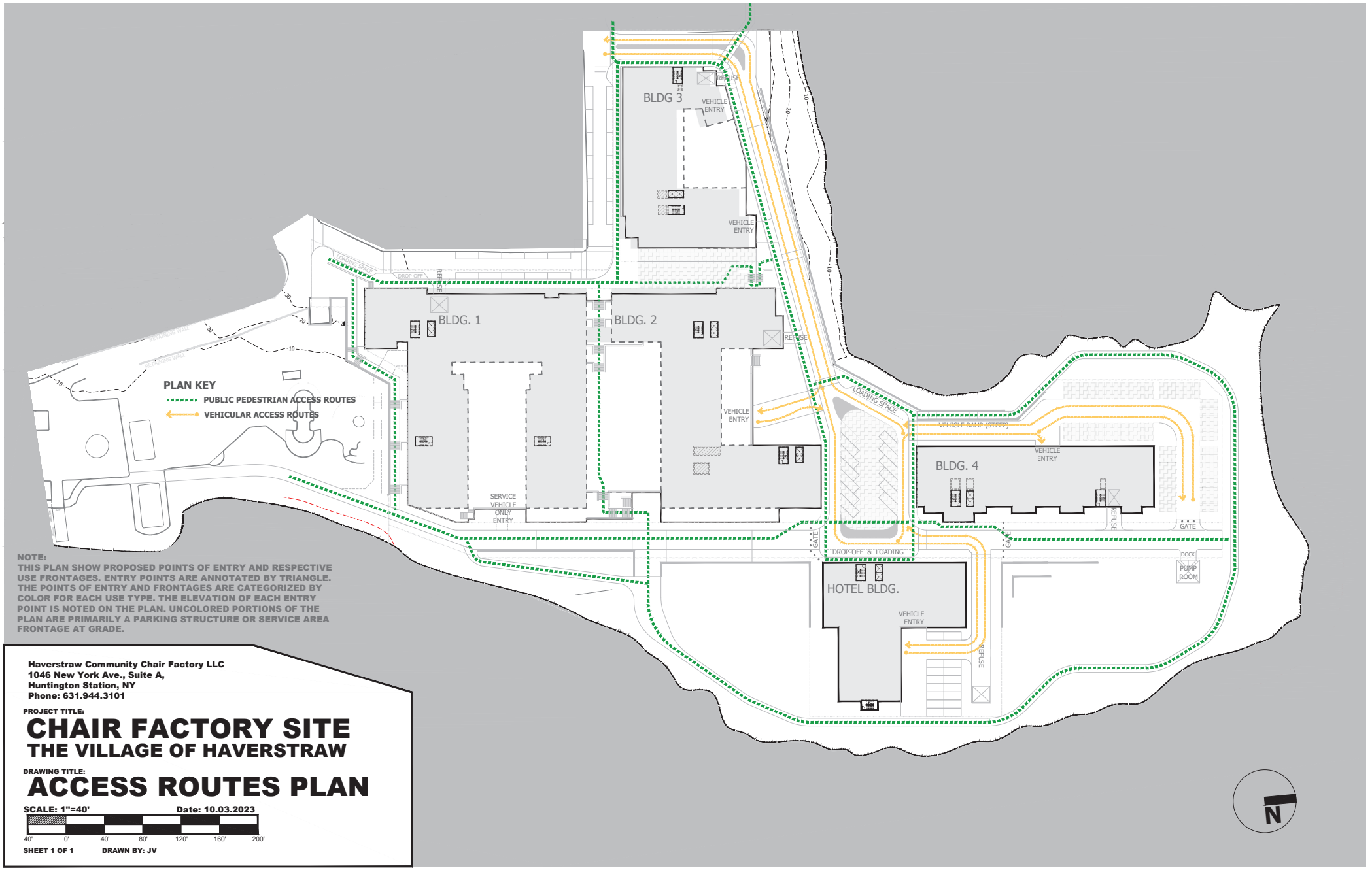
APPENDIX B: SITE PLANS



NOTE:
THIS PLAN SHOW PROPOSED POINTS OF ENTRY AND RESPECTIVE USE FRONTAGES. ENTRY POINTS ARE ANNOTATED BY TRIANGLE. THE POINTS OF ENTRY AND FRONTAGES ARE CATEGORIZED BY COLOR FOR EACH USE TYPE. THE ELEVATION OF EACH ENTRY POINT IS NOTED ON THE PLAN. UNCOLORED PORTIONS OF THE PLAN ARE PRIMARILY A PARKING STRUCTURE OR SERVICE AREA FRONTAGE AT GRADE.

Haverstraw Community Chair Factory LLC
1046 New York Ave., Suite A,
Huntington Station, NY
Phone: 631.944.3101

PROJECT TITLE:

CHAIR FACTORY SITE
THE VILLAGE OF HAVERSTRAW

DRAWING TITLE:

ACCESS ROUTES PLAN

SCALE: 1"=40' **Date: 10.03.2023**

40' 0' 40' 80' 120' 160' 200'

SHEET 1 OF 1 **DRAWN BY: JV**



Elevations Table					
Number	Minimum Elevation	Maximum Elevation	Color	Volume (CY)	AREA (SF)
1	-28.2	-10.0		4068 YD	19,303 SF
2	-10.0	-5.0		5382 YD	27,524 SF
3	-5.0	0.0		12488 YD	89,856 SF
4	0.0	1.0		4573 YD	76,870 SF
5	1.0	4.0		6773 YD	33,480 SF
6	4.0	6.0		3484 YD	9,632 SF
7	6.0	8.0		2556 YD	14,065 SF
8	8.0	18.5		1824 YD	27,785 SF

BULK VOLUME TABLE

CUT (CU.YARDS)	FILL (CU.YARDS)	IMPORT/EXPORT (CU.YARDS)
22,000	19,500	2,500 ( )

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES REPRESENTED HERE-ON PRIOR TO SUBMITTING BID. IF DISCREPANCIES ARE DISCOVERED CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. CUT AND FILL VOLUMES DEPICTED HEREON ARE PRELIMINARY BY NATURE AND ARE CONSIDERED TO BE WITHIN AN APPROXIMATION IN-PLACE VOLUMES AND DENSITIES.
3. NET VOLUMES DO NOT INCLUDE EXCAVATION/BACKFIELD FOR UTILITIES, STORMWATER AND SANITARY STRUCTURES, FOUNDATIONS OR RETAINING WALLS/STAIRS, ETC.
4. VOLUMES ASSUME THAT ALL MATERIAL EXCAVATED IS SUITABLE FOR REUSE ON SITE.
5. NET VOLUMES DO NOT INCLUDE EXCAVATION FOR PLACEMENT OF TOPSOIL, RIPRAP, PIPE ZONE BEDDING/BACKFILL, STRUCTURAL FILL, ETC... NECESSARY FOR CONSTRUCTION.
6. EXCAVATION/FILL DEPTHS SHOWN REPRESENT THE AMOUNT OF CUT OR FILL NECESSARY TO ACHIEVE FINISHED GRADE ONLY. THEY DO NOT CONSIDER OVER EXCAVATION.

1 / C141 CUT-FILL PLAN
SCALE: 1" =30'

LaBella
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4 British American Boulevard
Latham, NY 12110
518-439-8235
labellapc.com

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018091
LAND SURVEYING: 017976
GEOLOGICAL: 018750

It is a violation of New York Education Law Art, 145 Sec, 7209 & Art, 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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HAVERSTRAW CHAIR FACTORY
VILLAGE OF HAVERSTRAW, NY

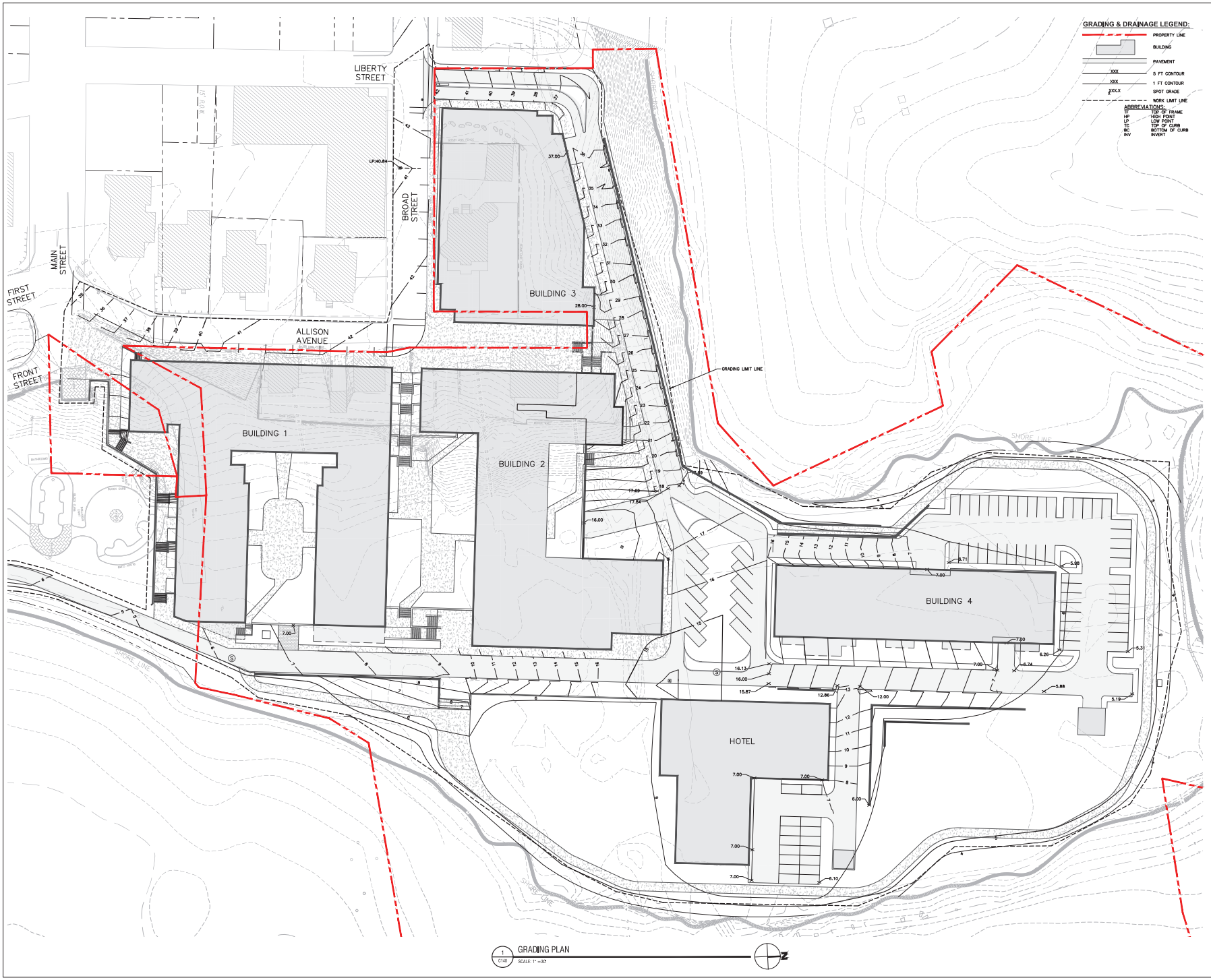
NO.	DATE	DESCRIPTION
Revisions		

PROJECT NUMBER: 2230414
DRAWN BY: SF
REVIEWED BY: REK
ISSUED FOR: REVIEW
DATE: · / /202
DRAWING NAME:

CUT-FILL PLAN

DRAWING NUMBER:

C141



1 C140 GRADING PLAN
SCALE: 1" =30'

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CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 016091
LAND SURVEYING: 017976
GEOLOGICAL: 018750

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HAVERSTRAW CHAIR FACTORY
VILLAGE OF HAVERSTRAW, NY

NO.	DATE	DESCRIPTION
Revisions		

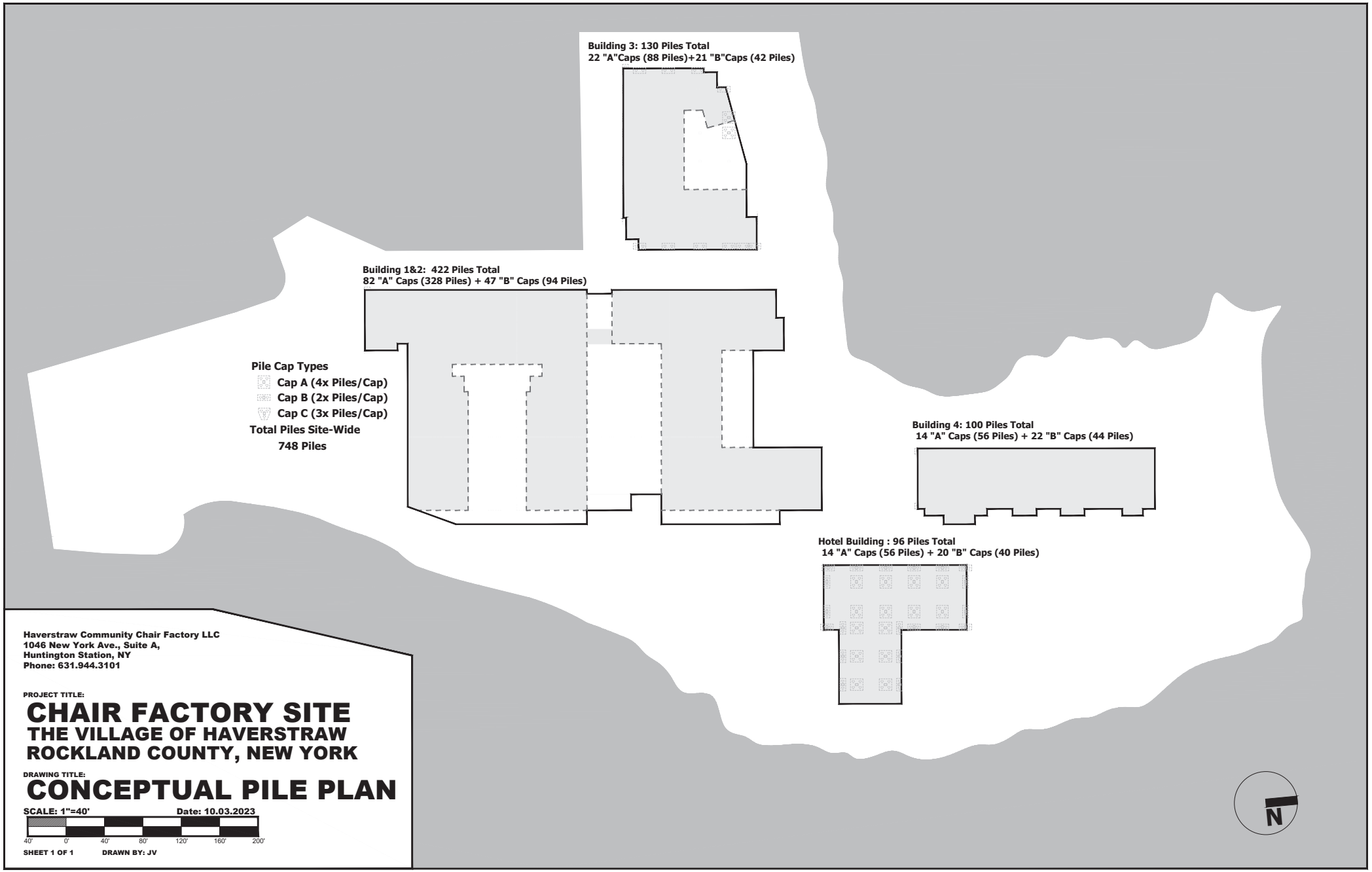
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DRAWN BY: SF
REVIEWED BY: REK
ISSUED FOR: REVIEW
DATE: 10/13/2023
DRAWING NAME:

GRADING PLAN

DRAWING NUMBER:

C140

GRADING_ADJ 1
10/13/2023 1:23:18 PM



Haverstraw Community Chair Factory LLC
1046 New York Ave., Suite A,
Huntington Station, NY
Phone: 631.944.3101

PROJECT TITLE:

CHAIR FACTORY SITE

THE VILLAGE OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

DRAWING TITLE:

CONCEPTUAL PILE PLAN

SCALE: 1"=40' Date: 10.03.2023

40' 0' 40' 80' 120' 160' 200'

SHEET 1 OF 1 DRAWN BY: JV

HAVERSTRAW STREET C & D DESIGN PLAN

TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NY

(201285.03)

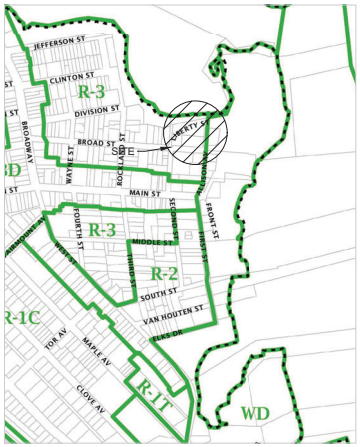
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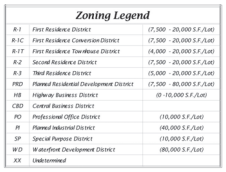
McLAREN ENGINEERING GROUP

5 CLINTON SQUARE 3RD FLOOR,
ALBANY NY, 12207

OCTOBER 19, 2023

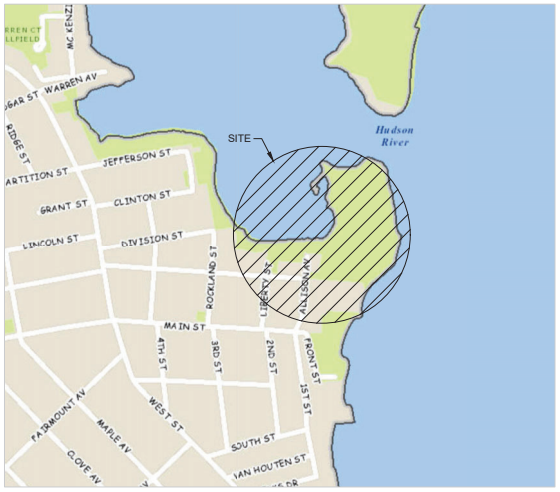
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PAGE NO	SHEET NUMBER	SHEET TITLE
1	C-001	COVER
2	C-100	EXSITING CONDITIONS PLAN
3	C-130	LAYOUT PLAN
4	C-200	PLAN AND PROFILE
5	C-300	ROADWAY SECTION VIEWS
6	C-500	E&SC DETAILS
7	C-501	SITE DETAILS





Zoning Legend		
R-1	First Residence District	(7,500 - 20,000 S.F./Lot)
R-1C	First Residence Conversion District	(7,500 - 20,000 S.F./Lot)
R-1T	First Residence Townhouse District	(4,000 - 20,000 S.F./Lot)
R-2	Second Residence District	(7,500 - 20,000 S.F./Lot)
R-3	Third Residence District	(5,000 - 20,000 S.F./Lot)
PRD	Planned Residential Development District	(7,500 - 80,000 S.F./Lot)
HB	Highway Business District	(0 -10,000 S.F./Lot)
CBD	Central Business District	
PO	Professional Office District	(10,000 S.F./Lot)
PI	Planned Industrial District	(40,000 S.F./Lot)
SP	Special Purpose District	(10,000 S.F./Lot)
WD	Waterfront Development District	(80,000 S.F./Lot)
XX	Undetermined	

TOWN OF BETHLEHEM ZONING MAP
N.T.S.



