



**EXISTING AND PROPOSED USE:**  
SENIOR CITIZEN HOUSING – ASSISTED CARE LIVING QUARTERS

**BULK REQUIREMENTS:**

ZONE R-15 SENIOR CITIZEN HOUSING	REQUIRED	EXISTING	PROPOSED
MAX. FLOOR AREA RATIO	0.50	0.02	0.13
MINIMUM LOT AREA	180,000 SQ.FT.	N/A	323,894 SQ.FT.(NET)
MINIMUM FRONT LOT LINE	300 FT.	300 FT.	300 FT.
MINIMUM FRONT YARD	75 FT.	123.1 FT.	225 FT.
MINIMUM SIDE YARD	50 FT.	47.5 FT.	55 FT.
MINIMUM TOTAL SIDE YARD	100 FT.	230.3 FT.	118 FT.
MIN. REAR YARD	100 FT.	369.4 FT.	210 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	30 FT.	2 STORIES 30 FT.
MAX. PRINCIPAL BUILDING COVERAGE	33%	<1%	6%
MAX. DEVELOPMENT COVERAGE	50%	5%	18%

SPECIAL PERMIT REQUIRED BY PLANNING BOARD

**LOT AREA COMPUTATION:**

426,158 SQ. FT.  
-2,024 SQ. FT. 50% ROAD WIDENING  
-100,240 SQ. FT. 50% OF WETLAND  
323,894 SQ. FT. FOR ZONING PURPOSES

**PARKING CALCULATIONS:**

ASSISTED CARE LIVING QUARTERS:  
0.55 SPACE/1 BEDS  
79 BEDS/0.55 SPACE/1 BED = 43.5 OR = 44 SPACES REQUIRED  
45 SPACES PROVIDED

**FLOOR AREA COMPUTATION:**

EXISTING BUILDING TO BE REMOVED:  
BASEMENT = 1,315 SQ.FT.  
FIRST FLOOR = 2,492 SQ.FT.  
SECOND FLOOR = 1,315 SQ.FT.  
TOTAL = 5,122 SQ.FT.

PROPOSED BUILDING:  
BASEMENT = 5,590 SQ.FT.  
FIRST FLOOR = 19,180 SQ.FT.  
SECOND FLOOR = 16,124 SQ.FT.  
TOTAL = 41,254 SQ.FT.

