

1 **Site Plan Zoning Analysis**
1" = 30'-0"

CHAIR FACTORY DISTRICT — *Village of Haverstraw*

STREET AND PUBLIC FRONTAGE STANDARDS — *PUBLIC AND PRIVATE FRONTAGES* — Article XII Sec. 63

63.2B PUBLIC FRONTAGE AND PRIVATE FRONTAGE STANDARDS TABLE

		Street Type A	Street Type B	Street Type C	Street Type D	Street Type E	Street Type F	Street Type P
PUBLIC FRONTAGE	Distance from Face of Curb to Build-To-Line (Full Zone)	9'-0"	8'-0"	7'-6"	10'-6"	8'-6"	8'-6"	8'-6"
	Furnishing Zone	2'-6"	2'-6"	2'-6"	2'-6"	1'-0"	Not Applicable	Not Applicable
	Pedestrian Clearway	5'-0"	5'-0"	5'-0"	8'-0"	5'-0"	Shared with Access Lane	8'-0"
	Transition Zone	1'-6"	0'-6"	0'-0"	0'-0"	2'-6"	8'-6"	8'-6"

PRIVATE FRONTAGE — Private Frontage Types	Min. Clear Glazing Area Required	Street Type A: Build-To-Zone (BTZ) Width	Street Type A: Min Frontage Occupancy	Street Type B: Build-To-Zone (BTZ) Width	Street Type B: Min Frontage Occupancy	Street Type C: Build-To-Zone (BTZ) Width	Street Type C: Min Frontage Occupancy	Street Type D: Build-To-Zone (BTZ) Width	Street Type D: Min Frontage Occupancy	Street Type E: Build-To-Zone (BTZ) Width	Street Type E: Min Frontage Occupancy	Street Type F: Build-To-Zone (BTZ) Width	Street Type F: Min Frontage Occupancy	Street Type P: Build-To-Zone (BTZ) Width	Street Type P: Min Frontage Occupancy
Storefront[1] (PF-1)	65%[3]	5'-0"	80%	X	X	X	X	X	X	5'-0"	80%	5'-0"	60%	5'-0"	90%
Arcade[1] (PF-2)	65%[3]	15'-0"[2]	80%	X	X	X	X	X	X	15'-0"[2]	80%	16'-0"[2]	60%	X	X
Urban (PF-3)	50%[3]	5'-0"	80%	X	X	X	X	X	X	5'-0"	80%	5'-0"	60%	5'-0"	90%
Stoop (PF-4)	20%[4]	X	X	8'-0"	80%	12'-0"	80%	16'-0"	60%	X	X	16'-0"	60%	10'-0"	90%
Porch (PF-5)	20%[4]	X	X	8'-0"	80%	12'-0"	80%	16'-0"	60%	X	X	16'-0"	60%	10'-0"	90%
Lightwell (PF-6)	20%[4]	X	X	8'-0"	80%	12'-0"	80%	16'-0"	60%	X	X	16'-0"	60%	X	X
Forecourt (PF-7)	20%[4]	X	X	8'-0"	70%	12'-0"	70%	16'-0"	50%	8'-0"	70%	16'-0"	50%	10'-0"	80%
Terrace (PF-8)	20%[4]	X	X	8'-0"	70%	12'-0"	70%	16'-0"	50%	8'-0"	70%	16'-0"	50%	10'-0"	80%

[1] Frontages on the District Standards Map designated as "Storefront Required" (see Section 60.4 for definition), a Storefront, Arcade, or Urban Frontage is required.
[2] Provided that the structural columns remain within property line and outside of the Furnishing Zone.
[3] Minimum clear glazing area measurements are taken for the area between 2' and 8' above the sidewalk.
[4] Minimum clear glazing area required between the first floor slab and underside of the second floor slab.
X - Frontage Not Permitted

Stepback Requirements	Street Type A	Street Type B	Street Type C	Street Type D	Street Type E	Street Type F	Street Type P
7 foot Stepback Required per 63.4E(4)	Above Street Wall	Above Street Wall	Above Street Wall	Not Required	Above Street Wall	Above Street Wall	Not Required

