



NOTES:

- THESE ARE TAX LOTS 57.45-1-33, 57.45-1-34, 57.45-1-35, 57.45-1-36, 57.45-1-37 AND 857.45-1-37 AS SHOWN ON THE VILLAGE OF SPRING VALLEY TAX MAP.
1. AREA OF TRACT:.....1.98 ACRES (86,328 SF)
 2. ZONE:.....R-2, PLI
 3. PROPOSED USE:.....PRIVATE SCHOOL
 4. FIRE DISTRICT:.....MONSEY
 5. SCHOOL DISTRICT:.....EAST RAMAPO CENTRAL
 6. WATER DISTRICT:.....WDOO1
 7. WATER SUPPLY BY:.....VEOLIA WATER, NEW YORK
 8. SEWER DISTRICT:.....RAMAPO SEWER
 9. DATUM:.....NAVD 88
 10. ALL UTILITIES SHALL BE UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN TWO (2) INCH DIAMETER.
 11. THIS PLAN IS BASED ON BOUNDARY AND TOPOGRAPHICAL SURVEY PREPARED BY ANTHONY R. CELENTANO, P.L.S. DATED SEPTEMBER 17, 2024.
 12. ALL BUILDINGS TO BE SERVED BY GRAVITY SEWER CONNECTIONS WITH A MINIMUM SLOPE OF 2%.
 13. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE VILLAGE ENGINEER PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

BUILDING HEIGHT CALCULATION

PROPOSED SCHOOL	
ROOF	= 540.0
AVERAGE GRADE	= 469.1
BUILDING HEIGHT	= 540.0 - 469.1
	= 70.9 FT*
	*VARIANCE REQUIRED

REQUIRED PARKING CALCULATION

PRIVATE SECONDARY OR ELEMENTARY SCHOOLS: AT LEAST ONE PARKING SPACE FOR EACH 12 SEATS OR STUDENTS OF ELEMENTARY GRADES AND ONE SPACE FOR EACH FIVE SEATS OR STUDENTS IN ALL OTHER GRADES.

EXISTING SCHOOL	
TOTAL STUDENTS	= 300 ELEMENTARY GRADE STUDENTS
	= 20 OTHER GRADE STUDENTS
PROPOSED SCHOOL	
TOTAL STUDENTS	= 680 ELEMENTARY GRADE STUDENTS
	= 60 OTHER GRADE STUDENTS
STUDENTS (ALL BUILDINGS)	= 300 + 680 = 980 ELEMENTARY GRADE
	= 20 + 60 = 80 OTHER GRADE
PARKING REQUIRED	= 980 STUDENTS / 12 STUDENTS PER SPACE
	= 82 PARKING SPACES
	= 80 STUDENTS / 5 STUDENTS PER SPACE
	= 16 PARKING SPACES
	= 82 + 16 = 98 TOTAL PARKING SPACES
PARKING PROVIDED	= 89 SPACES*
	*VARIANCE REQUIRED

FLOOR AREA RATIO CALCULATION

EXISTING BUILDING (5 N COLE AVE. TO BE DEMOLISHED)	
FLOOR AREA	= 3000 SF
EXISTING SCHOOL	
EXISTING FLOOR AREA	= 6500 SF X (2 FLOORS + 1 BASEMENT) = 19,500 SF
PROPOSED FLOOR AREA	= 6500 SF X (2 FLOORS + 1 BASEMENT
	+ 1 PROPOSED FLOOR) = 26,000 SF
EXISTING BUILDING (6 N COLE AVE. TO BE DEMOLISHED)	
BUILDING FOOTPRINT	= 1970 SF
FLOOR AREA	= 1970 SF X 2 FLOORS = 3940 SF
PROPOSED SCHOOL	
BASEMENT	= 16,456 SF
LEVEL 1	= 16,456 SF
LEVEL 2	= 16,873 SF
LEVEL 3	= 16,873 SF
LEVEL 4	= 16,873 SF
LEVEL 5	= 16,873 SF
FLOOR AREA	= BASEMENT + LEVELS 1-5 = 100,404 SF
EXISTING F.A.R. CALCULATION	
LOT AREA	= 86,328 SF
TOTAL FLOOR AREA	= 3000 SF + 19,500 SF + 3940 SF = 26,440 SF
F.A.R.	= 26,440 SF / 86,328 SF = 0.306
PROPOSED F.A.R. CALCULATION	
LOT AREA	= 86,328 SF
TOTAL FLOOR AREA	= 26,000 SF + 100,404 SF = 126,404 SF
F.A.R.	= 126,404 SF / 86,328 SF = 1.464

TABLE OF BULK REQUIREMENTS:

ZONE: R-2***	GROUP: B	REQUIRED	EXISTING	PROPOSED	NOTES
LOT AREA (SF)		25,000	86,328	86,328	
LOT WIDTH (FEET)		100	338.3	338.3	MEASURED AT FRONT YARD AS OFFSET FROM NORTHERLY PROPERTY LINE
FRONT YARD (FEET)		35	10*	49.5	SEE NE CORNER OF BUILDING #2
SIDE YARD (FEET)		20	43.2	9.2**	SEE SE CORNER OF BUILDING #2
REAR YARD (FEET)		40	28.7*	28.2**	SEE SE CORNER OF BUILDING #2
TOTAL SIDE YARDS (FEET)		40	106.2	85.3	SEE NW CORNER OF BUILDING #1 AND SE CORNER OF BUILDING #2
MAXIMUM HEIGHT (FEET)		35 (3S)	25	70.9**	TO TOP OF ROOF OF NEW BUILDING
FLOOR AREA RATIO (FAR)		0.50	0.31	1.46**	

NOTE:
NORTHERN PROPERTY BOUNDARY = FRONT YARD
SOUTHERN PROPERTY BOUNDARY = REAR YARD
EASTERN PROPERTY BOUNDARY = SIDE YARD
WESTERN PROPERTY BOUNDARY = SIDE YARD

*EXISTING NON-CONFORMING
**VARIANCE REQUIRED
***PROPOSED ZONING PETITION FOR ZONE PLI TO R-2 FOR TAX LOTS 57.45-1-37 AND 857.45-1-37

PROJECT:
**YESHIVA MACHZIKEI
HADAS-BELZ**
VILLAGE OF SPRING VALLEY
ROCKLAND COUNTY, NEW YORK



PROJECT LOCATION

APPLICANT:
YESHIVA MACHZIKEI HADAS-BELZ
3 NORTH COLE AVENUE
SPRING VALLEY, NEW YORK 10977

SURVEYOR:
ANTHONY R. CELENTANO, P.L.S.
31 ROSMAN ROAD
THEILLS, NEW YORK 10984
TEL: 845.429.5290

REV	DESCRIPTION	BY	DATE
	ZBA SUBMISSION	GM	12.17.24

SEAL:

DRAFT
FOR REVIEW ONLY

DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION
OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

PROJECT:
**YESHIVA MACHZIKEI
HADAS-BELZ**

SCALE:
1" = 20'
0 20' 40'

SHEET TITLE:
**PLANIMETRIC
SITE PLAN**

DRAWN BY: MR CHECKED BY: GM
DATE: 12.17.24 PROJECT NO: 2422
SHEET NUMBER:

C-101.00