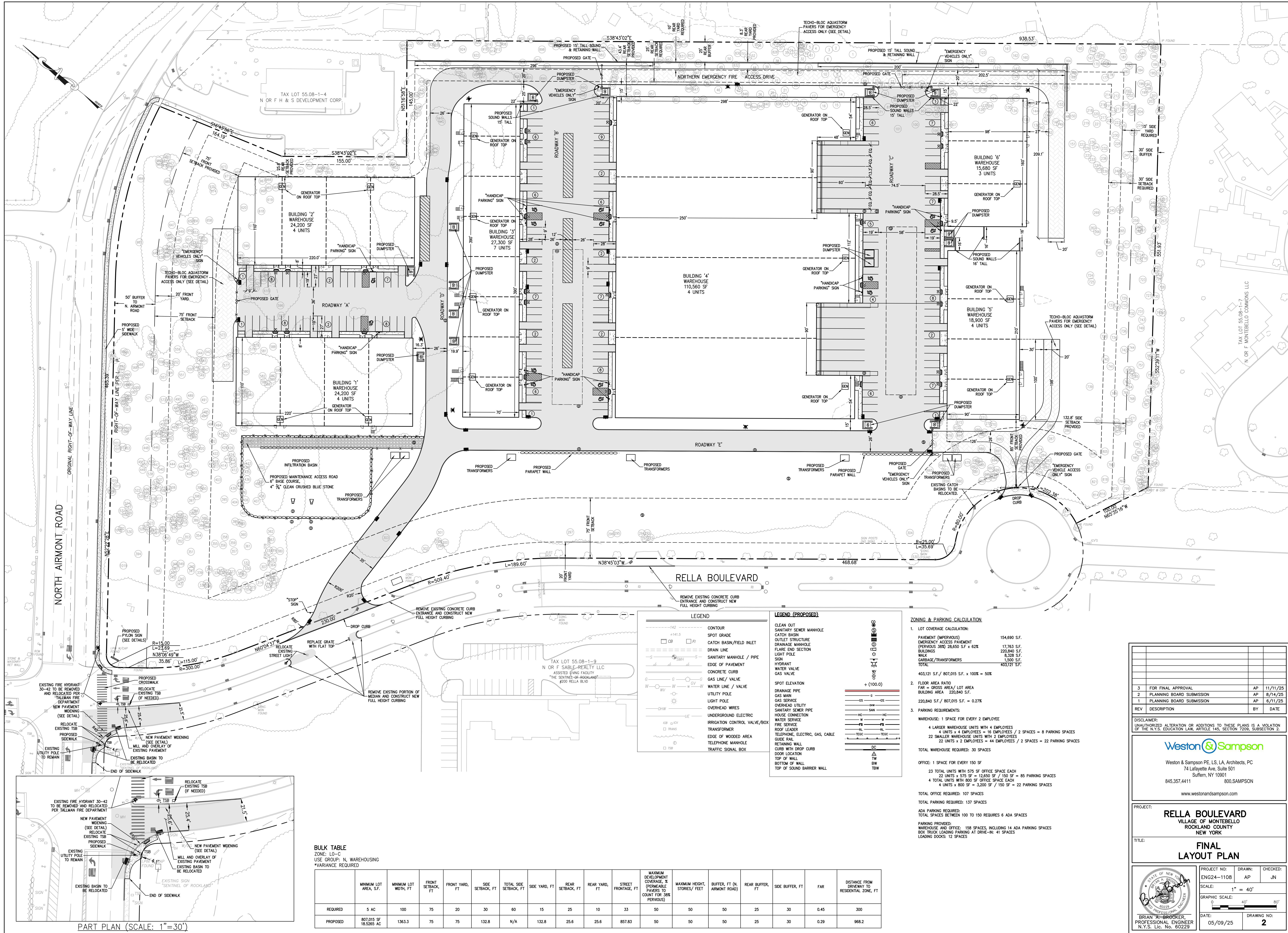


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PART PLAN (SCALE: 1"=30')