ZONING PLAN LEGEND

- BUILD TO ZONE (BTZ)
- UTILIZES THE EXCEPTION OF A FRONTAGE PER SECTION 63.4D(a)[3]
- CIVIC SPACE

ZONING PLAN NOTES

1. BUILD TO ZONE MUST BE OCCUPIED BY MINIMUM FRONTAGE OCCUPANCY % SPECIFIED ON PAGE 14 OF VILLAGE OF HAVERSTRAW ZONING. SEE TABLE THIS SHEET.

2. CIVIC SPACE MUST PROVIDE PUBLIC ACCESS 16 HOURS PER DAY PER SECTION 63.3 / B(2) OF THE VILLAGE OF HAVERSTRAW ZONING.

Haverstraw Chair Factory

The Haverstraw Community Chair Factory LLC

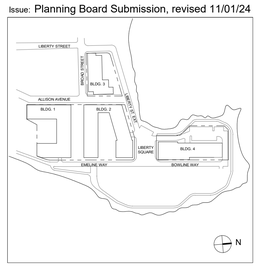
The Haverstraw Community Chair Factory LLC
1046 New York Avenue
Huntington Station, NY 11746

DattnerArchitects
498 Seventh Ave 20 fl
New York NY 10018
t: 212.247.2660
www.dattner.com

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LaBella
4 British American Boulevard
Latham, NY 12110

Revisions

Issue: Planning Board Submission, revised 11/01/24



Key Plan

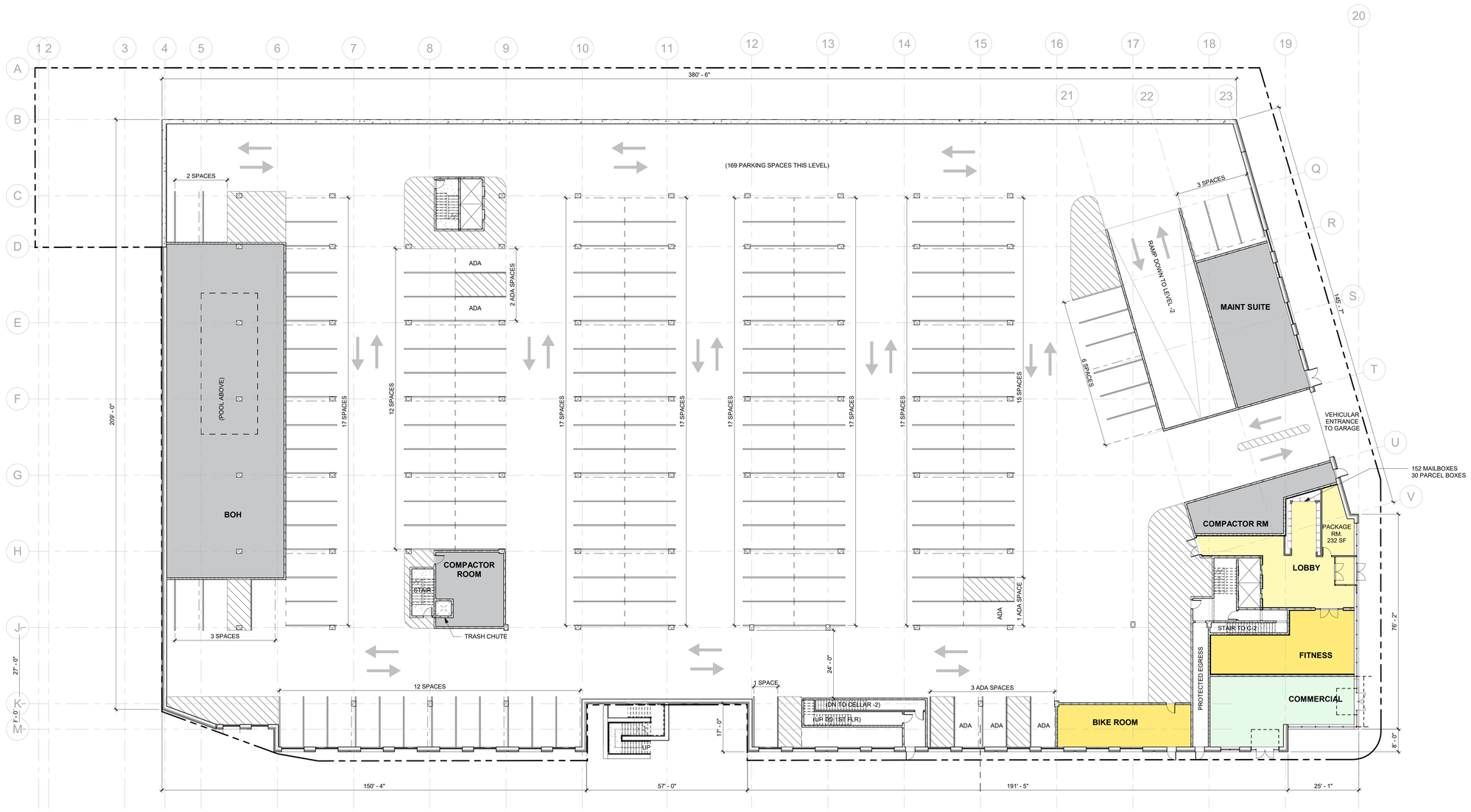
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Site Plan Zoning Analysis

