRIPTION

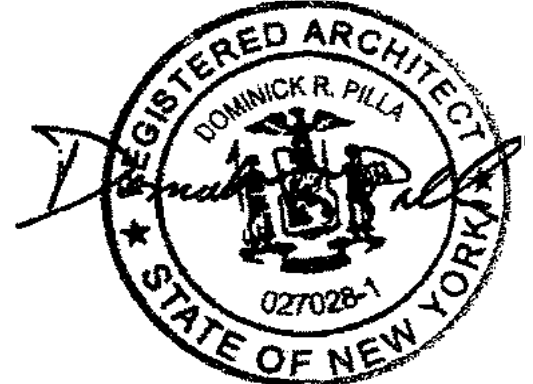
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PROJECT:
145 MAIN STREET
NYACK, NY

PROPOSED 3RD FLOOR PLAN

SEAL AND SIGNATURE:



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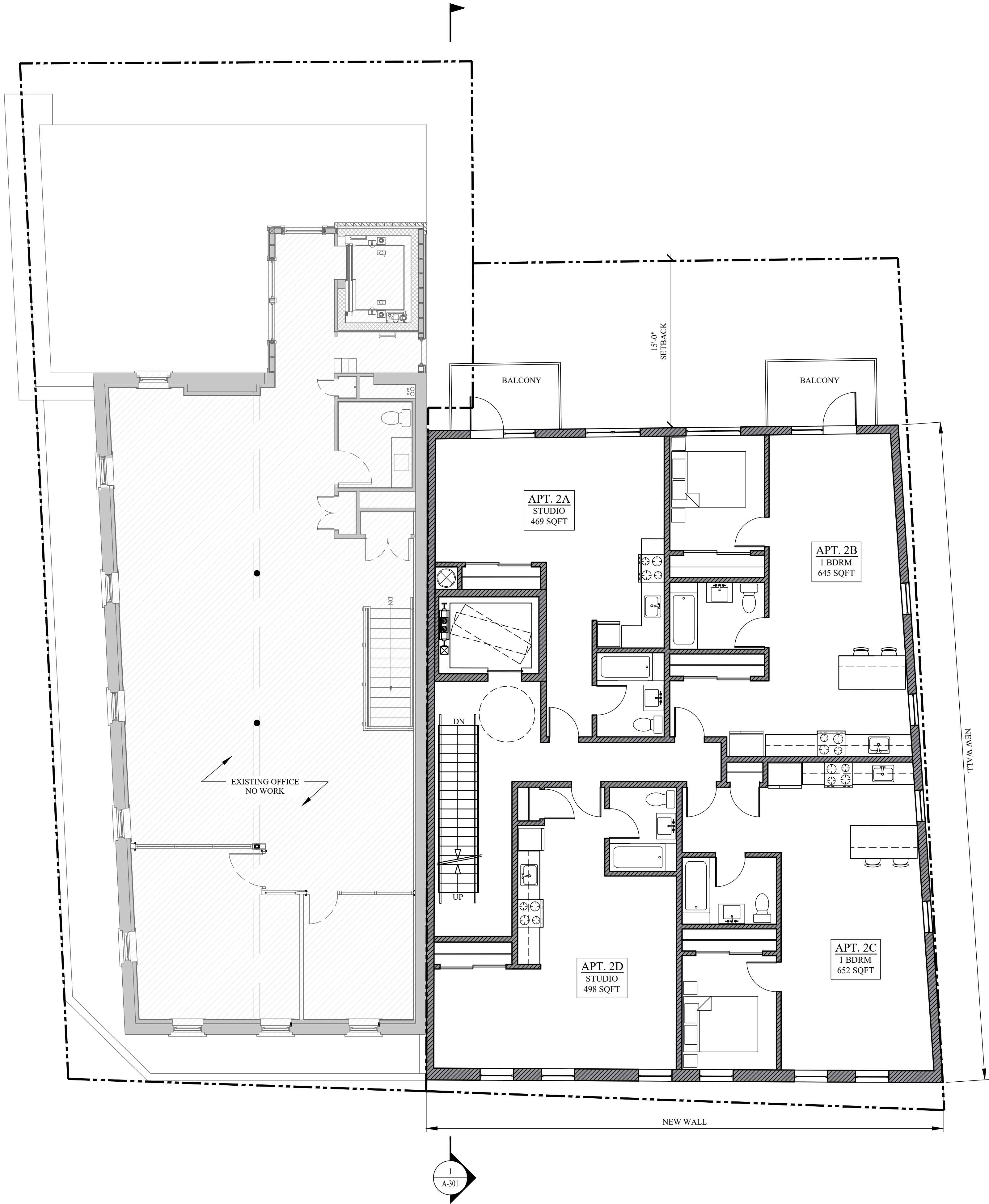
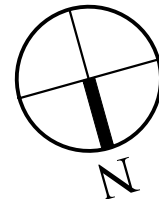
