

PROJECT NAME: 143-145 MAIN STREET STREET

PROJECT ARCHITECT: DOMINICK R. PILLA ASSOCIATES PC

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

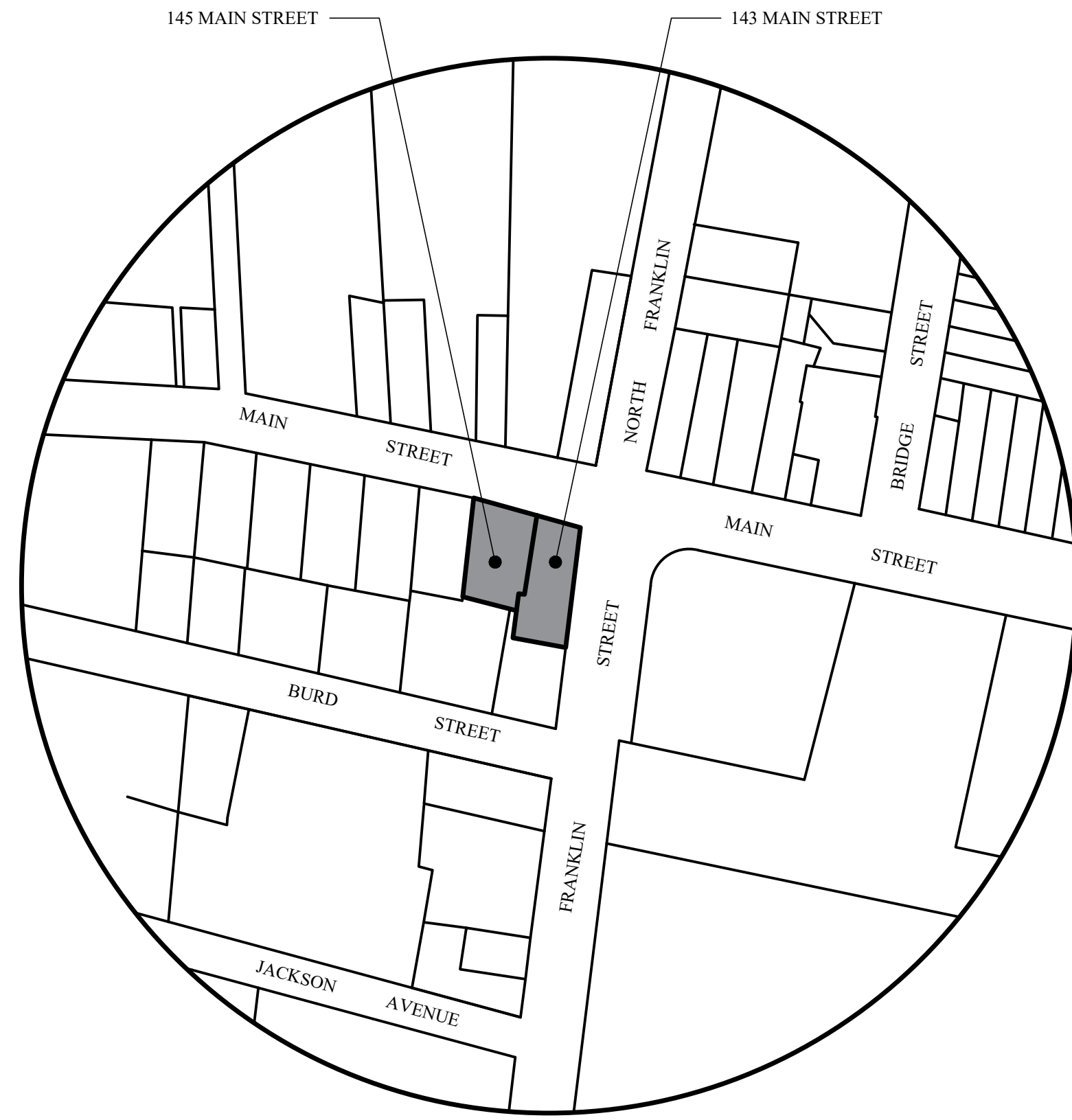
ISSUED: FOR PLANNING BOARD

ARCHITECTURAL PLANS

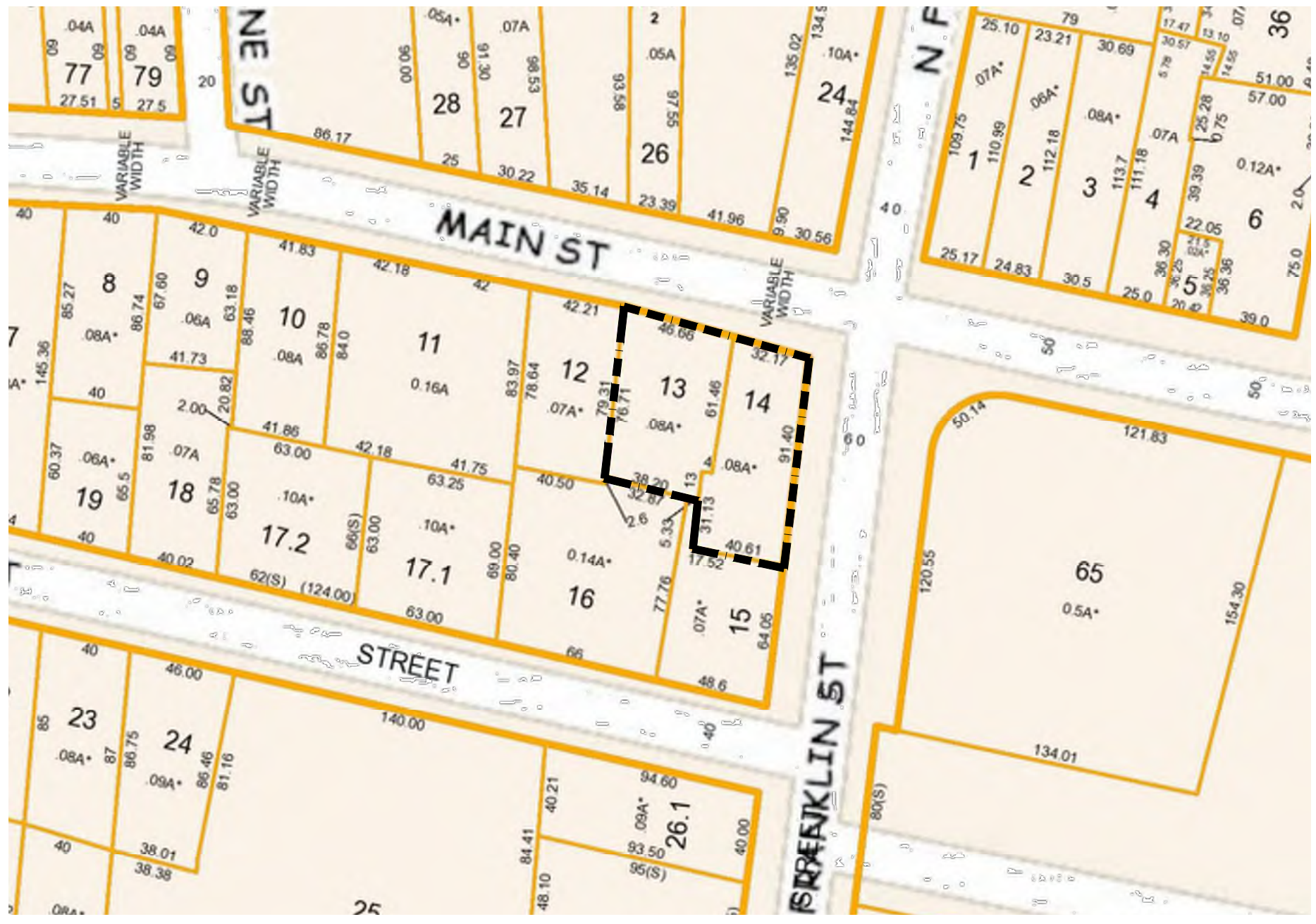
DATE: 12/9/2021

INDEX OF ABBREVIATIONS

ABV ABOVE	GD GARAGE DRAIN	PVC POLY VINYL CHLORIDE
ACOUS ACOUSTICAL	GDIS GARBAGE DISPOSAL	QTY QUANTITY
ACT ACOUSTICAL CEILING TILE	GRFRC GLASS FIBER REINFORCED CONC.	R R
AD AREA DRAIN	GL GLASS / GLAZING / GLAZE	RAD RADIUS
ADA AMERICANS WITH DISABILITIES ACT (ACCESSIBILITY GUIDELINES)	GR GRADE	RB RESILIENT BASE
ADJ ADJUSTABLE	GUT GUTTER	RD ROOF DRAIN
AJC ADJACENT	GYP GYPSUM	RECT RECTANGULAR
AFF ABOVE FINISHED FLOOR	GWB GYPSUM WALL BOARD	REF REFERENCE
ALS ACRYLIC LATEX SEALANT	H HIGH	REFRIG REFRIGERATOR
ALUM ALUMINUM	H/C HANDICAPPED	REIN REINFORCING
ANOD ANODIZED	HB HOSE BIBB	REQD REQUIRED
AP ACCESS PANEL	HC HOLLOW CORE	REV REVISION
ARCH ARCHITECT	HD HEAD	RF RELOCATED
ASSEM ASSEMBLY	HDF HIGH DENSITY FIBER BOARD	RL ROOM
AST ASPHALT COMPOSITION TILES	HDWR HARDWARE	RM ROOM
AVG AVERAGE	HM HOLLOW METAL	RO ROUGH OPENING
A.W.L. ARCHITECTURAL WOOD-WORKING INSTITUTE	HNGG HOLLOW NEOPRENE COMP. GASKET	RRD RADIUS ROOF DRAIN
B BALCONY	HOLD HOLD DIMENSION	RT RESILIENT TILE
BC BRICK COURSE	HORZ HORIZONTAL	SAN SANITARY
BD BALCONY DRAIN	HP HOLD POINT	SC SOLID CORE
BITUM BITUMINOUS	HR HOUR	SCH SCHEDULE
BKT BRACKET	HT HEIGHT	SEC SECTION
BLDG BUILDING	HTH HARD TROWEL, MOIST CURE AND HARDENER	SECY SECRETARY
BLT-IN BUILT-IN	HTS HARD TROWEL, MOIST CURE AND SEAL	SF SQUARE FOOT
BM BEAM	HVAC HEATING, VENTILATING, AND A.C.	SFO SOLICITATION FOR OFFER
BR BRICK	HW HOT WATER	SHT SHEET
BUR BUILT-UP ROOF	HWB HOT WATER HEATER	SIM SIMILAR
BZ BRONZE	ICE ICE MAKER	SP STAIR PRESSURIZATION
CA CONSTRUCTION ADMINISTRATOR	ICD INSIDE DIAMETER	SPE STAND PIPE EXTENSION
CAB CABINET	IN INCH	SPEC SPECIFICATION
CB CAT/BASIN	INCAD INCANDESCENT	SQ YD. SQUARE YARD
CC CEMENTITIOUS COATING	INSUL INSULATION	SSS STAINLESS STEEL
CCT COVE CERAMIC TILE	INT INTERIOR	SSS SILICONE SANITARY SEALANT
CEM CEMENT	J-BOX JUNCTION BOX	STD STANDARD
CJ CONTROL JOINT	JAN JANITOR	STP STAIR PIPE
CJF CORK JOINT FILLER	JTBW JATOWA HARDWOOD	STR STRUCTURE / STRUCTURAL
CL CENTERLINE	JT JOINT	SUP SUPPLY
CLG CEILING	KD KNOCKED DOWN	SUSP SUSPENDED
CLO CLOSET	KE KITCHEN EXHAUST	SYM SYMETRICAL
CLR CLEAR	KIT KITCHEN	SYS SYSTEM
CMU CONCRETE MASONRY UNIT	KL KNURLED LEVER (PUBLIC SIDE)	T TREAD
COL COLUMN	L LENGTH	T.O. TOP OF
CONC CONCRETE	LAM LAMINATE	T&G TONGUE & GROOVE
CONF CONFERENCE	LAV LAVATORY	TBD TO BE DETERMINED
CONN CONNECTION	LBS POUNDS	TBS TO BE SPECIFIED
CONST CONSTRUCTION	LT LIGHT / LIGHTING	TE TOILET EXHAUST
CONT CONTINUOUS	MACH MACHINE	TEL TELEPHONE
CORR CORRIDOR	MAR MARBLE	TEMP TEMPERATURE
CP CARPET	MAS MASONRY	THD THRESHOLD
CS CONCEALED SPLINE	MAX MAXIMUM	THK THICK
CT CERAMIC TILE	MC MECHANICAL CONTRACTOR	TLT TOILET
CTR CENTER	MDF MEDIUM DENSITY FIBER BOARD	T.O.P. TOP OF PARAPET
CW COLD WATER	MDO MEDIUM DENSITY OVERLAY	TYP TYPICAL
DEMO DEMOLITION	MECH MECHANICAL	UL UNDERWRITER'S LABORATORY
DIA DIAMETER	MEMB MEMBRANE	UNON UNLESS OTHERWISE NOTED
DIM DIMENSION	MFD MANUFACTURED	USG U.S. GYPSUM COMPANY
DISP DISPENSER	MFR MANUFACTURER	VNL VINYL FABRIC
DISPL DISPOSAL	MH MANHOLE	VCT VINYL COMPOSITION TILE
DN DOWN	MIN MINIMUM	VEST VESTIBULE
DP DAMPPROOFING	MIRR MIRROR	VIF VERIFY IN FIELD
DR DOOR	MISC MISCELLANEOUS	VWC VINYL WALL COVERING
DS DOWNSPOUT	MW MICROWAVE	W WIDE / WIDTH
DTL DETAIL	MO MASONRY OPENING	W/ WITHOUT
DW DRY WALL	MOLD MOLD RESISTENT	WC WATER CLOSET
DWG DRAWING	MTR MORTAR	WD WOOD
DWSR DISHWASHER	MTL METAL	WP WATERPROOFING
EA EACH	MULL MULLION	WPT WORKING POINT
EC ELECTRICAL CONTRACTOR	MW METALLIC WATERPROOFING	WP MEM WATERPROOF MEMBRANE
EIFS EXT. INSULATION + FIN. SYS.	NAP NAPKIN	WR WATER RESISTANT
EJ EXPANSION JOINT	NTS NOT TO SCALE	WRGB WET STACK
ELEV ELEVATION	OA OUTSIDE AIR	WT WEIGHT
EL ELECTRICAL	OD OUTSIDE DIAMETER	YH YARD HYDRANT
ELEV ELEVATOR	OFF OFF	1SR5 ONE-PART SILICONE RUBBER SEALANT
ENCL ENCLOSURE	OPG OPENING	2PUMS TWO-PART POLYURETHANE MODIFIED SEALANT
ENG ENGINEER	OPP OPPOSITE	2PUS TWO-PART POLYURETHANE SEALANT
EPF EXPANDED POLYETH. JOINTFILLER	OZ OUNCE	& AND
EQ EQUIP	PNT PAINT	@ AT
EST ESTIMATE	PD PLANTER DRAIN	° DEGREE
EWX ELECTRIC WATER CLOSET	PDR POWDER	Ø DIAMETER
EXH EXHAUST	PH PENTHOUSE	+ PLUS AND MINUS
EXST EXISTING	PLAM PLASTIC LAMINATE	
EXP EXPANSION	PLAS PLASTIC	
EXSB EXTERIOR GRADE SOFFIT BOARD	PLBG PLUMBING	
EXT EXTERIOR	PLT PLATE	
F&I FURNISH AND INSTALL	PLYWD PLYWOOD	
FAB FABRICATE	POL POLYSTYRENE	
FD FLOOR DRAIN	PP PRECAST PAVERS	
FE FIRE EXTINGUISHER	PPMC POLYISOBUTYLENE/POLYBUTENE MASTIC COMPOUND	
FIN FINISHED	PSF POUNDS PER SQUARE FOOT	
FLG FLOORING	PT PRESSURE TREATED	
FLR FLOOR	PTD PAINTED	
FLUOR FLUORESCENT	PTN PARTITION	
FND FOUNDATION		
FR FIRE RATED		
FR FIRE RATED		
FO FACE OF		
FT FOOT / FEET		
FTG FOOTING		
G GRANITE		
GA GAUGE		
GALV GALVANIZED		
GC GENERAL CONTRACTOR		



A VICINITY MAP
SCALE: 1" = 100'