LOCATION MAP
N.T.S.

SITE STATISTICS:

OWNER/APPLICANT:	MPACT COLLECTIVE 1046 NEW YORK AVE., SUITE A HUNTINGTON STATION, NY 11746
SITE ADDRESS:	30 LIBERTY STREET HAVERSTRAW, NY 10927
PARCEL NUMBERS:	27.05-2-6.6, 27.09-1-3, 27.46-1-77, 27.46-1-78, 27.46-1-80, 27.46-1-81, 27.46-1-82, 27.46-1-83, 27.46-1-84, 27.46-1-85, 27.46-1-86
PARCEL AREA:	9.7 AC±
EXISTING ZONING:	WD - WATERFRONT DEVELOPMENT DISTRICT
EXISTING USE:	WETLAND
PROPOSED USE:	CHAIR FACTORY

NO.	DATE	REVISION	BY
1	10/19/2023	PERMIT SUBMISSION	LJA

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Woodcliff Lake, NJ 07677
T: 201.775.6000 www.mgmclaren.com

PROJECT
HAVERSTRAW
BETHLEHEM, NEW YORK

SEAL

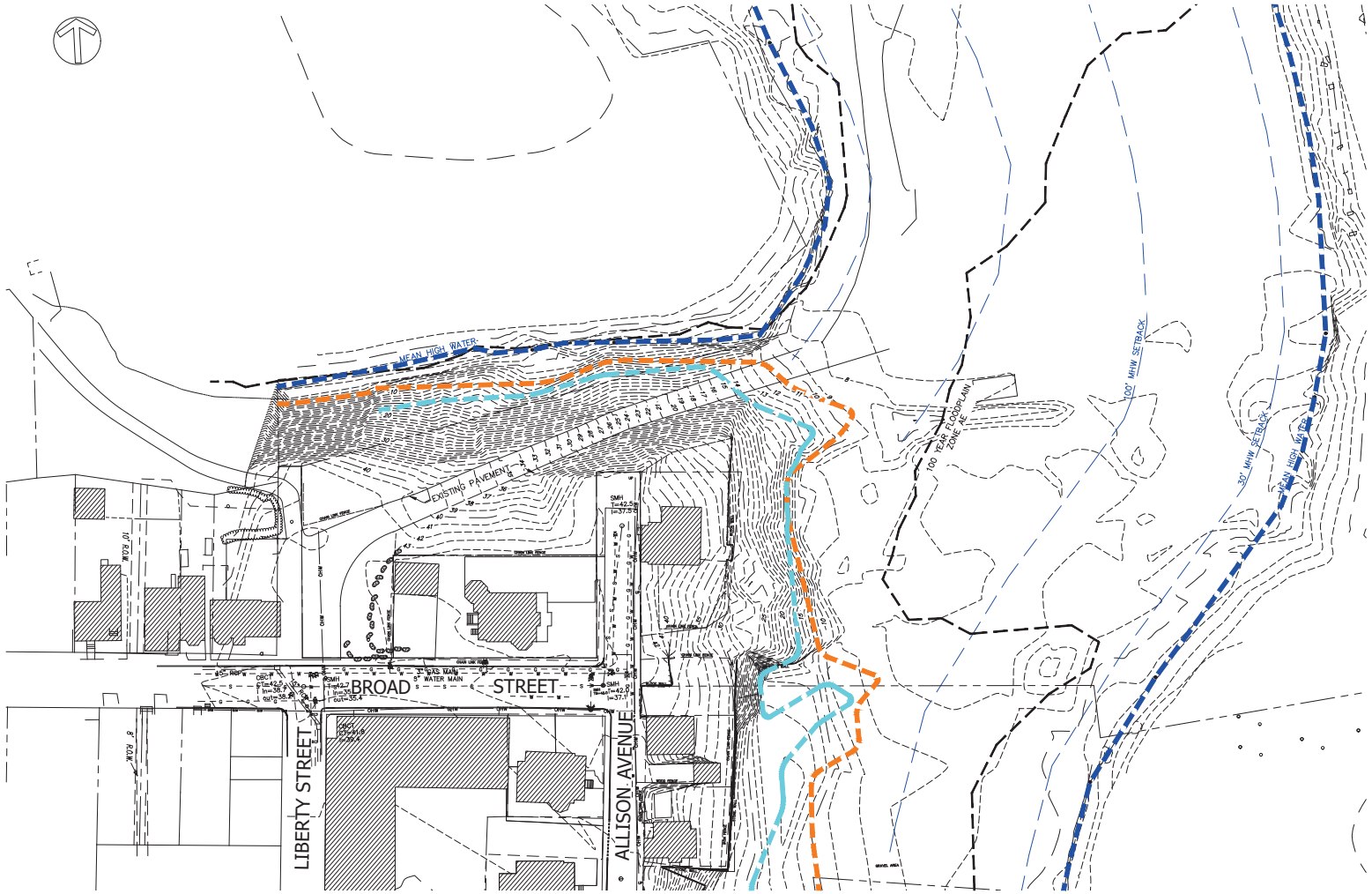
SHEET TITLE
COVER

PROJECT NO.	201285.03
SCALE	AS NOTED
DATE	10/19/2023
DRAWN BY	LJA
CHECKED BY	JRR
DRAWING NO.	C-001
	1 OF 8 SHTS

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FILE NAME:p:\Proj\2020\201285.03\1.0_Dwgs\CAD\ZC-001 Cover.dwg R.OT TIME: Monday, November 06, 2023 - 4:23 PM BY: Logan J. Adams



NOTES:
1. SURVEY INFORMATION TAKEN FROM MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY", PREPARED BY ATZL, NASHER, & ZIGLER P.C., DPC AND DATED 05/04/2023.

40' 20' 0 40' 80' FEET
SCALE: 1" = 40'

NO.	DATE	REVISION	BY
1	10/20/23	PAPA SUBMISSION	LJA

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PROJECT
HAVERSTRAW
BETHLEHEM, NEW YORK

SEAL

SHEET TITLE
EXSITING CONDITIONS PLAN

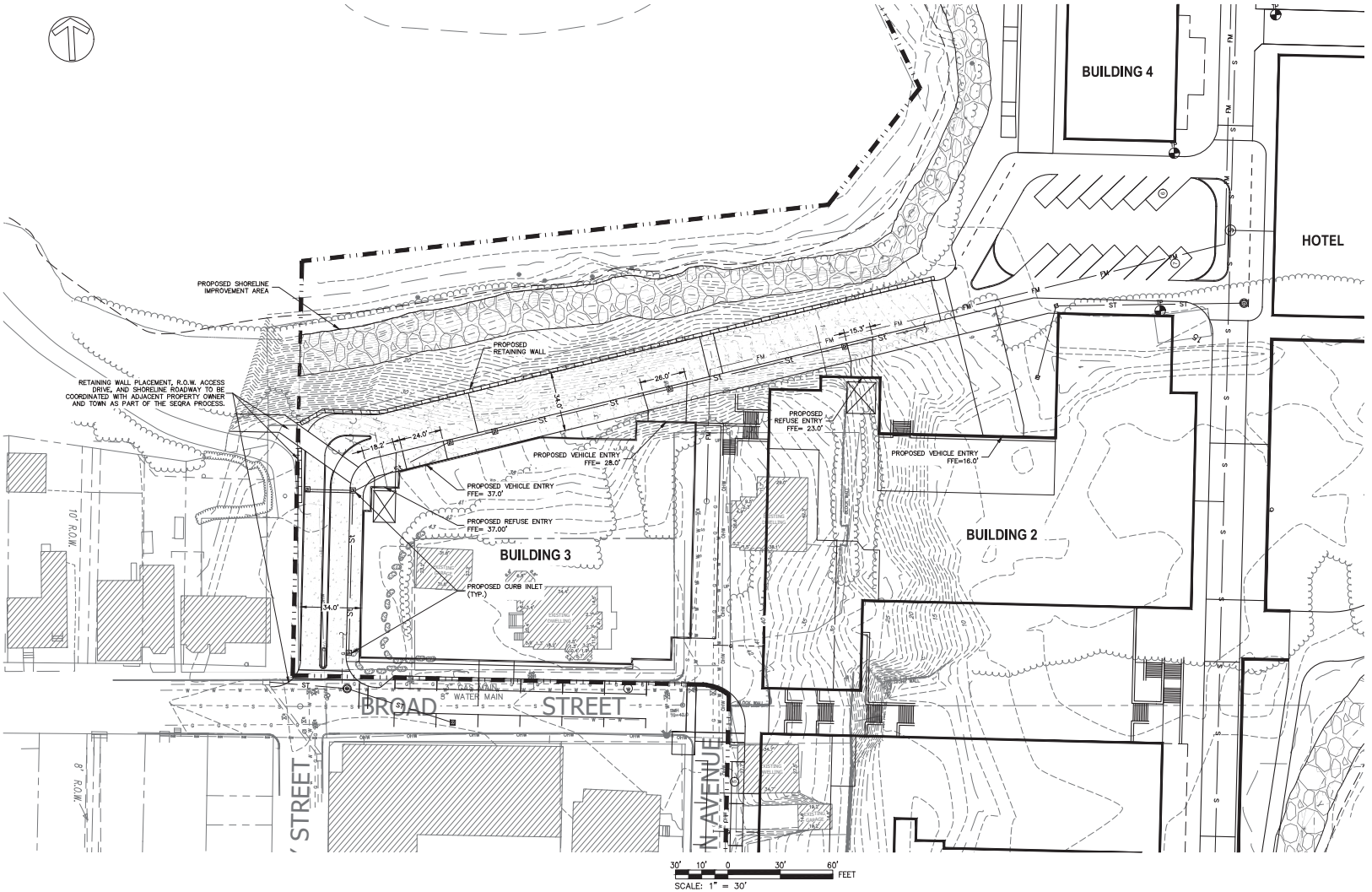
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DATE	10/19/2023
DRAWN BY	LJA
CHECKED BY	JRR

DRAWING NO.
C-100
2 OF 8 SHTS

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PROJECT
HAVERSTRAW
BETHLEHEM, NEW YORK

SEAL

SHEET TITLE
LAYOUT PLAN

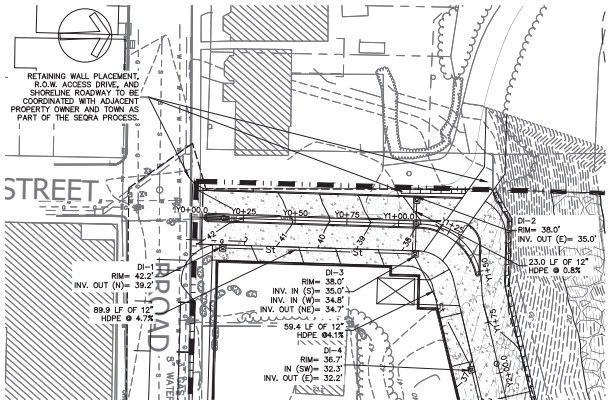
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DATE	10/19/2023
DRAWN BY	LJA
CHECKED BY	JRR

DRAWING NO.
C-130
3 OF 8 SHTS

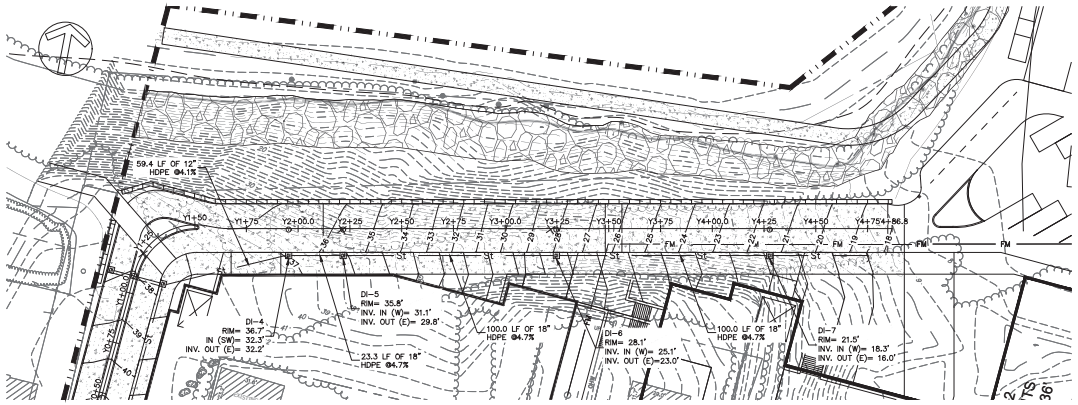
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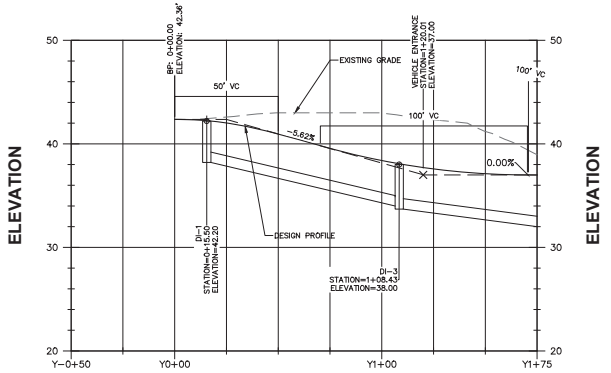
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LIBERTY STREET ENTRANCE
SCALE: 1" = 30'

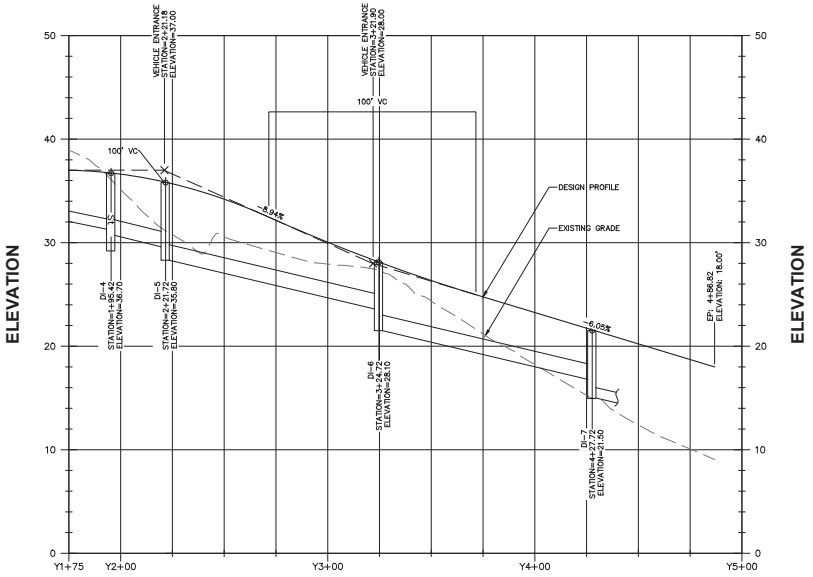


LIBERTY STREET TO SHORELINE ELEVATION
SCALE: 1" = 30'