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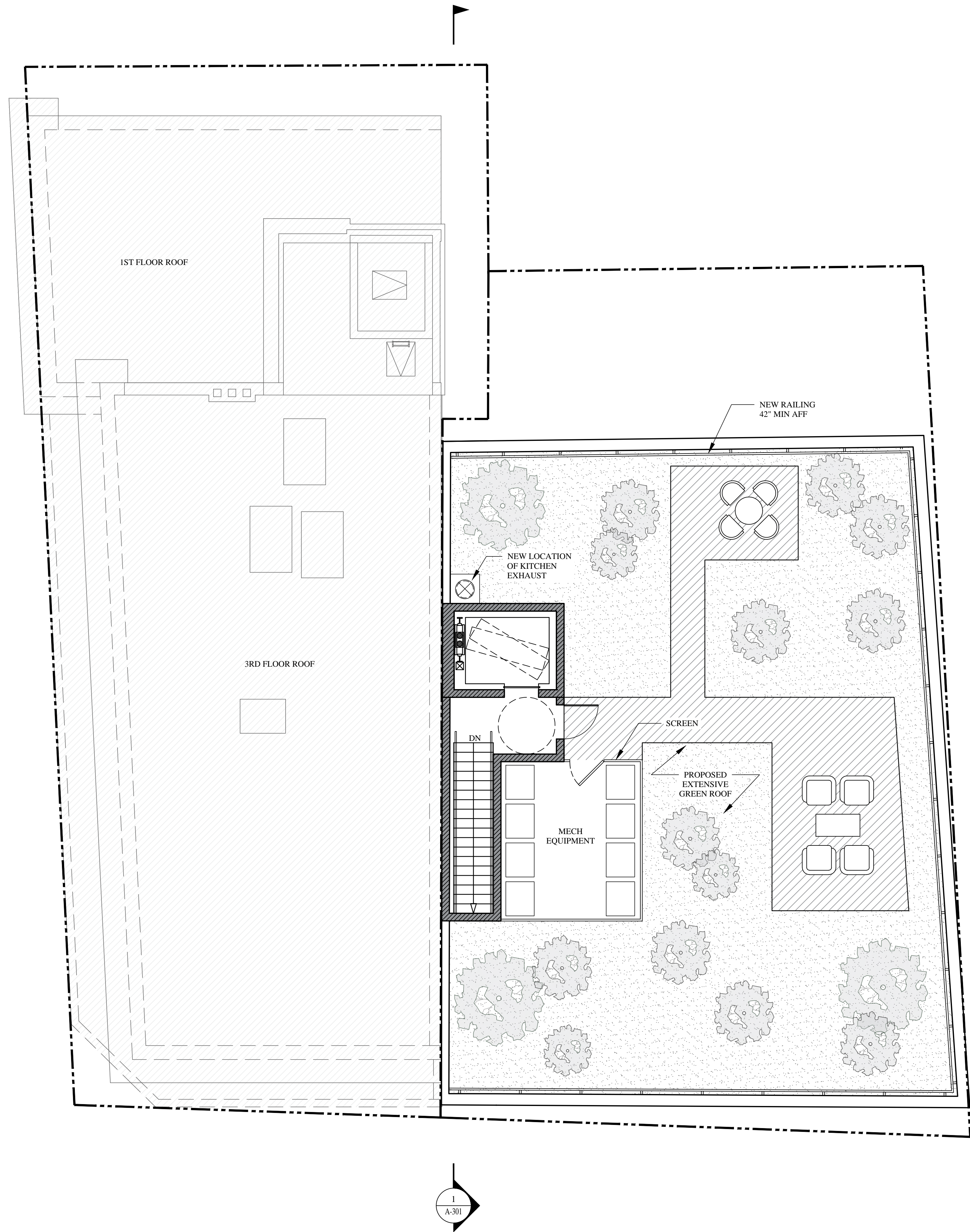
A-100 PROPOSED PLANS 11 OF 17

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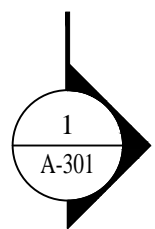
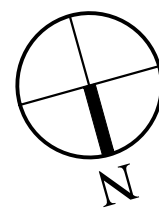
- EXISTING PROPERTY LINE
- EXISTING WALL TO REMAIN
- PROPOSED WALL
- NO WORK
EXISTING BUILDING TO REMAIN