B TAX MAP
NOT TO SCALE

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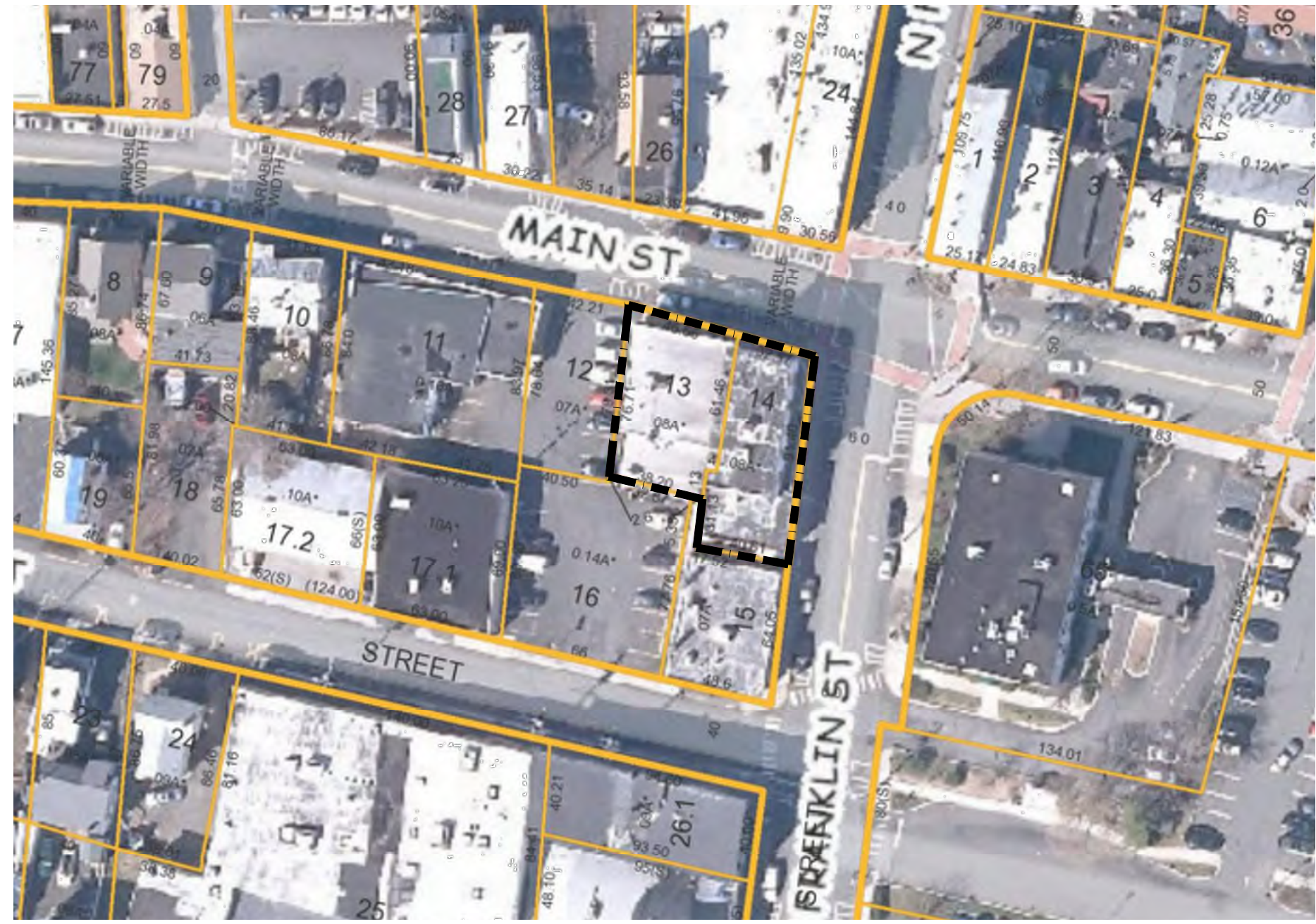
PROJECT INFORMATION	
PROJECT ADDRESS:	143 & 145 MAIN STREET NYACK, NY 10960
TAX LOT:	66.37-2-13 & 66.37-2-14
ZONING DISTRICT:	DMU-1 DOWNTOWN MIXED USE-1

PROJECT NARRATIVE	
MERGER OF TWO LOTS	COMBINING 145 MAIN STREET WITH 143 MAIN STREET TO CREATE ONE BUILDING.
VERTICAL ADDITION TO 145 MAIN STREET.	

AREA VARIANCE	
AN AREA VARIANCE WILL BE REQUIRED FROM ARTICLE IV, VON §360-4.5B(3) FOR THREE PARKING SPACES.	
FAR BONUS	AN ADDITIONAL 0.25 FAR BONUS FOR PROPOSED GREEN ROOF PROVIDED (VON §360-4.14)
DENSITY BONUS	AN ADDITIONAL 10% DENSITY BONUS FOR PROVIDING 10% AFFORDABLE WORKFORCE HOUSING UNITS (VON §120-1 (2))

INDEX OF SYMBOLS

	INTERIOR ELEVATION MARK		GRID LINE		WINDOW TAG
	DETAIL MARK		NAME ELEVATION		DOOR TAG
	ELEVATION MARK		ROOM TAG		SMOKE DETECTOR
	SECTION MARK		ROOM TAG - TEXT COMMENT		KEYED NOTE
	FIN. CLG. 8'-0" AFF		PARTITION TYPE		REVISION MARK
	EXIT LIGHT WITH DIRECTIONAL ARROWS		EXIT LIGHT WITH DIRECTIONAL ARROWS		



C AERIAL MAP
NOT TO SCALE

DRPILLA
CONSULTING ENGINEERS
-DOMINICK R. PILLA ASSOCIATES-

845.727.7785 212.224.9500
143 Main Street, Nyack, NY, 10960 5 Columbus Circle, 11th Fl, New York, NY, 10019
drpilla.com

REVISIONS:

NO.	DATE	DESCRIPTION

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PROJECT:
143-145 MAIN STREET
NYACK, NY

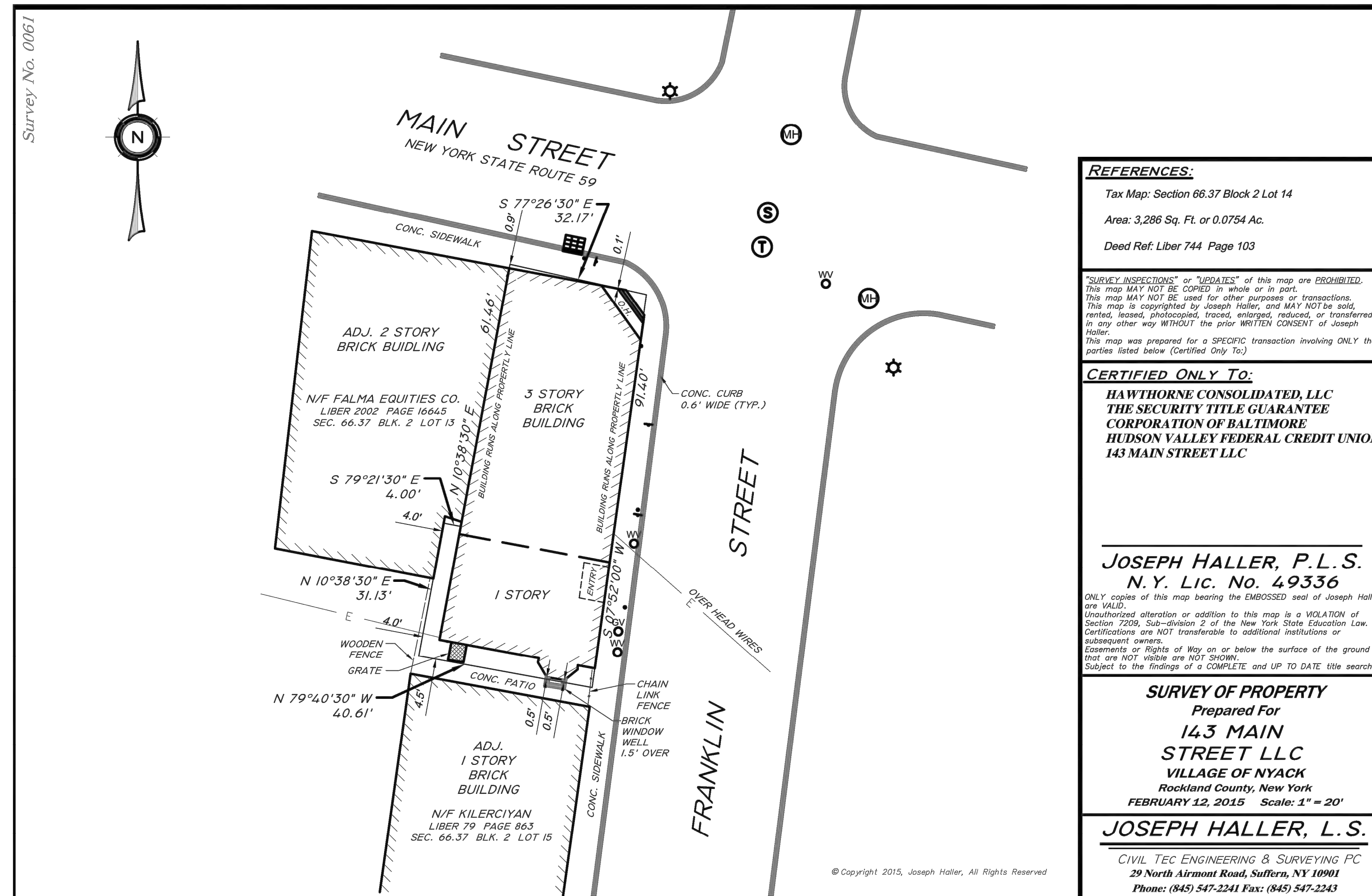
TITLE SHEET

SEAL AND SIGNATURE:

DOMINICK R. PILLA, P.E., R.A.
NY P.E. 074213-1 NY R.A. 027028-1

ISSUE: FOR PLANNING BOARD
DATE: 12/9/2021
PROJECT NO.: 19-088
DRAWN/CHK BY: DT/DRP
SCALE: AS NOTED
DWG NO.: T-001.00

Z-100 ZONING ANALYSIS 1 OF 17



REFERENCES:
Tax Map: Section 66.37 Block 2 Lot 14
Area: 3,286 Sq. Ft. or 0.0754 Ac.
Deed Ref: Liber 744 Page 103

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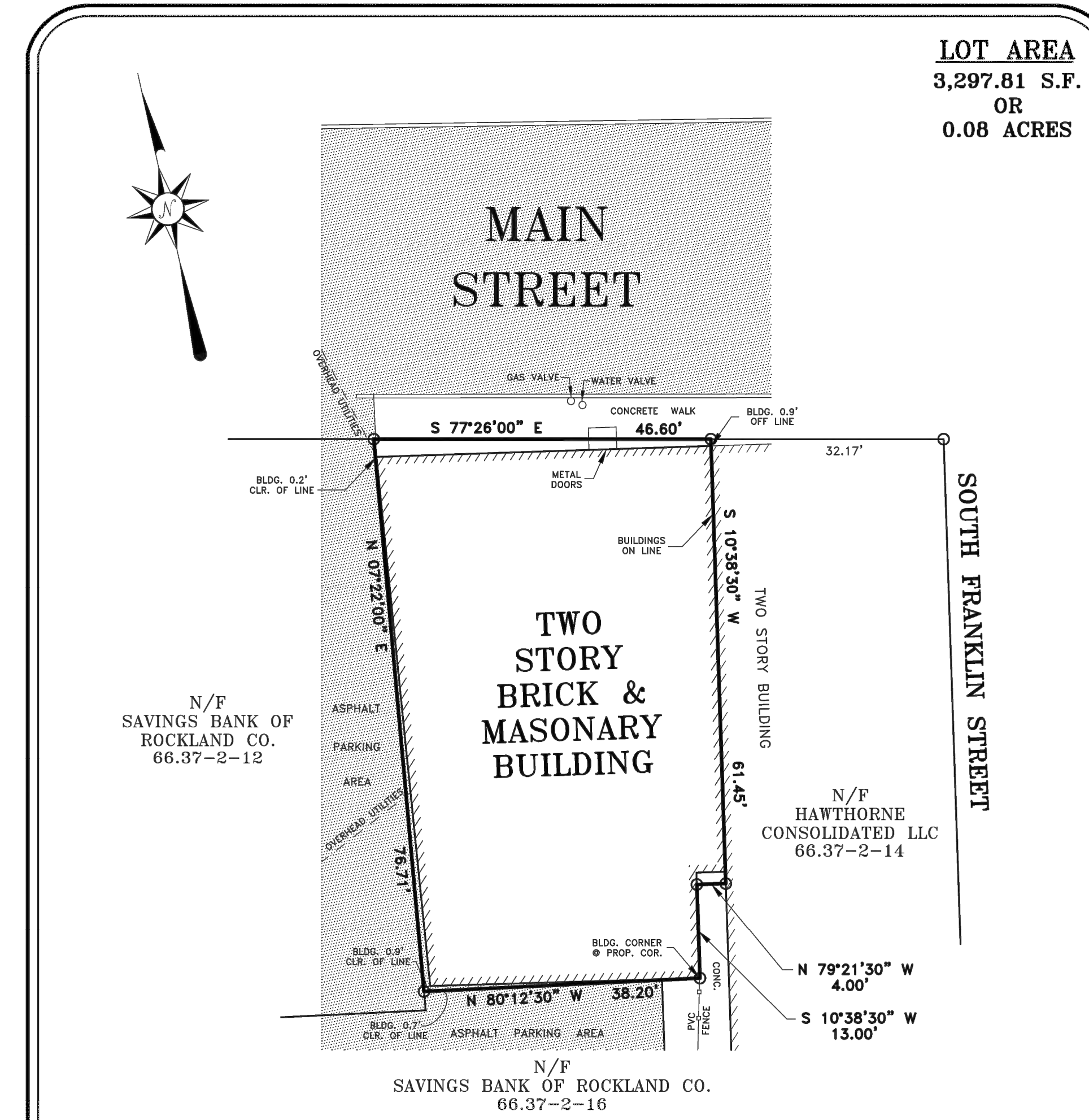
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SURVEY OF PROPERTY
Prepared For
143 MAIN STREET LLC
VILLAGE OF NYACK
Rockland County, New York
FEBRUARY 12, 2015 Scale: 1" = 20'

JOSEPH HALLER, L.S.
CIVIL, TEC ENGINEERING & SURVEYING PC
29 North Airmont Road, Suffern, NY 10901
Phone: (845) 547-2241 Fax: (845) 547-2243

A SITE SURVEY - 143 MAIN STREET
NOT TO SCALE



LOT AREA
3,297.81 S.F.
OR
0.08 ACRES

GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED INSTRUMENT #2016-29618 RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
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W.E. James
Engineering and Land Surveying, PLLC
9 CHEANDA LANE
WALLKILL, NEW YORK 12589
PHONE: (845) 666-6522 FAX: (845) 666-6525
EMAIL: WEJames@optonline.net
www.wejamesassociates.com

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2. M&T BANK
ITS SUCCESSORS AND/OR ASSIGNS
3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
4. THE JUDICIAL TITLE INSURANCE AGENCY LLC
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

PROJECT CAD REFERENCE:
ROCKLAND COUNTY/VILLAGE OF NYACK/MAIN STREET/HAWTHORNE CONSOLIDATED LLC.DWG

B SITE SURVEY - 145 MAIN STREET
NOT TO SCALE

NO.	DATE	DESCRIPTION

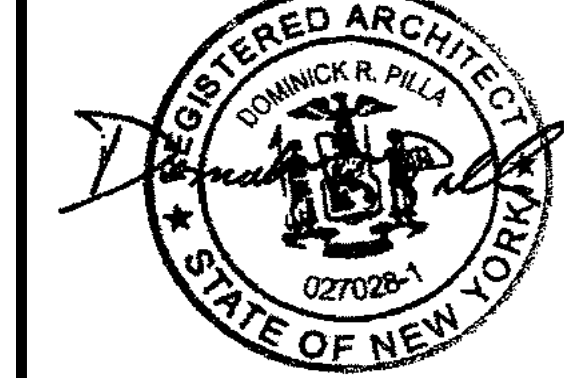
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PROJECT:
143-145 MAIN STREET
NYACK, NY

SITE SURVEY

SEAL AND SIGNATURE:



DOMINICK R. PILLA, P.E., P.L.S.
NY P.E. 074213-1 NY P.L.S. 027028-1

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DWG NO.:

G-001.00



1 PHOTO 1
VIEW FROM THE CORNER OF MAIN STREET 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

REVISIONS:		
NO.	DATE	DESCRIPTION

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PROJECT:
143-145 MAIN STREET
NYACK, NY

EXISTING CONDITIONS PHOTOS

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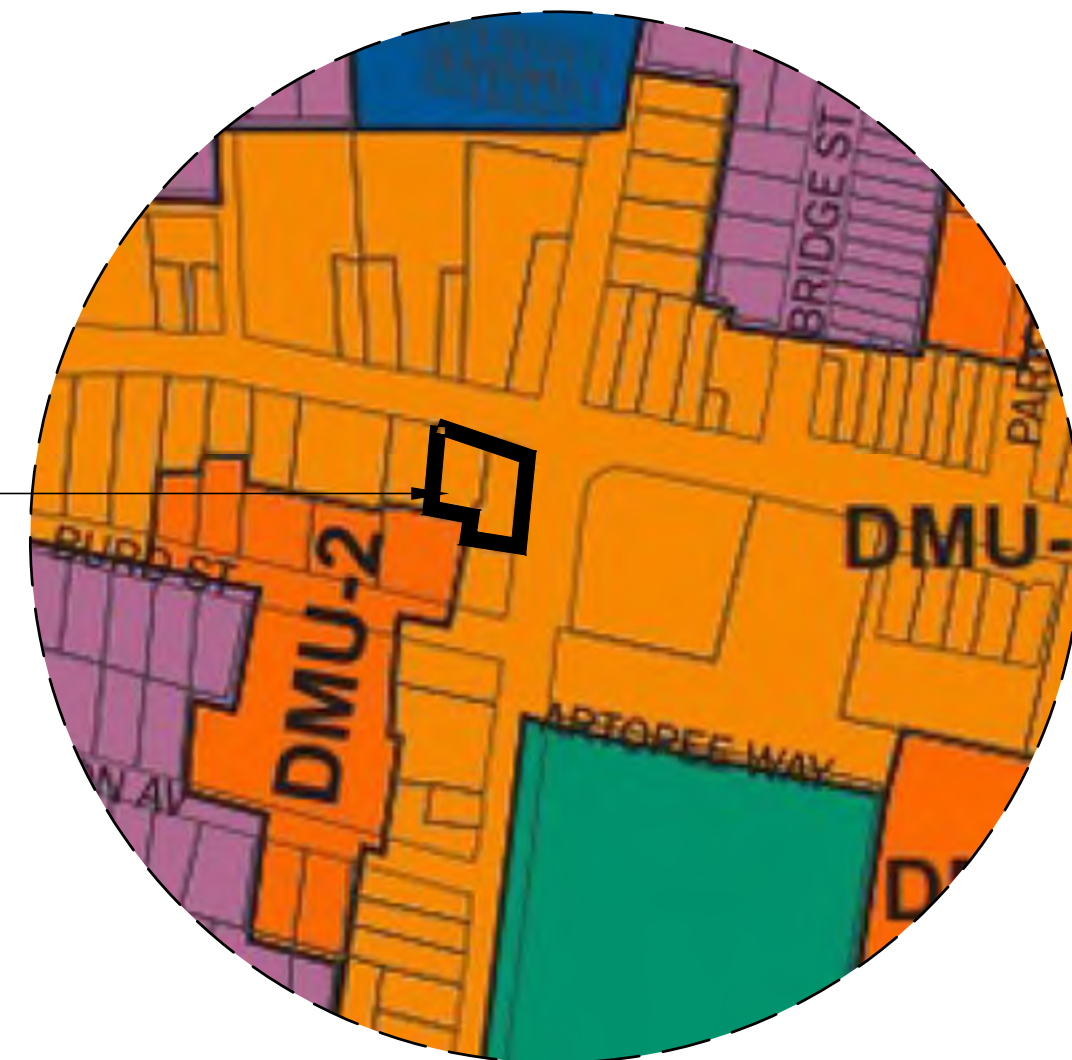


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SCALE: AS NOTED
DWG NO.:

G-002.00

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



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.