Date	11/01/24
Scale	As indicated
Drawn By	DA
Checked By	DA
Project No.	2415
Seal	

Sheet No.: 3 of Z-001A.00

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1 Bldg. 1 & 2_Cellar (-1)
1/16" = 1'-0"

Room Legend

- Amenities
- Lobby
- Residential BOH
- Retail

Haverstraw Chair Factory

The Haverstraw Community Chair Factory LLC

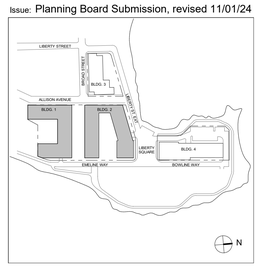
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DattnerArchitects
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New York NY 10018
t: 212.247.2660
www.dattner.com

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Revisions

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Key Plan

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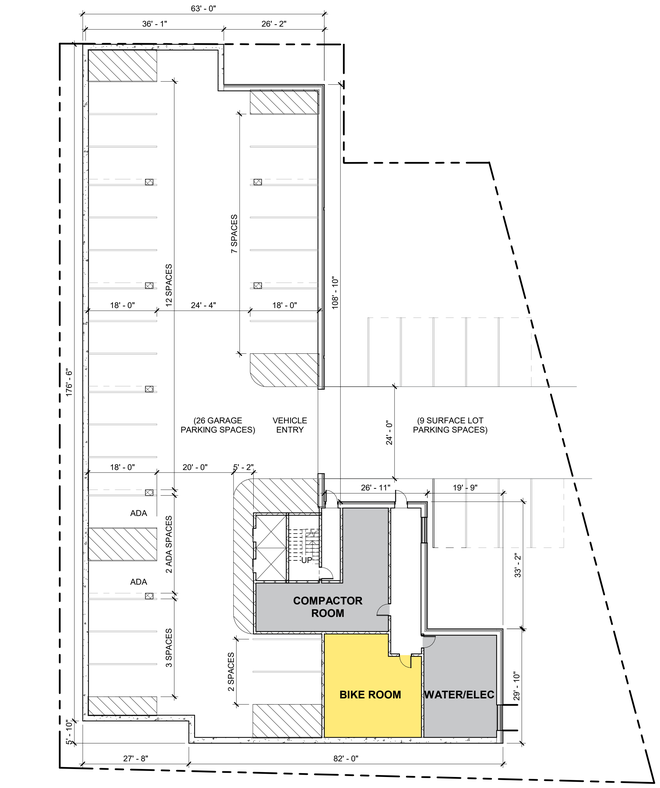
Building 1 & 2 (-1) Cellar Plan

