



SOURCE: USGS 7.5 MINUTE SERIES TOPO MAP HAVERSTRAW QUADRANGLE, DATED 2023

LOCATION MAP

SCALE: 1" = 2000'±

SITE PLANS FOR PROPOSED MULTI-FAMILY DEVELOPMENT

SECTION 27.53, BLOCK 2, LOT 32
SECTION 27.54, BLOCK 1, LOTS 53 & 54
25 FAIRMONT AVENUE (LOT 32), 28 WEST STREET (LOT 53), 30 WEST STREET (LOT 54)
VILLAGE OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

APPLICANT

WESTHAB INC.
8 BASHFORD STREET
YONKERS, NEW YORK
914-345-2800
MAIL@WESTHAB.ORG

OWNER

VILLAGE OF HAVERSTRAW
MUNICIPAL BUILDING
40 NEW MAIN STREET
HAVERSTRAW, NEW YORK 10927
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NOT APPROVED FOR CONSTRUCTION



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**PROPOSED MULTI-FAMILY
DEVELOPMENT**

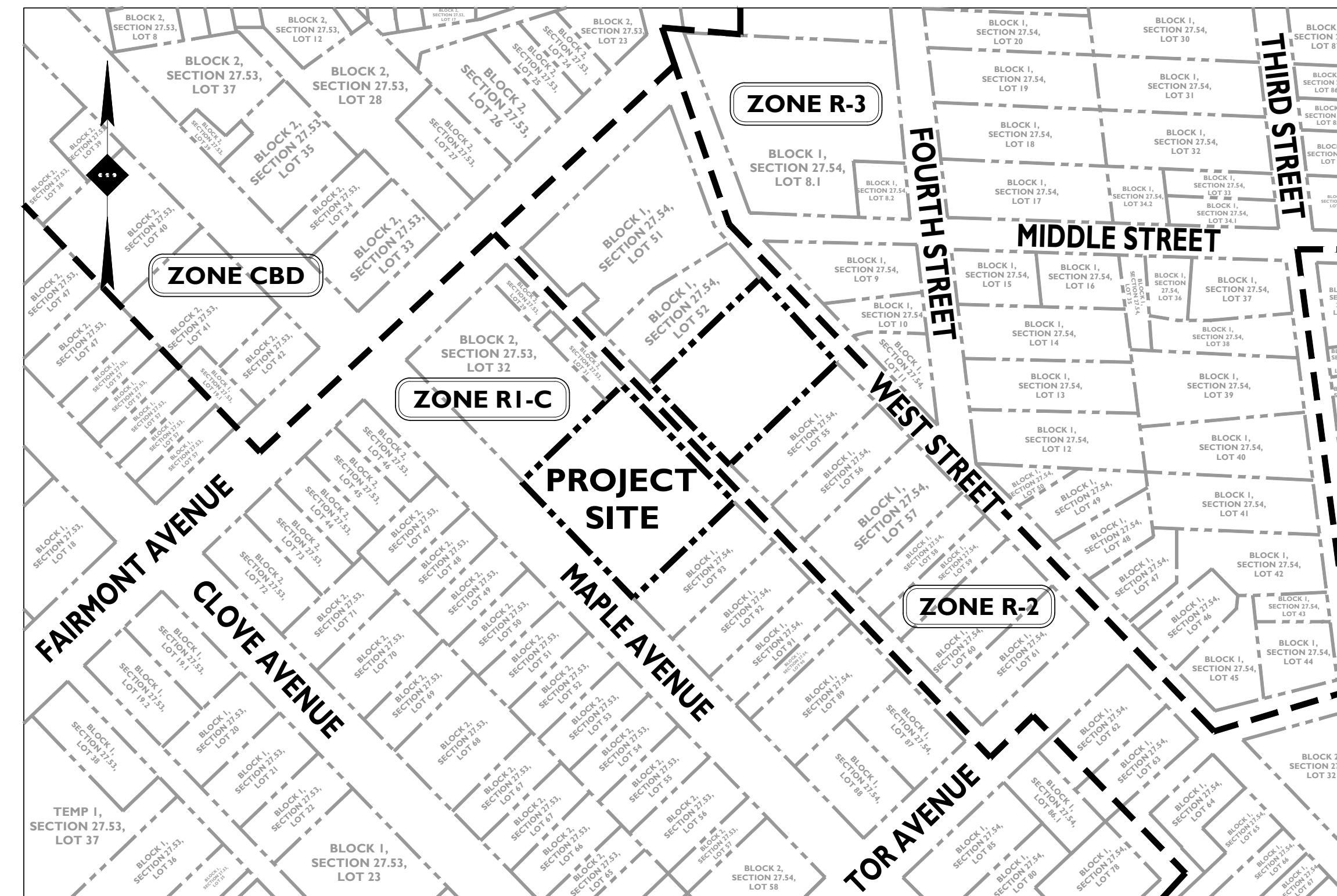
SECTION 27.53, BLOCK 2, LOT 32
SECTION 27.54, BLOCK 1, LOTS 53 & 54
30 WEST STREET
VILLAGE OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK