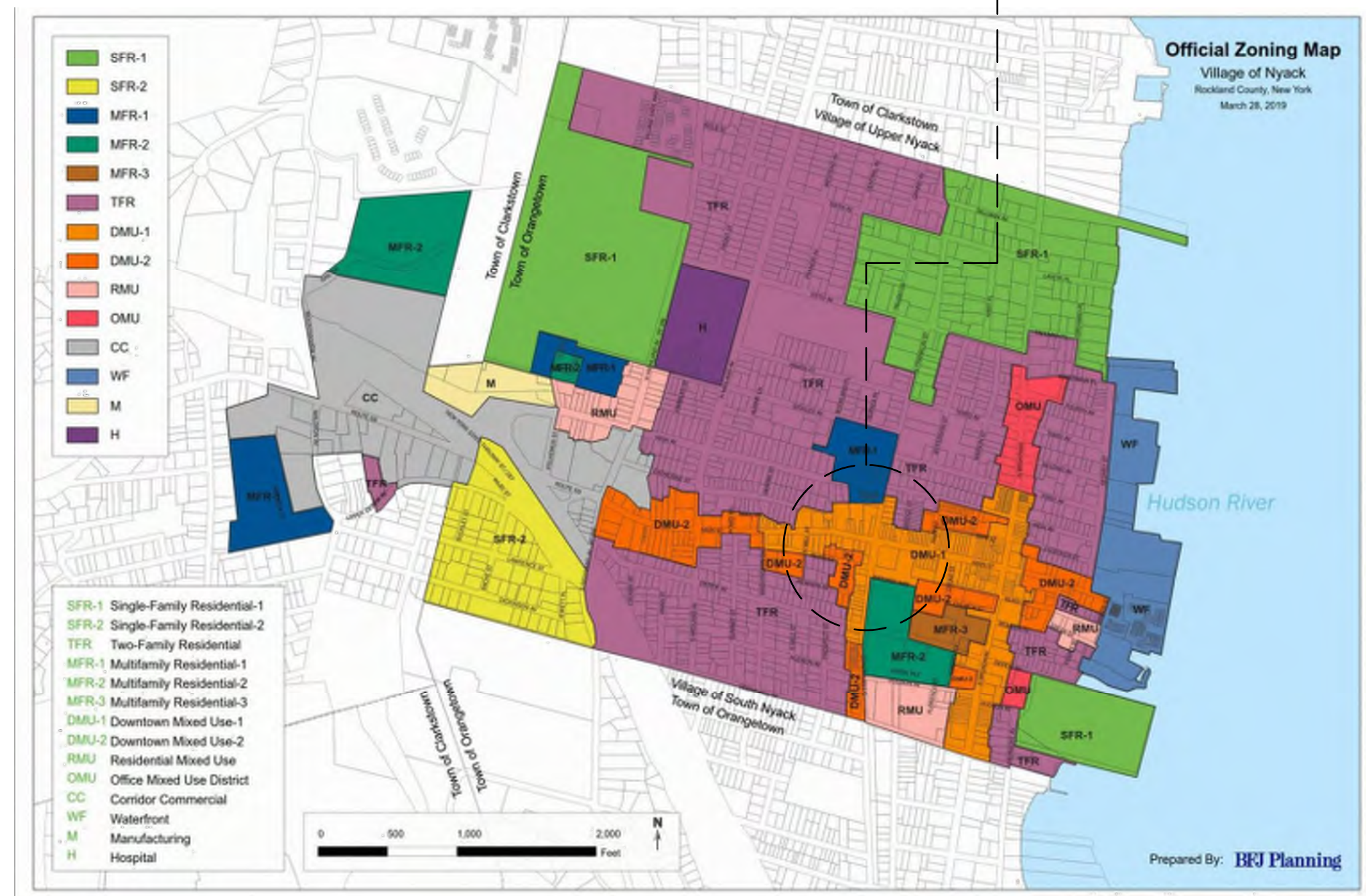
§ 360-4.14 SUSTAINABILITY.

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:
(a) WATER USE: DEMONSTRATE FACILITY WISELY USES POTABLE WATER. FOR EXAMPLE:
[1] MAY USE DRIP IRRIGATION WHEN NEEDED.
[2] MAY MEET AT LEAST 50% OF GREEN ROOF IRRIGATION USING NONPOTABLE SOURCES SUCH AS HVAC CONDENSATE, RAIN-WATER COLLECTION, OR OTHER AUXILIARY WATER SOURCES.
(b) SOIL DEPTH: CONSERVE WATER BY RETAINING MOISTURE FOR PLANT HEALTH.
[1] MINIMUM: SIX INCHES OR DEMONSTRATE ADDITIONAL POTABLE IRRIGATION REDUCTION.
[2] DEMONSTRATE ROOF IS SUSTAINABLE WITH STRUCTURAL LOADING CAPABILITY.
(c) PLANT SPECIES: PROVIDE APPROPRIATE PLANT SPECIES TO SAVE WATER SUITED TO SOIL DEPTH.
(d) MAINTENANCE:
[1] PROVIDE MAINTENANCE ACCESS AND SAFE CONDITIONS FOR USERS (PER BUILDING CODE COMPLIANCE).
[2] PROVIDE PERMANENT, ONGOING MAINTENANCE OF GREEN MAINTENANCE SYSTEM AND BENEFITS TO ROOF ELEMENTS. PROVIDE COMMITMENT IN A RESTRICTIVE COVENANT.
[3] MUST MAINTAIN AT LEAST 80% PLANT COVERAGE OF PLANTED BEDS (WITHIN TWO YEARS OF INSTALLATION).
[4] 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.

(1) ALL MULTIFAMILY HOUSING DEVELOPMENTS SHALL PROVIDE FOR THE FOLLOWING AFFORDABLE/WORKFORCE HOUSING:
(a) NUMBER OF UNITS TO BE PROVIDED.
[1] 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).
[2] 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).
(b) AFFORDABLE/WORKFORCE UNITS SHALL GENERALLY BE DISTRIBUTED EVENLY THROUGHOUT THE DEVELOPMENT, THOUGH THE PLANNING BOARD MAY USE DISCRETION IN REVIEWING AND APPROVING DISTRIBUTION.
(c) THE EXTERIOR APPEARANCE OF AFFORDABLE/WORKFORCE UNITS SHALL NOT DISTINGUISH THEM AS A CLASS FROM OTHER UNITS.
(d) 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) REALES.
[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 REALES 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:
(l) WAIVE CERTAIN APPLICATION FEES FOR APPLICANTS PROPOSING TO BUILD AFFORDABLE/WORKFORCE HOUSING UNITS IN THE VILLAGE OF NYACK.
(m) CONSIDER INCREASED ZONING DENSITIES IN MULTIFAMILY ZONES UP TO BUT NOT TO EXCEED 10% OF OTHERWISE ALLOWABLE HOUSING UNITS.
(n) 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.



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.

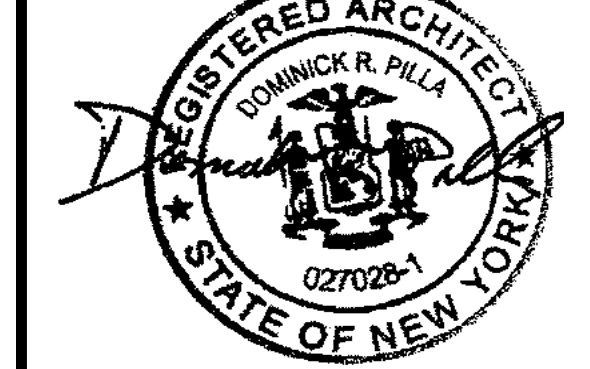
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PROJECT:
143-145 MAIN STREET
NYACK, NY

ZONING ANALYSIS

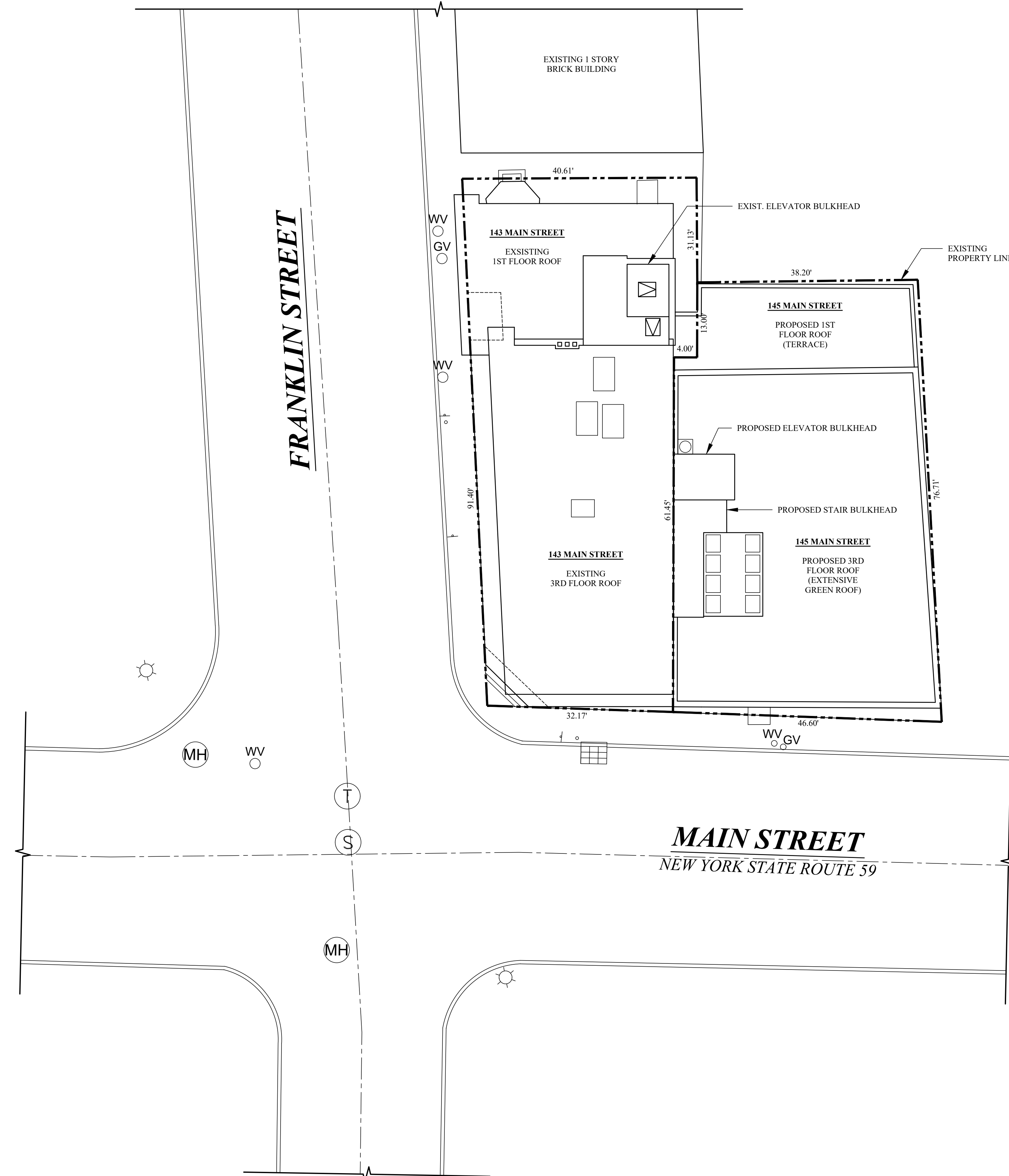
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1 SITE PLAN DIAGRAM
SCALE: 3/32"=1'-0"

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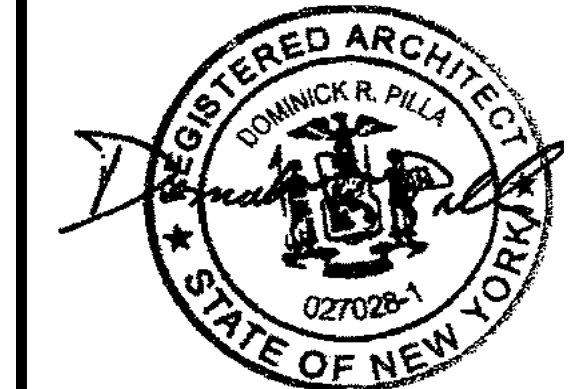
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PROJECT:
143-145 MAIN STREET
NYACK, NY