Date	11/01/24
Scale	1/16" = 1'-0"
Drawn By	DA
Checked By	DA
Project No.	2415
Sheet No.:	A-111.00

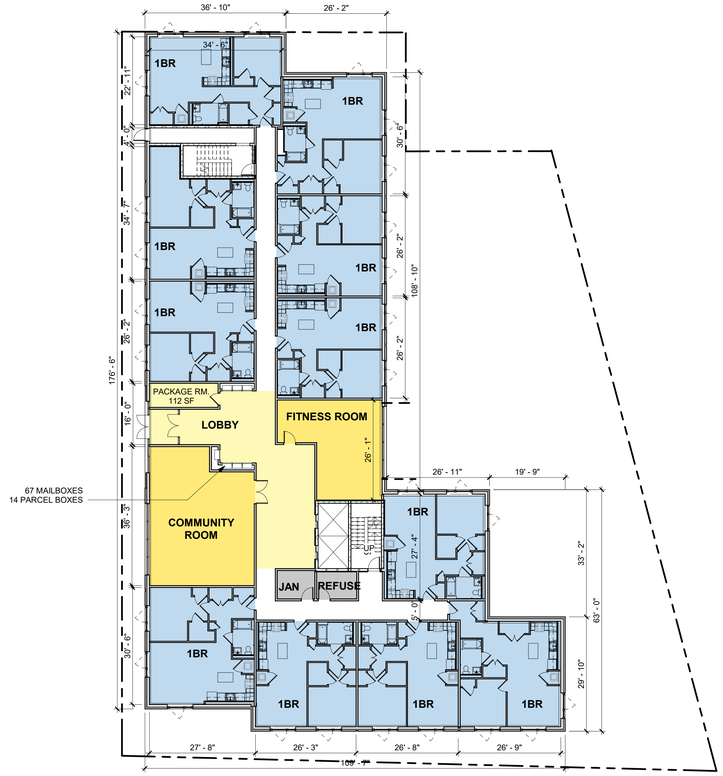
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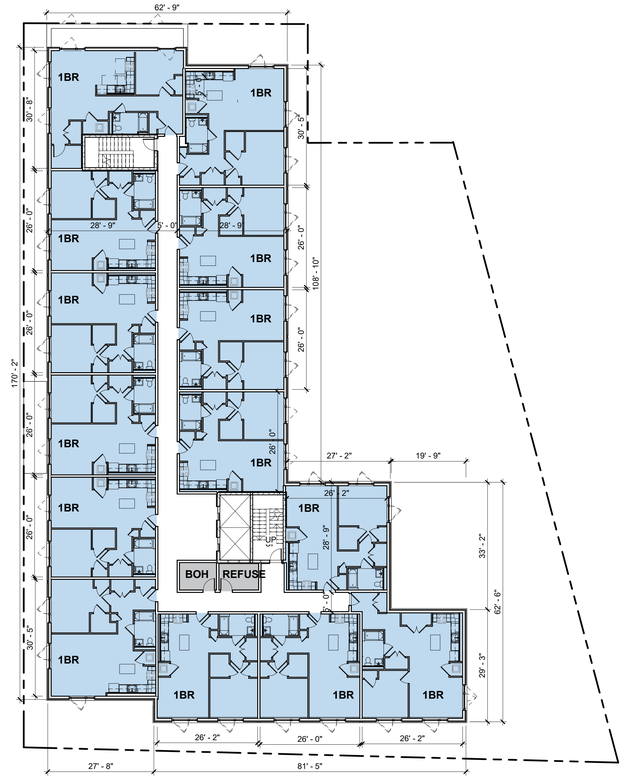