SOURCE: GOOGLE EARTH PRO SATELLITE IMAGERY, RETRIEVED 01/23/2024

AERIAL MAP

SCALE: 1" = 100'±



SOURCE: ROCKLAND COUNTY PLANNING DEPARTMENT, RETRIEVED 10/23/2023

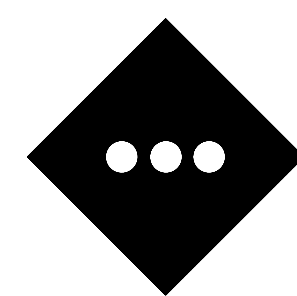
TAX MAP

SCALE: 1" = 100'±

PLANS PREPARED BY:



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PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - ALTA / NSPS LAND TITLE SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN, DATED 02/17/2023
 - ARCHITECTURAL PLANS PREPARED BY AUFANG ARCHITECTS, DATED 01/24/2024
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO SATELLITE IMAGERY, RETRIEVED 01/23/2024
 - LOCATION MAP OBTAINED FROM USGS 7.5 MINUTE SERIES TOPO MAP HAVERSTRAW QUADRANGLE, DATED 2023
 - ZONING MAP OBTAINED FROM ROCKLAND COUNTY PLANNING DEPARTMENT, RETRIEVED 10/23/2023
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
DEMOLITION PLAN	C-3
SITE PLAN	C-4
GRADING PLAN	C-5
UTILITY PLAN	C-6
CONSTRUCTION DETAILS	C-7
CONSTRUCTION DETAILS	C-8



SCALE: AS SHOWN PROJECT ID: NYC-230006

TITLE:

COVER SHEET

DRAWING:

