

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

	MINIMUM LOT AREA, S.F.	MINIMUM LOT WIDTH, FT	FRONT SETBACK, FT	FRONT YARD, 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 REQUIRED FOR 38% PERVIOUS)	MAXIMUM HEIGHT, STORES/ 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	49.96	50	50	25	30	0.30	968.2

ZONING & PARKING CALCULATION

1. LOT COVERAGE CALCULATION:
 PAVEMENT (IMPERVIOUS) 136,485 S.F.
 PAVEMENT (PERVIOUS 38%) 32,964 S.F. x 62% = 20,438 S.F.
 BUILDINGS 236,860 S.F.
 MILK 7,830 S.F.
 CARBARGE/TRANSFORMERS 1,600 S.F.
 TOTAL 403,214 S.F.

2. FLOOR AREA RATIO
 FAR = GROSS AREA / LOT AREA
 BUILDING AREA 240,000 S.F.
 240,000 S.F. / 807,015 S.F. = 0.30%

3. PARKING REQUIREMENTS:
 WAREHOUSE: 1 SPACE FOR EVERY 2 EMPLOYEE
 4 LARGER WAREHOUSE UNITS WITH 3 EMPLOYEES
 4 UNITS x 4 EMPLOYEES = 16 EMPLOYEES / 2 SPACES = 8 PARKING SPACES
 23 SMALLER WAREHOUSE UNITS WITH 2 EMPLOYEES
 23 UNITS x 2 EMPLOYEES = 46 EMPLOYEES / 2 SPACES = 23 PARKING SPACES
 TOTAL WAREHOUSE REQUIRED: 31 SPACES

OFFICE: 1 SPACE FOR EVERY 150 SF
 23 TOTAL UNITS WITH 575 SF OFFICE SPACE EACH
 23 UNITS x 575 SF = 13,225 SF / 150 SF = 89 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: 111 SPACES
 TOTAL PARKING REQUIRED: 142 SPACES
 ADA PARKING REQUIRED:
 TOTAL SPACES BETWEEN 100 TO 150 REQUIRES 6 ADA SPACES
 PARKING PROVIDED:
 WAREHOUSE AND OFFICE: 156 SPACES, INCLUDING 14 ADA PARKING SPACES
 BOX TRUCK LOADING PARKING AT DRIVE-IN: 37 SPACES

REV DESCRIPTION BY DATE

DISCLAIMER:
 UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

BROOKER ENGINEERING
 a division of Weston & Sampson
 WESTON & SAMPSON, PE, LS, LA, ARCHITECTS, PC
 74 Lafayette Avenue, Suite 501, Suffern, NY 10901
 (845) 357-4411
 WESTONANDSAMPSON.COM