**UNIT BREAKDOWN:**

39 TWO BED UNITS  
1 ONE BED UNIT  
40 TOTAL UNITS

**DENSITY CALCULATIONS:**

20 UNITS PER ACRE PERMITTED  
40 UNITS + 7.43 ACRES = 5.4 UNITS/ACRE

**COMMUNITY SPACE:**

10% OF FLOOR AREA REQUIRED  
0.10 x 41,254 FLOOR AREA = 4,125.4 OR 4,126 SQ. FT. REQUIRED  
4,348 SQ. FT. PROVIDED

**RECREATION SPACE:**

200 SQ. FT. PER UNIT REQUIRED  
200 SQ. FT. x 40 UNITS = 8,000 SQ. FT. REQUIRED  
38,476 SQ. FT. PROVIDED

**STANDARD MAP NOTES**

- DURING THE COURSE OF CONSTRUCTION THE BUILDER SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE CREATION OF DRAINAGE, EROSION, AND SILTING PROBLEMS.
- OMITTED
- THE BUILDER SHALL COMPLY WITH ALL LOCAL LAWS, REGULATIONS, AND ORDINANCES OF THE TOWN OF CLARKSTOWN. LIGHT SOURCES OF ALL FIXTURES SHALL NOT BE VISIBLE FROM STREETS OR PRIVATE DRIVEWAYS AND SHALL NOT CREATE GLARE ONTO ADJOINING PROPERTIES.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L AND M OF THE GENERAL MUNICIPAL LAW.
- DO NOT FILL AROUND TREES TO BE SAVED. LANDSCAPE AND TREE PRESERVATION TO BE PER ARCHITECTURE AND HISTORIC REVIEW BOARD RECOMMENDATION.
- OMITTED
- FOOTING AND ROOF DRAINS TO BE PIPED TO THE DRAINAGE SYSTEM.
- ENTRANCE ROAD AND PARKING AREA TO HAVE CONCRETE CURBING.
- NO WILLOW TREES TO BE PLANTED IN ANY TOWN EASEMENTS.
- ALL UTILITIES TO BE INSTALLED UNDERGROUND EXCEPT AS SHOWN.
- OMITTED
- ALL SCREENING AND LANDSCAPING SHALL CONFORM TO REQUIREMENTS OF THE ARCHITECTURE AND HISTORIC REVIEW BOARD AND LANDSCAPING PLANS SHALL BE APPROVED BY ARCHITECTURE AND HISTORIC REVIEW BOARD. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE BUILDING INSPECTOR, THE REGISTERED LANDSCAPE ARCHITECT WILL CERTIFY THAT THE WORK ON THE SITE HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN ON FILE WITH THE TOWN. A WRITTEN TWO YEAR GUARANTEE SHALL BE PROVIDED BY THE APPLICANT TO THE DEPARTMENT OF ENGINEERING AND FACILITIES MANAGEMENT/ARCHITECTURE AND HISTORIC REVIEW BOARD, STATING THAT ALL PLANTS WHICH DIE OR ARE LIKELY TO DIE WITHIN THE GUARANTEE PERIOD WILL BE REPLACED. THE CERTIFICATE OF OCCUPANCY MAY BE REVOKED FOR FAILURE TO HONOR THE TERMS OF THE GUARANTEE.
- NO BUILDING PERMIT FOR A BUILDING SUBJECT TO SITE PLAN APPROVAL SHALL BE ISSUED BY THE BUILDING INSPECTOR EXCEPT UPON AUTHORIZATION OF AND IN CONFORMITY WITH THE SITE PLAN APPROVED BY THE PLANNING BOARD. BUILDING PERMITS SHALL SHOW LOWEST FLOOR ELEVATIONS SUBJECT TO APPROVAL AND INSPECTION BY THE DEPARTMENT OF ENGINEERING AND FACILITIES MANAGEMENT.
- ANY PROPOSED RETAINING WALLS SHALL BE DESIGNED AND INSPECTED DURING CONSTRUCTION, AND CERTIFIED THAT THEY HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE DESIGN BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK.
- EROSION CONTROL SHALL BE PROVIDED AS SHOWN ON THE APPROVED EROSION CONTROL PLAN, AND AS MAY BE MODIFIED BY THE DEPARTMENT OF ENGINEERING AND FACILITIES MANAGEMENT TO CONFORM TO FIELD CONDITIONS AND THE DEVELOPMENT OF THE SITE PROGRESS.
- ALL NEW PAVEMENT MARKINGS SHALL BE EPOXY OR PREFORMED.
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- FIRE LANES SHALL BE DESIGNATED BY THE FIRE INSPECTOR AND THE APPLICANT SHALL EXECUTE AN ENFORCEMENT CONSENT AGREEMENT WITH THE TOWN. FIRE LANE SIGNAGE AND STRIPING SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN BY THE HE APPLICANT OR BUILDER PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE BUILDING. THIS WORK SHALL NOT BE SUBJECT TO ESCROW DEPOSIT. FIRE LANE SIGNAGE AND STRIPING SHALL BE MAINTAINED BY THE OWNER TO THE SATISFACTION OF THE FIRE INSPECTOR.
- THE OWNER(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES WITHIN THE SITE. SHOULD THE OWNER'S FAIL TO MAINTAIN THE FACILITIES AS REQUIRED BY THE TOWN OF CLARKSTOWN, THE ROCKLAND COUNTY DRAINAGE AGENCY OR THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, THE TOWN OF CLARKSTOWN IS HEREBY GIVEN THE RIGHT OF ACCESS TO PERFORM SAID WORK AND TO ASSESS THE COST PLUS A 10 PERCENT PENALTY TO THE OWNER(S) AS A SPECIAL LEVY.
- ALL PARKING SPACES SHALL BE 10' X 19.5'.
- RESERVE PARKING SHALL BE CONSTRUCTED IF DEEMED NECESSARY BY THE BUILDING INSPECTOR AND DIRECTOR OF ENGINEERING & FACILITIES MANAGEMENT.
- ALL EXISTING BUILDINGS AND APPURTENANCES ARE TO BE REMOVED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
- THE GENERAL STORE WILL UTILIZED BY THE RESIDENTS OF L'DOR FOR BASIC NECESSITIES.

**THESE SERVICES WILL INCLUDE:**

- PAPER GOODS AND SOAPS
- STAMPS AND GREETING CARDS
- PERSONAL HYGIENE ITEMS
- OVER THE COUNTER MEDICINE
- TABLE AND LAWN GAMES FOR BORROWING

THE GENERAL STORE WILL BE FOR THE RESIDENTS OF L'DOR ONLY AND WILL BE STAFFED BY L'DOR PERSONNEL. ALL ITEMS WILL BE MADE AVAILABLE BY MANAGEMENT THROUGH GRANTS AND CONTRIBUTIONS. THERE WILL NOT BE ANY EXCHANGE OF MONEY. DONATIONS WILL BE REQUESTED.