PROPOSED SITE PLAN DIAGRAM

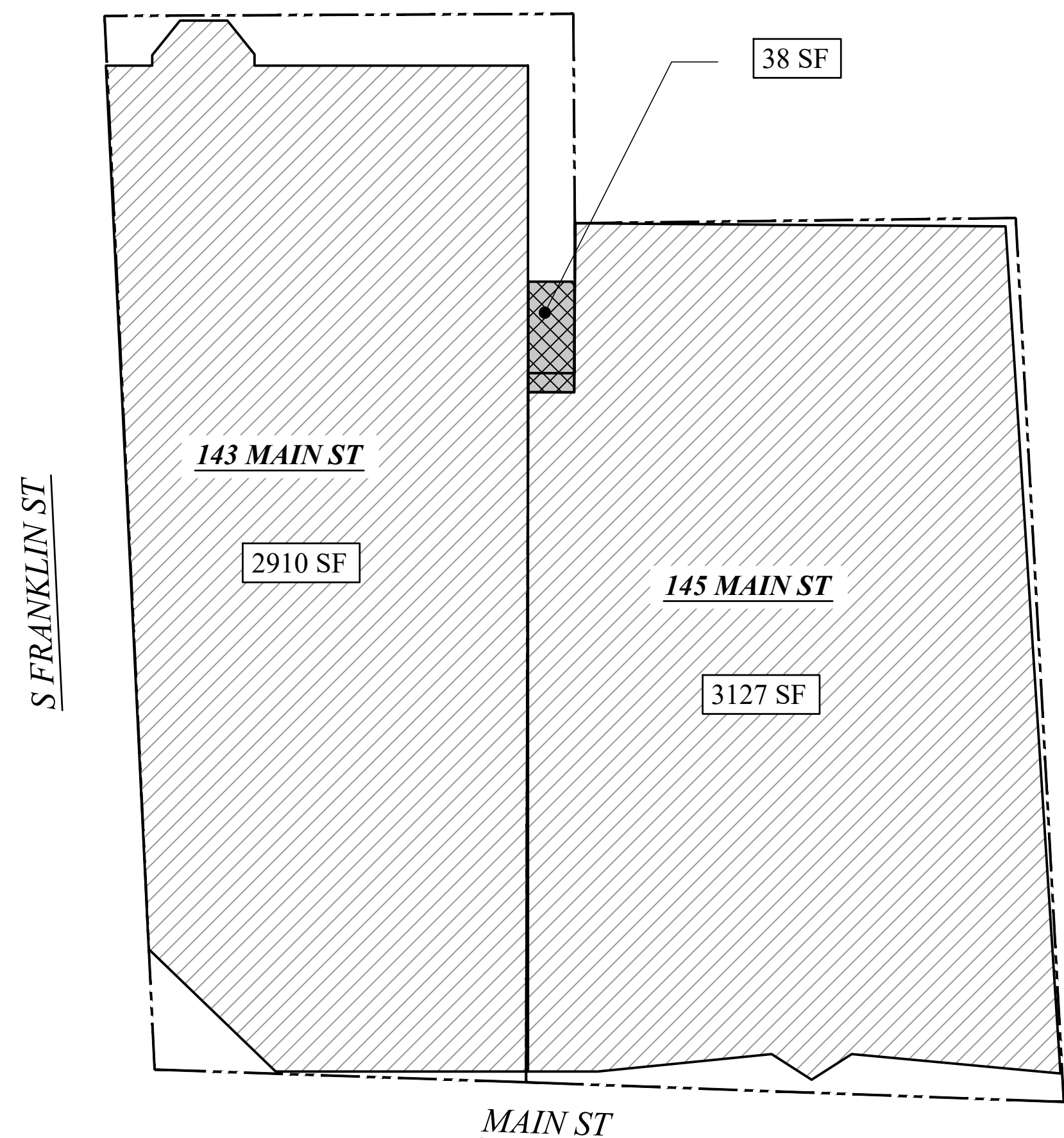
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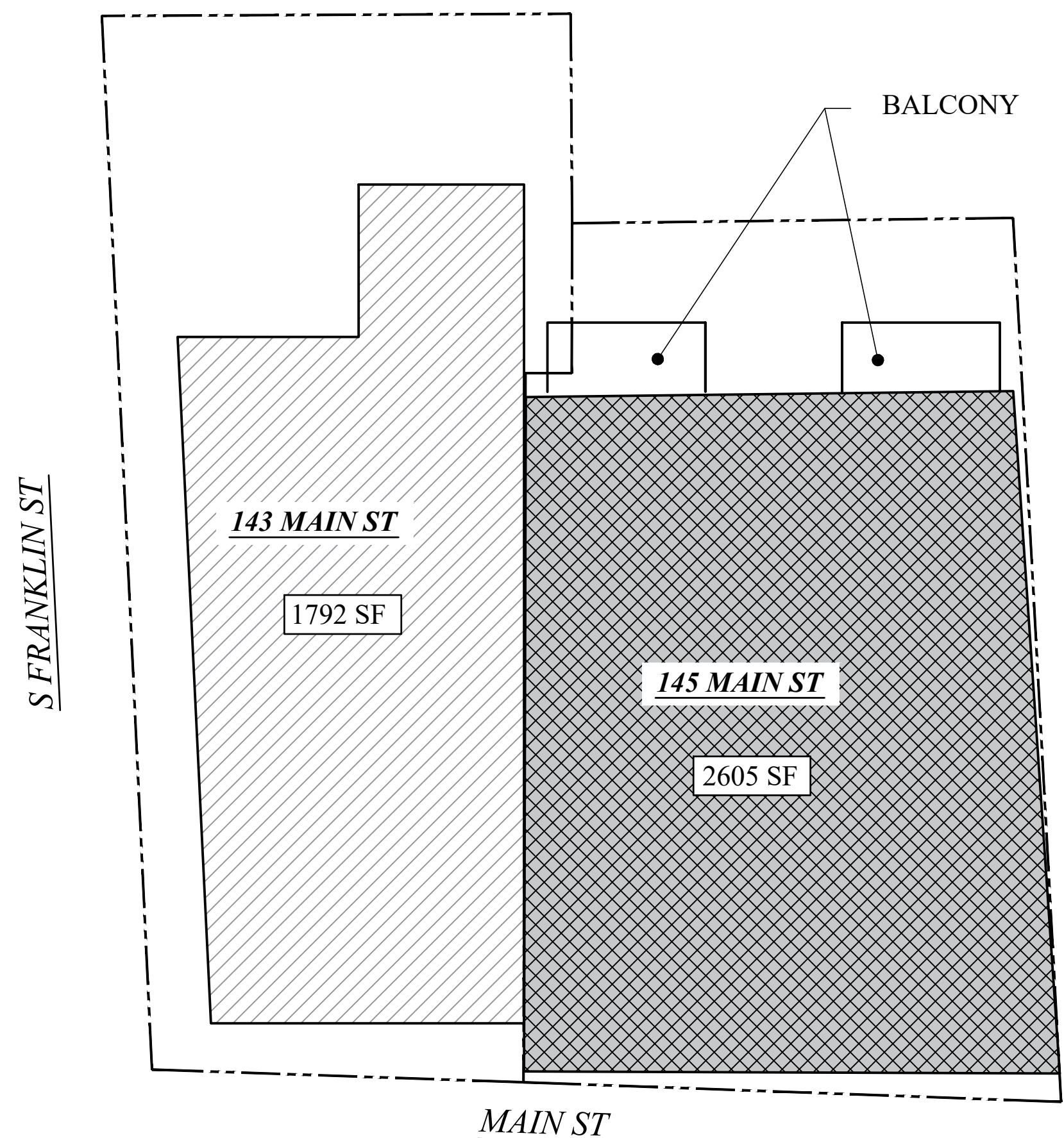
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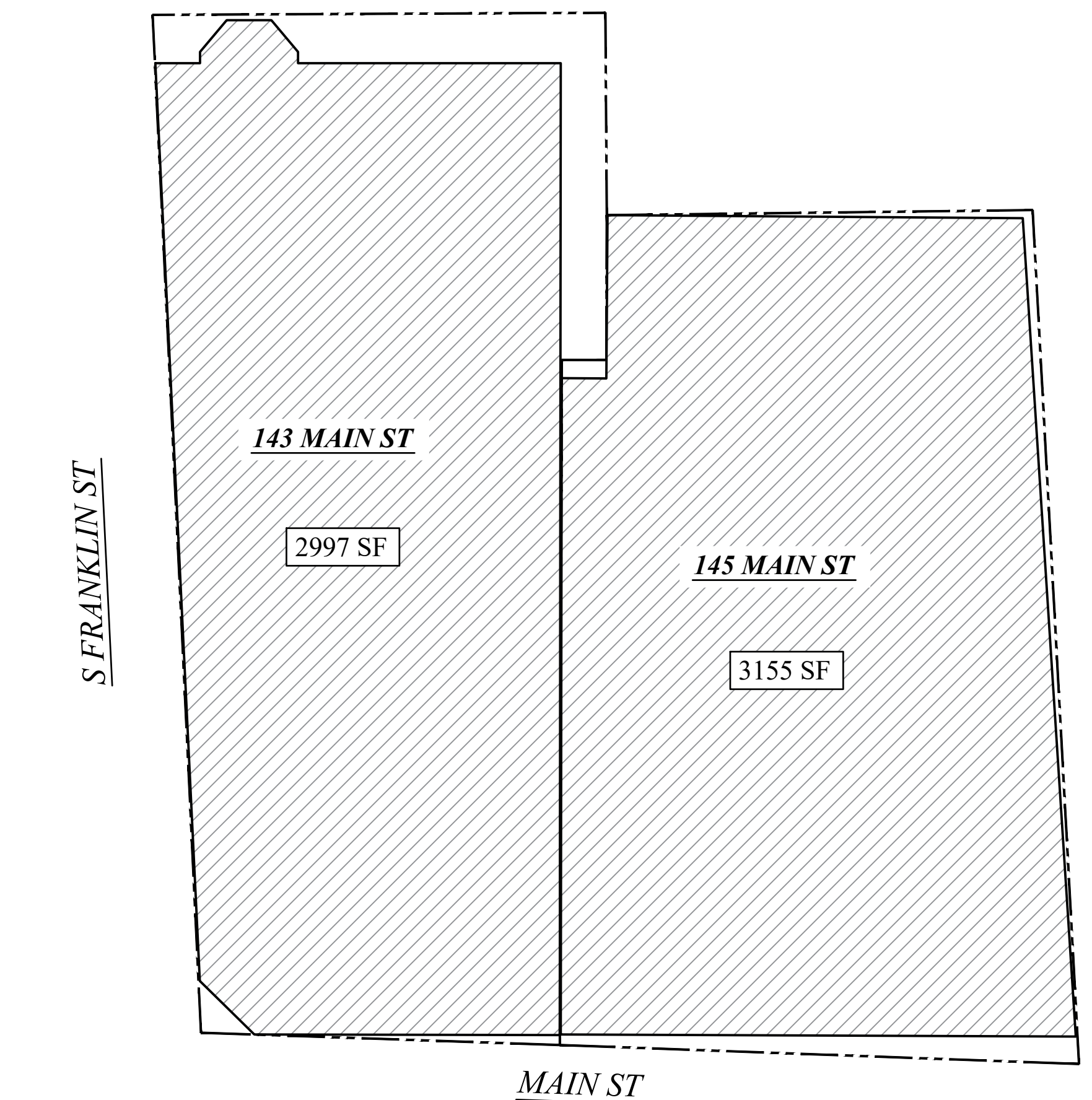
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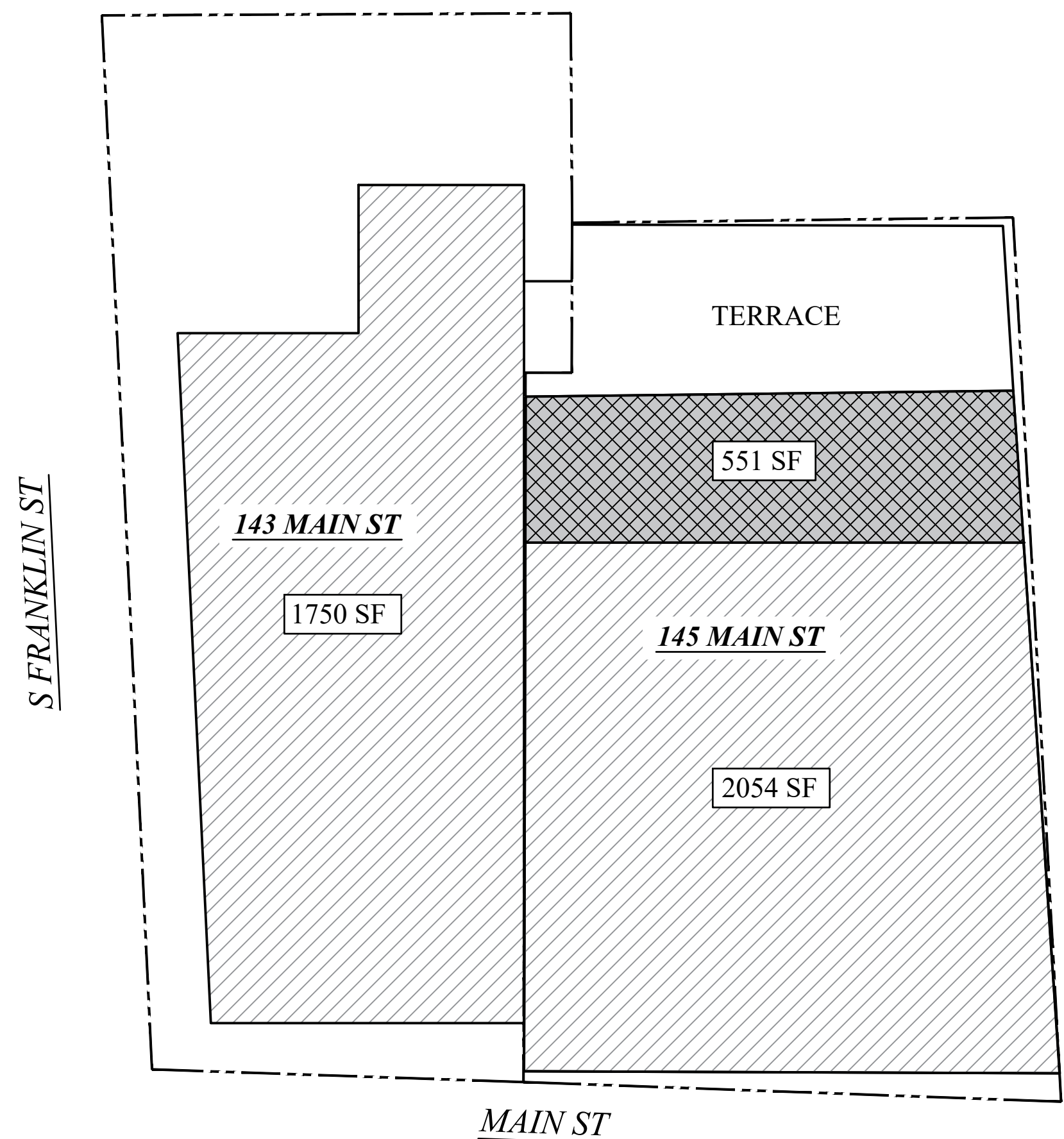
2 1ST FLOOR AREA DIAGRAM
 SCALE: 3/32"=1'-0"



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
- [Hatched Box] EXISTING BUILDING TO REMAIN
- [Cross-hatched Box] PROPOSED ADDITION

REVISIONS:

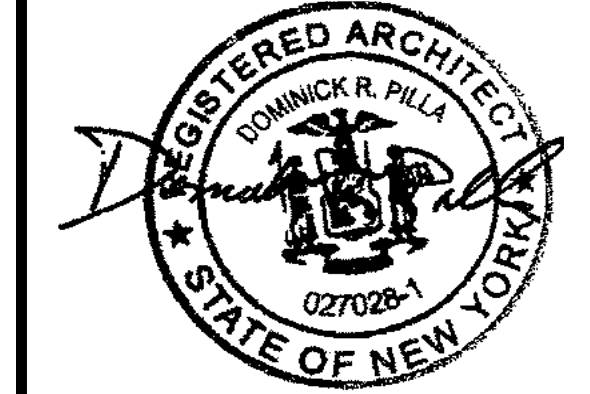
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PROJECT:
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 NYACK, NY

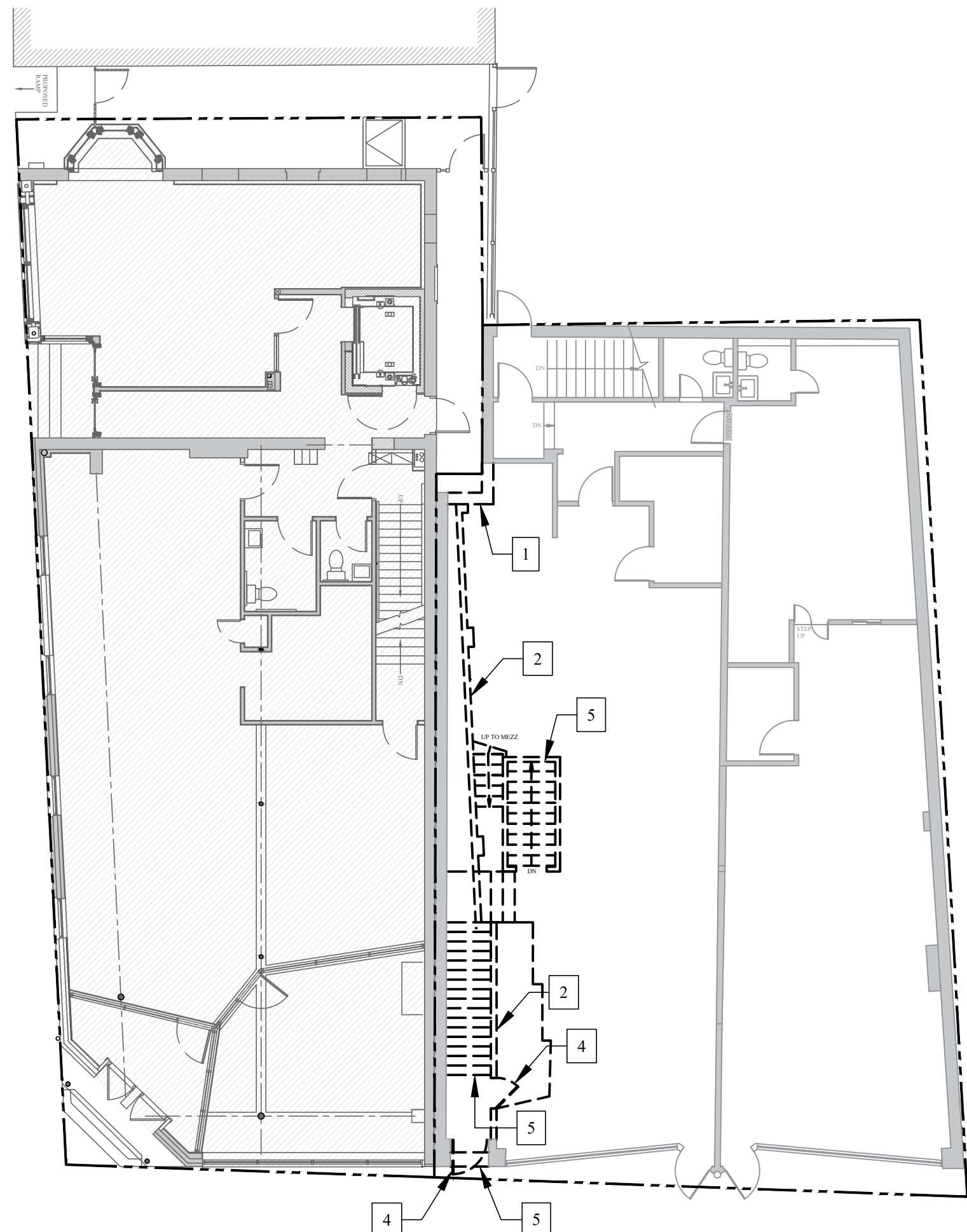
FLOOR AREA DIAGRAMS

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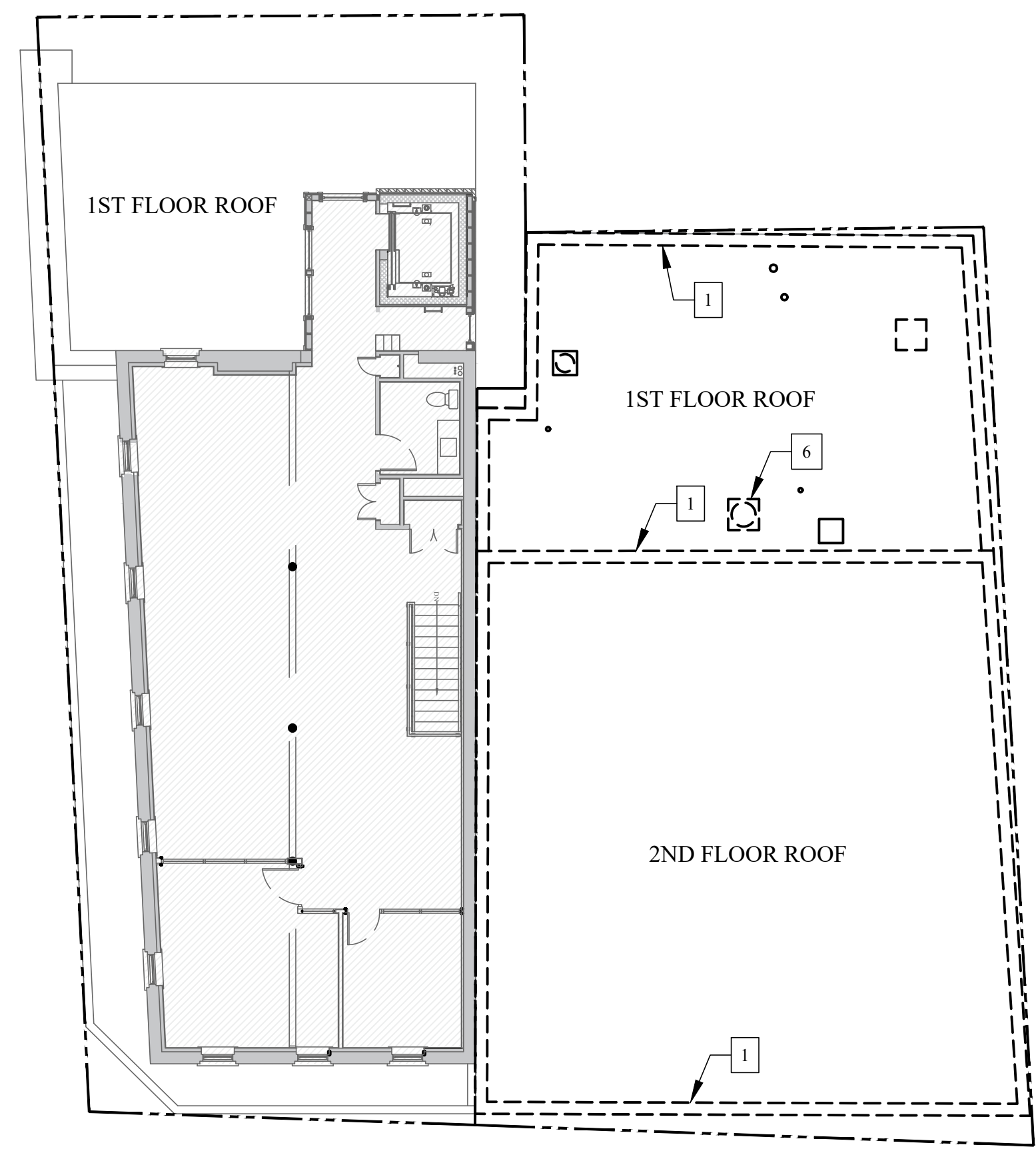