3 PROPOSED 3RD FLOOR PLAN
SCALE: 3/16"=1'-0"





4 PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"



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PROJECT:
145 MAIN STREET
NYACK, NY

PROPOSED ROOF PLAN

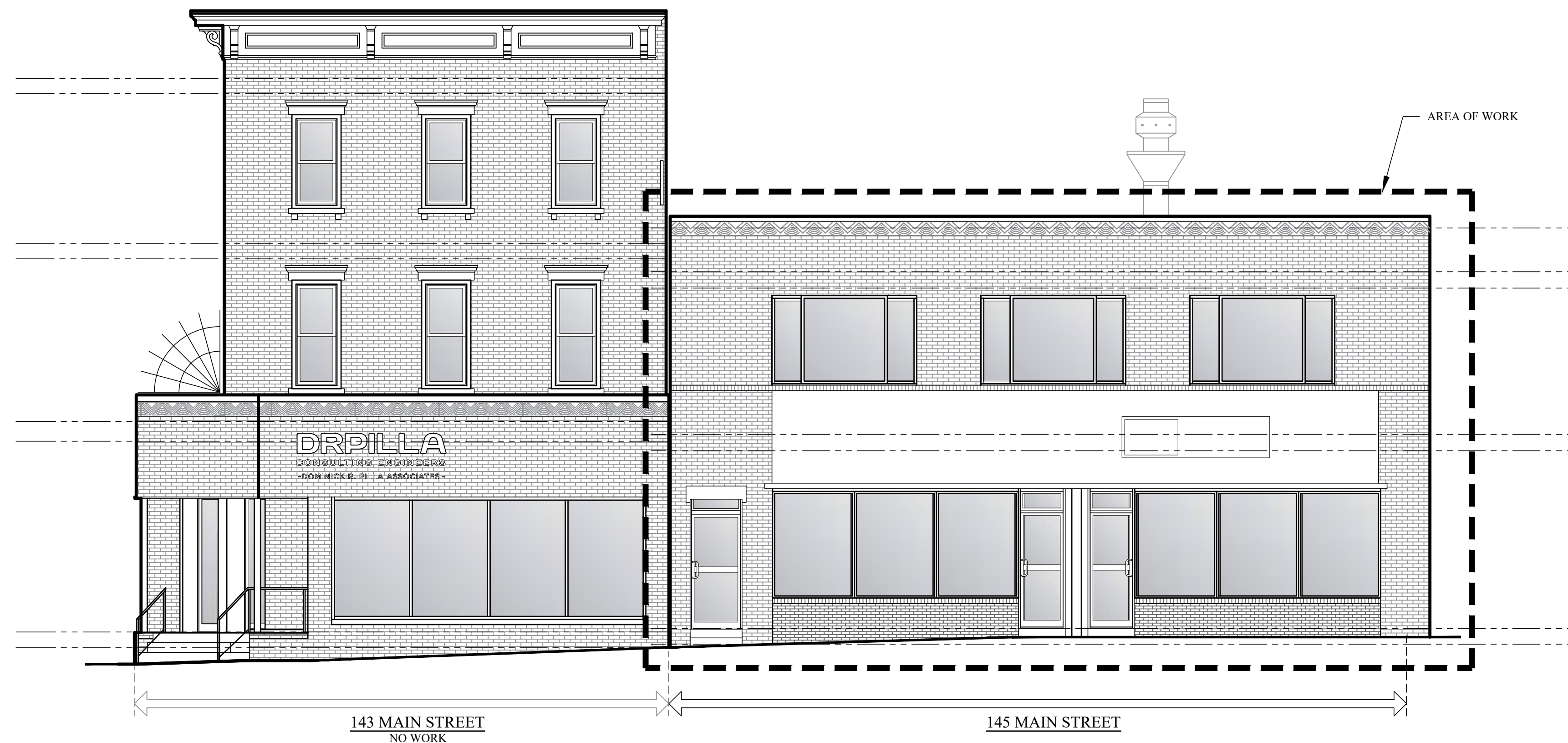
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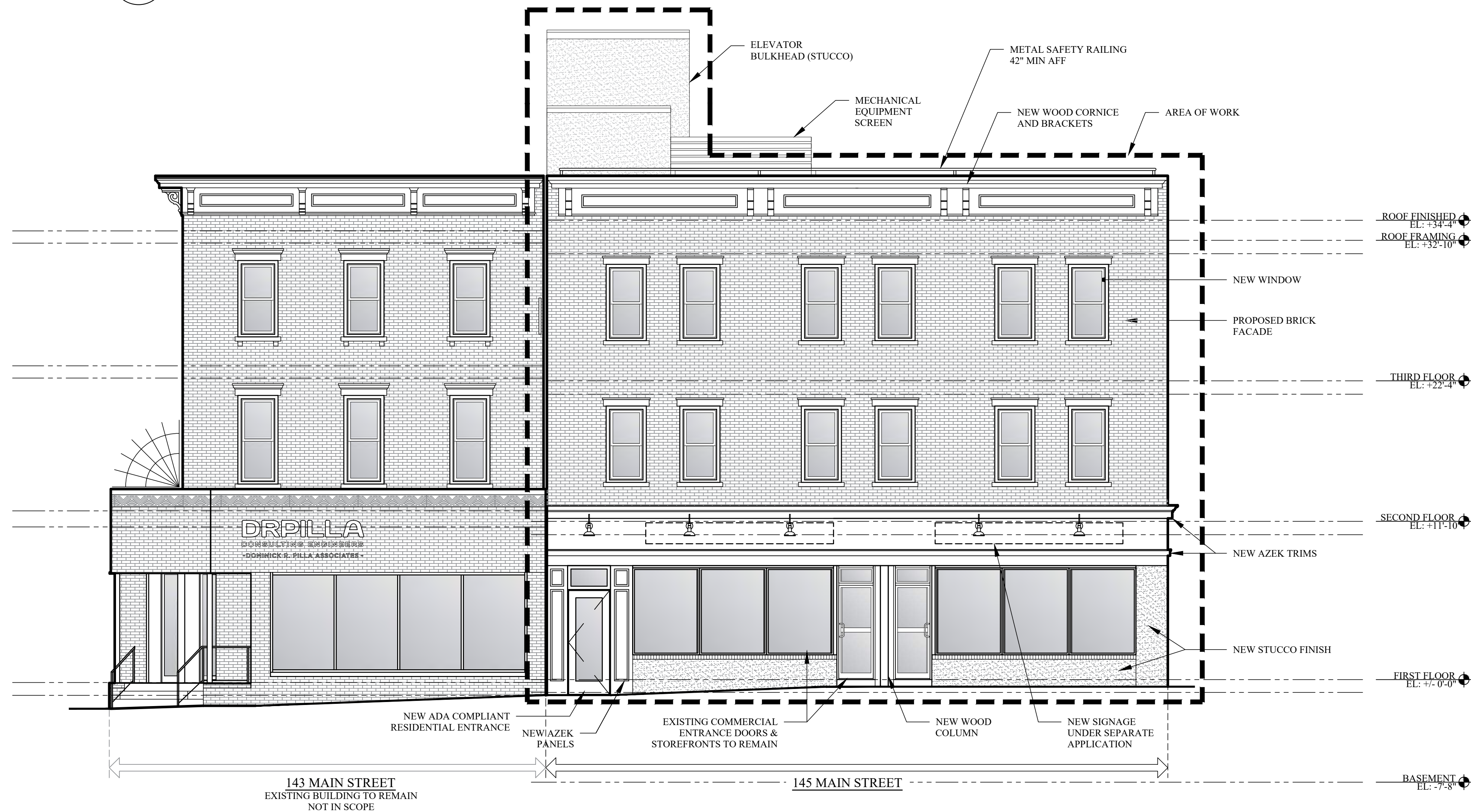
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NY P.E. 074213-1 NY R.A. 027028-1