BROAD TO LIBERTY PROFILE

ENTRANCEWAY PROFILE STA Y0+00 TO STA Y1+75
SCALE(HOR): 1" = 30'
SCALE(VERT): 1" = 6'



ROADWAY TO SHORELINE PROFILE

ROADWAY PROFILE STA Y1+75 TO STA Y4+86.6
SCALE(HOR): 1" = 30'
SCALE(VERT): 1" = 6'

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NO.	DATE	REVISION	BY
1	10/30/2023	PAPA SUBMISSION	LJA

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520 Chestnut Ridge Road
Woodcliff Lake, NJ 07677
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PROJECT
HAVERSTRAW
BETHLEHEM, NEW YORK

SEAL

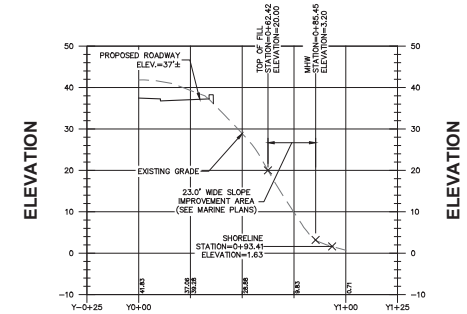
SHEET TITLE
PLAN AND PROFILE

PROJECT NO.	201285.03
SCALE	AS NOTED
DATE	10/19/2023
DRAWN BY	LJA
CHECKED BY	JRR
DRAWING NO.	C-200
	4 OF 8 SHTS

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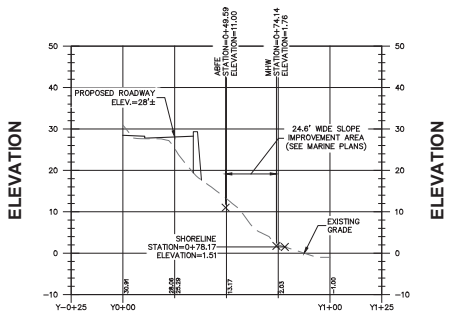


STREET D TO WATER ELEVATION
SCALE: 1" = 30'



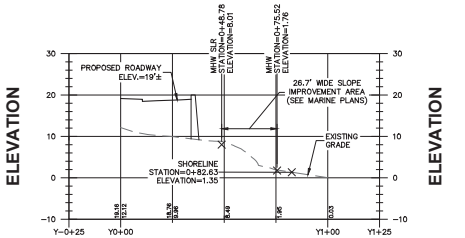
TOP OF STREET D TO WATER PROFILE

TOP OF STREET D TO WATER PROFILE
SCALE(HOR): 1" = 30'
SCALE(VERT): 1" = 15'



MIDDLE OF STREET D TO WATER PROFILE

MIDDLE OF STREET D TO WATER PROFILE
SCALE(HOR): 1" = 30'
SCALE(VERT): 1" = 15'



BOTTOM OF STREEET D TO WATER PROFILE

BOTTOM OF STREET D TO WATER PROFILE
SCALE(HOR): 1" = 30'
SCALE(VERT): 1" = 15'

NO.	DATE	REVISION	BY
1	10/30/23	PERMIT SUBMISSION	LJA

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PROJECT
HAVERSTRAW
BETHLEHEM, NEW YORK

SEAL

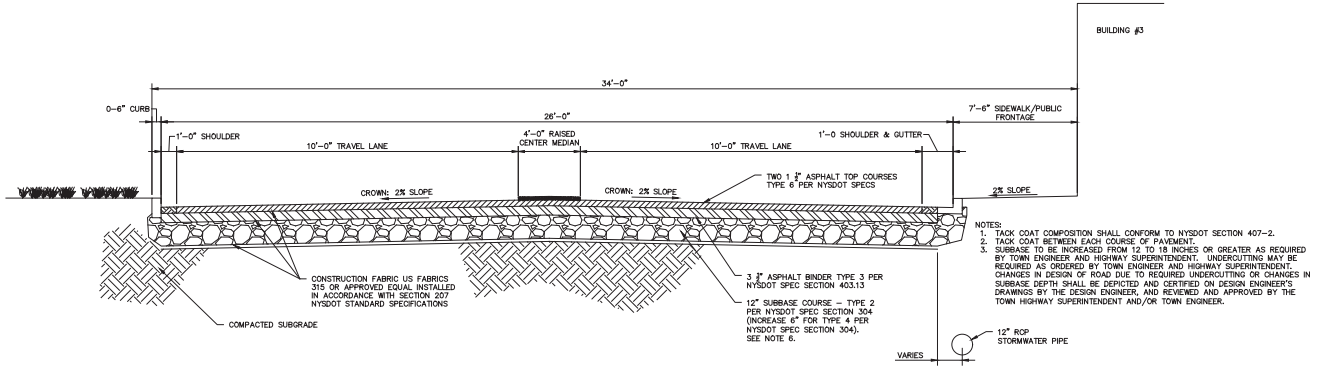
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STREET D TO SHORELINE PROFILE

PROJECT NO.	201285.03
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DATE	10/19/2023
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CHECKED BY	JRR
DRAWING NO.	C-201
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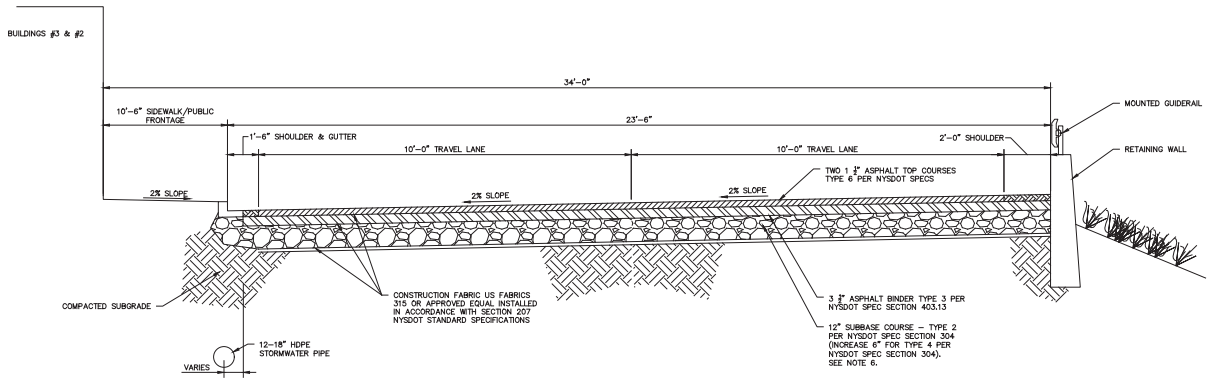
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FILE NAME:p:\Proj\2020\201285.03\10_Dwgs\CAD\DC-200 Plan and Profile.dwg PLOT TIME: Monday, November 06, 2023 - 4:26 PM BY:Logan J. Adams



1 C-300 **STREET C ENTRANCEWAY SECTION VIEW**
N.T.S.



2 C-300 **STREET D LIBERTY STREET SECTION VIEW**
N.T.S.

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NO.	DATE	REVISION	BY
1	10/20/2023	PB/PA SUBMISSION	LJA

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PROJECT
HAVERSTRAW
BETHLEHEM, NEW YORK

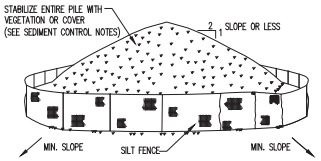
SEAL

SHEET TITLE
ROADWAY SECTION VIEWS

PROJECT NO. 201285.03
SCALE AS NOTED
DATE 10/19/2023
DRAWN BY LJA
CHECKED BY JRR

DRAWING NO.
C-300
6 OF 8 SHTS

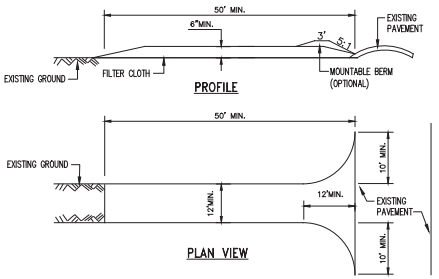
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INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE DETAIL ON THIS DRAWING FOR INSTALLATION OF SILT FENCE.
5. SOIL STOCKPILE TO BE LOCATED OUTSIDE THE DRIPLINE OF EXISTING TREES.

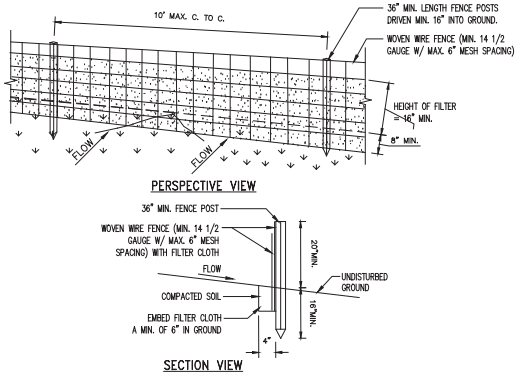
1 C-500 **SOIL STOCKPILING** N.T.S.



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

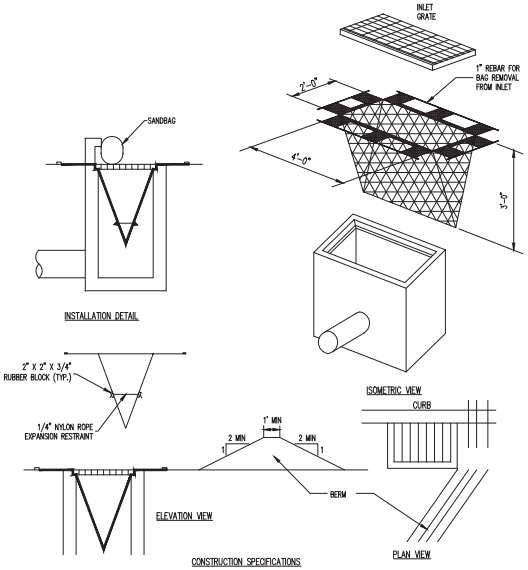
2 C-500 **STABILIZED CONSTRUCTION ENTRANCE** N.T.S.



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

3 C-500 **SILT FENCE** N.T.S.



CONSTRUCTION SPECIFICATIONS

1. MAXIMUM DRAINAGE AREA = 1/2 ACRE.
2. INLET PROTECTION IS NOT REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS REQUIRED FOR ALL INSTALLATIONS.
3. EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED.
4. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
5. DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS

4 C-500 **CURB INLET PROTECTION** N.T.S.

WARNING - IT IS A VIOLATION OF NEW YORK STATE EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

FILE NAME: p:\Proj\2020\201285.03\1.0_Dwgs\CADD\C-500 Details.dwg PLOT TIME: Monday, November 06, 2023 - 4:27 PM BY: Logan J. Adams

NO.	DATE	REVISION	BY
1	10/20/2023	PERMIT SUBMISSION	LJA

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PROJECT: HAVERSTRAW — BETHLEHEM, NEW YORK

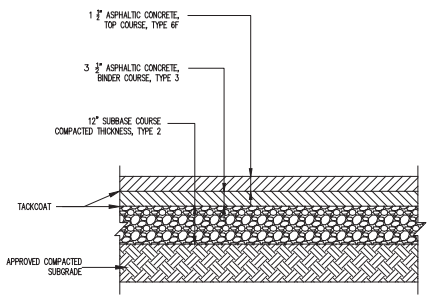
SEAL:

SHEET TITLE: EROSION & SEDIMENT CONTROL DETAILS

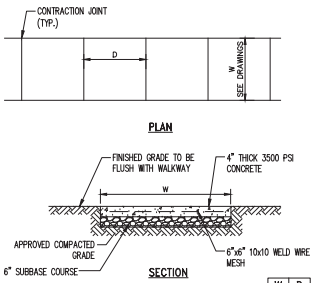
PROJECT NO.	201285.03
SCALE	AS NOTED
DATE	10/19/2023
DRAWN BY	LJA
CHECKED BY	JRR

DRAWING NO.: **C-500** 7 OF 8 SHTS

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1 C-501 **TYPICAL ROADWAY SECTION** N.T.S.

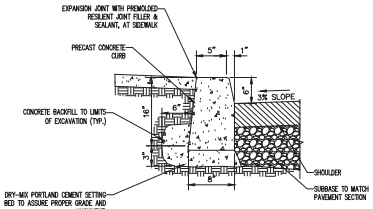


NOTES

1. MINIMUM CROSS SLOPE 2% UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. PROVIDE 1/4" PREMOULDED EXPANSION JOINTS AT 20' INTERVALS.
3. NYSDOT STANDARD SHEET USES 4" THICK CONCRETE.

W	D
3'	4'
4'	4'
5'	5'
>5'	5'

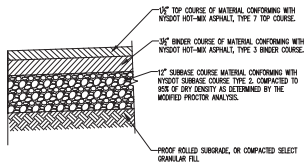
2 C-501 **CONCRETE SIDEWALK DETAIL** N.T.S.



NOTES:

1. PRE-CAST CURB TO BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS.
2. CAST IN PLACE CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.

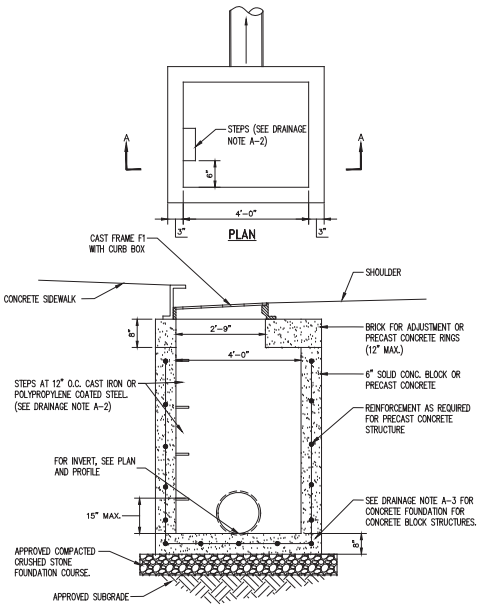
3 C-501 **CONCRETE CURB DETAIL** N.T.S.



NOTES:

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2015, AND ALL ADDENDA THERETO.
2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 – SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH SECTION 400–HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER SECTION 403–HOT MIX ASPHALT (HMA) PAVEMENTS FOR MUNICIPALITIES.
4. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
6. PAVEMENT SECTION SHOWN IS PRELIMINARY. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE FINAL DESIGN OF THE PAVEMENT SECTION MUST BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND MUST BE BASED ON A CURRENT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.

4 C-501 **MULTI-USE SHOULDER DETAIL** N.T.S.



A-1 STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS WILL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH. DEPTHS FOR DRAIN INLETS SHALL BE MEASURED FROM FINISHED GRADE TO INSIDE BOTTOM OF STRUCTURE (INCLUDING SUMP AS APPLICABLE).

A-2 WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C-478, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".

A-3 FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE CLASS "A" (3,500 psi) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE THE STRUCTURE.

A-4 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

A-5 ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPLISHED WITH NON-SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO SIKA-SET AS MANUFACTURED BY THE SIKA CHEMICAL CORP.

A-6 FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED CRUSHED STONE HAVING A MINIMUM COMPACTED THICKNESS OF EIGHT (8) INCHES.

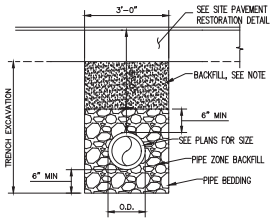
A-7 ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.

A-8 PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.

A-9 FOR MASONRY STRUCTURES GREATER THAN TEN (10) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.

A-10 FOR ALL STRUCTURES GREATER THAN 10 FEET IN DEPTH, STRUCTURES SHALL PROVIDE MINIMUM INSIDE DIMENSIONS OF 4 FEET X 4 FEET.

5 C-501 **DRAINAGE INLET (TYP.)** N.T.S.



NOTE:
BACKFILL IN TRENCHES SHALL BE IN ACCORDANCE WITH OSHA SPECIFICATIONS AND SHALL BE THOROUGHLY COMPACTED IN 6" LAYERS FOR THE FULL DEPTH THICKNESS BY TAMPING OR BY SOME OTHER APPROVED METHOD TO WITHIN 1' OF THE TOP OF SUBGRADE. THE REMAINING DEPTH OF THE TRENCH SHALL BE FILLED WITH THOROUGHLY COMPACTED CRUSHED STONE, SLAG OR GRAVEL WHENEVER SHEETING OR SHORING IS REQUIRED TO PREVENT CAVE-INS OR BELLYING DUE TO THE DEPTH OF THE TRENCH OR TYPE OF MATERIAL ENCOUNTERED. THE SHEETING, WHEREVER FOUND NECESSARY, SHALL REMAIN IN PLACE BUT CUT OFF 1' BELOW THE BOTTOM OF THE REPLACED SUBFACING. ALL BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH OSHA SPECIFICATIONS AND CERTIFIED BY AN APPROVED GEOTECHNICAL TESTING CONTRACTOR. IN LIEU OF CONTROLLED FILL, FLOWABLE FILL IN ACCORDANCE WITH OSHA SPECIFICATIONS MAY BE UTILIZED.