C-1

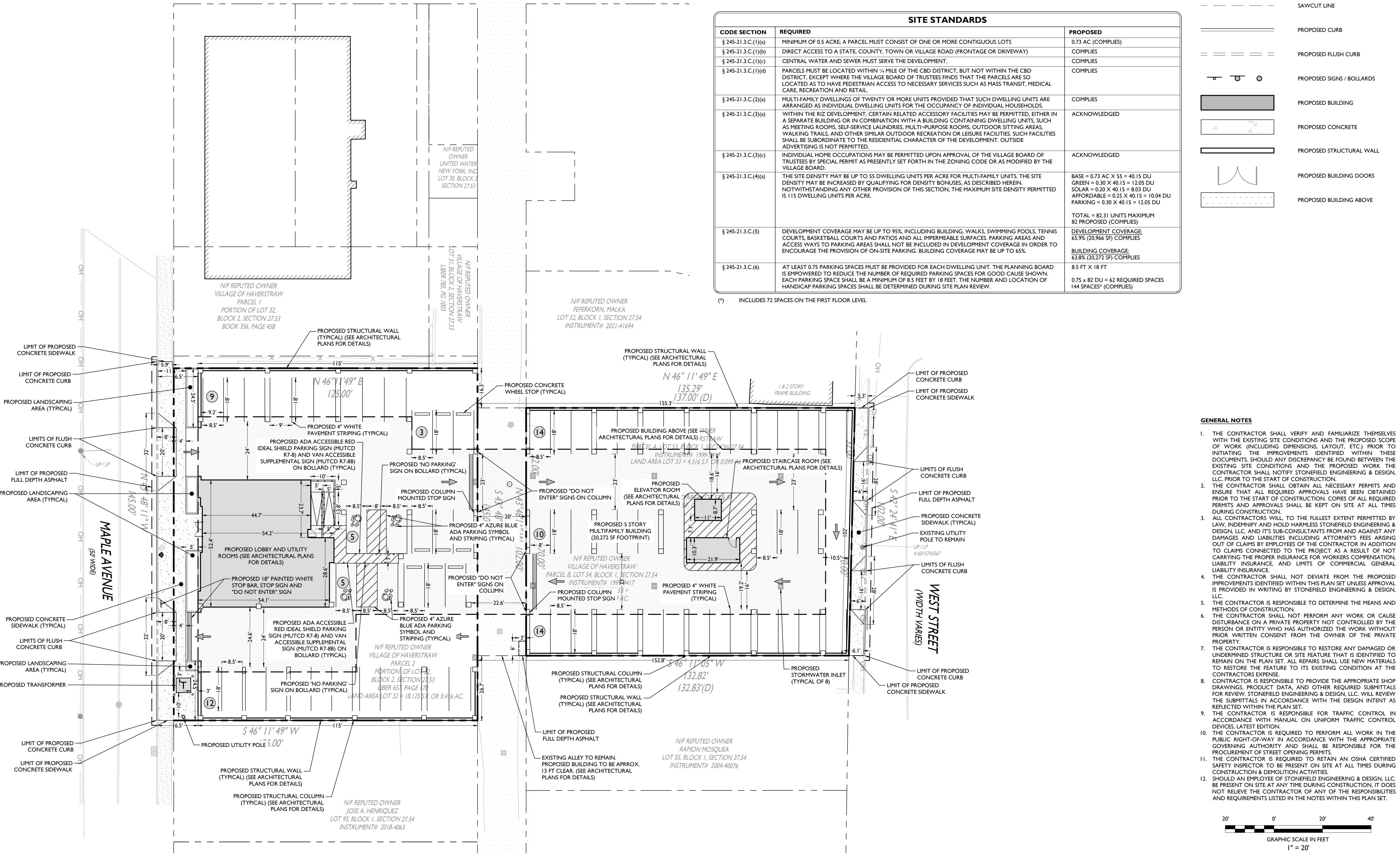
FAIRMOUNT AVENUE
(60' WIDE)

LAND USE AND ZONING		
SECTION 27.53, BLOCK 2, LOT 32 & SECTION 27.54, BLOCK 1, LOTS 53 & 54 RESIDENTIAL INCLUSIONARY ZONE FOR AFFORDABLE HOUSING (RIZ)		
PROPOSED USE	MULTIFAMILY DWELLING	PERMITTED USE
ZONING REQUIREMENT	REQUIRED	PROPOSED
MAXIMUM BUILDING HEIGHT	48 FT 65 FT (INCLUDING TWO PARKING LEVELS)	60 FT
BUILDING DIVISION	MAXIMUM OF 40 FEET IN LENGTH BEFORE VISUAL DIVISION IS REQUIRED	COMPLIES
MINIMUM SETBACK	25 FT BETWEEN DETACHED BUILDINGS	N/A
APPURTENANCES	CENTRAL REFUSE COLLECTION SHALL BE LOCATED FOR THE CONVENIENCE OF ALL UNITS. AN ADEQUATE NUMBER OF COVERED RECEPTACLES WITH PROPER SCREENING AND MAINTENANCE SHALL BE PROVIDED	COMPLIES
FRONT YARD PARKING	PARKING MAY NOT OCCUR IN A FRONT YARD WHETHER MEASURED FROM A PUBLIC OR PRIVATE STREET. DRIVEWAY PARKING PROHIBITION SHALL NOT APPLY TO PRIVATE INTERNAL ACCESS DRIVEWAYS WITHIN A RESIDENTIAL DEVELOPMENT COMPRISED OF MULTIPLE DWELLINGS OR TOWNHOUSES IF SUCH PRIVATE DRIVEWAYS ARE PROPERLY SIZED	COMPLIES
MAXIMUM NUMBER OF DWELLING UNITS WITH FOUR BEDROOMS	0 UNITS	0 UNITS