140 MAILBOXES
28 PARCEL BOXES
195' - 0"
57' - 0"
39' - 3"
26' - 0"
36' - 0"
26' - 0"
36' - 5"
COMMERCIAL
FITNESS
SOLDIER ON
LOBBY
COMMERCIAL
PACKAGE RM.
140 SF.
63' - 0"
SINGLE HT
HEADROOM
16' - 2"
MGMT SUITE
SINGLE HT
HEADROOM
CO-WORK &
COMMUNITY RM
132' - 3"
62' - 10"
DN
(TERRACE BELOW
AT LEVEL 01)
26' - 0"
26' - 0"
26' - 0"



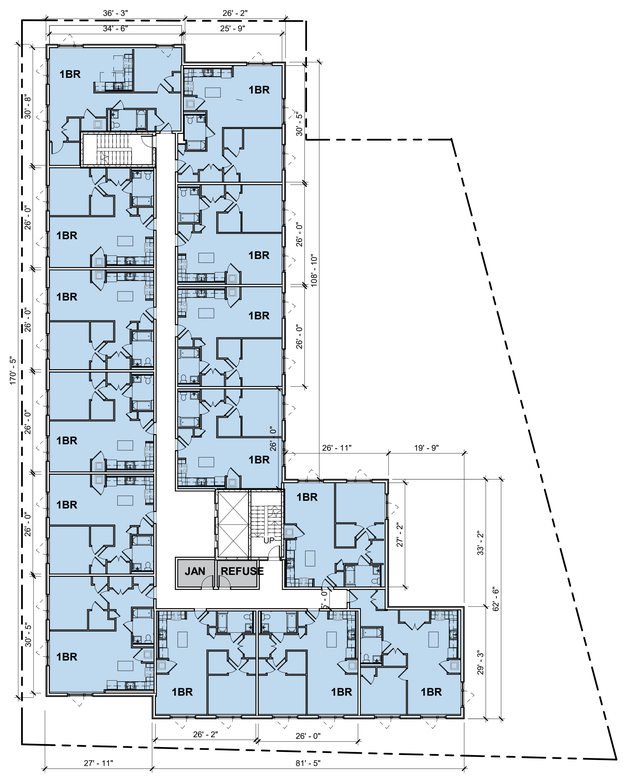
1 Bldg. 3_Parking Level
1/16" = 1'-0"



2 Bldg. 3_Level 1
1/16" = 1'-0"



3 Bldg. 3_Level 2
1/16" = 1'-0"



4 Bldg. 3_Level 3
1/16" = 1'-0"

Haverstraw Chair Factory

87 Main Street, Haverstraw NY

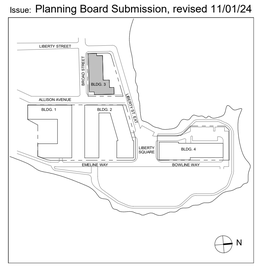
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Building 3 Parking - 3rd Floor Plan