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Z-102.00
 A-100 PROPOSED PLANS | 6 OF 17



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

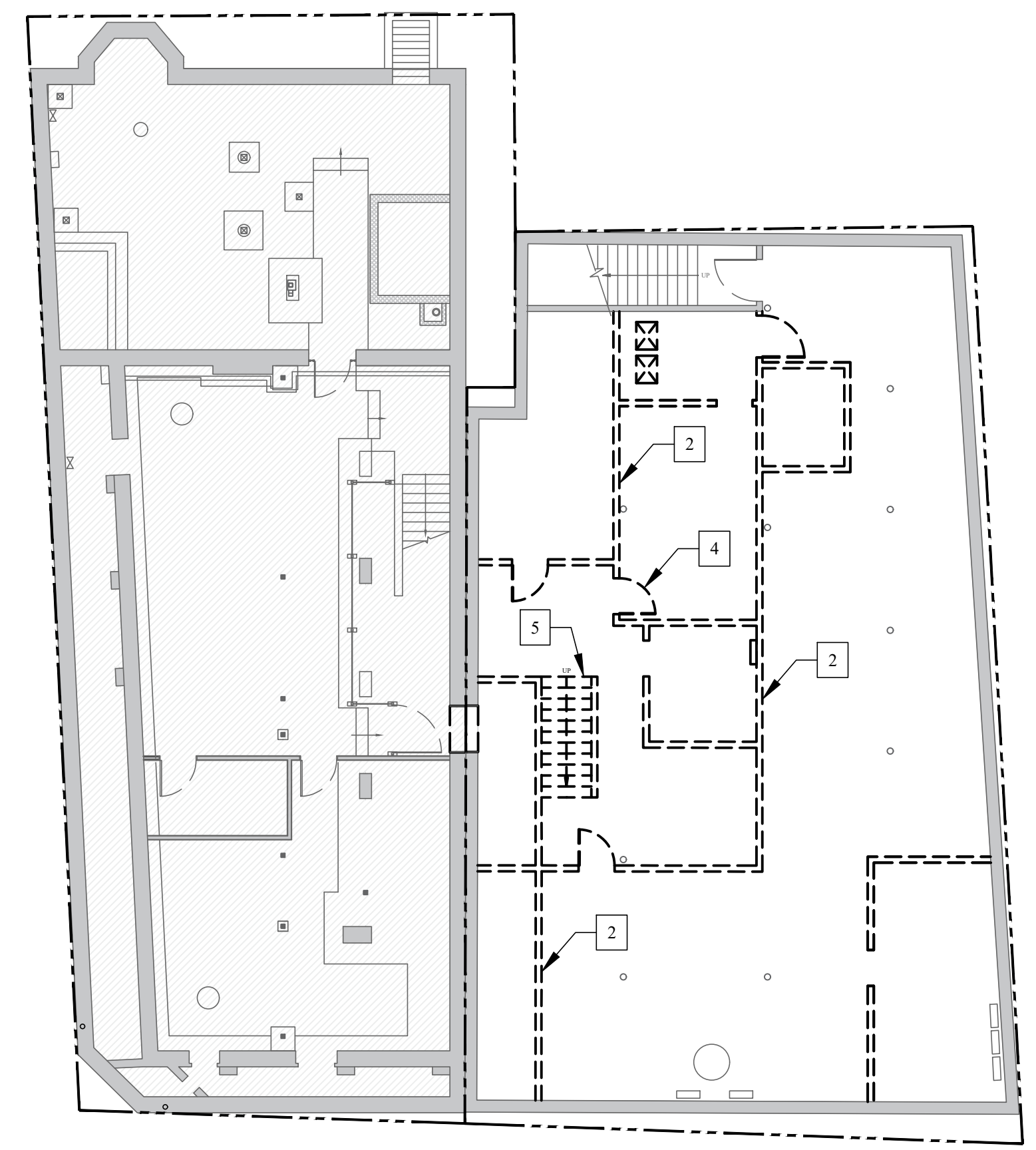


4 3RD FLOOR PLAN - DEMOLITION
 SCALE: 3/32"=1'-0"

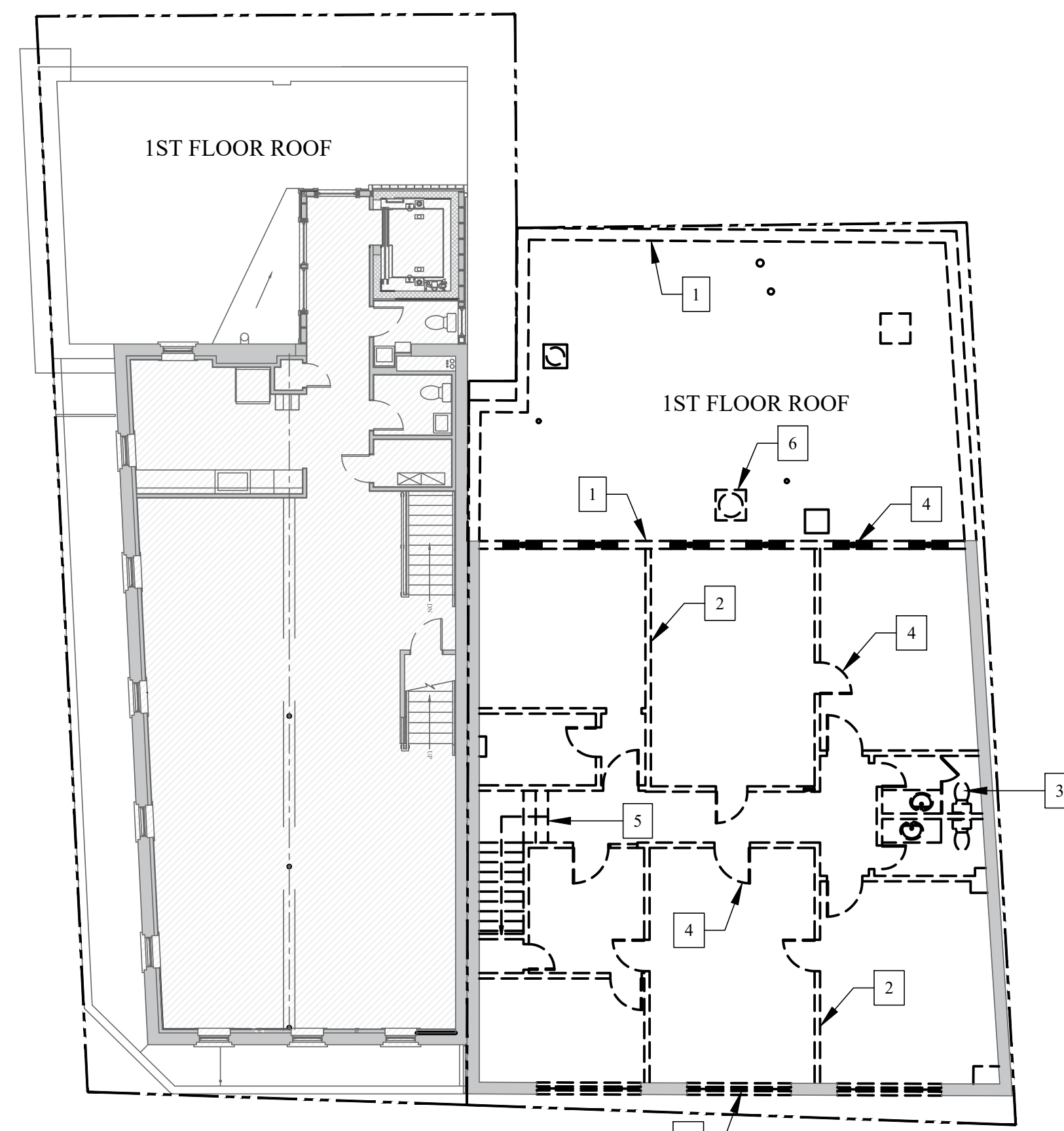
LEGEND:

- EXISTING PROPERTY LINE
- ▬ EXISTING WALL TO REMAIN
- - - EXISTING WALL TO BE REMOVED
- ▨ NO WORK - EXISTING BUILDING TO REMAIN

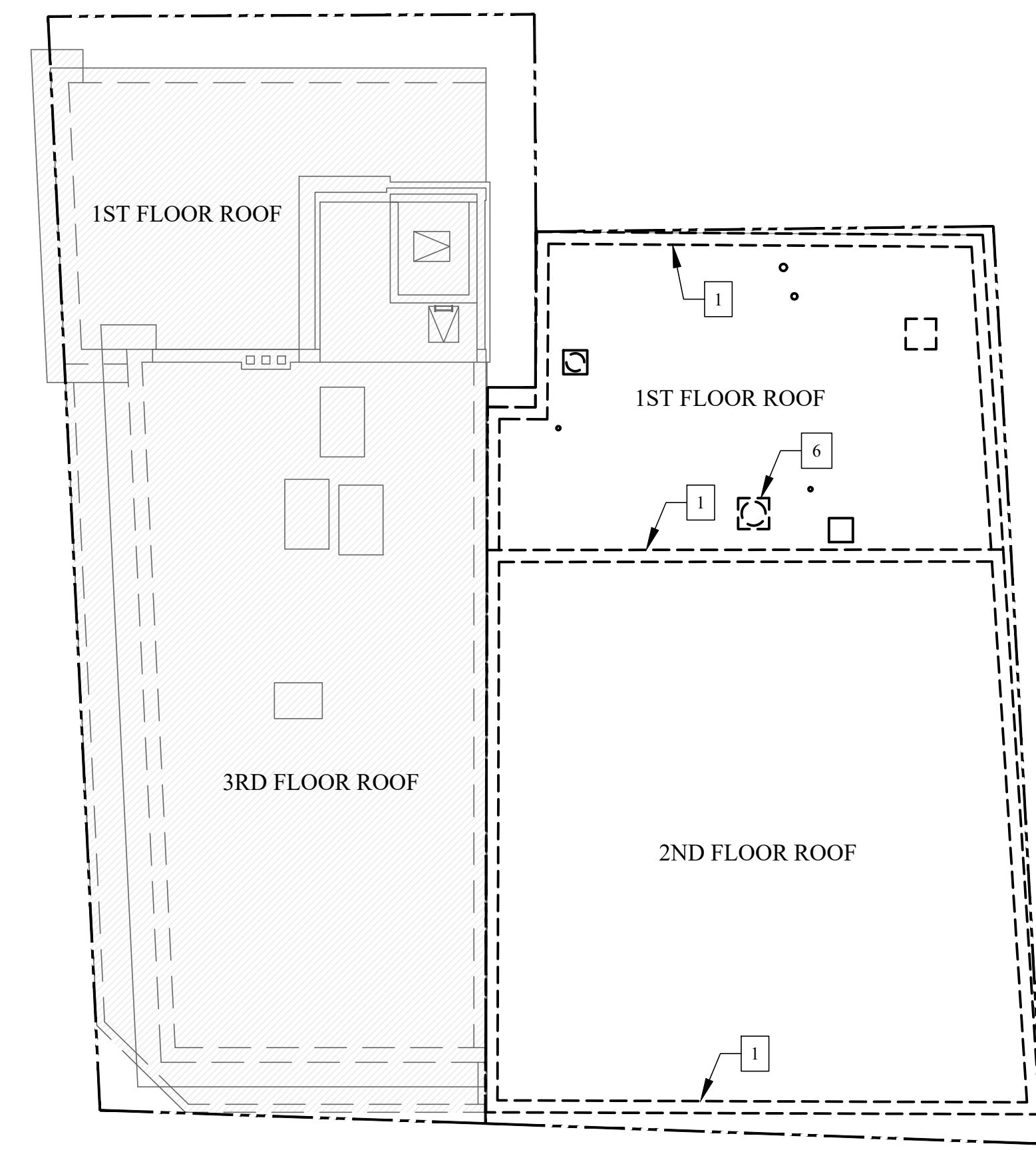
- KEY NOTES:**
1. EXISTING EXTERIOR WALLS TO BE DEMOLISHED.
 2. EXISTING INTERIOR PARTITIONS TO BE DEMOLISHED.
 3. EXISTING PLUMBING FIXTURES TO BE REMOVED.
 4. EXISTING DOORS AND WINDOWS TO BE REMOVED.
 5. EXISTING STAIRS TO BE DEMOLISHED.
 6. EXISTING MECHANICAL EQUIPMENT TO BE REMOVED.



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"

REVISIONS:

NO.	DATE	DESCRIPTION

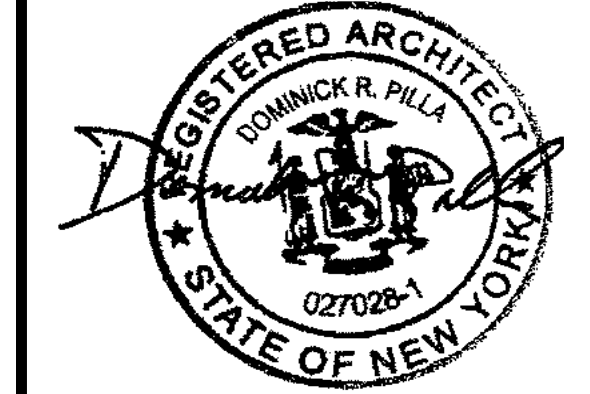
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PROJECT:
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DEMOLITION FLOOR PLANS

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 A-100 PROPOSED PLANS | 7 OF 17

NO.	DATE	DESCRIPTION

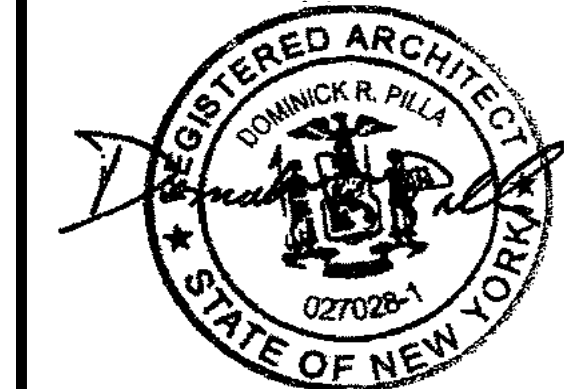
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PROJECT:
143-145 MAIN STREET
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PROPOSED BASEMENT PLAN