ISSUE: FOR ARB
DATE: 10/26/2021
PROJECT NO.: 19-088
DRAWN/CHK BY: DT/DRP
SCALE: AS NOTED
DWG NO.:

A-104.00



1 EXISTING NORTH ELEVATION
SCALE: 3/16"=1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 3/16"=1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION

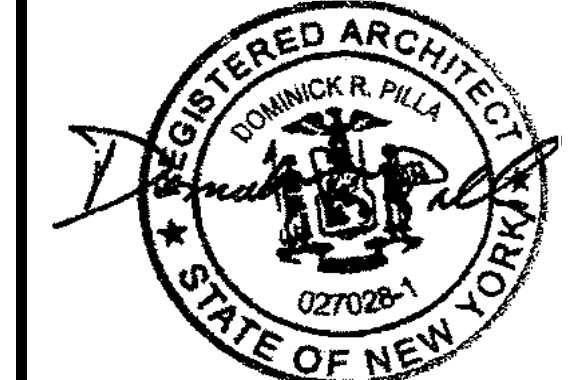
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145 MAIN STREET
NYACK, NY

NORTH ELEVATION

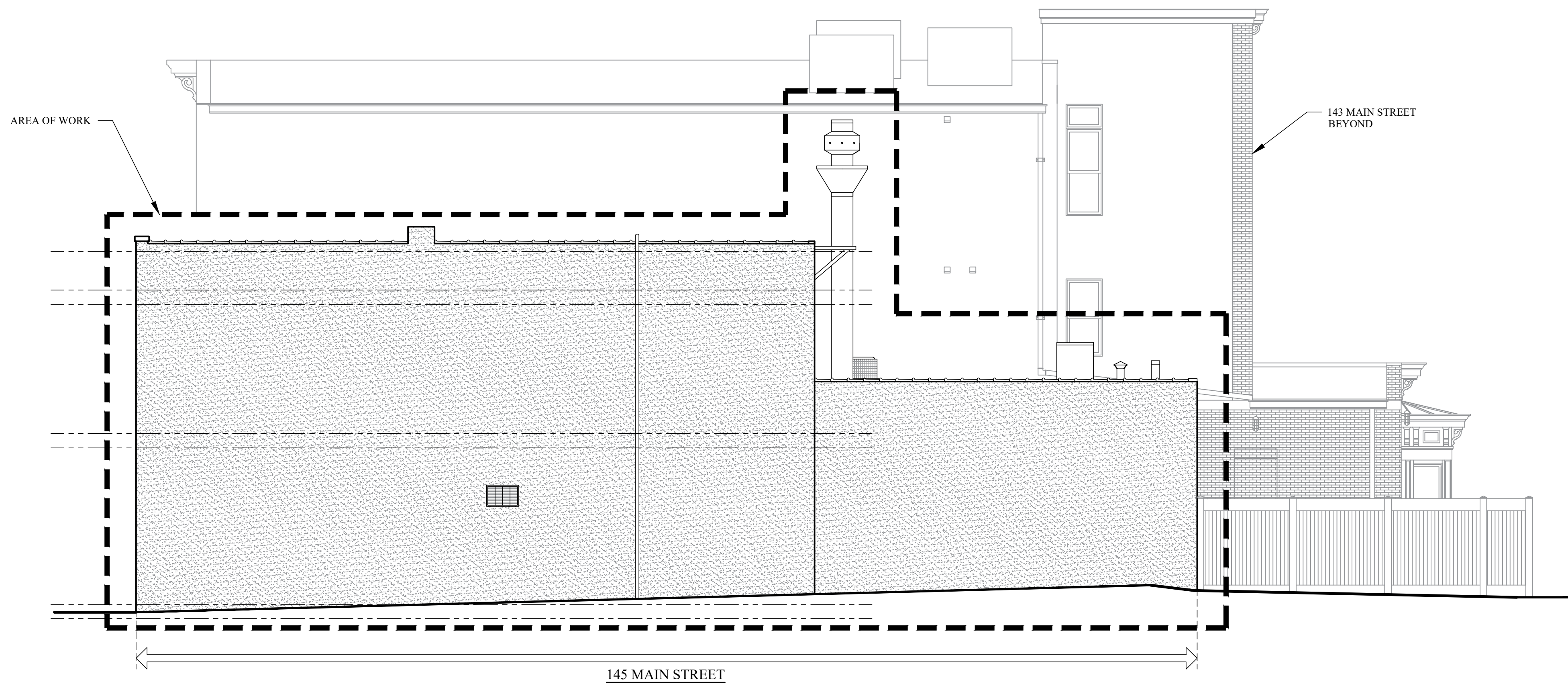
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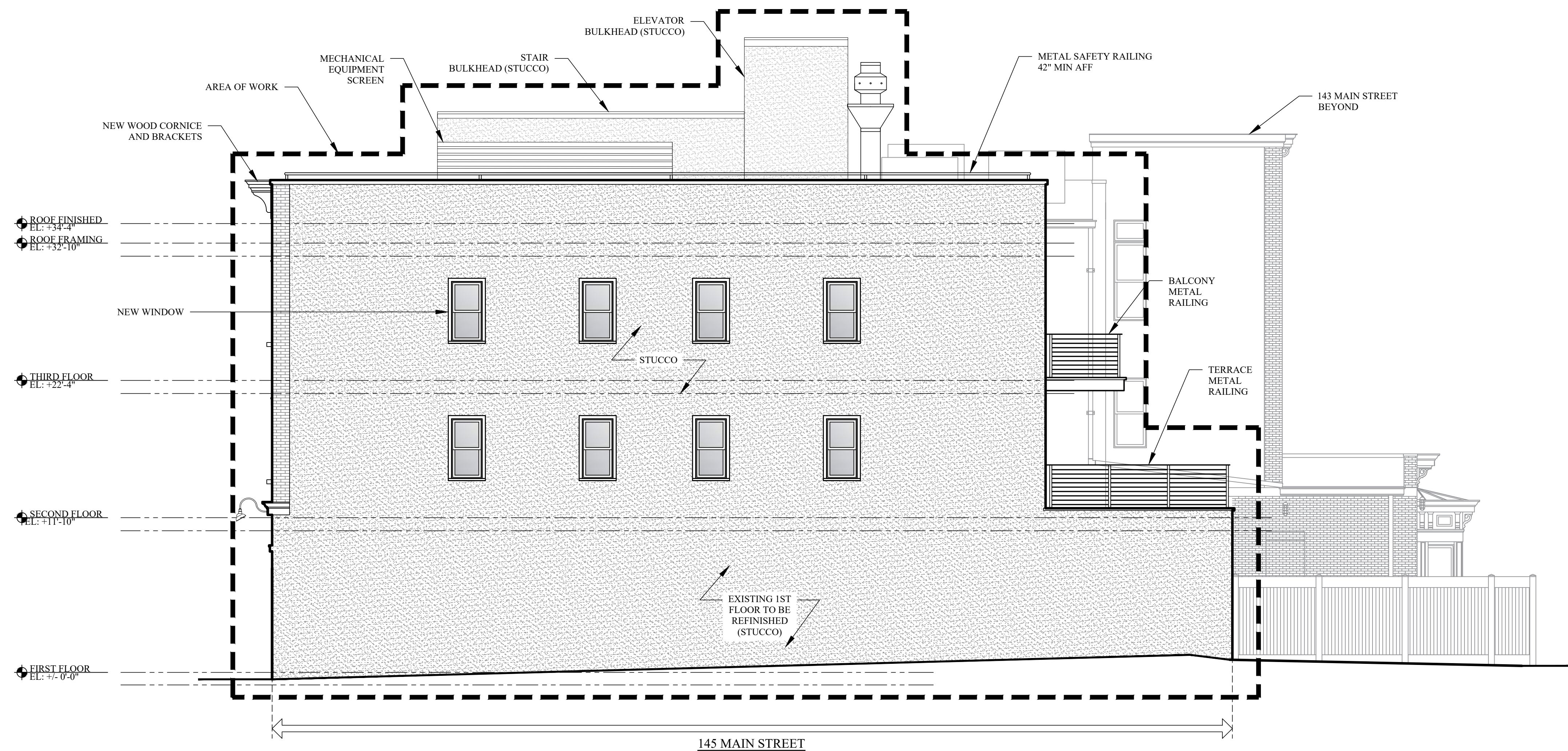
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SCALE: AS NOTED
DWG NO.:

A-200.00
A-100 PROPOSED PLANS 13 OF 17



1 EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 3/16"=1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION

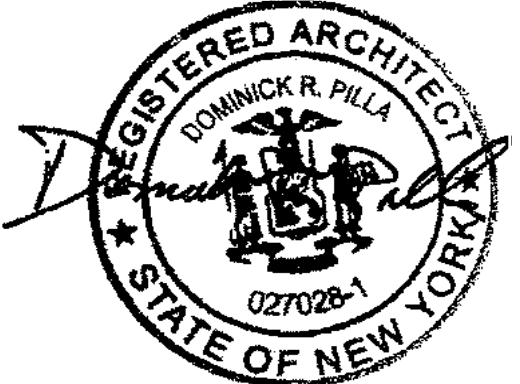
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WEST ELEVATION

SEAL AND SIGNATURE:



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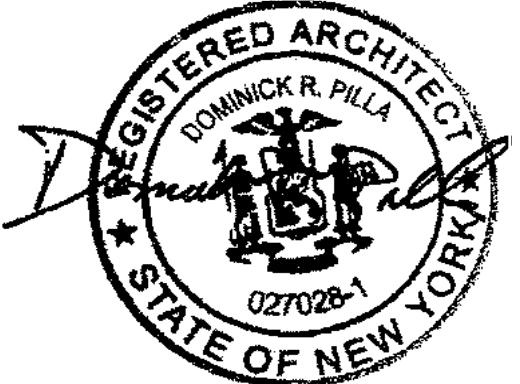
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PROJECT:
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SOUTH ELEVATION

