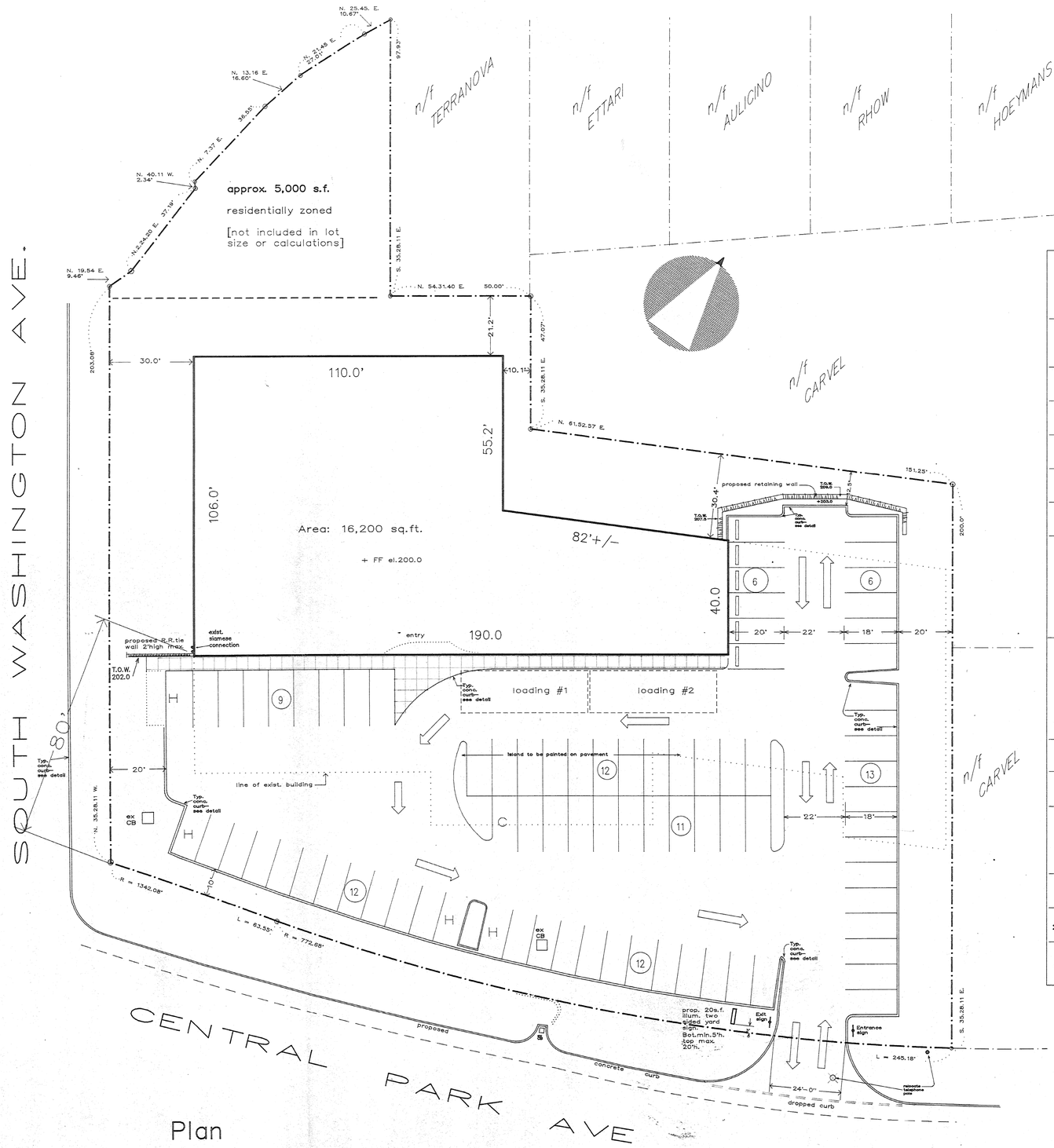

ZONING ANALYSIS

	ZONING STANDARD	PROPOSED	EXISTING
LOT AREA	------	63,450 s.f.	63,450 s.f.
BUILDING COVERG.	------	24.1%	50.4%
LOT COVERAGE impervious area	60%	78% *	83%
TOTAL G.F.A.	------	16,200 s.f.	32,000 s.f.
TOTAL F.A.R.	0.135	0.255 *	0.504
YARD SETBACKS			
FRONT	80'	80'	40'
REAR	50'	20' #	20'
SIDE	40'	30'&10' #	2.4'
PARKING SET-BACKS			
FRONT	20'	10' *	0'
SIDE	20'	20'	0'
REAR	25'	12.5' *	0'
FROM BUILDING	10'	0' *	0'
TOTAL PARKING	81 cars	81 cars	------
LOADING	2 spaces	2 spaces * [in front of bldg]	------
LANDSCAPE STRIP			
FRONT	20'	10' *	------
SIDE	10'	20'	------
HEIGHT [STORIES]	2 stories	1 story	------
HEIGHT [FEET]	24 ft.	21.5 ft.	------

* VARIANCES REQ'D AND GRANTED

\# VARIANCES REQUESTED BUT IT WAS DETERMINED THAT VARIANCE NOT REQUIRED BECAUSE EXISTING NON-CONFORMITY

Trash handling note:
Newmark and Lewis does not have external trash storage requirements as all trash is removed from the store on a daily basis by their own trucks to a commercial disposal facility.

Plan

Scale: 1/20" = 1'-0"

Data for this Plot Plan taken from a survey map made by Aristotle Bournazos, P.C. Surveyors dated Mar. 6, 1990.

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Proposed NEWMARK & LEWIS Appliance Store

111 Central Park Avenue Greenburgh, New York

2.21.90
3.2.90
3.15.90
6.5.90

Prepared for
595 South Broadway Corp.
Hicksville, N.Y.