6 C-501 **PIPE TRENCH DETAIL** N.T.S.

WARNING - IT IS A VIOLATION OF NEW YORK STATE EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

FILE NAME: p:\Proj\2020\201285.03\1.0_Dwgs\CAD\ZC-500 Details.dwg PLOT TIME: Monday, November 06, 2023 - 4:27 PM BY: Logan J. Adams

NO.	DATE	REVISION	BY
1	10/20/2023	PERMIT SUBMISSION	LJA

McLaren ENGINEERING GROUP
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PROJECT: HAVERSTRAW — BETHLEHEM, NEW YORK

SEAL:

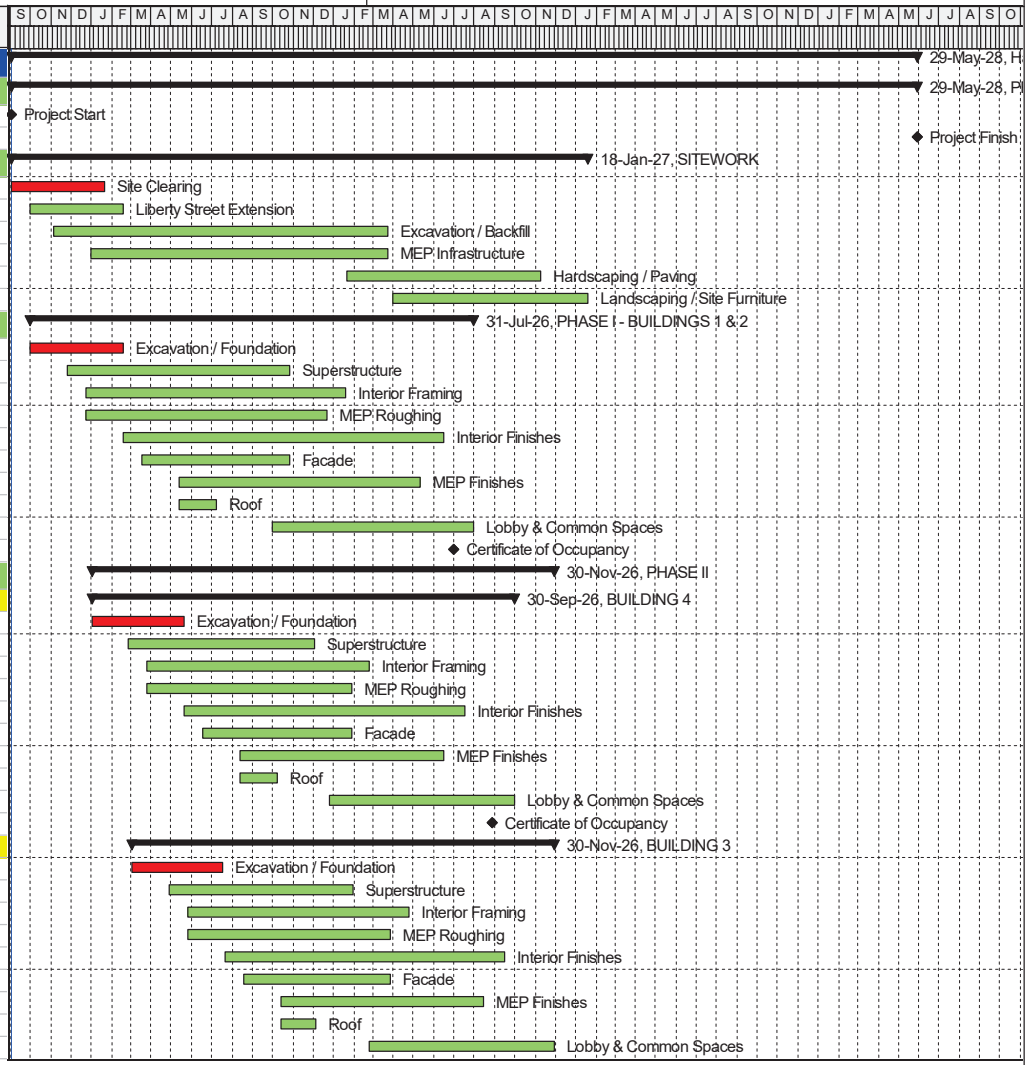
SHEET TITLE: SITE DETAILS

PROJECT NO.	201285.03
SCALE	AS NOTED
DATE	10/19/2023
DRAWN BY	LJA
CHECKED BY	JRR
DRAWING NO.	C-501
	8 OF 8 SHTS

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Haverstraw Preliminary Schedule | Email Schedule Layout - WBS | 28-Nov-23 17:30

Activity ID	Activity Name	Original Duration	Start	Finish
Haverstraw Preliminary Schedule		975	03-Sep-24	29-May-28
PROJECT MILESTONES		975	03-Sep-24	29-May-28
PM.1000	Project Start	0	03-Sep-24	
PM.1030	Project Finish	0		29-May-28
SITEWORK		620	03-Sep-24	18-Jan-27
STWK.1000	Site Clearing	100	03-Sep-24	20-Jan-25
STWK.1050	Liberty Street Extension	100	01-Oct-24	17-Feb-25
STWK.1010	Excavation / Backfill	360	05-Nov-24	23-Mar-26
STWK.1020	MEP Infrastructure	320	31-Dec-24	23-Mar-26
STWK.1030	Hardscaping / Paving	210	20-Jan-26	09-Nov-26
STWK.1040	Landscaping / Site Furniture	210	31-Mar-26	18-Jan-27
PHASE I - BUILDINGS 1 & 2		479	01-Oct-24	31-Jul-26
P1BDG.1000	Excavation / Foundation	100	01-Oct-24	17-Feb-25
P1BDG.1010	Superstructure	240	26-Nov-24	27-Oct-25
P1BDG.1020	Interior Framing	280	24-Dec-24	19-Jan-26
P1BDG.1030	MEP Roughing	260	24-Dec-24	22-Dec-25
P1BDG.1050	Interior Finishes	345	18-Feb-25	15-Jun-26
P1BDG.1040	Facade	160	18-Mar-25	27-Oct-25
P1BDG.1060	MEP Finishes	260	13-May-25	11-May-26
P1BDG.1045	Roof	40	13-May-25	07-Jul-25
P1BDG.1070	Lobby & Common Spaces	219	30-Sep-25	31-Jul-26
P1BDG.1065	Certificate of Occupancy	0		30-Jun-26
PHASE II		499	01-Jan-25	30-Nov-26
BUILDING 4		456	01-Jan-25	30-Sep-26
P2BDG.2000	Excavation / Foundation	100	01-Jan-25	20-May-25
P2BDG.2010	Superstructure	200	26-Feb-25	02-Dec-25
P2BDG.2020	Interior Framing	240	26-Mar-25	24-Feb-26
P2BDG.2030	MEP Roughing	220	26-Mar-25	27-Jan-26
P2BDG.2050	Interior Finishes	303	21-May-25	17-Jul-26
P2BDG.2040	Facade	160	18-Jun-25	27-Jan-26
P2BDG.2060	MEP Finishes	220	13-Aug-25	16-Jun-26
P2BDG.2045	Roof	40	13-Aug-25	07-Oct-25
P2BDG.2070	Lobby & Common Spaces	200	25-Dec-25	30-Sep-26
P2BDG.2065	Certificate of Occupancy	0		28-Aug-26
BUILDING 3		456	03-Mar-25	30-Nov-26
P2BDG3.2000	Excavation / Foundation	100	03-Mar-25	18-Jul-25
P2BDG3.2010	Superstructure	200	28-Apr-25	30-Jan-26
P2BDG3.2020	Interior Framing	240	26-May-25	24-Apr-26
P2BDG3.2030	MEP Roughing	220	26-May-25	27-Mar-26
P2BDG3.2050	Interior Finishes	303	21-Jul-25	16-Sep-26
P2BDG3.2040	Facade	160	18-Aug-25	27-Mar-26
P2BDG3.2060	MEP Finishes	220	13-Oct-25	14-Aug-26
P2BDG3.2045	Roof	40	13-Oct-25	05-Dec-25
P2BDG3.2070	Lobby & Common Spaces	200	24-Feb-26	30-Nov-26



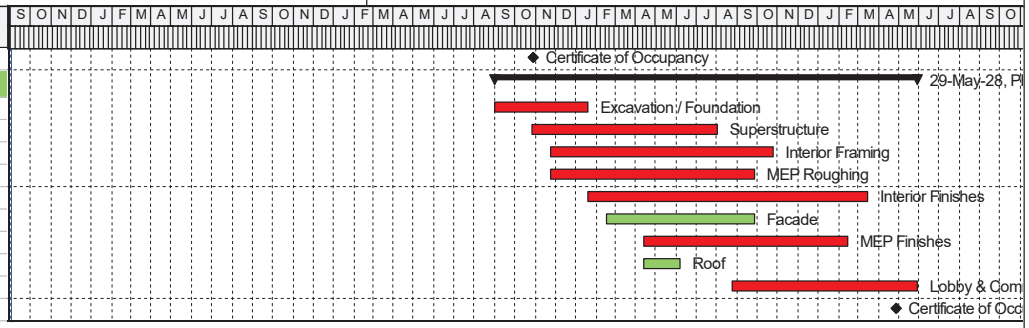
Actual Work | Critical Remaining Work | Summary
Remaining Work | Milestone

TASK filter: All Activities

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Haverstraw Preliminary Schedule | Email Schedule Layout - WBS | 28-Nov-23 17:30

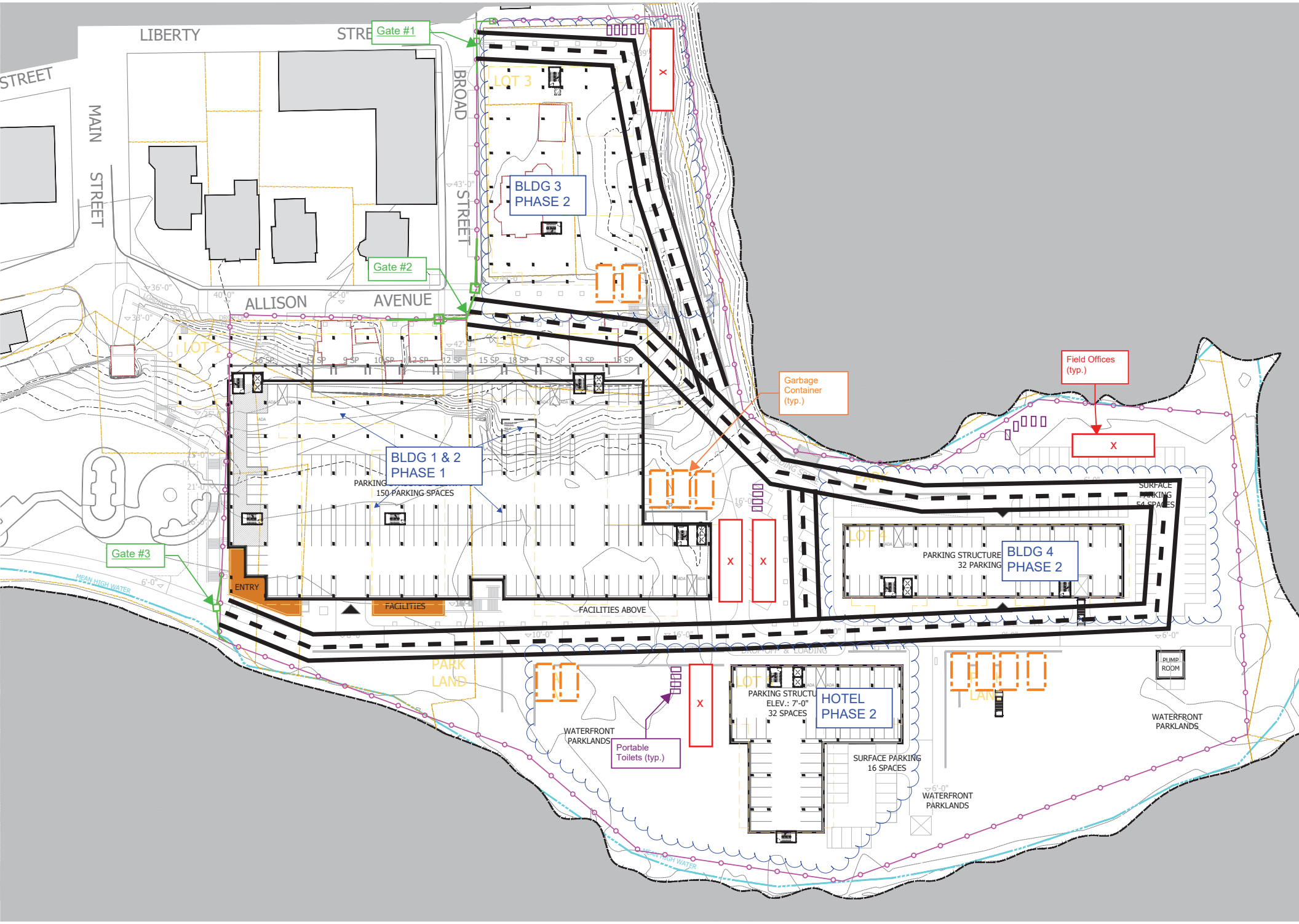
Activity ID	Activity Name	Original Duration	Start	Finish
P2BDG3.2065	Certificate of Occupancy	0		28-Oct-26
PHASE III / HOTEL		455	01-Sep-26	29-May-28
P2HTL.1000	Excavation / Foundation	100	01-Sep-26	18-Jan-27
P2HTL.1010	Superstructure	200	27-Oct-26	02-Aug-27
P2HTL.1020	Interior Framing	240	24-Nov-26	25-Oct-27
P2HTL.1030	MEP Roughing	220	24-Nov-26	27-Sep-27
P2HTL.1050	Interior Finishes	303	19-Jan-27	16-Mar-28
P2HTL.1040	Facade	160	16-Feb-27	27-Sep-27
P2HTL.1060	MEP Finishes	220	13-Apr-27	14-Feb-28
P2HTL.1080	Roof	40	13-Apr-27	07-Jun-27
P2HTL.1070	Lobby & Common Spaces	200	24-Aug-27	29-May-28
P2HTL.1090	Certificate of Occupancy	0		27-Apr-28

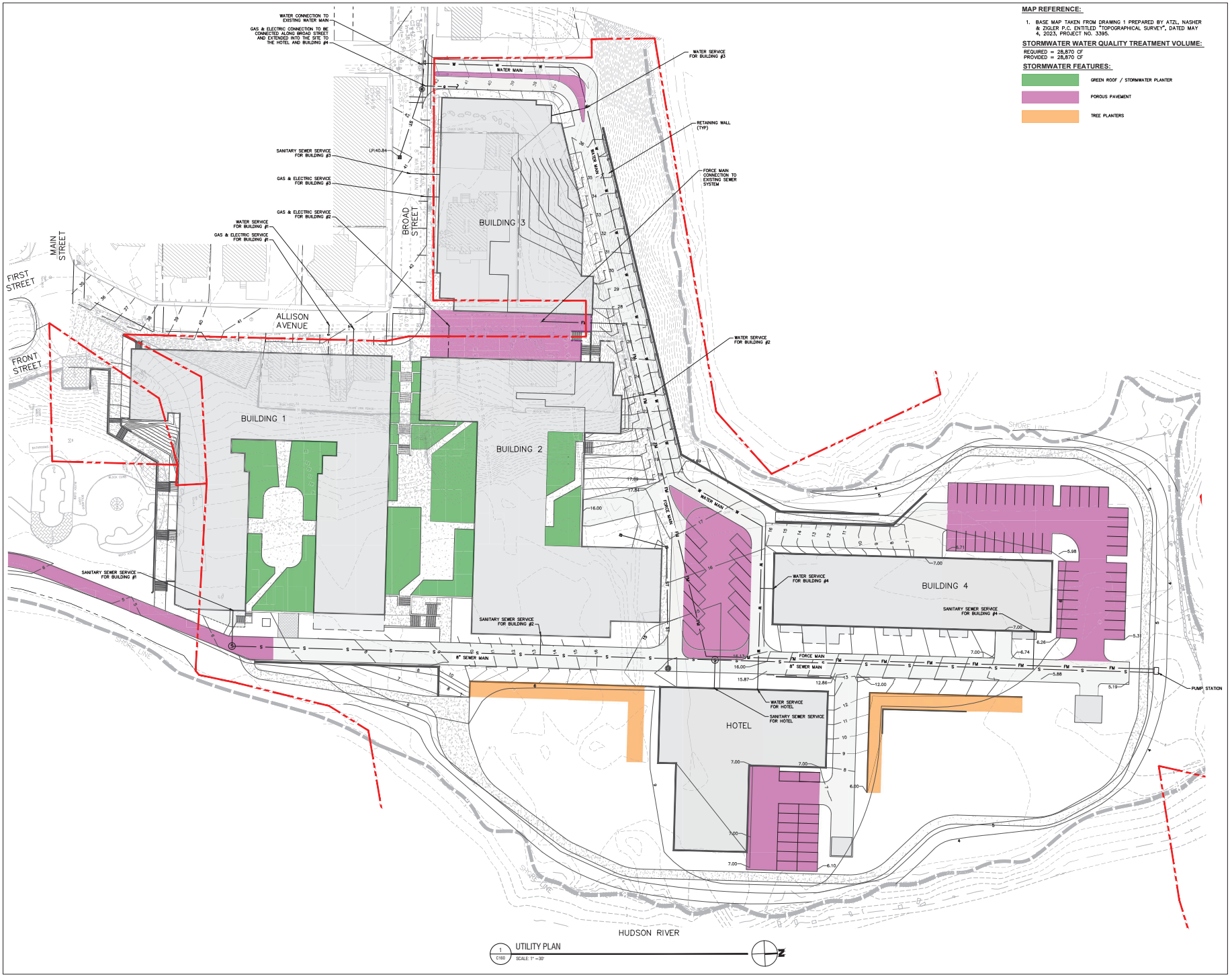


Actual Work | Critical Remaining Work | Summary
Remaining Work | Milestone

TASK filter: All Activities

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LIBERTY
STREET
MAIN
STREET
BROAD
STREET
ALLISON
AVENUE
Gate #1
Gate #2
Gate #3
LOT 1
LOT 2
LOT 3
LOT 4
BLDG 3
PHASE 2
BLDG 1 & 2
PHASE 1
PARKING
150 PARKING SPACES
Garbage
Container
(typ.)
Field Offices
(typ.)
SURFACE
PARKING
54 SPACES
PARKING STRUCTURE
32 PARKING
BLDG 4
PHASE 2
ENTRY
FACILITIES
FACILITIES ABOVE
PARK
LAND
MEAN HIGH WATER
PARKING STRUCTU
ELEV.: 7'-0"
32 SPACES
HOTEL
PHASE 2
WATERFRONT
PARKLANDS
Portable
Toilets (typ.)
SURFACE PARKING
16 SPACES
PUMP
ROOM



1 C160 UTILITY PLAN
SCALE: 1" = 30'

MAP REFERENCE:

1. BASE MAP TAKEN FROM DRAWING 1 PREPARED BY ATZL, NASHER & ZIGLER P.C. ENTITLED "TOPOGRAPHICAL SURVEY", DATED MAY 4, 2023, PROJECT NO. 3395.