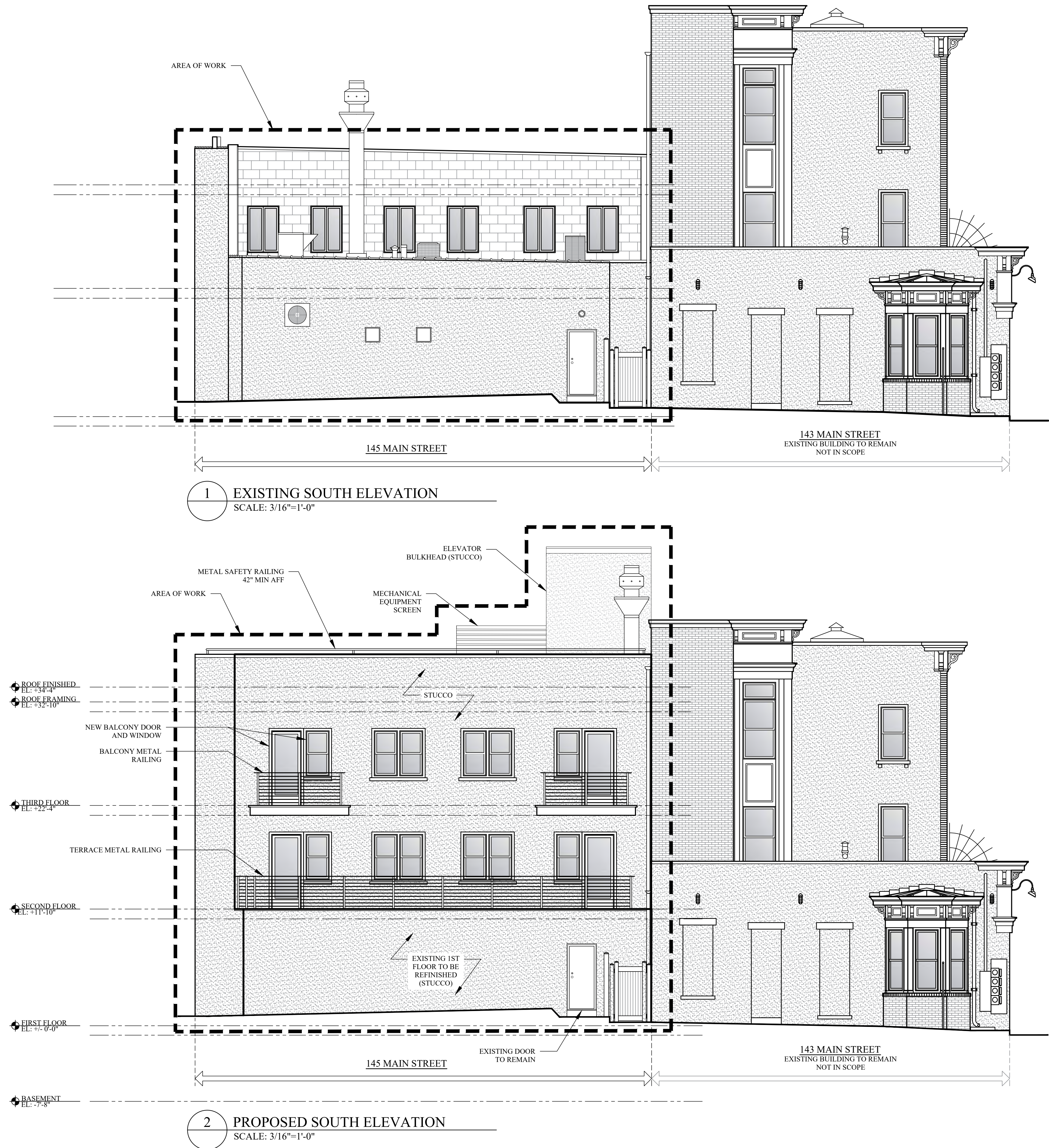
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1 EXISTING EAST ELEVATION
SCALE: 3/16"=1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 3/16"=1'-0"

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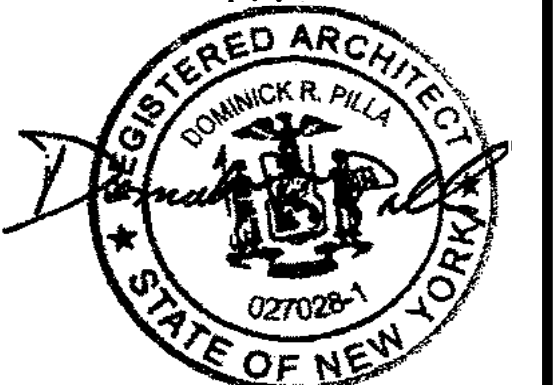
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PROJECT:
145 MAIN STREET
NYACK, NY