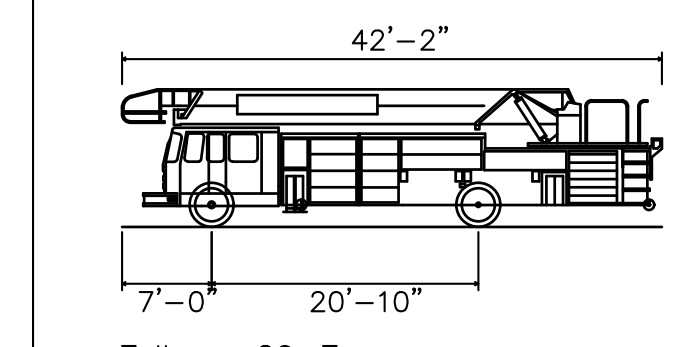
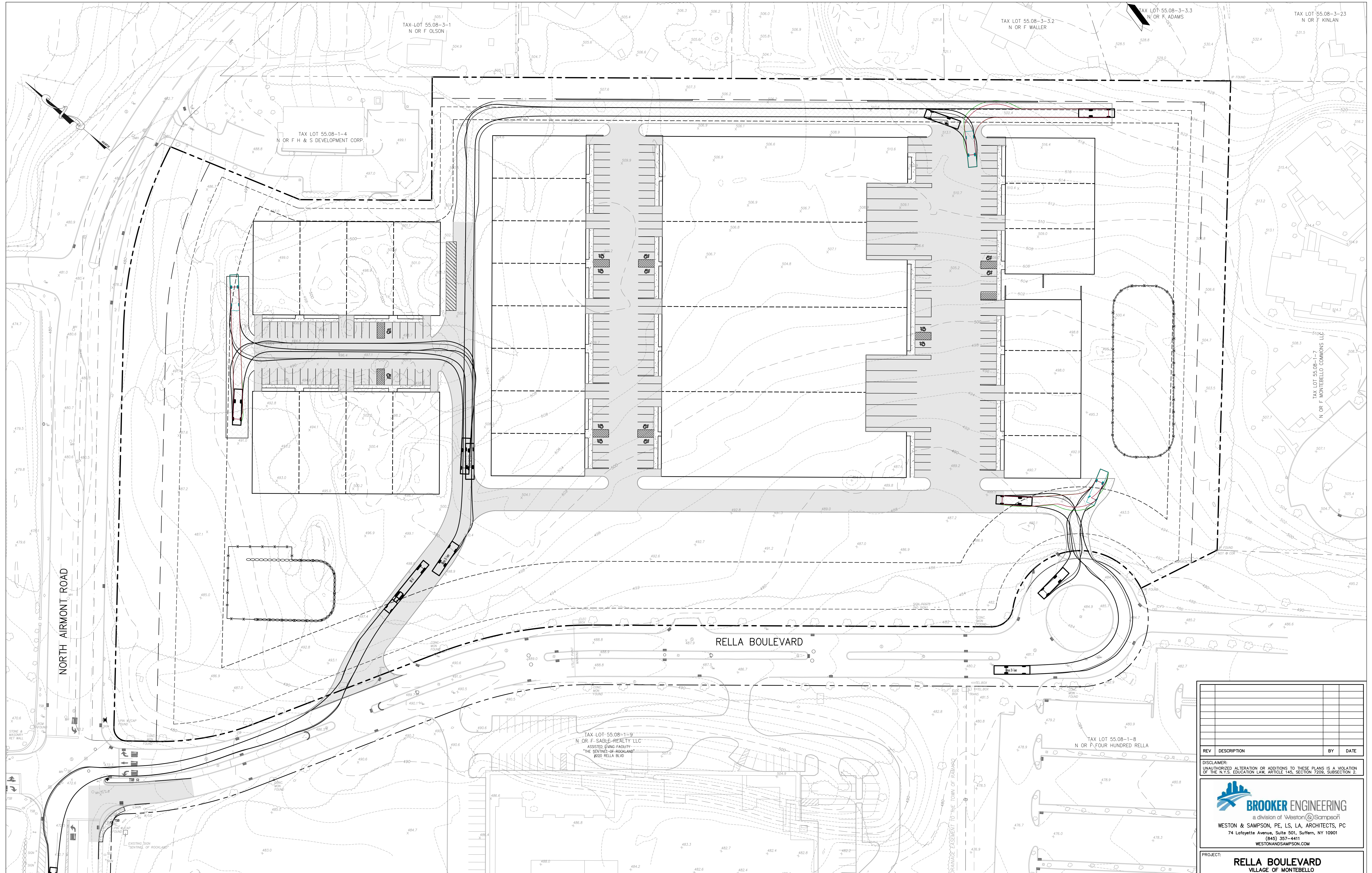
PROJECT: **RELLA BOULEVARD**
 VILLAGE OF MONTEBELLO
 ROCKLAND COUNTY
 NEW YORK