STORMWATER WATER QUALITY TREATMENT VOLUME:

REQUIRED = 28,870 CF
PROVIDED = 28,870 CF

STORMWATER FEATURES:

- GREEN ROOF / STORMWATER PLANTER
- POROUS PAVEMENT
- TREE PLANTERS

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NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 016281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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The Haverstraw Community Chair Factory LLC

HAVERSTRAW CHAIR FACTORY
VILLAGE OF HAVERSTRAW, NY

NO.	DATE:	DESCRIPTION:
Revisions:		

PROJECT NUMBER: 2230414
DRAWN BY: SF
REVIEWED BY: REK
ISSUED FOR: REVIEW
DATE: 10/13/2023
DRAWING NAME:

UTILITY PLAN

DRAWING NUMBER:

C160

KEEP ON 11 x 17
10/13/2023 4:55 PM



TOTAL AREA = 652,860 SQ.FT. OR 14.98 ACRES
UPLAND AREA = 471,040 SQ.FT.
(TO MEAN HIGH WATER LINE)

NOTES:

1. SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE.
2. 100 YEAR FLOODPLAIN PER FEMA FIRM FOR THE VILLAGE OF HAVERSTRAW (COMMUNITY No. 36042), MAP No. 36087C0104G, WITH AN EFFECTIVE DATE OF MARCH 3, 2014.
3. ZONES PER VILLAGE OF HAVERSTRAW ZONING MAP DATED OCTOBER 2021:
   CBD - CENTER BUSINESS DISTRICT
   R-2 - SECOND RESIDENCE DISTRICT
   R-3 - THIRD RESIDENCE DISTRICT
   WD - WATER FRONT DEVELOPMENT DISTRICT

BOUNDARY SURVEY OF THE FOLLOWING LOTS:

TAX LOT	ADDRESS	OWNERSHIP	ACREAGE
27.05-2-6.6	WARREN AVENUE	VILLAGE OF HAVERSTRAW	1.54 ACRES
27.09-1-3	30 LIBERTY STREET	VILLAGE OF HAVERSTRAW	9.77 ACRES
27.46-1-77	9 ALLISON AVENUE	9 ALLISON AVE LLC	0.26 ACRE
27.46-1-78	8 ALLISON AVENUE	COUNTY OF ROCKLAND RENTALS	0.17 ACRE
27.46-1-80	87 MAIN STREET	VILLAGE OF HAVERSTRAW	0.97 ACRE
27.46-1-81	87 MAIN STREET	VILLAGE OF HAVERSTRAW	0.15 ACRE
27.46-1-82	6 ALLISON AVENUE	RAMON A. CRUZ	0.07 ACRE
27.46-1-83	4 ALLISON AVENUE	4 ALLISON AVE CORP	0.08 ACRE
27-46-1-84	2A ALLISON AVENUE	VILLAGE OF HAVERSTRAW	0.06 ACRE
27.46-1-85	2 ALLISON AVENUE	VILLAGE OF HAVERSTRAW	0.02 ACRE
27.46-1-86	89 MAIN STREET	KINGS DAUGHTERS LIBRARY	0.21 ACRE
27.54-2-16	EMELINE PARK	VILLAGE OF HAVERSTRAW	1.68ACRES

REVISION	DATE	DESCRIPTION

ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
232 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-5543
E-mail: info@anzny.com
Web: www.ANZNY.com

PROJECT: CHAIR FACTORY

VILLAGE OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

TITLE: TOPOGRAPHICAL SURVEY

DRAWN BY: IS	CHECKED BY: JRA
DATE: MAY 04, 2023	SCALE: 1 IN. = 50 FT.
PROJECT NO: 3395	DRAWING NO: 1

MAP REFERENCE:

1. BASE MAP TAKEN FROM DRAWING 1 PREPARED BY ATZL, NASHER & ZIGLER P.C. ENTITLED "TOPOGRAPHICAL SURVEY", DATED MAY 4, 2023, PROJECT NO. 3395.

TAX PARCEL DESIGNATION:

TOWN OF HAVERSTRAW, ROCKLAND COUNTY, NEW YORK
27.05-2-6.6 ,27.09-1-3, 27.46-1-77, 27.46-1-78, 27.46-1-80, 27.46-1-81, 27.46-1-82, 27.46-1-83, 27.46-1-84, 27.46-1-85, 27.46-1-86

SITE STATISTICS:

ZONE:	FORM BASED CODE
PROPOSED:	450 RESIDENTIAL UNITS
FRONTAGE:	PER FORM BASED CODE
SETBACKS:	PER FORM BASED CODE
BUILDING HEIGHT:	PER FORM BASED CODE

LEGEND:

- PROPERTY LINE
- EXISTING PARCELS WITHIN PROJECT LIMITS
- SHORE LINE
- ADVISORY BASE FLOOD ELEVATION LINE (11)
- FEMA 100-YEAR FLOODPLAIN
- RETAINING WALLS

LIBERTY STREET
BROAD STREET
MAIN STREET
FIRST STREET
FRONT STREET
ALLISON AVENUE
LIBERTY STREET EXTENSION
RETAINING WALL (TYP)
PARKING GARAGE ENTRANCE
BUILDING 1
BUILDING 1 & 2 95,212 SF
BUILDING 2
BUILDING 3 22,830 SF
BUILDING 4 16,815 SF
HOTEL 15,060 SF
PUBLIC OPEN SPACE = 4.2 ACRE
SHORE LINE
HUDSON RIVER

1 C130 SITE PLAN
SCALE: 1" = 40'

Chair Factory Site		Total Area (sf)	Retail (sf)	Community (sf)	Residential Amenity (sf)	Hotel (sf)	Residential (sf)	Structured Parking (sf)	Structured Pkg. Spaces	Street (sp)	Unit Count	15%	48%	32%	5%	Parking Ratio /Bldg.	Parking Deficit /Bldg.
	Story	728,770		5,000	20,570	60,000	441,500	192,700	496	93	450	67	217	144	22		
Building ID	Elev.	Story	Floor Area			Community		Hotel			Sub-Total	Studio	One-Bed	Two-Bed	Three-Bed		
Bldg 1	25'-0"	1	79,550	2,000	0	3,550		24,000			74	4	8	11	1		
Proposed	36'-0"	2	30,800	2,800	0	1,400		26,600			26	4	10	11	1		
Average	47'-0"	3	36,040	1,440	0	2,400		32,200			32	9	11	11	1		
Grade	58'-0"	4	32,200	0	0	0		32,200			36	5	15	15	1		
21'-0"	69'-0"	5	30,200	0	0	0		30,200			36	5	15	15	1		
	80'-0"	6	14,000	0	0	1,200		12,800			13	2	8	2	1		
			172,730	**6,240**	**0**	**8,550**	**0**	**158,000**	**0**	**0**	**5**	**157**	**29**	**67**	**65**	**6**		
Bldg 2	25'-0"	1	28,000	0	0	3,100		24,900				19	3	11	4	1		
Proposed	36'-0"	2	28,000	0	0	1,600		26,400				22	3	12	5	2		
Average	47'-0"	3	26,800	860	0	1,240		24,700				25	8	11	5	1		
Grade	58'-0"	4	25,300	0	0	500		24,800				28	5	13	8	2		
21'-0"	69'-0"	5	24,200	0	0	600		23,600				26	5	13	7	1		
	80'-0"	6	9,600	0	0	1,800		7,800				8	1	3	3	1	Bldgs. 1/2	Bldgs. 1/2
			141,900	**860**	**0**	**8,840**	**0**	**132,200**	**0**	**0**		**128**	**25**	**63**	**32**	**8**	**1.15**	**0**
P. Area A	7'-0"	-2	63,400		2,400				61,000	156							
Bldg 1&2	16'-0"	-1	72,600	900	2,000				69,700	178							
			136,000	**900**	**4,400**	**0**	**0**	**0**	**130,700**	**334**		**0**					
Bldg 3	47'-0"	1	19,440	0	0	2,040		17,400				17	2	8	6	1		
Proposed	58'-0"	2	18,300	0	0	0		18,300				18	2	8	7	1		
Average	69'-0"	3	18,300	0	0	0		18,300				18	2	8	7	1		
Grade	80'-0"	4	18,300	0	0	0		18,300				18	2	8	7	1	Bldg. 3	Bldg. 3
-			**74,340**	**0**	**0**	**2,040**	**0**	**72,300**	**0**	**0**	**6**	**71**	**8**	**32**	**27**	**4**	**1.15**	**0**
P. Area B	28'-0"	-2	9,300						9,300	21							
Bldg 3	38'-0"	-1	22,400						22,400	55							
			31,700	**0**	**0**	**0**	**0**	**0**	**31,700**	**76**		**0**					
Bldg 4	16'-0"	1	16,740	0	600	1,140		15,000				16	1	11	4	0		
Proposed	27'-0"	2	16,000	0	0	0		16,000				17	1	11	4	1		
Average	38'-0"	3	16,000	0	0	0		16,000				17	1	11	4	1		
Grade	49'-0"	4	16,000	0	0	0		16,000				17	1	11	4	1		
-	60'-0"	5	16,000	0	0	0		16,000				17	1	11	4	1	Bldg. 4	Bldg. 4
			80,740	**0**	**600**	**1,140**	**0**	**79,000**	**0**	**0**	**61**	**84**	**5**	**55**	**20**	**4**	**1.15**	**0**
P. Area C	7'-0"	1	15,300						15,300	36							
Bldg 4			**15,300**	**0**	**0**	**0**	**0**	**0**	**15,300**	**36**		**0**					
Hotel	16'-0"	2	13,800					13,800									
Proposed	32'-0"	3	13,800					13,800									
Average	44'-0"	4	13,800					13,800									
Grade	56'-0"	5	13,800					13,800									
-	68'-0"	6	13,800					13,800								Hotel	Hotel
			69,000	**0**	**0**	**0**	**0**	**69,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0.82**	**2**
P. Area D	7'-0"	-1	15,000						15,000	50							(Surplus)
Hotel			**15,000**	**0**	**0**	**0**	**0**	**0**	**15,000**	**50**	**21**	**0**						
Totals			**736,770**	**8,000**	**5,000**	**20,570**	**60,000**	**441,500**	**192,700**	**496**	**93**	**450**	**67**	**217**	**144**	**22**		
													15%	**48%**	**32%**	**5%**		

Efficiency		90%	90%		60%	75%	100%			
Net SF		**7,200**	**4,500**	**No Demand**	**41,400**	**331,125**	**192,700**			
Avg Unit Size					480	736	408	**Cell Check:**		
Hotel / Residential / Parking Unit Count					**86**	**450**	**472**	**(L52-N466)**	**93**	
Note: 30% of All Residential Units are Designated Affordable								**If not Adj. Cell L51**		
Parking Ratio SF/Space		400.0	750.0		0.80	1.15				
Net Parking Demand*		**18**	**6**		**69**	**517**				

*Retail & Community Space Parking Demand Not Factored into Total Parking Demand Due to Shared Use Capacity of Residential Use.

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NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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The Haverstraw Community Chair Factory LLC

HAVERSTRAW CHAIR FACTORY
VILLAGE OF HAVERSTRAW, NY

NO:	DATE:	DESCRIPTION:
Revisions:		

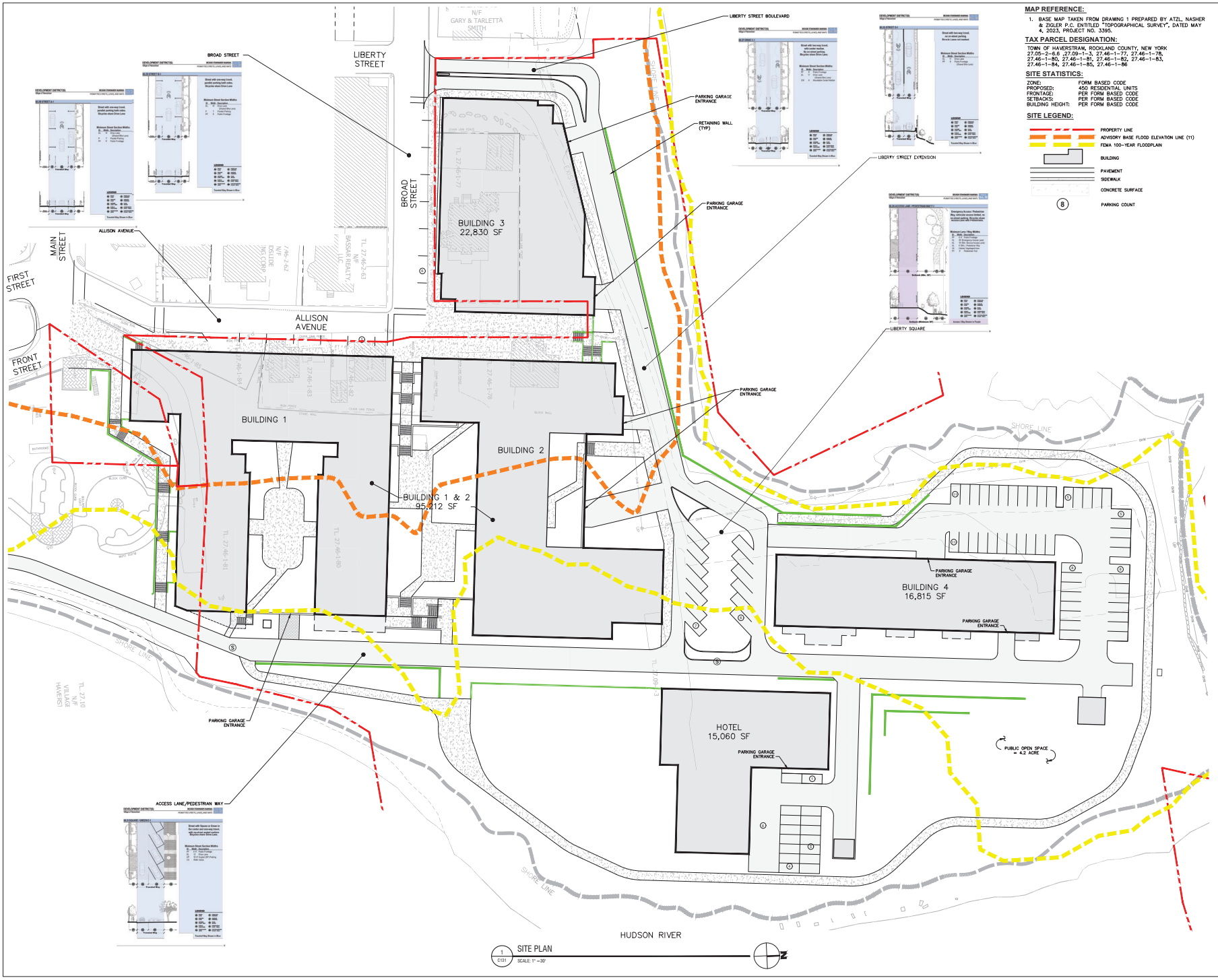
PROJECT NUMBER: 2230414
DRAWN BY: SF
REVIEWED BY: REK
ISSUED FOR: REVIEW
DATE: 10/13/2023
DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

C130

VERSION: 23.1
10/13/2023 2:49 PM



MAP REFERENCE:

1. BASE MAP TAKEN FROM DRAWING 1 PREPARED BY ATZL, NASHER & ZIGLER P.C. ENTITLED "TOPOGRAPHICAL SURVEY", DATED MAY 4, 2023, PROJECT NO. 3395.