EAST ELEVATION

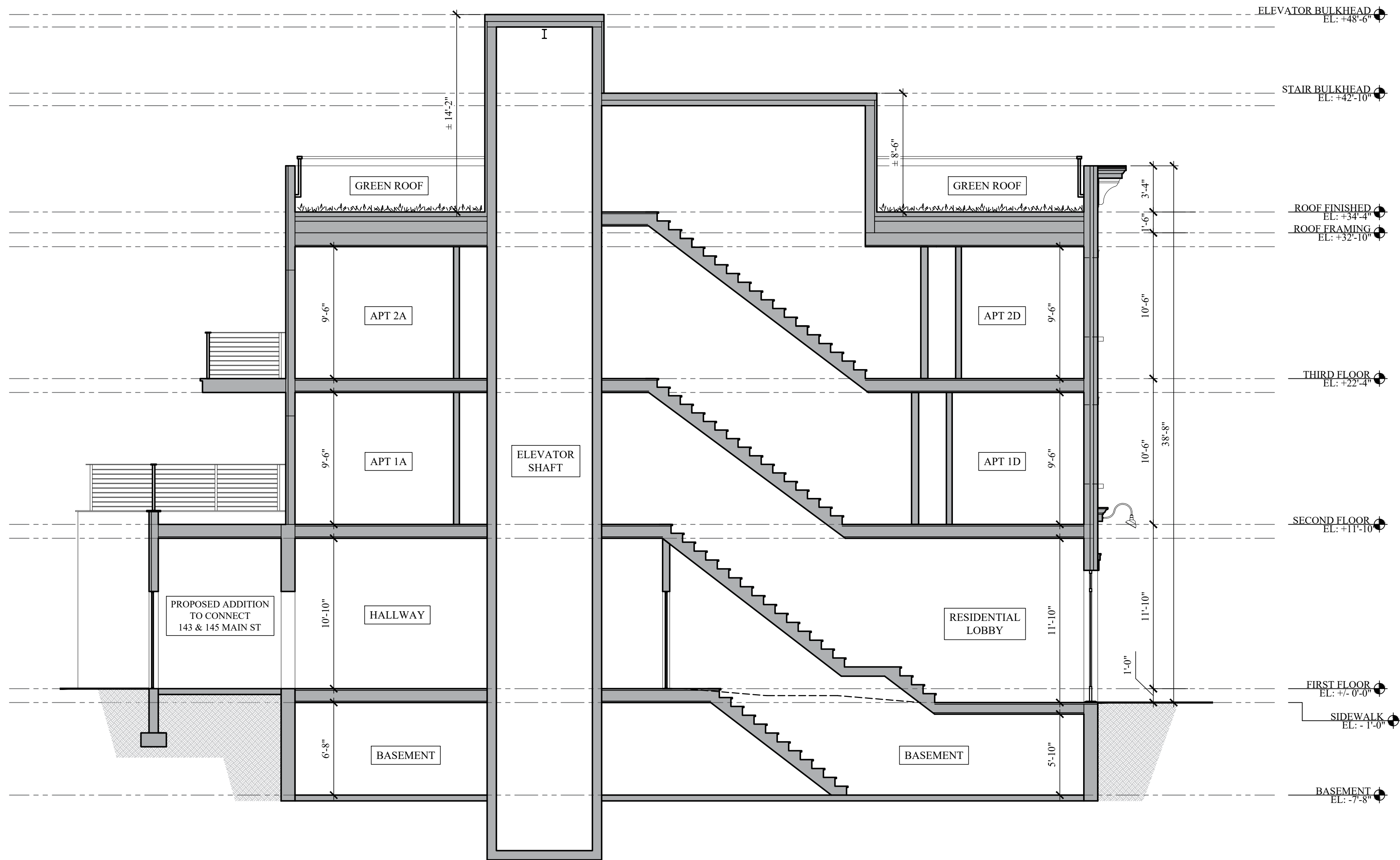
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1 PROPOSED BUILDING SECTION
SCALE: 3/16"=1'-0"

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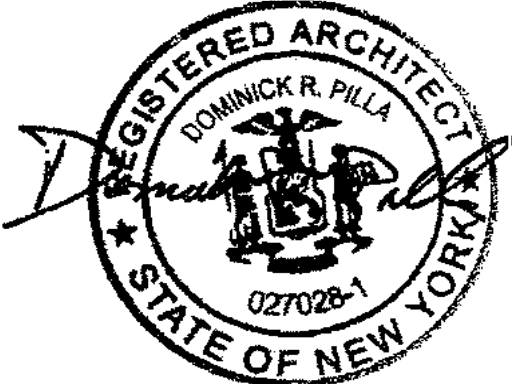
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PROJECT:
145 MAIN STREET
NYACK, NY

BUILDING SECTION

SEAL AND SIGNATURE:



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