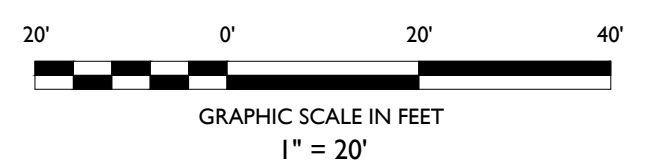
SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	SAWCUT LINE
=====	PROPOSED CURB
=====	PROPOSED FLUSH CURB
○ ○ ○	PROPOSED SIGNS / BOLLARDS
▭	PROPOSED BUILDING
▭	PROPOSED CONCRETE
▭	PROPOSED STRUCTURAL WALL
▭	PROPOSED BUILDING DOORS
▭	PROPOSED BUILDING ABOVE

SITE STANDARDS		
CODE SECTION	REQUIRED	PROPOSED
§ 245-21.3.C.(1)(a)	MINIMUM OF 0.5 ACRE; A PARCEL MUST CONSIST OF ONE OR MORE CONTIGUOUS LOTS	0.73 AC (COMPLIES)
§ 245-21.3.C.(1)(b)	DIRECT ACCESS TO A STATE, COUNTY, TOWN OR VILLAGE ROAD (FRONTAGE OR DRIVEWAY)	COMPLIES
§ 245-21.3.C.(1)(c)	CENTRAL WATER AND SEWER MUST SERVE THE DEVELOPMENT.	COMPLIES
§ 245-21.3.C.(1)(d)	PARCELS MUST BE LOCATED WITHIN 1/4 MILE OF THE CBD DISTRICT, BUT NOT WITHIN THE CBD DISTRICT, EXCEPT WHERE THE VILLAGE BOARD OF TRUSTEES FINDS THAT THE PARCELS ARE SO LOCATED AS TO HAVE PEDESTRIAN ACCESS TO NECESSARY SERVICES SUCH AS MASS TRANSIT, MEDICAL CARE, RECREATION AND RETAIL.	COMPLIES
§ 245-21.3.C.(2)(a)	MULTI-FAMILY DWELLINGS OF TWENTY OR MORE UNITS PROVIDED THAT SUCH DWELLING UNITS ARE ARRANGED AS INDIVIDUAL DWELLING UNITS FOR THE OCCUPANCY OF INDIVIDUAL HOUSEHOLDS.	COMPLIES
§ 245-21.3.C.(3)(a)	WITHIN THE RIZ DEVELOPMENT, CERTAIN RELATED ACCESSORY FACILITIES MAY BE PERMITTED, EITHER IN A SEPARATE BUILDING OR IN COMBINATION WITH A BUILDING CONTAINING DWELLING UNITS, SUCH AS MEETING ROOMS, SELF-SERVICE LAUNDRIES, MULTI-PURPOSE ROOMS, OUTDOOR SITTING AREAS, WALKING TRAILS, AND OTHER SIMILAR OUTDOOR RECREATION OR LEISURE FACILITIES. SUCH FACILITIES SHALL BE SUBORDINATE TO THE RESIDENTIAL CHARACTER OF THE DEVELOPMENT. OUTSIDE ADVERTISING IS NOT PERMITTED.	ACKNOWLEDGED
§ 245-21.3.C.(3)(c)	INDIVIDUAL HOME OCCUPATIONS MAY BE PERMITTED UPON APPROVAL OF THE VILLAGE BOARD OF TRUSTEES BY SPECIAL PERMIT AS PRESENTLY SET FORTH IN THE ZONING CODE OR AS MODIFIED BY THE VILLAGE BOARD.	ACKNOWLEDGED