TAX PARCEL DESIGNATION:

TOWN OF HAVERSTRAW, ROCKLAND COUNTY, NEW YORK
27.05-2-6.6, 27.09-1-3, 27.46-1-72, 27.46-1-78, 27.46-1-80, 27.46-1-81, 27.46-1-82, 27.46-1-83, 27.46-1-84, 27.46-1-85, 27.46-1-86

SITE STATISTICS:

ZONE:	FORM BASED CODE
PROPOSED:	450 RESIDENTIAL UNITS
FRONTAGE:	PER FORM BASED CODE
SETBACKS:	PER FORM BASED CODE
BUILDING HEIGHT:	PER FORM BASED CODE

SITE LEGEND:

- PROPERTY LINE
- ADVISORY BASE FLOOD ELEVATION LINE (11)
- FEMA 100-YEAR FLOODPLAIN
- BUILDING
- PAVEMENT
- SIDEWALK
- CONCRETE SURFACE
- (8) PARKING COUNT

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LAND SURVEYING: 017976
GEOLOGICAL: 018750

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HAVERSTRAW CHAIR FACTORY
VILLAGE OF HAVERSTRAW, NY

NO:	DATE:	DESCRIPTION:
Revisions:		

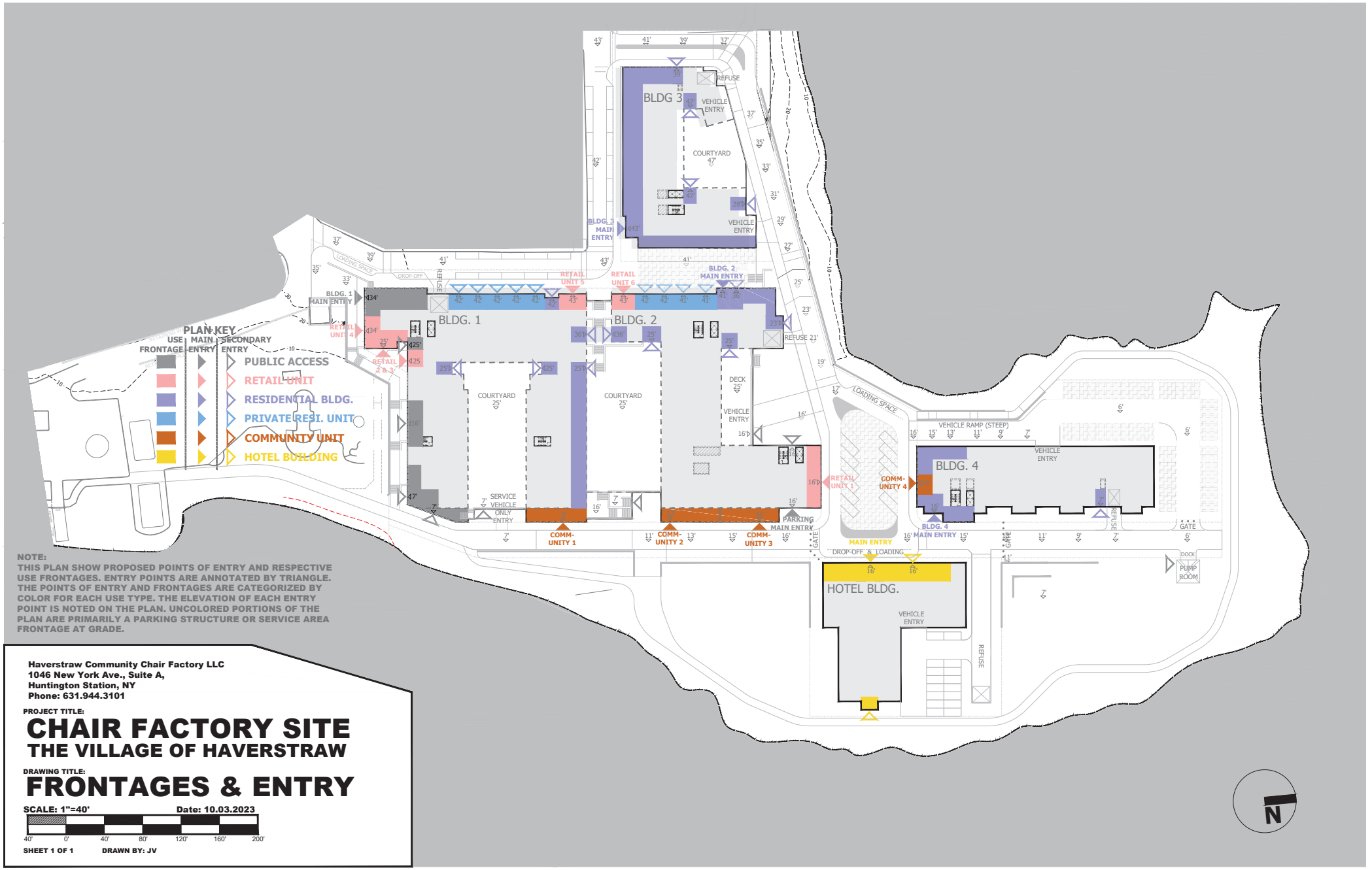
PROJECT NUMBER: 2230414
DRAWN BY: SF
REVIEWED BY: REK
ISSUED FOR: REVIEW
DATE: 10/13/2023
DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

C131

VERSION: 10.1
10/13/2023 4:59 PM



NOTE:
THIS PLAN SHOW PROPOSED POINTS OF ENTRY AND RESPECTIVE USE FRONTAGES. ENTRY POINTS ARE ANNOTATED BY TRIANGLE. THE POINTS OF ENTRY AND FRONTAGES ARE CATEGORIZED BY COLOR FOR EACH USE TYPE. THE ELEVATION OF EACH ENTRY POINT IS NOTED ON THE PLAN. UNCOLORED PORTIONS OF THE PLAN ARE PRIMARILY A PARKING STRUCTURE OR SERVICE AREA FRONTAGE AT GRADE.

Haverstraw Community Chair Factory LLC
1046 New York Ave., Suite A,
Huntington Station, NY
Phone: 631.944.3101

PROJECT TITLE:

CHAIR FACTORY SITE
THE VILLAGE OF HAVERSTRAW

DRAWING TITLE:

FRONTAGES & ENTRY

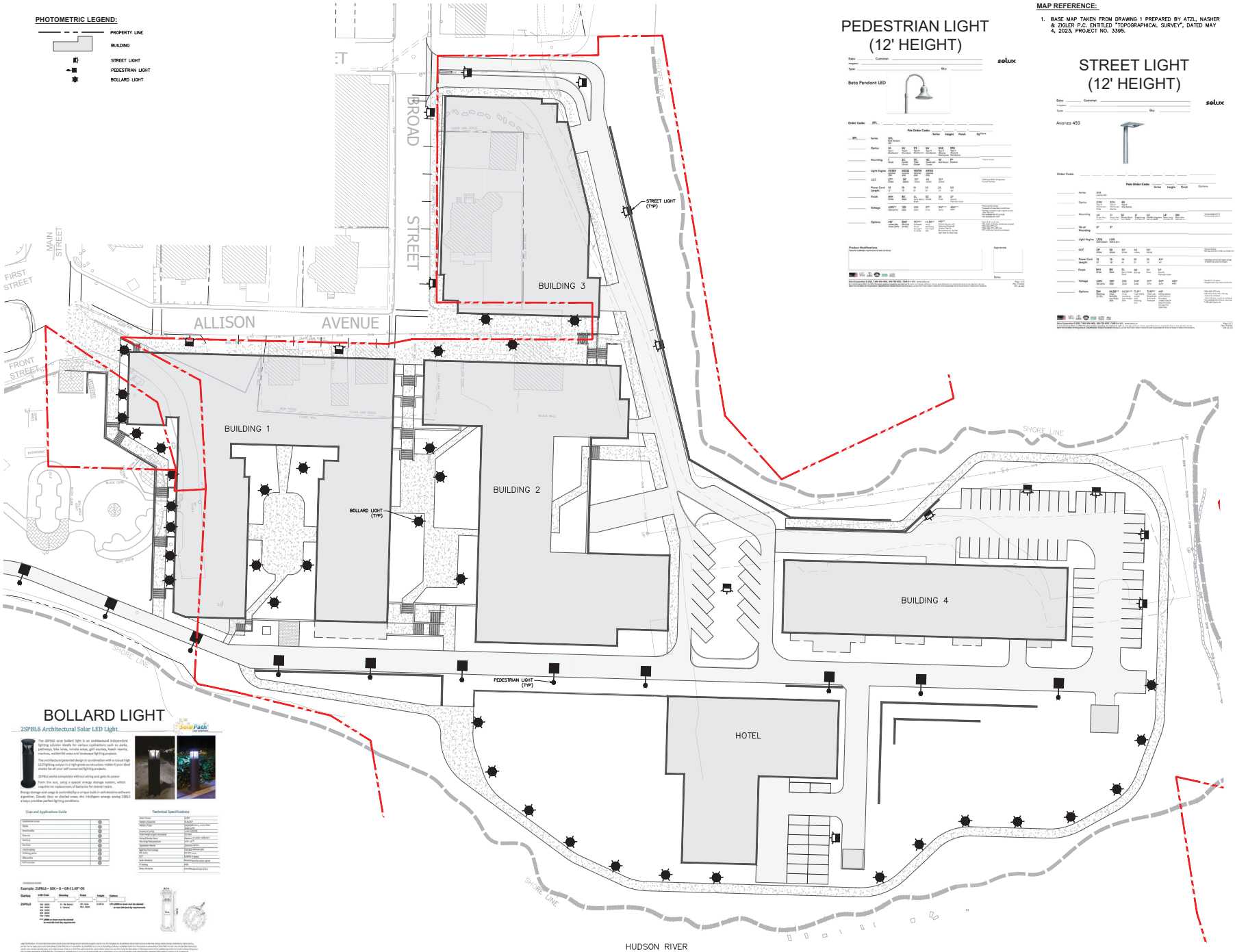
SCALE: 1"=40' Date: 10.03.2023

40' 0' 40' 80' 120' 160' 200'

SHEET 1 OF 1 DRAWN BY: JV

PHOTOMETRIC LEGEND:

- PROPERTY LINE
- BUILDING
- STREET LIGHT
- PEDESTRIAN LIGHT
- BOLLARD LIGHT



PEDESTRIAN LIGHT (12' HEIGHT)

STREET LIGHT (12' HEIGHT)

BOLLARD LIGHT

2SPBL6 Architectural Solar LED Light

MAP REFERENCE:

1. BASE MAP TAKEN FROM DRAWING 1 PREPARED BY ATZL, NASHER & ZIGLER P.C. ENTITLED "TOPOGRAPHICAL SURVEY", DATED MAY 4, 2023, PROJECT NO. 3395.

1 C190 LIGHTING PLAN
SCALE: 1" =30'

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CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

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HAVERSTRAW CHAIR FACTORY
VILLAGE OF HAVERSTRAW, NY

NO:	DATE:	DESCRIPTION:
Revisions:		

PROJECT NUMBER: 2230414
DRAWN BY: SF
REVIEWED BY: REK
ISSUED FOR: REVIEW
DATE: 10/13/2023
DRAWING NAME:

LIGHTING PLAN

DRAWING NUMBER:

C190

KRD# 28, 10.1
10/19/2023 3:48 PM



MAP REFERENCE:

1. BASE MAP TAKEN FROM DRAWING 1 PREPARED BY ATZL, NASHER & ZIGLER P.C. ENTITLED "TOPOGRAPHICAL SURVEY", DATED MAY 4, 2023, PROJECT NO. 3395.

LEGEND

- PUBLIC TREE WITH TREE PIT
- PUBLIC TREE
- PRIVATE TREE WITH TREE PIT
- SHRUBS
- STORMWATER PLANTER
- GREEN ROOF
- PUBLIC OPEN SPACE

PLANT LIST

TREES (TREE PIT)
1. Celtis occidentalis (Hackberry)
2. Crataegus viridis 'Winter King' (Winter King Hawthron)
3. Gleditsia triacanthos (Honeylocust)
4. Quercus macrocarpa (Burr Oak)
5. Nyssa sylvatica (Tupelo)

TREES (PUBLIC)
1. Acer rubrum 'October Glory' (October Glory Red Maple)
2. Acer saccharum 'Legacy' (Legacy Sugar Maple)
3. Amelanchier arborea (Downy Serviceberry)
4. Betula nigra (River Birch)
5. Cercis canadensis (Redbud)
6. Cornus florida (Flowering Dogwood)
7. Ostrya virginiana (American Hophornbeam)
8. Quercus macrocarpa (Burr Oak)

SHRUBS
1. Amalanchier canadensis (Serviceberry)
2. Aronia melanocarpa (Black Chokeberry)
3. Callicarpa americana (American Beautyberry)
4. Ceanothus americanus (New Jersey Tea)
5. Clethra alnifolia (Hummingbird Summersweet)
6. Comptonia peregrina (Sweet Fern)
7. Cornus racemosa (Gray Dogwood)
8. Hamamelis virginiana (Witchhazel)
9. Itea virginica (Virginia Sweetspire)
10. Lindera benzoin (Spicebush)
11. Myrica pennsylvanica (Bayberry)
12. Viburnum acerfolium (Mapleleaf Viburnum)
13. Viburnum dentatum 'Christom' (Blue Muffin Arrowwood Viburnum)
14. Viburnum lentago (Nannyberry)

GRASSES AND PERENNIALS (FOR STORM WATER TREATMENT AREAS)
1. Chelone glabra (Turtlehead)
2. Carex pensylvanica (Pennsylvania Sedge)
3. Panicum virgatum (Switch Grass)
4. Schizachyrium scoparium (Little Bluestem)

SEED MIXES (FOR STORM WATER TREATMENT AREAS)
1. FACW Wetland Meadow mix (ERNMX-122) by Ernst Seeds
2. Rain Garden mix (ERNMA-180) by Ernst Seeds

1 C180 LANDSCAPING PLAN
SCALE: 1" = 30'

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LAND SURVEYING: 017976
GEOLOGICAL: 018750

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HAVERSTRAW CHAIR FACTORY
VILLAGE OF HAVERSTRAW, NY

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2230414
DRAWN BY: SF
REVIEWED BY: REK
ISSUED FOR: REVIEW
DATE: 08/21/2023
DRAWING NAME:

LANDSCAPING PLAN

DRAWING NUMBER:

C180

VERSION: 23.0.1
10/12/2023 1:05:1 PM



1 LANDSCAPING PLAN
C180 SCALE: 1" =30'

MAP REFERENCE:

1. BASE MAP TAKEN FROM DRAWING 1 PREPARED BY ATZL, NASHER & ZIGLER P.C. ENTITLED "TOPOGRAPHICAL SURVEY", DATED MAY 4, 2023, PROJECT NO. 3395.

LEGEND

- PUBLIC TREE WITH TREE PIT
- PUBLIC TREE
- PRIVATE TREE WITH TREE PIT
- SHRUBS
- STORMWATER PLANTER
- GREEN ROOF
- PUBLIC OPEN SPACE

PLANT LIST

TREES (TREE PIT)
1. Celtis occidentalis (Hackberry)
2. Crataegus viridis 'Winter King' (Winter King Hawthron)
3. Gleditsia triacanthos (Honeylocust)
4. Quercus macrocarpa (Burr Oak)
5. Nyssa sylvatica (Tupelo)

TREES (PUBLIC)
1. Acer rubrum 'October Glory' (October Glory Red Maple)
2. Acer saccharum 'Legacy' (Legacy Sugar Maple)
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8. Hamamelis virginiana (Witchhazel)
9. Itea virginica (Virginia Sweetspire)
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3. Panicum virgatum (Switch Grass)
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SEED MIXES (FOR STORM WATER TREATMENT AREAS)
1. FACW Wetland Meadow mix (ERNMX-122) by Ernst Seeds
2. Rain Garden mix (ERNMA-180) by Ernst Seeds

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LAND SURVEYING: 017976
GEOLOGICAL: 018750

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The Haverstraw Community Chair Factory LLC

HAVERSTRAW CHAIR FACTORY
VILLAGE OF HAVERSTRAW, NY

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2230414
DRAWN BY: SF
REVIEWED BY: REK
ISSUED FOR: REVIEW
DATE: 08/21/2023
DRAWING NAME:

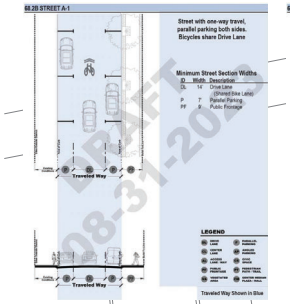
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DRAWING NUMBER:

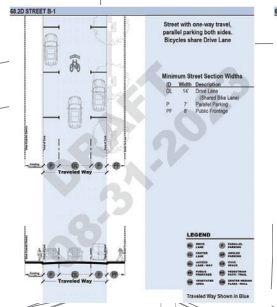
C180

VERSION: 23.0.1
10/12/2023 1:05:1 PM

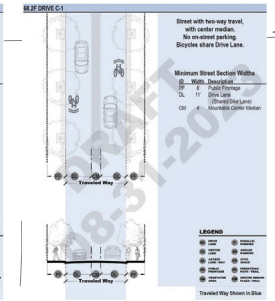
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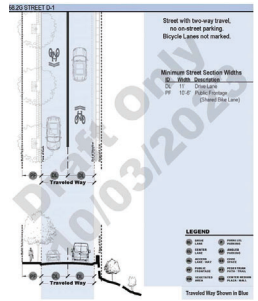
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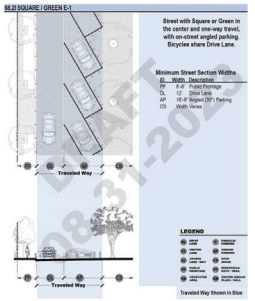
STREET TYPE "C"



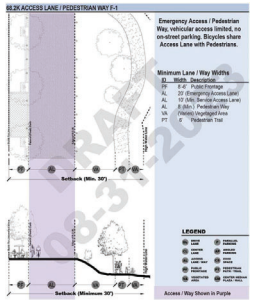
STREET TYPE "D"



STREET TYPE "E"



STREET TYPE "F"



DIMENSIONAL STANDARDS OF FRONTAGES BY STREET TYPE

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"

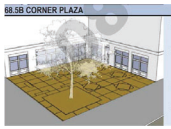
PRIVATE FRONTAGE — Private Frontage Types	Min. Clear Glazing Area Required	Street Type A: Build-To-Zone (BTZ)	Street Type A: Min Frontage Occupancy	Street Type B: Build-To-Zone (BTZ)	Street Type B: Min Frontage Occupancy	Street Type C: Build-To-Zone (BTZ)	Street Type C: Min Frontage Occupancy	Street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

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

	Street Type A	Street Type B	Street Type C	Street Type D	Street Type E	Street Type F	Street Type P
Stepback Requirements							
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

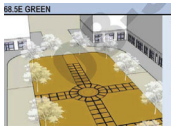
DEFINED CIVIC SPACES (GREEN AREAS ON PLAN)

68.5B CORNER PLAZA



[1] The Civic Space Type fronting on A or B Streets or Pedestrian Way with established Frontage, framed by buildings on 2 sides.
[2] Corner Plaza shall be designed to match importance of the adjacent Streets or Pedestrian Corridors, and contain Private Frontages as permitted on those Streets and Corridors.
[3] The intensity of its areas are typically expressed through more intensively used "harder" landscaping.
4] Provide at grade access to buildings with commercial uses.