TITLE: **CONCEPT LAYOUT PLAN**

PROJECT NO: 20313 DRAWN: AP CHECKED: JUN
 SCALE: 1" = 40'
 GRAPHIC SCALE: 0 40' 80'
 DATE: 02/13/25 DRAWING NO: C-1

BRIAN A. BROOKER, PROFESSIONAL ENGINEER
 N.Y.S. Lic. No. 60229

P:\BIB\202313 Rella Blvd_Concept\2024\RELLA BLVD Plan_Sheet 4 2025-01-14.dwg, 2/12/2025, 11:32:30 PM, Shih Bianna



Tallman 20-Tower
 Overall Length 42.167ft
 Overall Width 10.000ft
 Overall Body Height 10.752ft
 Min Body Ground Clearance 1.183ft
 Track Width 9.833ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 40.670ft

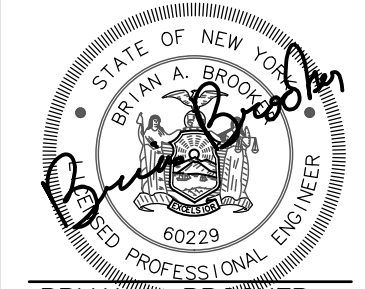
REV	DESCRIPTION	BY	DATE

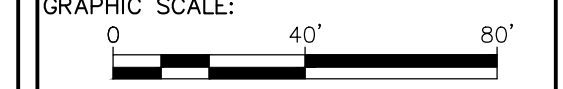
DISCLAIMER:
 UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