BULK TABLE
ZONE: LO-C
USE GROUP: N, WAREHOUSING
*VARIANCE REQUIRED

	MINIMUM LOT AREA, S.F.	MINIMUM LOT WIDTH, FT	FRONT YARD, FT	FRONT SETBACK, FT	SIDE SETBACK, FT	TOTAL SIDE SETBACK, FT	SIDE YARD, FT	REAR SETBACK, FT	REAR YARD, FT	STREET FRONTAGE, FT	MAXIMUM DEVELOPMENT COVERAGE, % (PERMEABLE PAVEMENT TO COUNT FOR 38% PERVIOUS)	MAXIMUM HEIGHT, STORIES/ FEET	BUFFER, FT (N. AIRMONT ROAD)	REAR BUFFER, FT	SIDE BUFFER, FT	FAR	DISTANCE FROM DRIVEWAY TO RESIDENTIAL ZONE, FT
REQUIRED	5 AC	100	75	20	30	60	15	25	10	33	50	50	50	25	30	0.45	300
PROPOSED	807,015 SF 18.5265 AC	1363.3	75	75	132.8	N/A	132.8	25.6	25.6	857.83	50	50	50	25	30	0.29	968.2

ZONING & PARKING CALCULATION

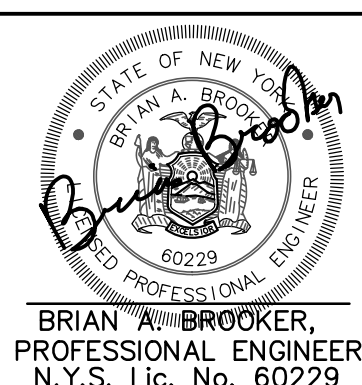
- LOT COVERAGE CALCULATION:
PAVEMENT (IMPERVIOUS) 154,690 S.F.
EMERGENCY ACCESS PAVEMENT (PERVIOUS 38%) 28,650 S.F. x 62% 17,763 S.F.
BUILDINGS 220,840 S.F.
WALK 6,328 S.F.
GARAGE/TRANSFORMERS 1,500 S.F.
TOTAL 403,121 S.F.
403,121 S.F. / 807,015 S.F. x 100% = 50%
- FLOOR AREA RATIO
FAR = GROSS AREA / LOT AREA
BUILDING AREA = 220,840 S.F.
220,840 S.F. / 807,015 S.F. = 0.27%
- PARKING REQUIREMENTS:
WAREHOUSE: 1 SPACE FOR EVERY 2 EMPLOYEE
4 LARGER WAREHOUSE UNITS WITH 4 EMPLOYEES 4 UNITS x 4 EMPLOYEES = 16 EMPLOYEES / 2 SPACES = 8 PARKING SPACES
22 SMALLER WAREHOUSE UNITS WITH 2 EMPLOYEES 22 UNITS x 2 EMPLOYEES = 44 EMPLOYEES / 2 SPACES = 22 PARKING SPACES
TOTAL WAREHOUSE REQUIRED: 30 SPACES
OFFICE: 1 SPACE FOR EVERY 150 SF
23 TOTAL UNITS WITH 575 SF OFFICE SPACE EACH 22 UNITS x 575 SF = 12,650 SF / 150 SF = 85 PARKING SPACES
4 TOTAL UNITS WITH 800 SF OFFICE SPACE EACH 4 UNITS x 800 SF = 3,200 SF / 150 SF = 22 PARKING SPACES
TOTAL OFFICE REQUIRED: 107 SPACES
TOTAL PARKING REQUIRED: 137 SPACES
ADA PARKING REQUIRED:
TOTAL SPACES BETWEEN 100 TO 150 REQUIRES 6 ADA SPACES
PARKING PROVIDED:
WAREHOUSE AND OFFICE: 158 SPACES, INCLUDING 14 ADA PARKING SPACES
BOX TRUCK LOADING PARKING AT DRIVE-IN: 41 SPACES
LOADING DOCKS: 12 SPACES

REV	DESCRIPTION	BY	DATE
3	FOR FINAL APPROVAL	AP	11/11/25
2	PLANNING BOARD SUBMISSION	AP	8/14/25
1	PLANNING BOARD SUBMISSION	AP	6/11/25

DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7208, SUBSECTION 2.

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PROJECT: **RELLA BOULEVARD**
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK
TITLE: **FINAL LAYOUT PLAN**



PROJECT NO:	ENG24-1108	DRAWN:	AP	CHECKED:	JN
SCALE:	1" = 40'	DATE:	05/09/25	DRAWING NO:	2