§ 245-21.3.C.(4)(a)	THE SITE DENSITY MAY BE UP TO 55 DWELLING UNITS PER ACRE FOR MULTI-FAMILY UNITS. THE SITE DENSITY MAY BE INCREASED BY QUALIFYING FOR DENSITY BONUSES, AS DESCRIBED HEREIN. NOTWITHSTANDING ANY OTHER PROVISION OF THIS SECTION, THE MAXIMUM SITE DENSITY PERMITTED IS 115 DWELLING UNITS PER ACRE.	BASE = 0.73 AC X 55 = 40.15 DU GREEN = 0.30 X 40.15 = 12.05 DU SOLAR = 0.20 X 40.15 = 8.03 DU AFFORDABLE = 0.25 X 40.15 = 10.04 DU PARKING = 0.30 X 40.15 = 12.05 DU TOTAL = 82.31 UNITS MAXIMUM 82 PROPOSED (COMPLIES)
§ 245-21.3.C.(5)	DEVELOPMENT COVERAGE MAY BE UP TO 95%, INCLUDING BUILDING, WALKS, SWIMMING POOLS, TENNIS COURTS, BASKETBALL COURTS AND PATIOS AND ALL IMPERMEABLE SURFACES. PARKING AREAS AND ACCESS WAYS TO PARKING AREAS SHALL NOT BE INCLUDED IN DEVELOPMENT COVERAGE IN ORDER TO ENCOURAGE THE PROVISION OF ON-SITE PARKING. BUILDING COVERAGE MAY BE UP TO 65%.	DEVELOPMENT COVERAGE: 65.9% (20,966 SF) COMPLIES BUILDING COVERAGE: 63.8% (20,272 SF) COMPLIES
§ 245-21.3.C.(6)	AT LEAST 0.75 PARKING SPACES MUST BE PROVIDED FOR EACH DWELLING UNIT. THE PLANNING BOARD IS EMPOWERED TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES FOR GOOD CAUSE SHOWN. EACH PARKING SPACE SHALL BE A MINIMUM OF 8.5 FEET BY 18 FEET. THE NUMBER AND LOCATION OF HANDICAP PARKING SPACES SHALL BE DETERMINED DURING SITE PLAN REVIEW.	8.5 FT X 18 FT 0.75 X 82 DU = 62 REQUIRED SPACES 144 SPACES (COMPLIES)

(*) INCLUDES 72 SPACES ON THE FIRST FLOOR LEVEL.



- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



DATE	BY	DESCRIPTION
01/17/2024	TT	INITIAL SUBMISSION

NOT APPROVED FOR CONSTRUCTION

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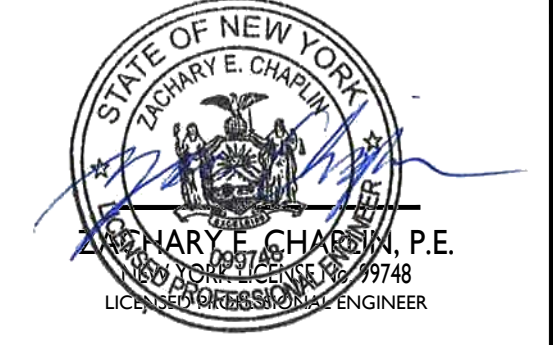
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SITE PLANS

PROPOSED MULTI-FAMILY DEVELOPMENT

SECTION 27.53, BLOCK 2, LOT 32
SECTION 27.54, BLOCK 1, LOTS 53 & 54
30 WEST STREET
VILLAGE OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK



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SCALE: 1" = 20' PROJECT ID: NYC-230006

TITLE: **SITE PLAN**

DRAWING: **C-4**