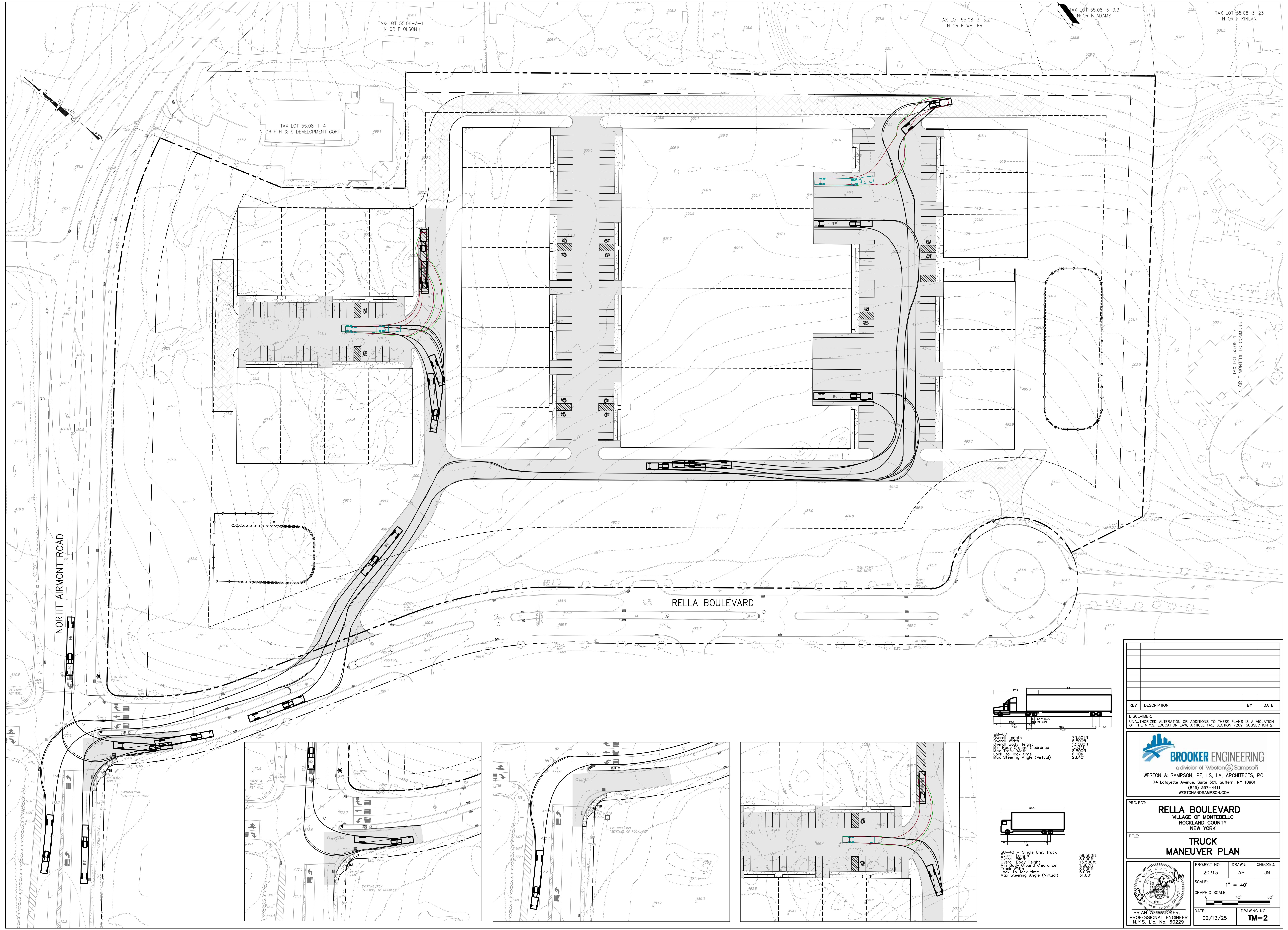

BROOKER ENGINEERING
 a division of Weston & Sampson
 WESTON & SAMPSON, PE, LS, LA, ARCHITECTS, PC
 74 Lafayette Avenue, Suite 501, Suffern, NY 10901
 (845) 357-4411
 WESTONANDSAMPSON.COM

PROJECT: **RELLA BOULEVARD**
 VILLAGE OF MONTEBELLO
 ROCKLAND COUNTY
 NEW YORK

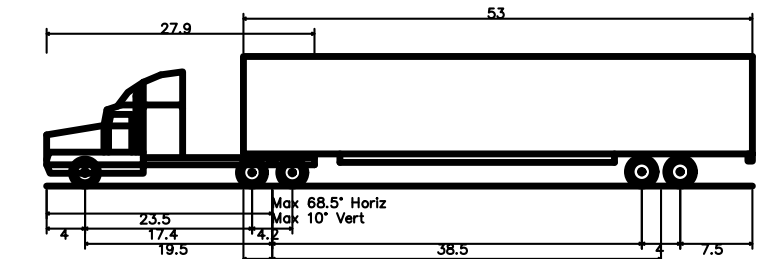
TITLE: **FIRE TRUCK
 MANEUVER PLAN**


BRIAN A. BROOKER,
 PROFESSIONAL ENGINEER
 N.Y.S. Lic. No. 60229

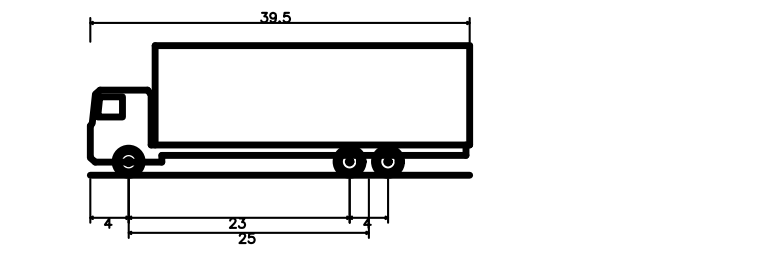
PROJECT NO:	20313	DRAWN:	AP	CHECKED:	JN
SCALE:	1" = 40'				
GRAPHIC SCALE:					
DATE:	02/13/25	DRAWING NO.:	TM-1		