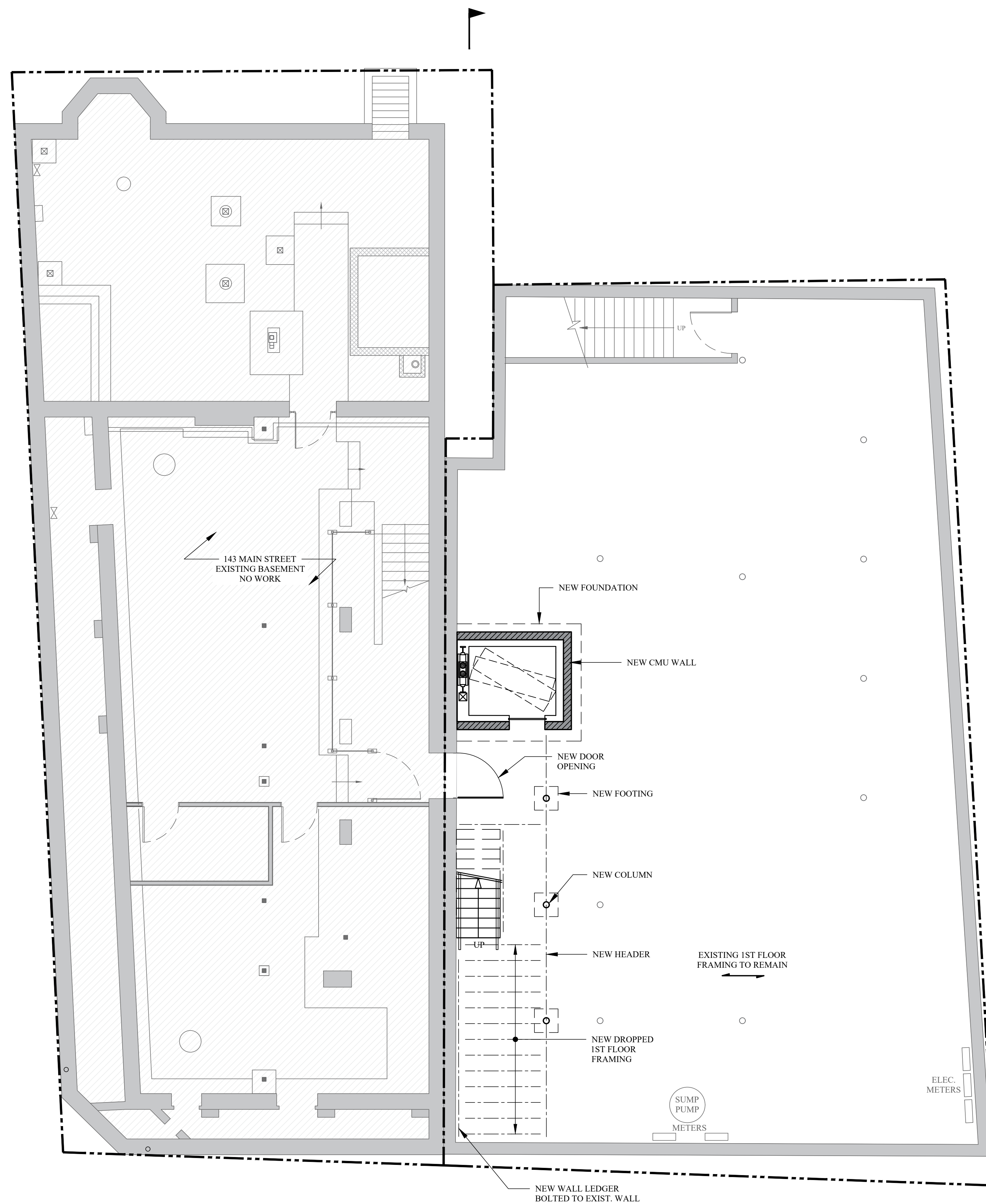
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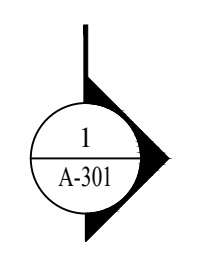
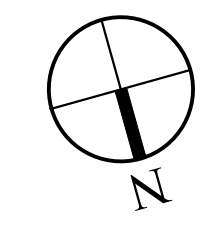
A-100.00



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:		
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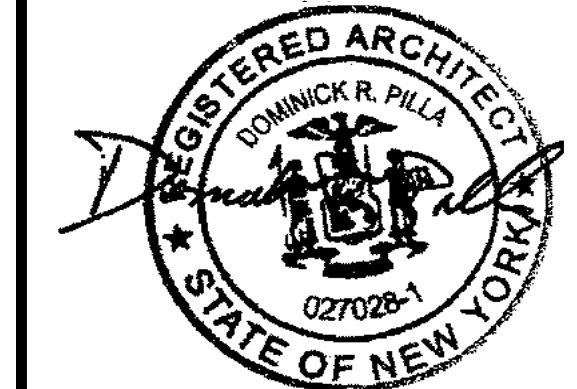
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PROPOSED 1ST FLOOR PLAN

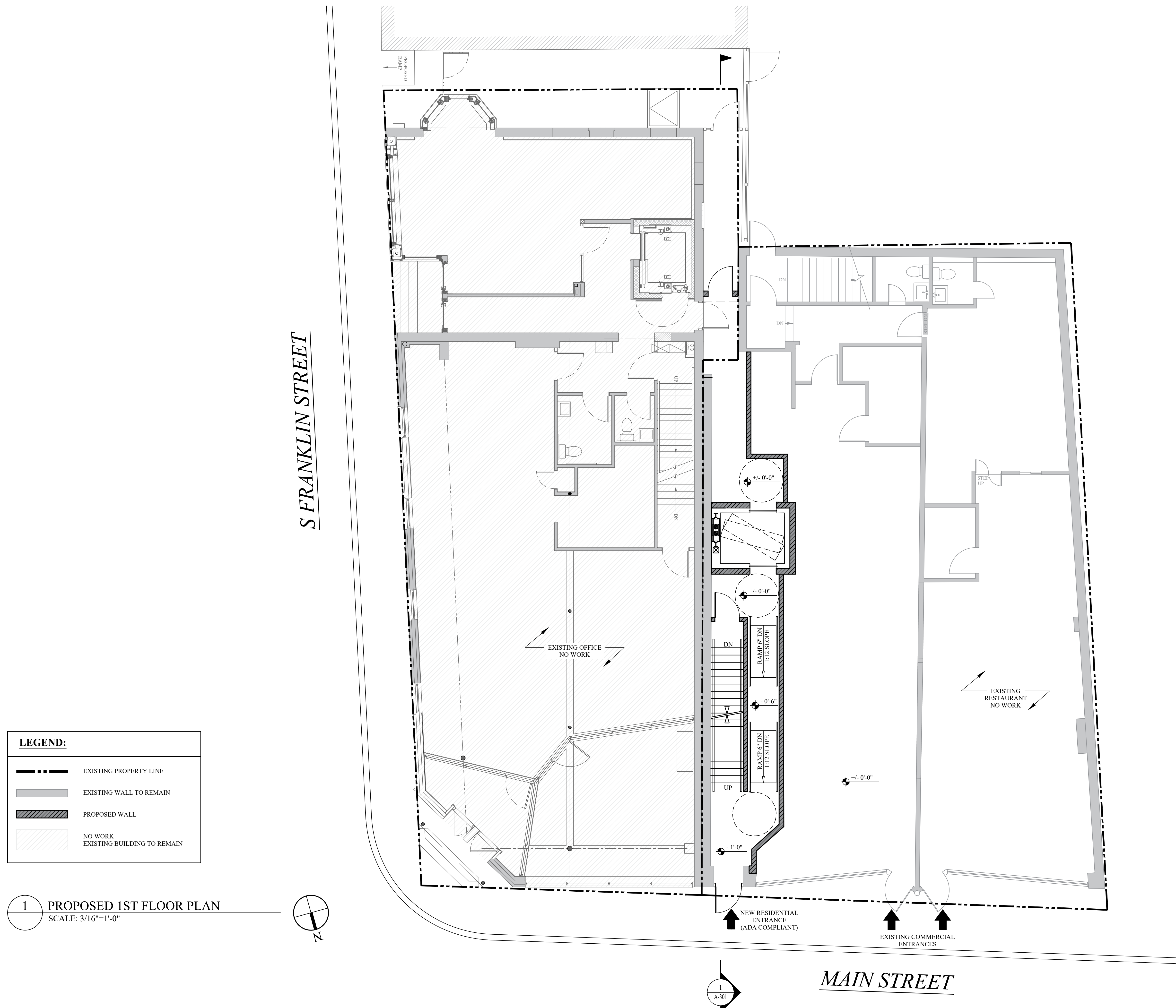
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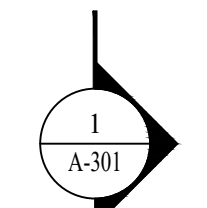
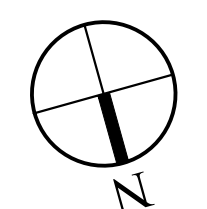
S FRANKLIN STREET

MAIN STREET

LEGEND:

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

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



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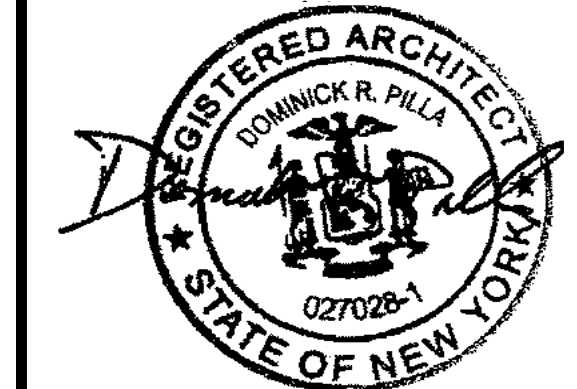
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PROPOSED 2ND FLOOR PLAN

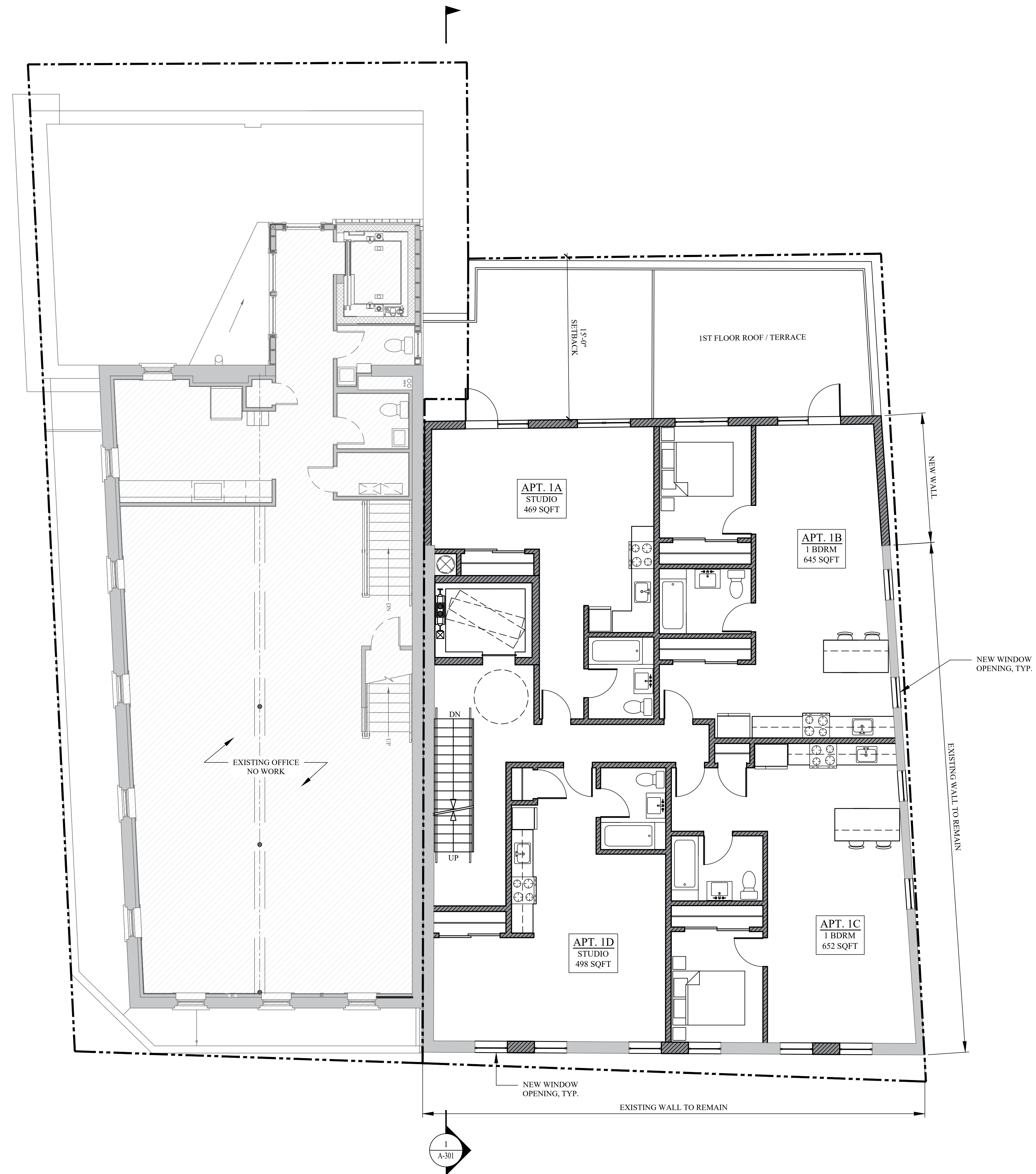
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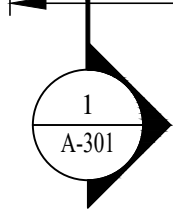
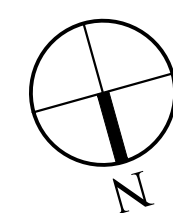
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LEGEND:

	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"



NO.	DATE	DESCRIPTION

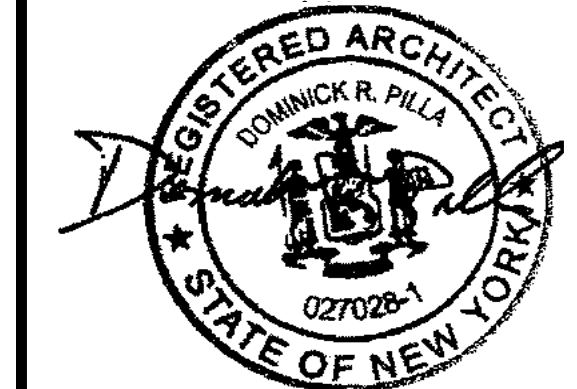
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PROJECT:
143-145 MAIN STREET
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PROPOSED 3RD FLOOR PLAN

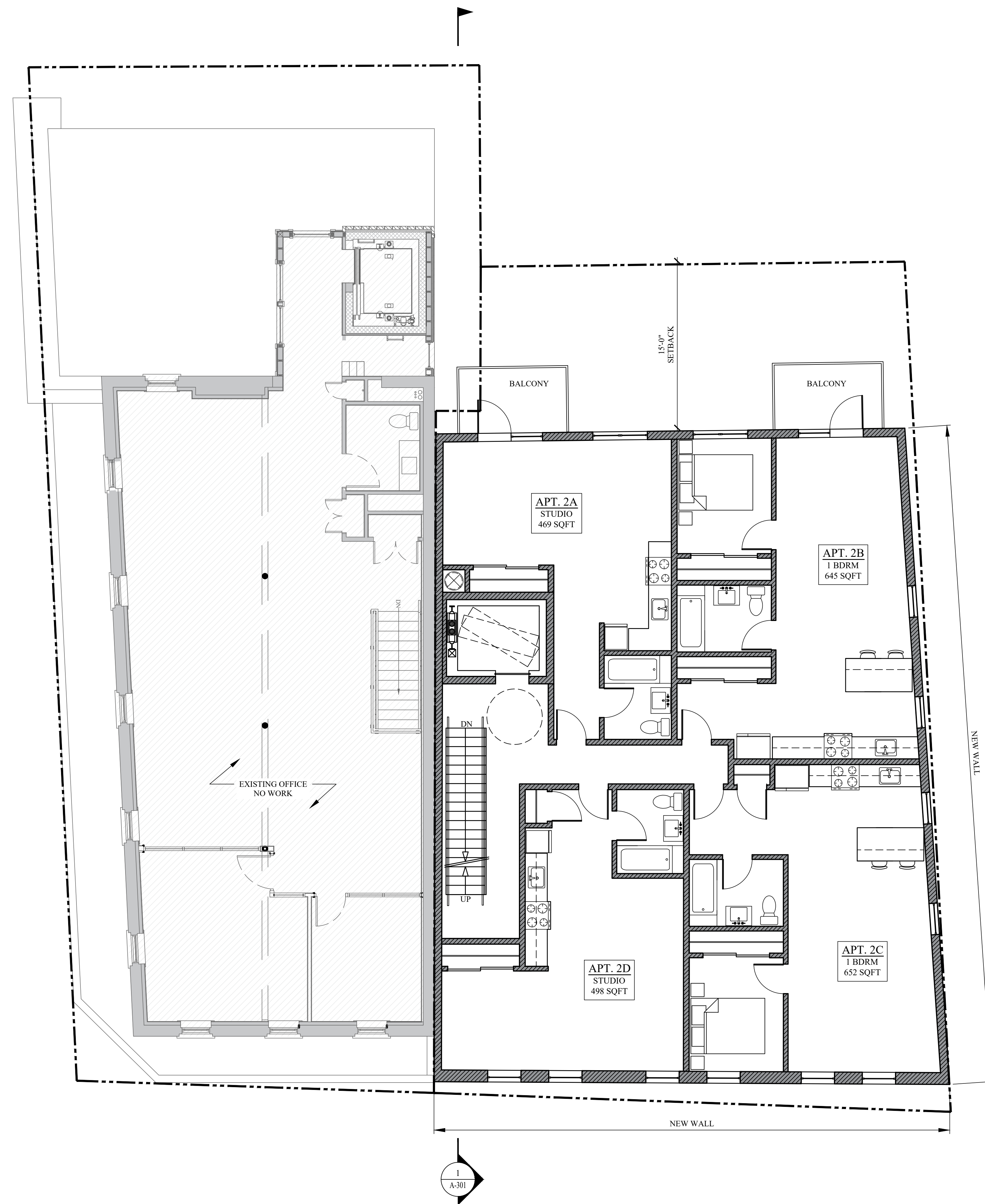
SEAL AND SIGNATURE:



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SCALE: AS NOTED
DWG NO.:

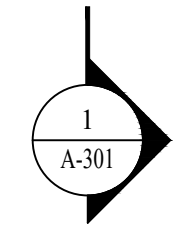
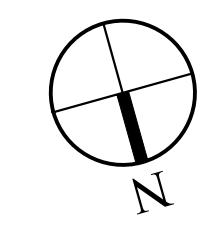
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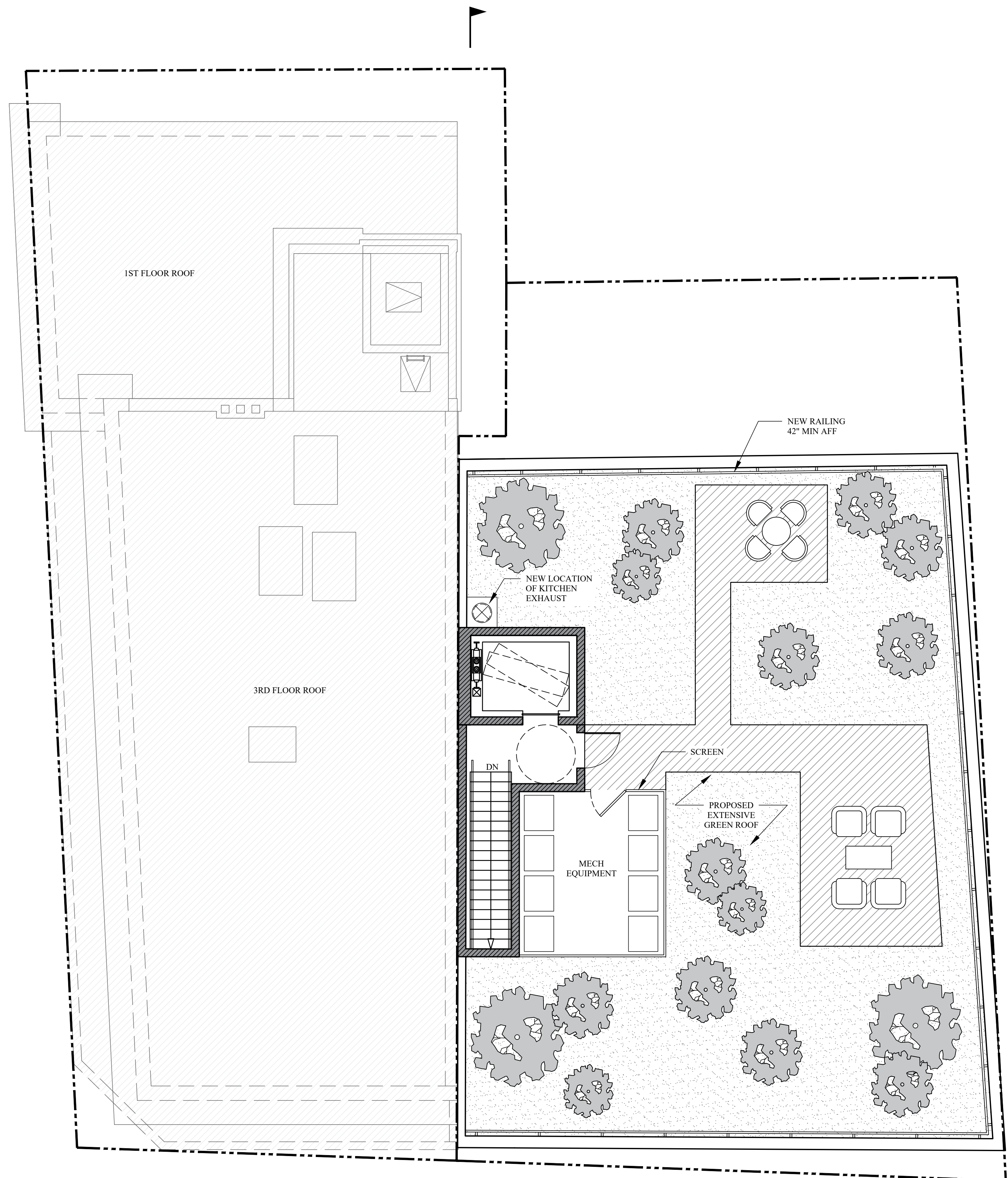


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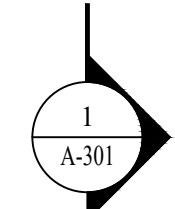
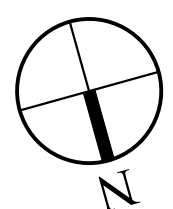
	EXISTING PROPERTY LINE
	EXISTING WALL TO REMAIN
	PROPOSED WALL
	NO WORK EXISTING BUILDING TO REMAIN

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





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



NO.	DATE	DESCRIPTION

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PROJECT:
143-145 MAIN STREET
 NYACK, NY

PROPOSED ROOF PLAN

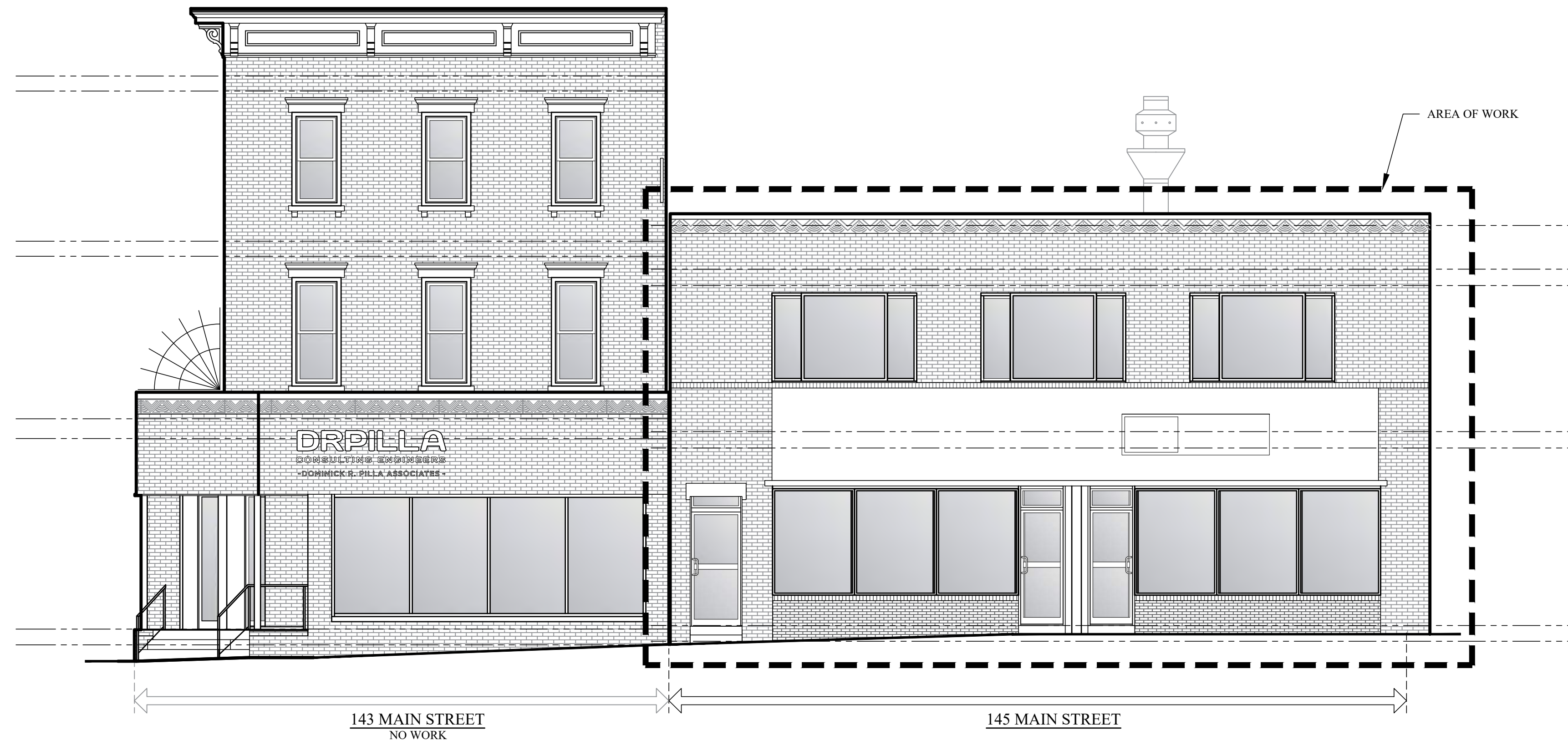
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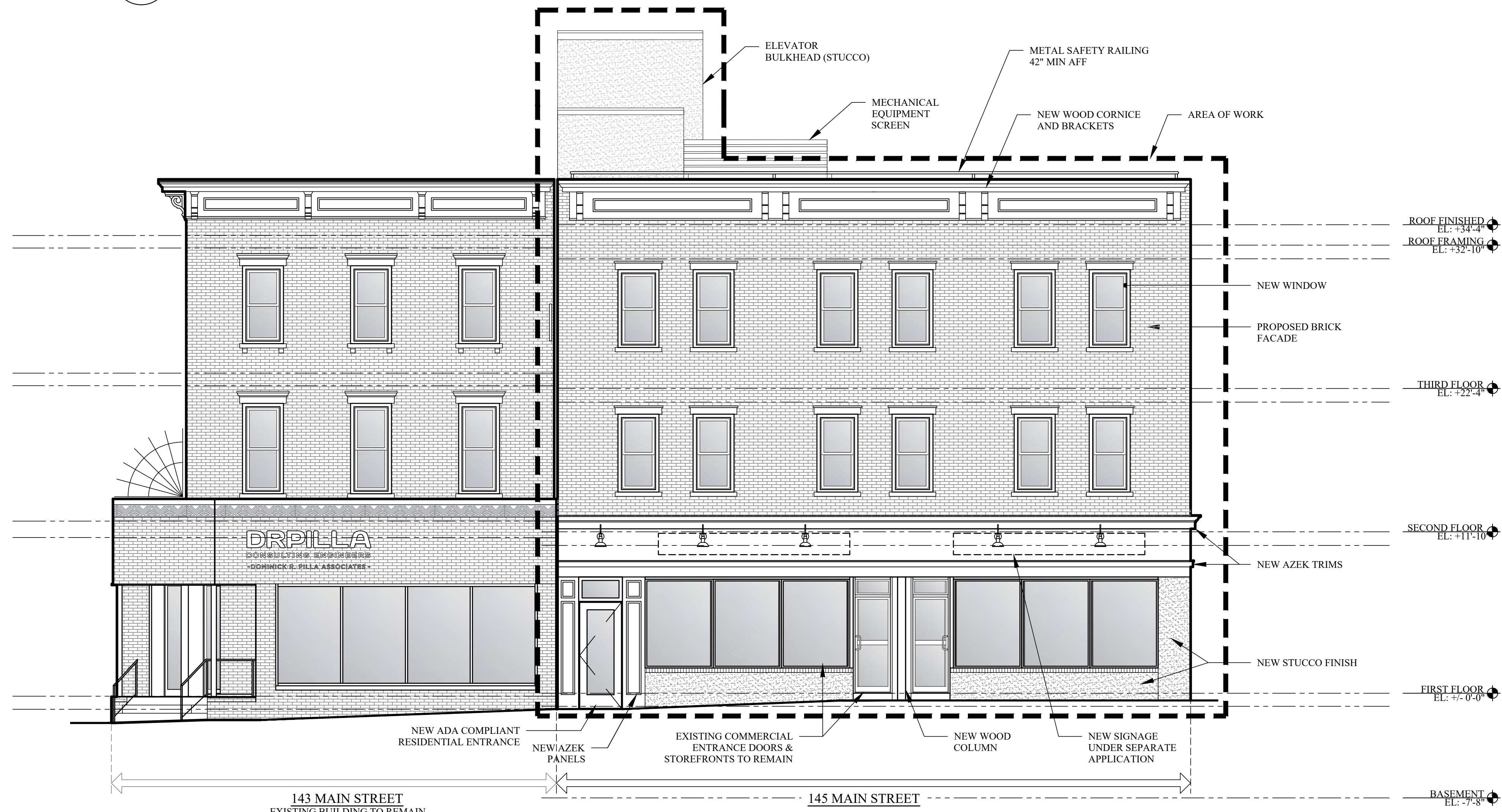
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1 EXISTING NORTH ELEVATION
 SCALE: 3/16"=1'-0"



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

NO.	DATE	DESCRIPTION

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PROJECT:
 143-145 MAIN STREET
 NYACK, NY

NORTH ELEVATION

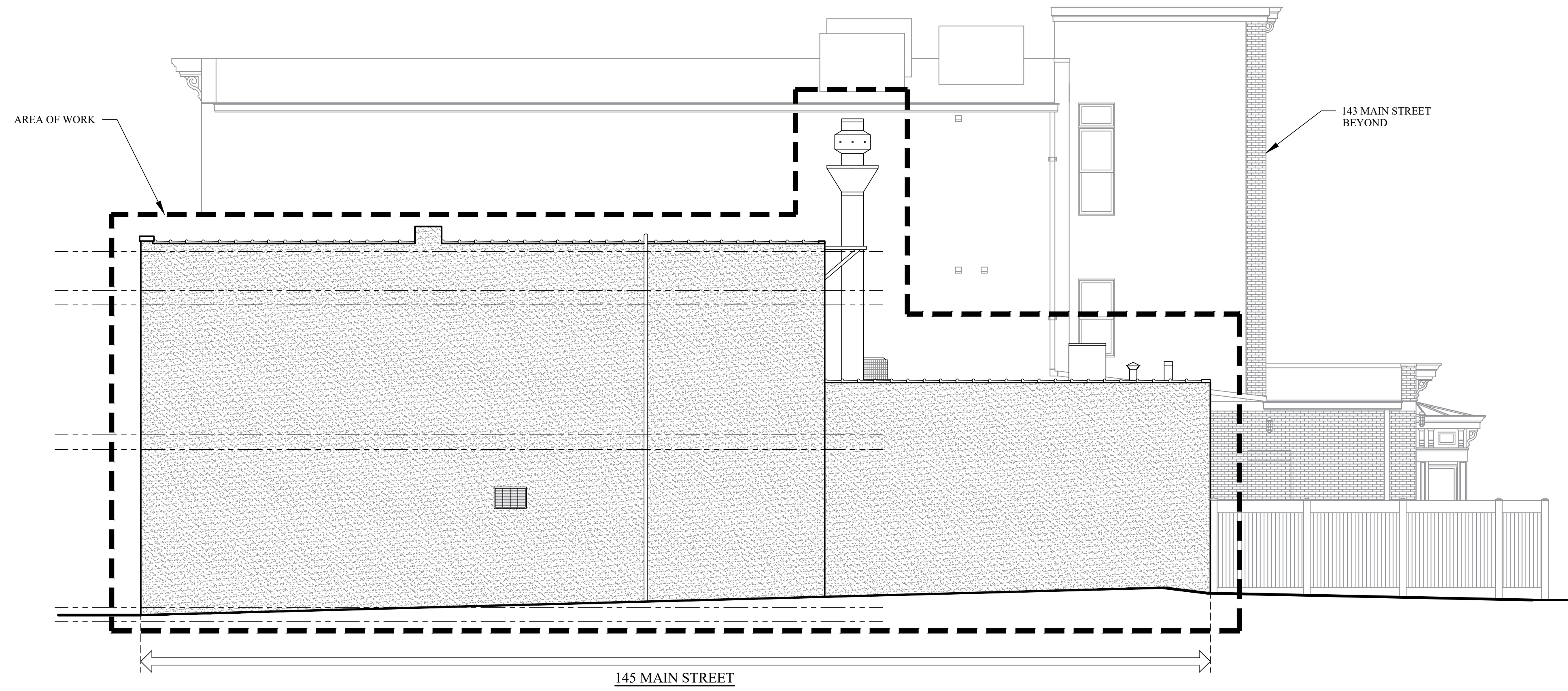
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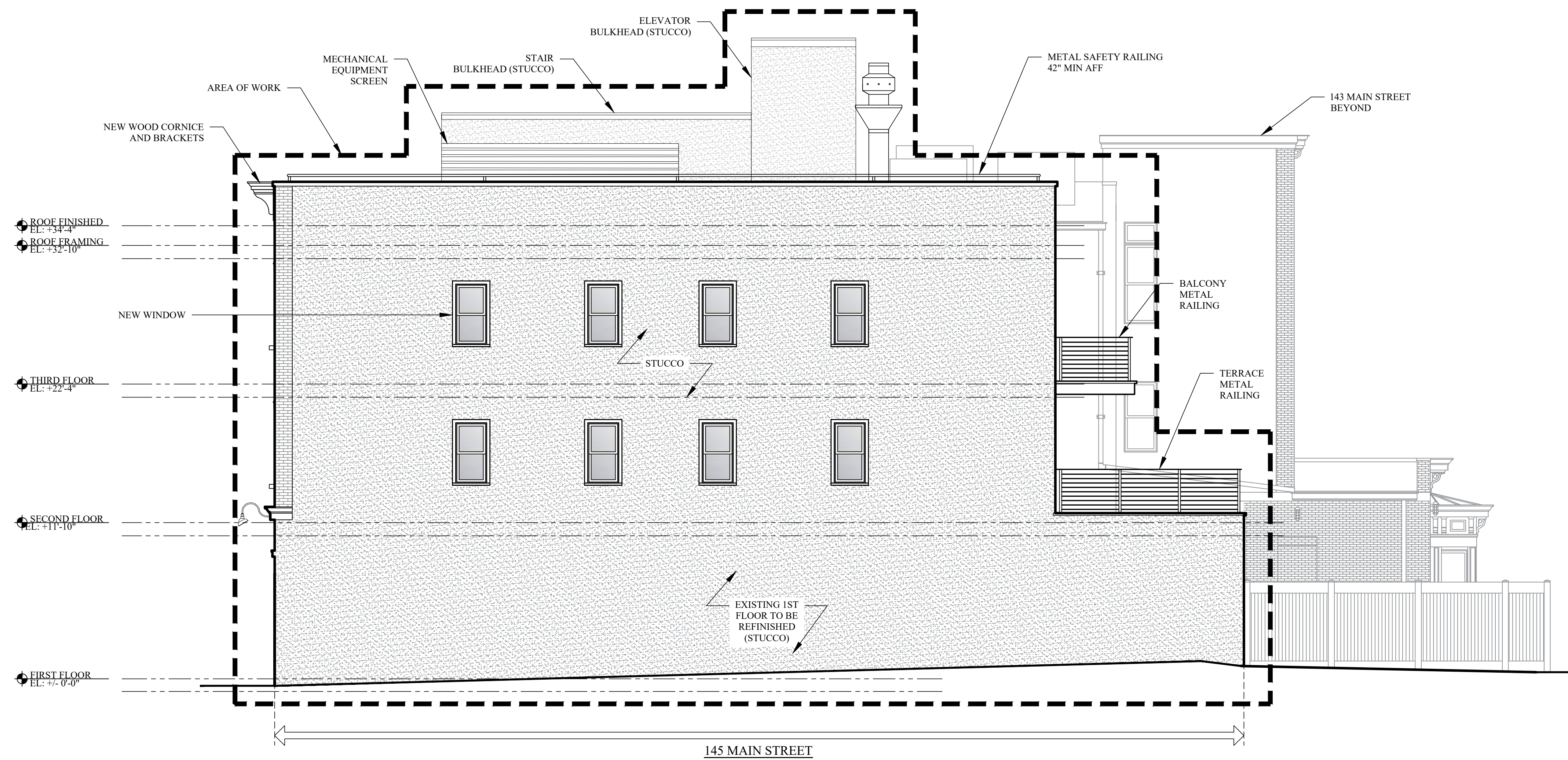
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 DWG NO.:

A-200.00



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



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

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PROJECT:
143-145 MAIN STREET
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WEST ELEVATION

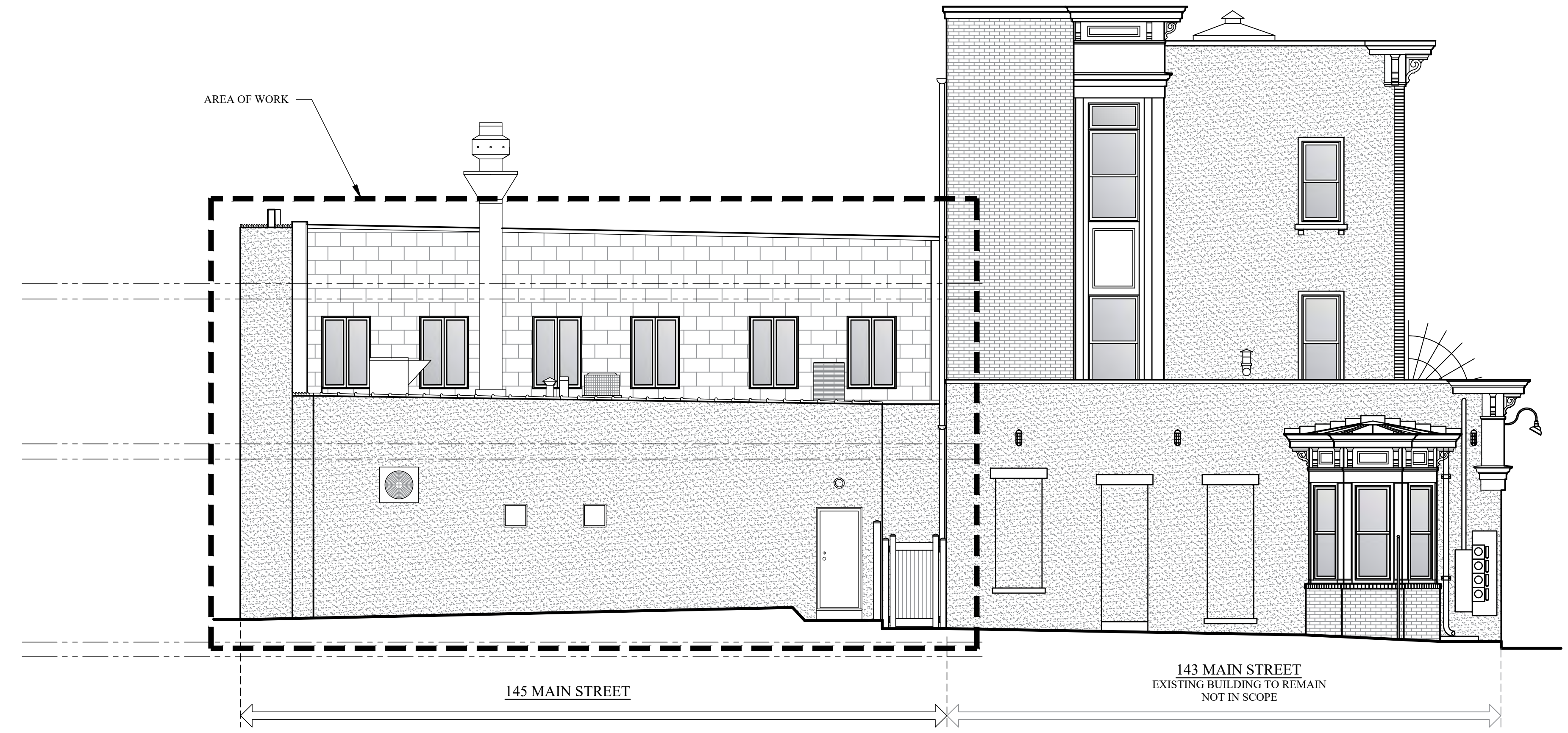
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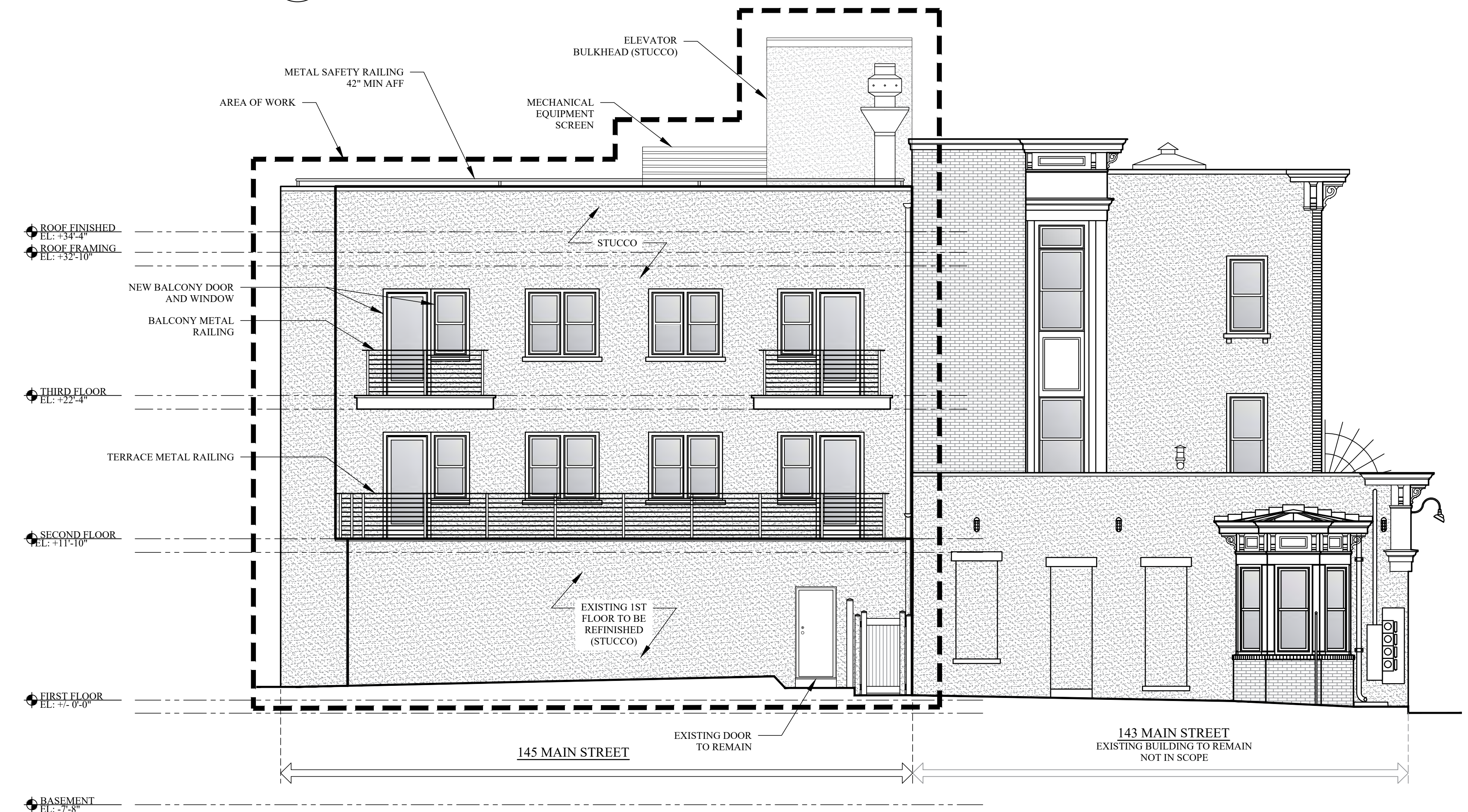
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 DWG NO.:

A-201.00



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



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

REVISIONS:

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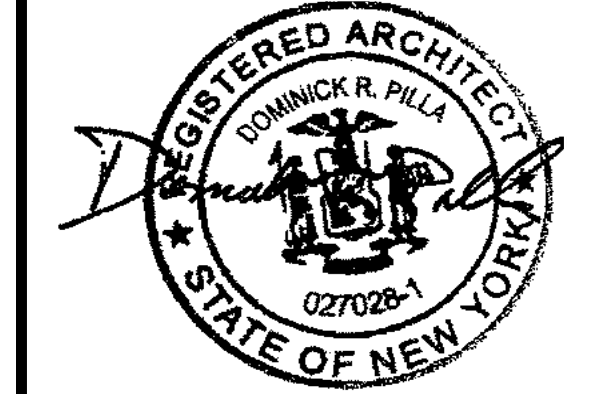
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SOUTH ELEVATION

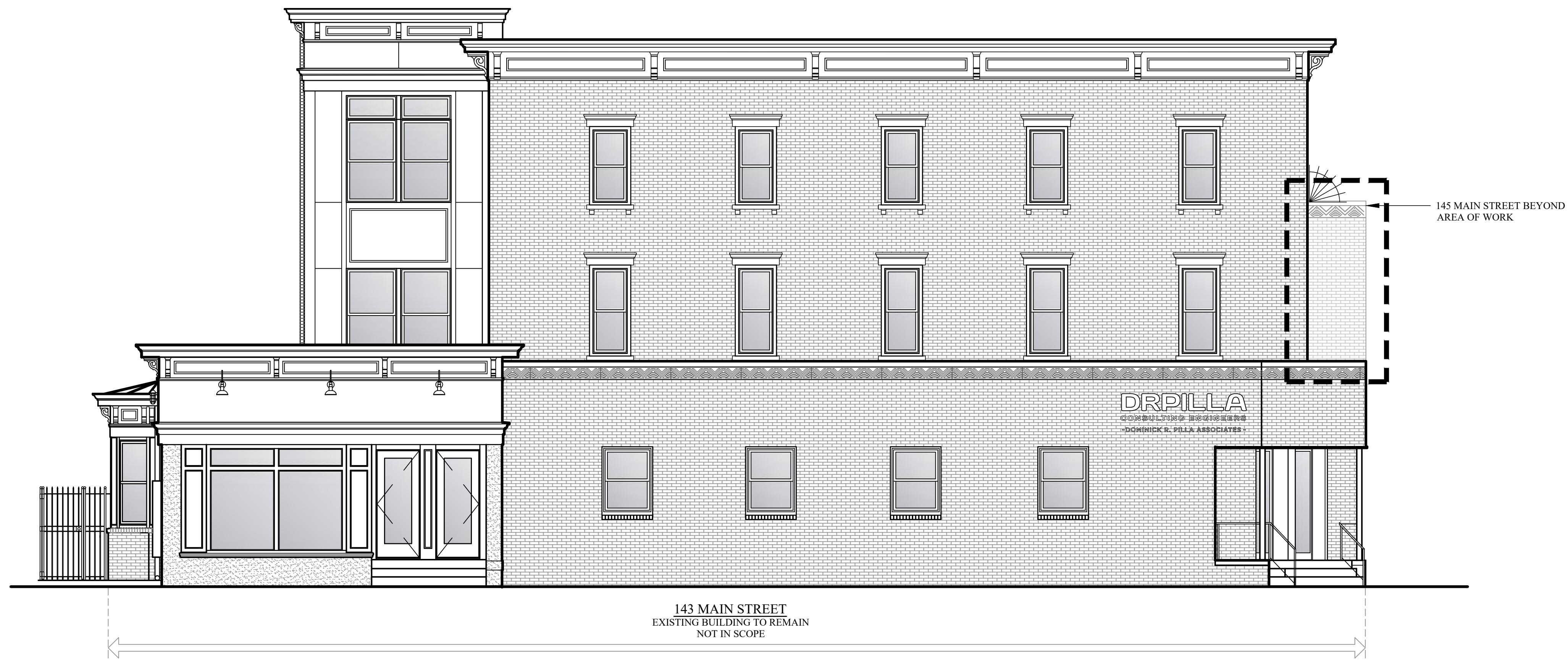
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1 EXISTING EAST ELEVATION
SCALE: 3/16"=1'-0"



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

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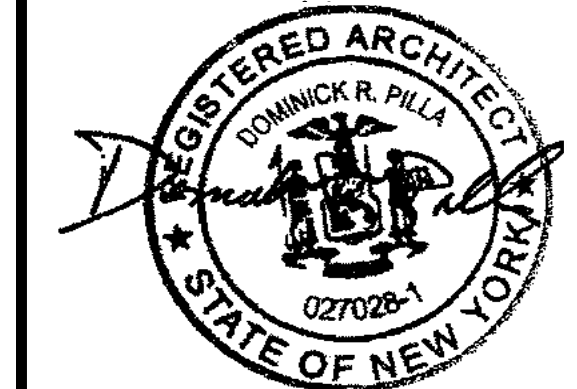
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PROJECT:
143-145 MAIN STREET
NYACK, NY

EAST ELEVATION

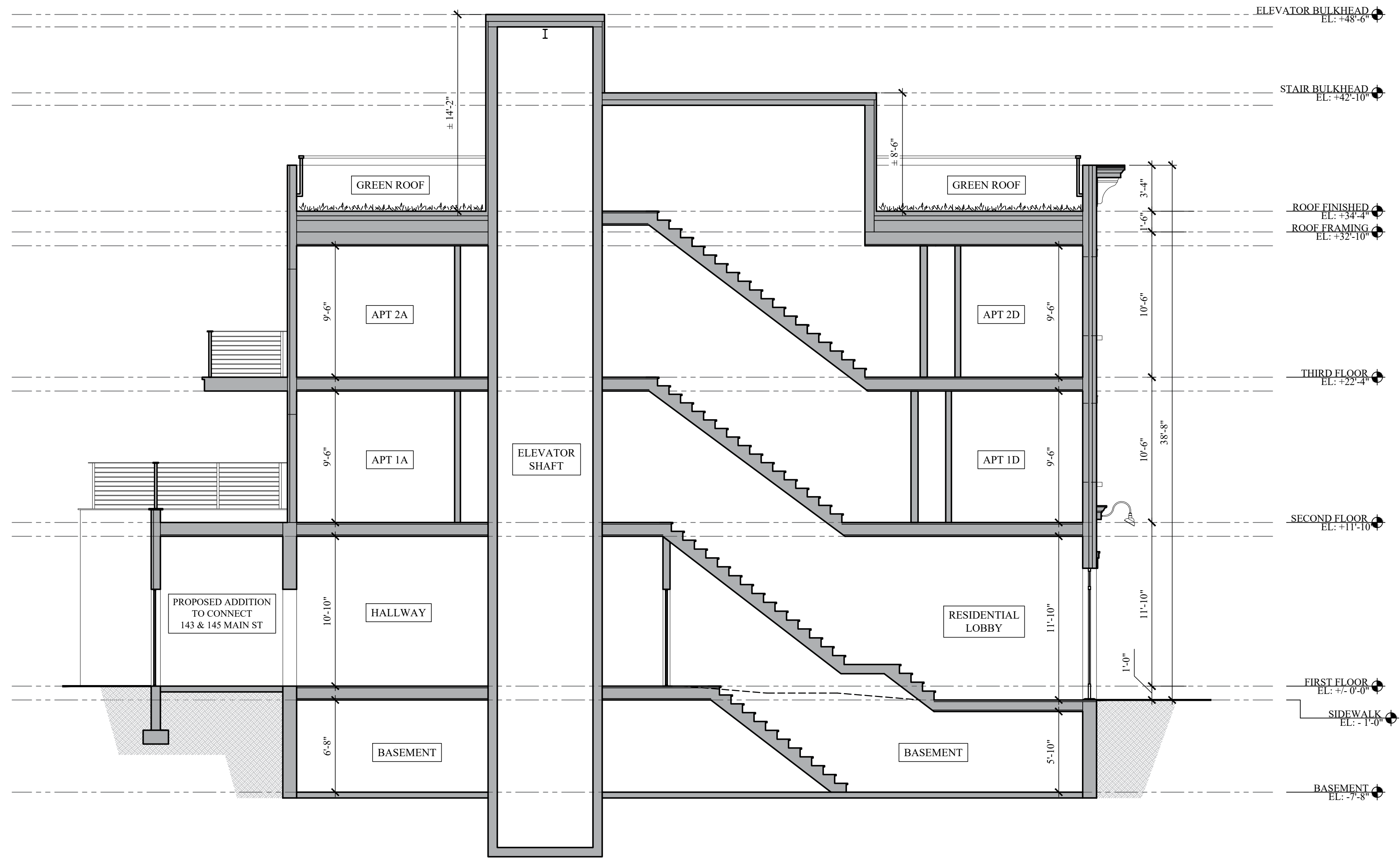
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1 PROPOSED BUILDING SECTION
 SCALE: 3/16"=1'-0"

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PROJECT:
 143-145 MAIN STREET
 NYACK, NY

BUILDING SECTION

SEAL AND SIGNATURE:



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