**DRAWING LIST**

DRAWING No.	TITLE	ORIGIN DATE	REVISION DATE
DRAWING 1	OVERALL EXISTING SITE	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 2	OVERALL SITE PLAN	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 3	SITE PLAN	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 4	TEMPORARY GRADING PLAN	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 5	GRADING PLAN	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 6	DRAINAGE DETAIL	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 7	DETAILS	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 8	DETAILS (CONTINUED)	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 9	SOIL EROSION & SEDIMENT CONTROL PLAN	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 10	LIGHTING PLAN	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 11	FIRE TRUCK TURNING PLAN	JANUARY 14, 2020	JUNE 10, 2020
DRAWING L-1, L-2 & L-3	LANDSCAPE & TREE PRESERVATION PLAN	FEBRUARY 10, 2020	JUNE 10, 2020

**LEGEND**

---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
W	EXISTING WATERLINE
⊗	EXISTING FIRE HYDRANT
○	EXISTING GAS LINE
□ CB	EXISTING CATCH BASIN
---	EXISTING STORM DRAIN LINE
SMH	EXISTING SEWER MANHOLE
S --- S	EXISTING SEWER LINE
+ 360.0	EXISTING SPOT ELEVATION
-----	EXISTING STONEWALL
---	EXISTING SIGN
⊗ LP	EXISTING LIGHT POLE
⊗ UP	EXISTING UTILITY POLE
⊗	EXISTING WATER VALVE
⊗	EXISTING GAS VALVE
TRBL	TO BE RELOCATE

**OWNERS:**

TAX LOT 50.12-1-4  
ELLIOT MARKOWITZ  
P.O. BOX 397  
NEW CITY, NY 10956

TAX LOT 50.12-1-3 & 26.2  
ROCKLAND ALP REALTY LLC  
C/O PAZ MANAGEMENT, INC  
32 PINE TREE DRIVE  
POUGHKEEPSIE, NY 12603

**APPLICANT:**

L'DOR  
156 WEST CLARKSTOWN ROAD  
NEW CITY, NY 10956

**TAX MAP REFERENCE:**

TOWN OF CLARKSTOWN TAX MAP  
SECTION 50.12, BLOCK 1, LOT 3, 4 & 26.2

**TOTAL AREA:**

426,158 SQ.FT.

**FINAL PLANNING BOARD APPROVAL**

CHAIRPERSON PLANNING BOARD  
TOWN OF CLARKSTOWN

OWNERS APPROVAL FOR FILING

OWNER OR REPRESENTATIVE DATE

**DISTRICTS**

SCHOOL DISTRICT – EAST RAMAPO CENTRAL SCHOOL DISTRICT  
FIRE DISTRICT – MOLESTON  
LIGHT DISTRICT – CLARKSTOWN LT001  
WATER DISTRICT – SUEZ WATER  
SEWER DISTRICT – CLARKSTOWN MBSIA #1

"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 2200, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW."  
"ONLY COPIES FROM THE ORIGINAL RECORD OF THIS SURVEY SHALL BE CONSIDERED TO BE VALID TRUE COPIES."  
"CERTIFICATION INDICATED HEREIN ON SOLELY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE JUDICIAL OFFICE OF THE STATE OF NEW YORK AND REASONABLE LAND SURVEYING STANDARDS AND CERTIFICATIONS SHALL BE ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSOCIATES OR SUBSEQUENT OWNERS."

STATE OF NEW YORK  
COUNTY OF ROCKLAND  
RYAN A. NASH, P.E.  
N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK  
COUNTY OF ROCKLAND  
JOHN A. ZIGLER, P.E.  
N.Y.S. P.E. LIC. NO. 80228

2	6-10-20	PER COMMENTS
1	4-21-20	PER TAC 3-11-20
REVISION	DATE	DESCRIPTION

**ATZL, NASHER & ZIGLER P.C.**  
ENGINEERS-SURVEYORS-PLANNERS  
232 North Main Street  
New City, New York 10956  
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Fax: (845) 634-5543  
E-mail: info@anzny.com  
Web: www.ANZNY.com

PROJECT: **L'DOR**

**TOWN OF CLARKSTOWN  
ROCKLAND COUNTY, NEW YORK**

TITLE: **PRELIMINARY  
OVERALL SITE PLAN**

DRAWN BY: LK	CHECKED BY: JRA
DATE: JANUARY 14, 2020	SCALE: 1 IN. = 50 FT.
PROJECT NO: 2861	DRAWING NO: 2