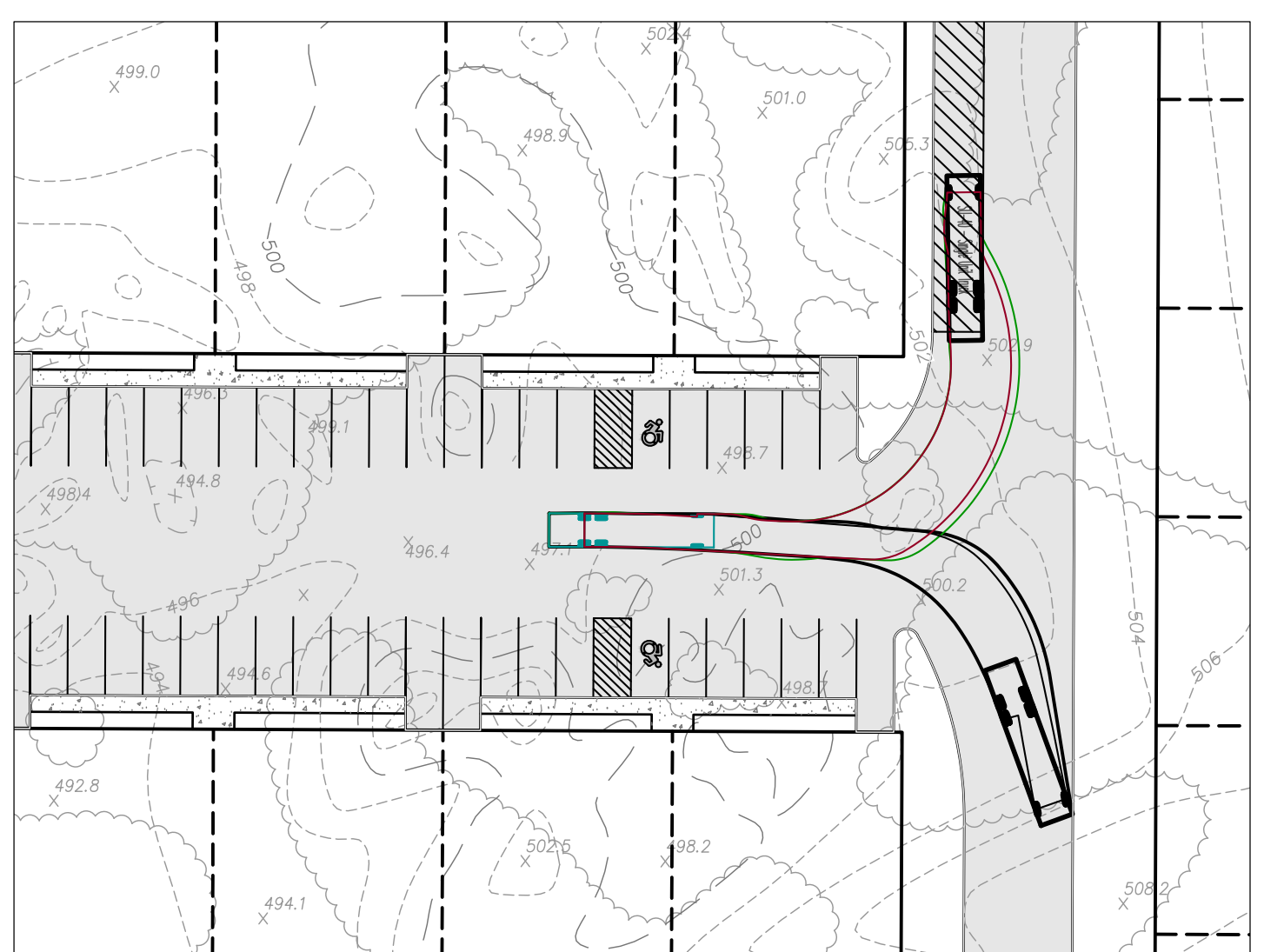