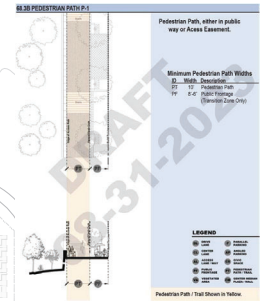
68.5E GREEN



[1] The Civic Space Type surrounded by streets on at least 2 sides featuring a community-gathering place with trees, paved area, sitting area and may have a cultural, civic or commercial building generally open to the public.
[2] Green tends to be less formal and urban in nature, in contrast to a Square, with more "soft" landscaped areas.
[3] Green may provide structures (e.g. gazebo) and furnishing for public use, active recreation areas, playgrounds and similar.

NOTE:
THE GOLD COLORED AREAS ON THE PLAN ARE THE BUILD-TO-ZONE. THE PRIVATE FRONTAGES WITH THE AREA OF THE DEFINED BUILD-TO-ZONES COUNT TOWARDS MEETING MINIMUM STREET WALL PERCENTAGES FOR GIVEN PUBLIC FRONTAGE. SEE SECTION 63.2B OF THE CHAIR FACTORY DISTRICT OVERLAY ZONE FOR PUBLIC AND PRIVATE FRONTAGE STANDARDS. THE GREEN COLORED AREAS ON THE MAP ARE CIVIC SPACES. SEE SECTION 63.3 FOR CIVIC SPACE STANDARDS.

STREET TYPE "P" (PATH)



Haverstraw Community Chair Factory LLC
1046 New York Ave., Suite A,
Huntington Station, NY
Phone: 631.944.3101

PROJECT TITLE:

CHAIR FACTORY SITE
THE VILLAGE OF HAVERSTRAW

DRAWING TITLE:

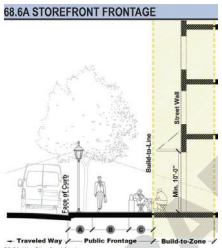
SITE ZONING DIAGRAM

SCALE: 1"=40' (Plan Only) **Date: 10.03.2023**

40' 0' 40' 80' 120' 160' 200'

SHEET 1 OF 1 **DRAWN BY: JV**

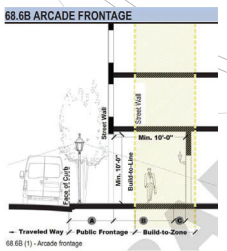
68.6A STOREFRONT FRONTAGE



68.6A (1) - Storefront frontage

PRIVATE FRONTAGE "PF-1"

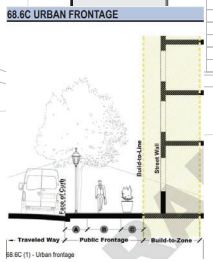
68.6B ARCADE FRONTAGE



68.6B (1) - Arcade frontage

PRIVATE FRONTAGE "PF-2"

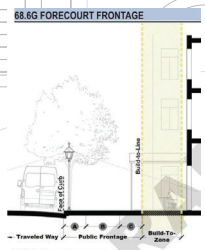
68.6C URBAN FRONTAGE



68.6C (1) - Urban frontage

PRIVATE FRONTAGE "PF-3"

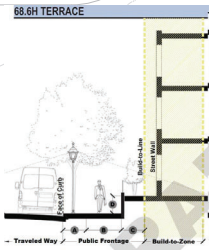
68.6G FORECOURT FRONTAGE



68.6G (1) - Forecourt Frontage

PRIVATE FRONTAGE "PF-7"

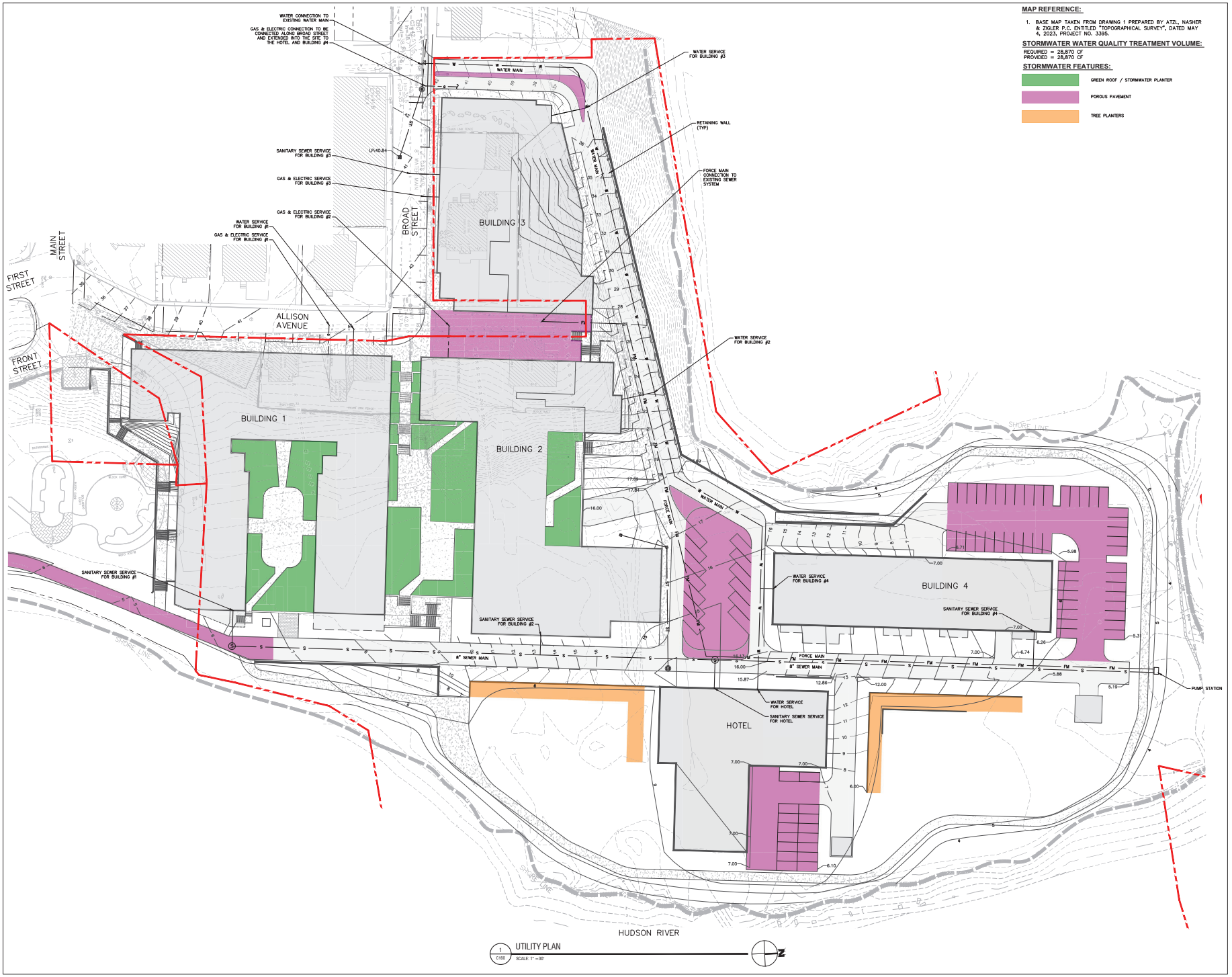
68.6H TERRACE



68.6G (1) - Terrace Frontage

PRIVATE FRONTAGE "PF-8"

DRAFT 08-31-2023



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Latham, NY 12110
518-439-8235
labellapc.com

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 016281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

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The Haverstraw Community Chair Factory LLC

HAVERSTRAW CHAIR FACTORY
VILLAGE OF HAVERSTRAW, NY

NO:	DATE:	DESCRIPTION:
Revisions:		

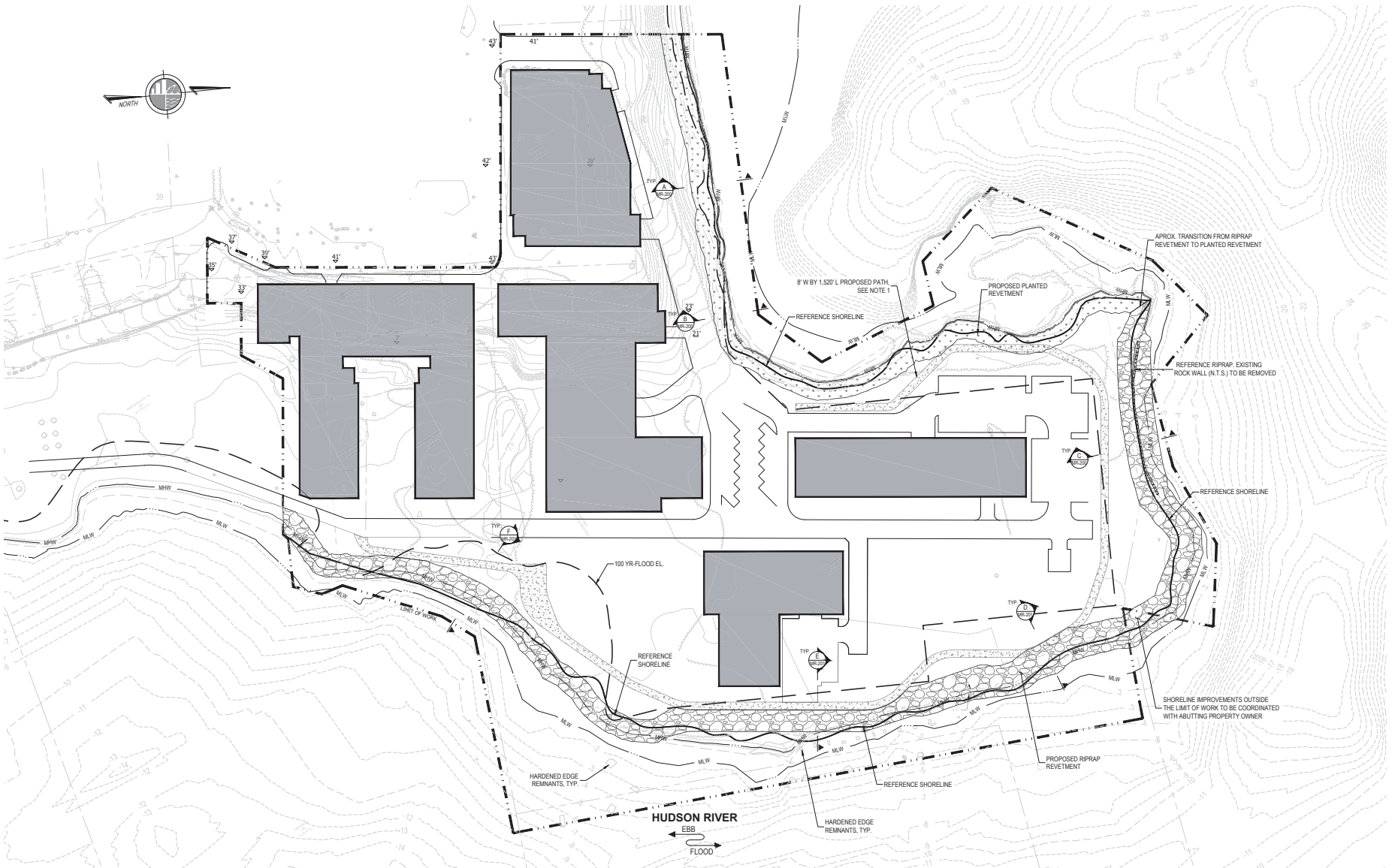
PROJECT NUMBER: 2230414
DRAWN BY: SF
REVIEWED BY: REK
ISSUED FOR: REVIEW
DATE: 10/13/2023
DRAWING NAME:

UTILITY PLAN

DRAWING NUMBER:

C160

KRSDR_001
10/13/2023 4:55 PM



PROPOSED SHORELINE PLAN VIEW

0 50' 100'

SCALE IN FEET

NOTES:
1. PROPOSED PATH TO BE INCORPORATED IN PROPOSED WATERFRONT CONSTRUCTION.
2. PROPOSED SHORELINE CONSTRUCTION AND PLANTING TO FOLLOW BEST MANAGEMENT PRACTICES.

PROGRESS PRINT
DECEMBER 18, 2023

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NO. | DATE | REVISION | BY

PROJECT
HAVERSTRAW CHAIR FACTORY - LIBERTY STREET EXTENSION
VILLAGE OF HAVERSTRAW, NEW YORK

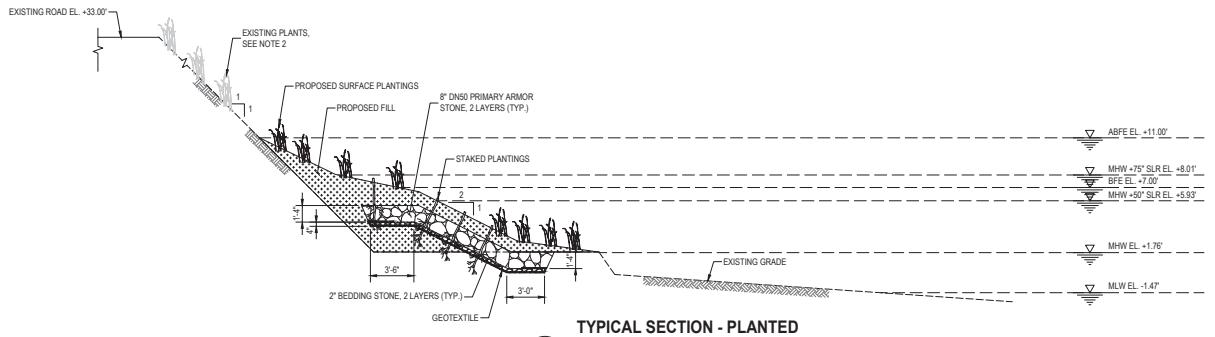
SEAL

SHEET TITLE
PROPOSED SHORELINE PLAN VIEW

PROJECT NO. 201285.03
SCALE AS NOTED
DATE 12/18/2023
DRAWN BY BGM
CHECKED BY TPM

DRAWING NO.
MR-100
1 OF 3 SHTS

FILE NAME:P:\Proj\2001\201285.03\10_Dwgs\CAD\Maps\MR_Site Plan.dwg PLOT TIME: Monday, December 18, 2023 - 12:21 PM BY:Beverly G. Marquez



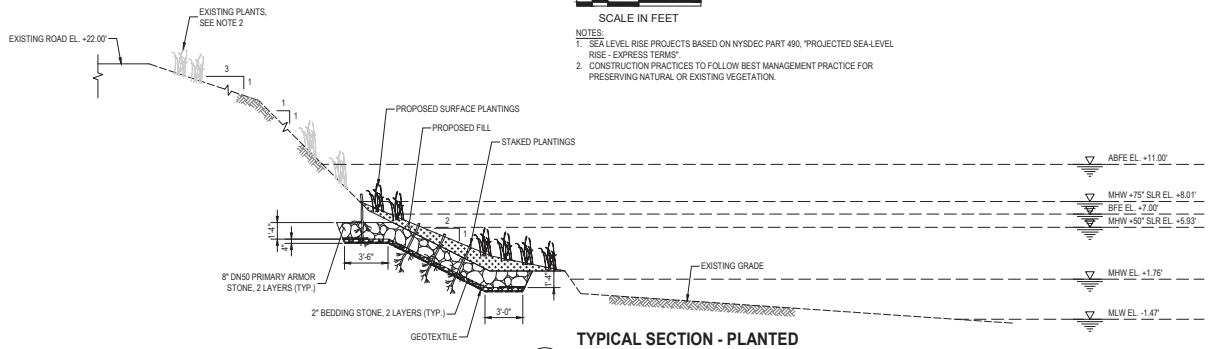
A TYPICAL SECTION - PLANTED REVETMENT HIGH ROAD

MR-200

0 5' 10'

SCALE IN FEET

NOTES:
1. SEA LEVEL RISE PROJECTS BASED ON NYSDEC PART 490, "PROJECTED SEA-LEVEL RISE - EXPRESS TERMS".
2. CONSTRUCTION PRACTICES TO FOLLOW BEST MANAGEMENT PRACTICE FOR PRESERVING NATURAL OR EXISTING VEGETATION.