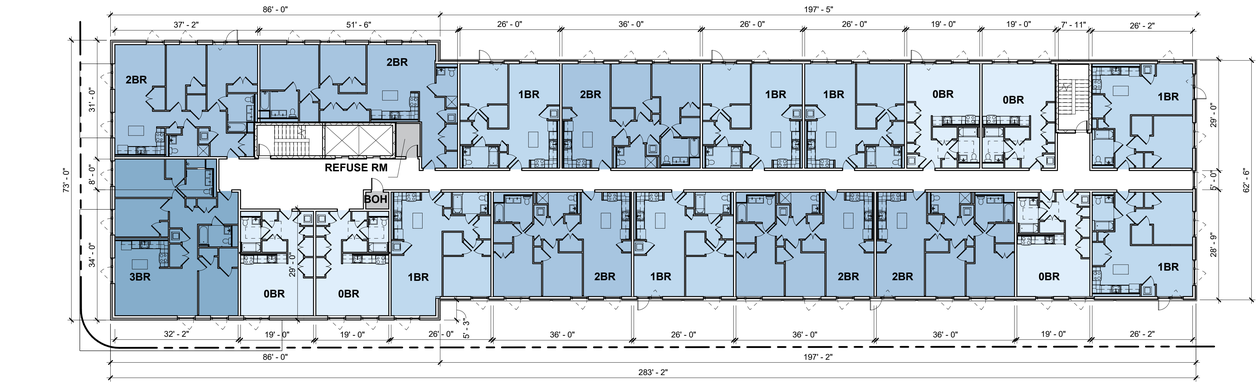
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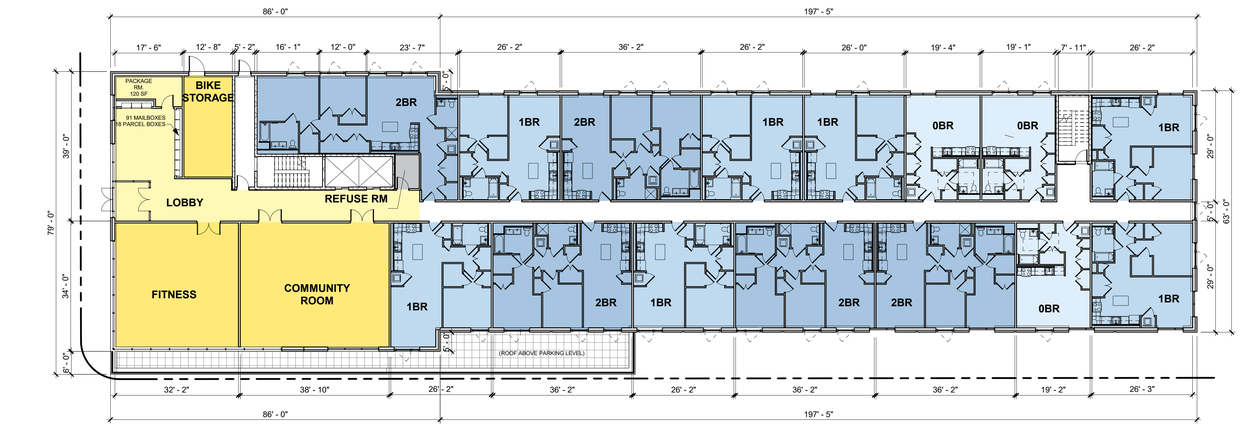
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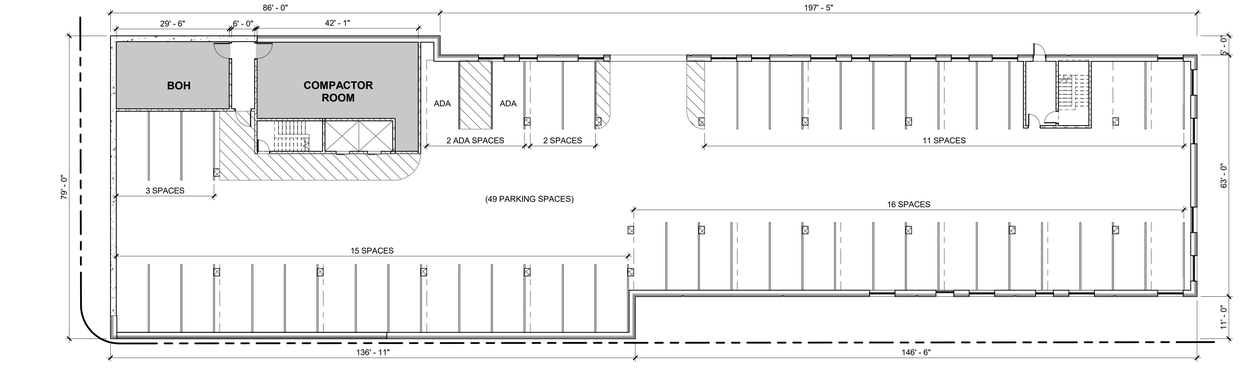
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3 Bldg.4_Level 2
1/16" = 1'-0"



2 Bldg.4_Level 1
1/16" = 1'-0"



1 Bldg.4_Parking Level
1/16" = 1'-0"

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