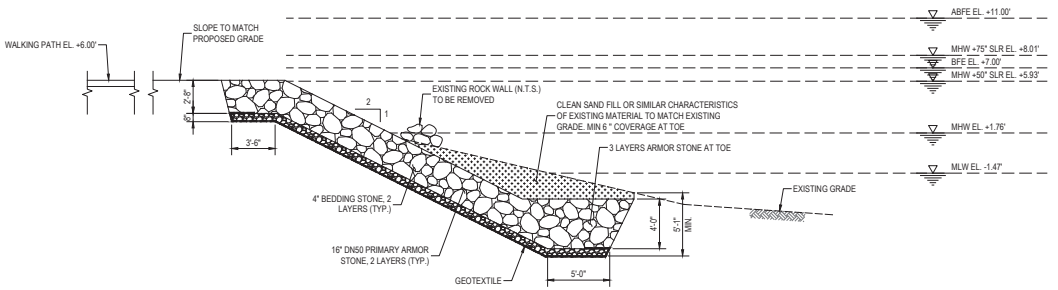
B TYPICAL SECTION - PLANTED REVETMENT LOW ROAD

MR-200

0 5' 10'

SCALE IN FEET

NOTES:
1. SEA LEVEL RISE PROJECTS BASED ON NYSDEC PART 490, "PROJECTED SEA-LEVEL RISE - EXPRESS TERMS".
2. CONSTRUCTION PRACTICES TO FOLLOW BEST MANAGEMENT PRACTICE FOR PRESERVING NATURAL OR EXISTING VEGETATION.



C TYPICAL SECTION - EXISTING ROCK WALL

MR-200

0 5' 10'

SCALE IN FEET

NOTE:
1. SEA LEVEL RISE PROJECTS BASED ON NYSDEC PART 490, "PROJECTED SEA-LEVEL RISE - EXPRESS TERMS".

PROGRESS PRINT
DECEMBER 18, 2023

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T: 201.775.6000 www.mgmclaren.com

PROJECT
HAVERSTRAW CHAIR FACTORY - LIBERTY STREET EXTENSION
VILLAGE OF HAVERSTRAW, NEW YORK

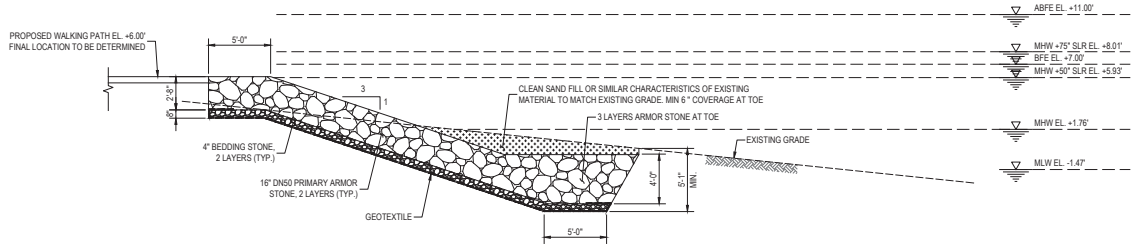
SEAL

SHEET TITLE
SHORELINE SECTIONS - 1

PROJECT NO.	201285.03
SCALE	AS NOTED
DATE	12/18/2023
DRAWN BY	BGM
CHECKED BY	TPM

DRAWING NO.
MR-200
2 OF 3 SHTS

FILE NAME:P:\Proj\2020\201285.03\10_Dwgs\CAD\Matrix\MR_Shoreline Sections.dwg PLOT TIME: Monday, December 18, 2023 - 12:21 PM BY:Beverly G. Marquez

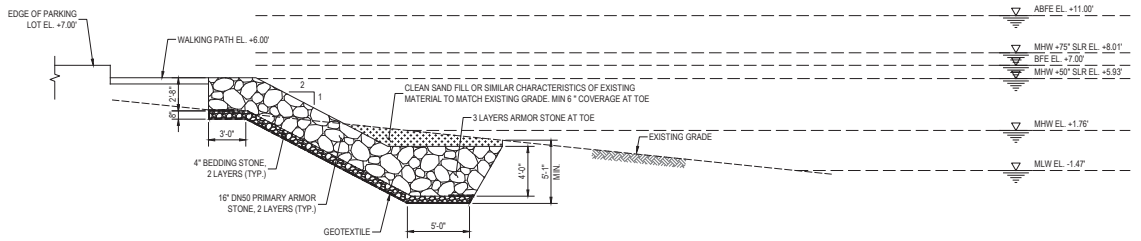


D MR-201 **TYPICAL SECTION - ADJACENT WALKING PATH**

0 5' 10'

SCALE IN FEET

NOTE:
1. SEA LEVEL RISE PROJECTS BASED ON NYSDEC PART 490, "PROJECTED SEA-LEVEL RISE - EXPRESS TERMS".

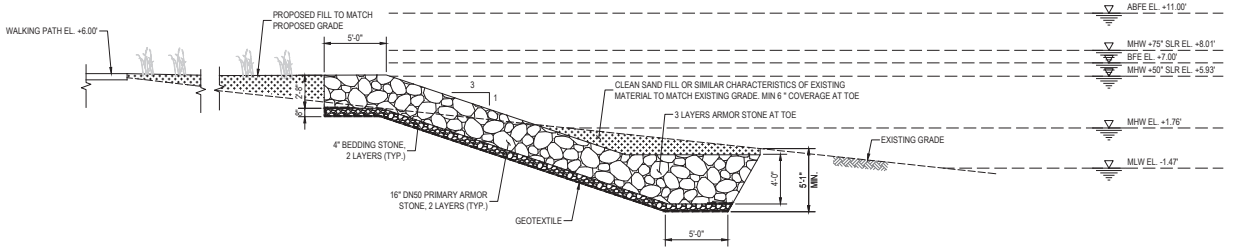


E MR-201 **TYPICAL SECTION - ADJACENT WALKING PATH AND PARKING LOT**

0 5' 10'

SCALE IN FEET

NOTE:
1. SEA LEVEL RISE PROJECTS BASED ON NYSDEC PART 490, "PROJECTED SEA-LEVEL RISE - EXPRESS TERMS".



F MR-201 **TYPICAL SECTION - NON-ADJACENT WALKWAY**

0 5' 10'

SCALE IN FEET

NOTE:
1. SEA LEVEL RISE PROJECTS BASED ON NYSDEC PART 490, "PROJECTED SEA-LEVEL RISE - EXPRESS TERMS".

PROGRESS PRINT
DECEMBER 18, 2023

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T: 201.775.6000 www.mgmclaren.com

PROJECT
HAVERSTRAW CHAIR FACTORY - LIBERTY STREET EXTENSION
VILLAGE OF HAVERSTRAW, NEW YORK

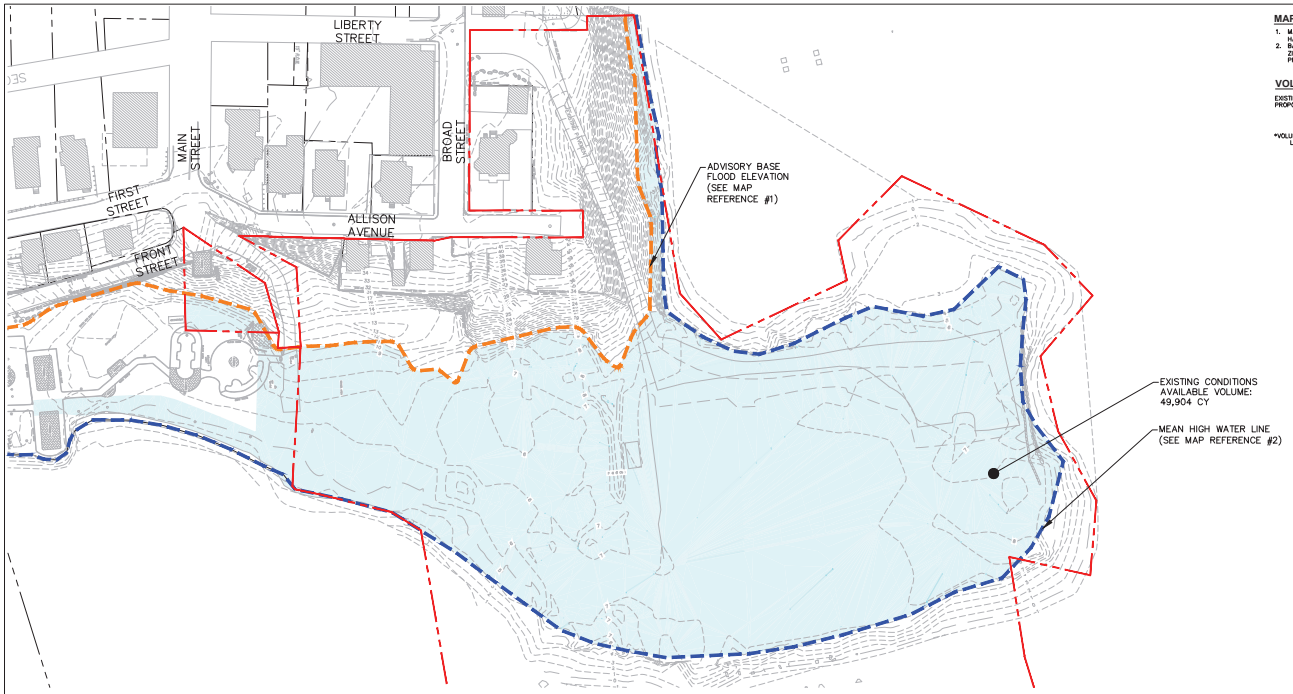
SEAL

SHEET TITLE
SHORELINE SECTIONS - 2

PROJECT NO.	201285.03
SCALE	AS NOTED
DATE	12/18/2023
DRAWN BY	BGM
CHECKED BY	TPM

DRAWING NO.
MR-201
3 OF 3 SHTS

FILE NAME:P:\Proj\2020\201285.03\10_Dwgs\CAD\Marine\MR_Shoreline Sections.dwg PLOT TIME: Monday, December 18, 2023 - 12:21 PM BY:Beverly G. Marquez



1 C142 EXISTING FLOODPLAIN ANALYSIS
SCALE: 1" = 60'

MAP REFERENCE

1. MAP ENTITLED "ADVISORY BASE FLOOD ELEVATION MAP – MAP ID: HAVERSTRAW NW" DATED JUNE 20, 2013, FROM FEMA.
2. BASE MAP INFO TAKEN FROM DRAWING PREPARED BY ATZL, NASHER & ZIGLER, P.C., ENTITLED "TOPOGRAPHICAL SURVEY", DATED MAY 4, 2023, PROJECT NO. 3385.

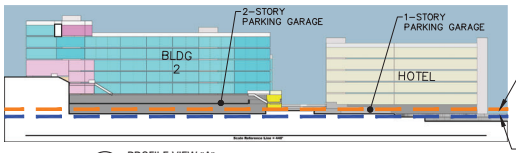
VOLUME CALCULATIONS:

EXISTING CONDITIONS AVAILABLE VOLUME	= 49,904 CY
PROPOSED CONDITIONS AVAILABLE VOLUME	= 50,039 CY
DIFFERENCE	= +135 CY

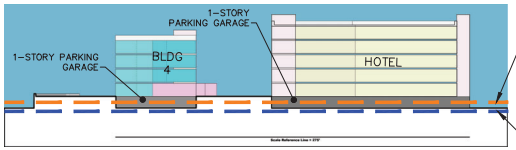
*VOLUME CALCULATIONS ARE DETERMINED FROM THE MEAN HIGH WATER LINE TO THE ADVISORY BASE FLOOD ELEVATION

LEGEND:

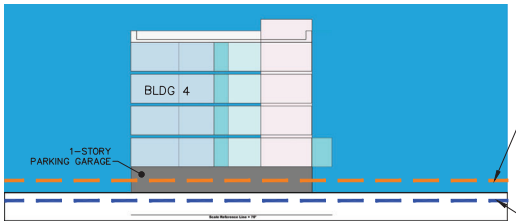
- PROJECT PROPERTY LINE
- BUILDING
- PAVEMENT
- XXX — 5 FT CONTOUR
- XXX — 1 FT CONTOUR
- XXX.X — SPOT GRADE
- ADVISORY BASE FLOOD ELEVATION (ABFE: A 1% EL11)
- MEAN HIGH WATER LINE
- AREA OF FLOOD
- PARKING WITHIN BUILDING



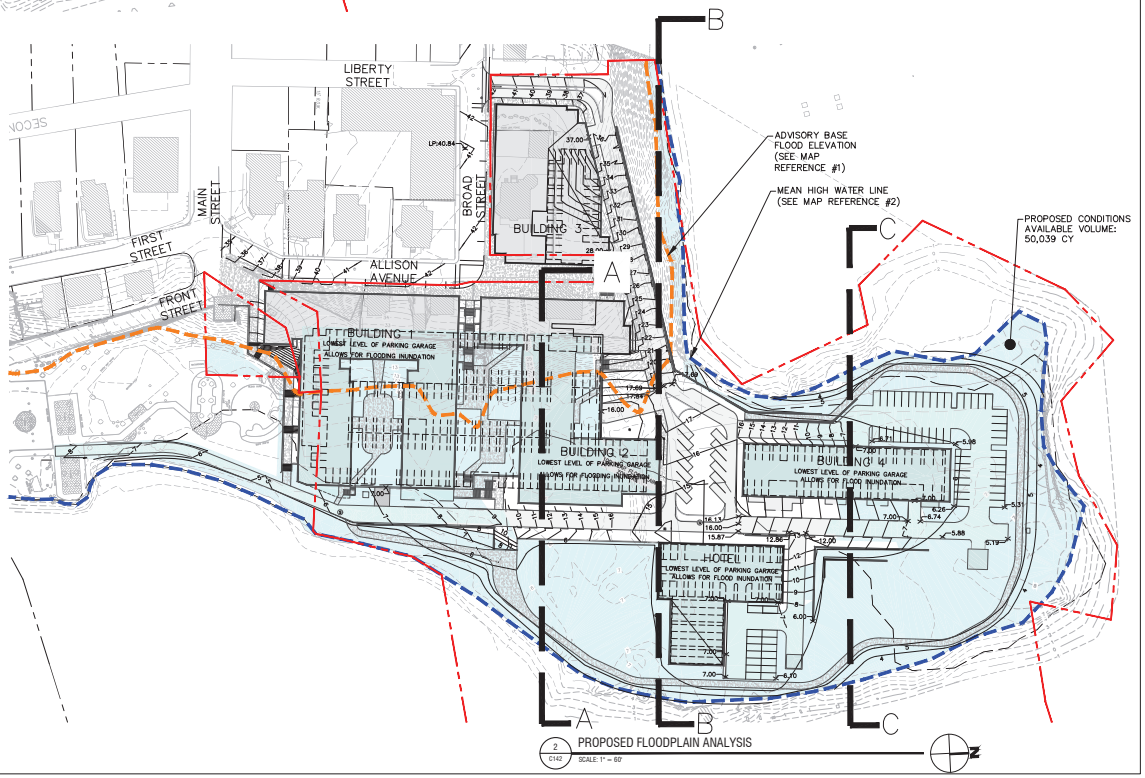
3 C142 PROFILE VIEW "A"



4 C142 PROFILE VIEW "B"



5 C142 PROFILE VIEW "C"



2 C142 PROPOSED FLOODPLAIN ANALYSIS
SCALE: 1" = 60'

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518-439-8235
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CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 016281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

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The Haverstraw Community Chair Factory LLC

HAVERSTRAW CHAIR FACTORY
VILLAGE OF HAVERSTRAW, NY

NO.	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2230414
DRAWN BY: SF
REVIEWED BY: REK
ISSUED FOR: REVIEW
DATE: 10/13/2023
DRAWING NAME:

FLOODPLAIN ANALYSIS (ADVISORY BASE FLOOD ELEVATION)

DRAWING NUMBER:

C142

ARCH EXPL REV 1
10/17/2023 9:01 AM