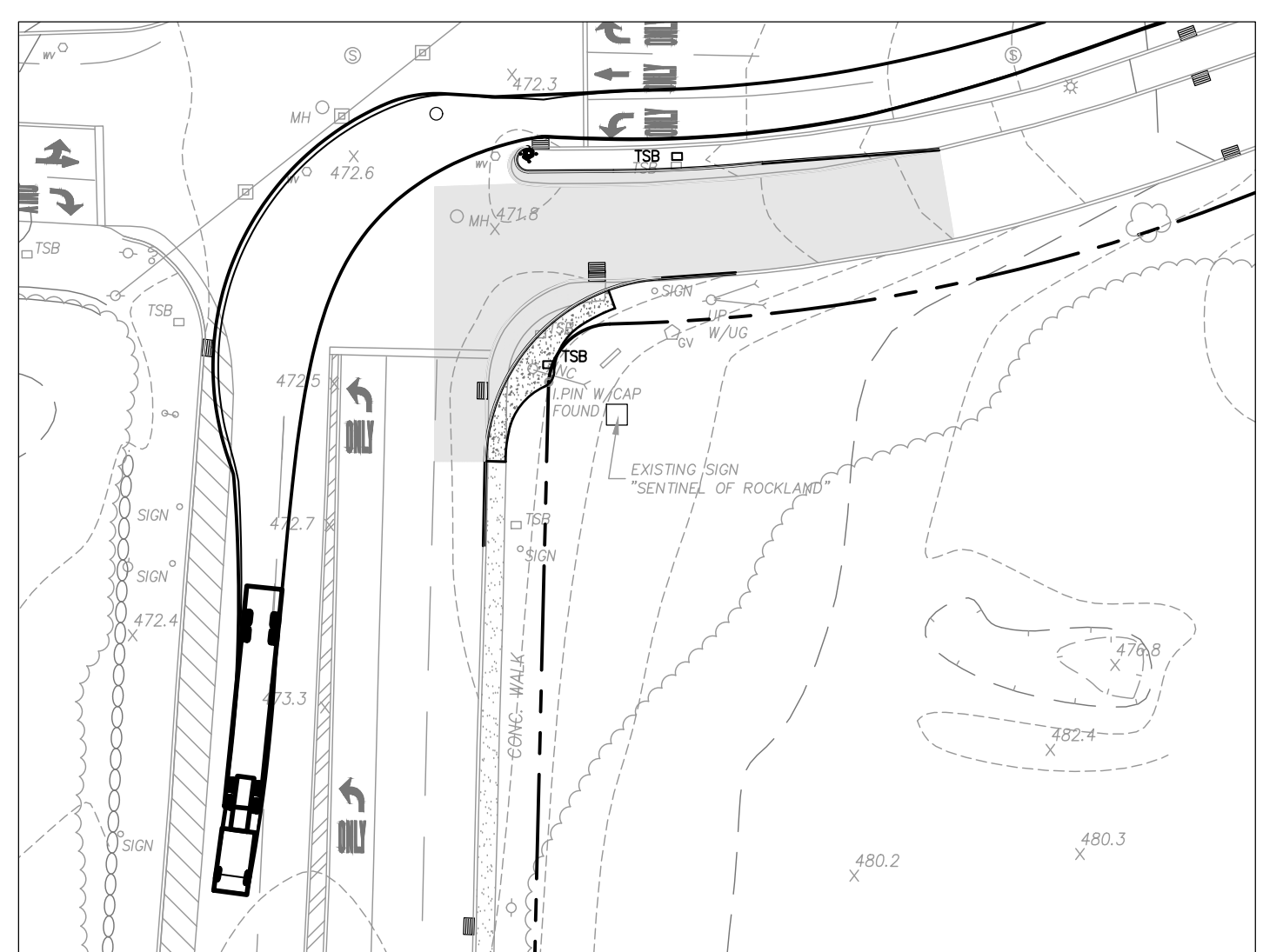
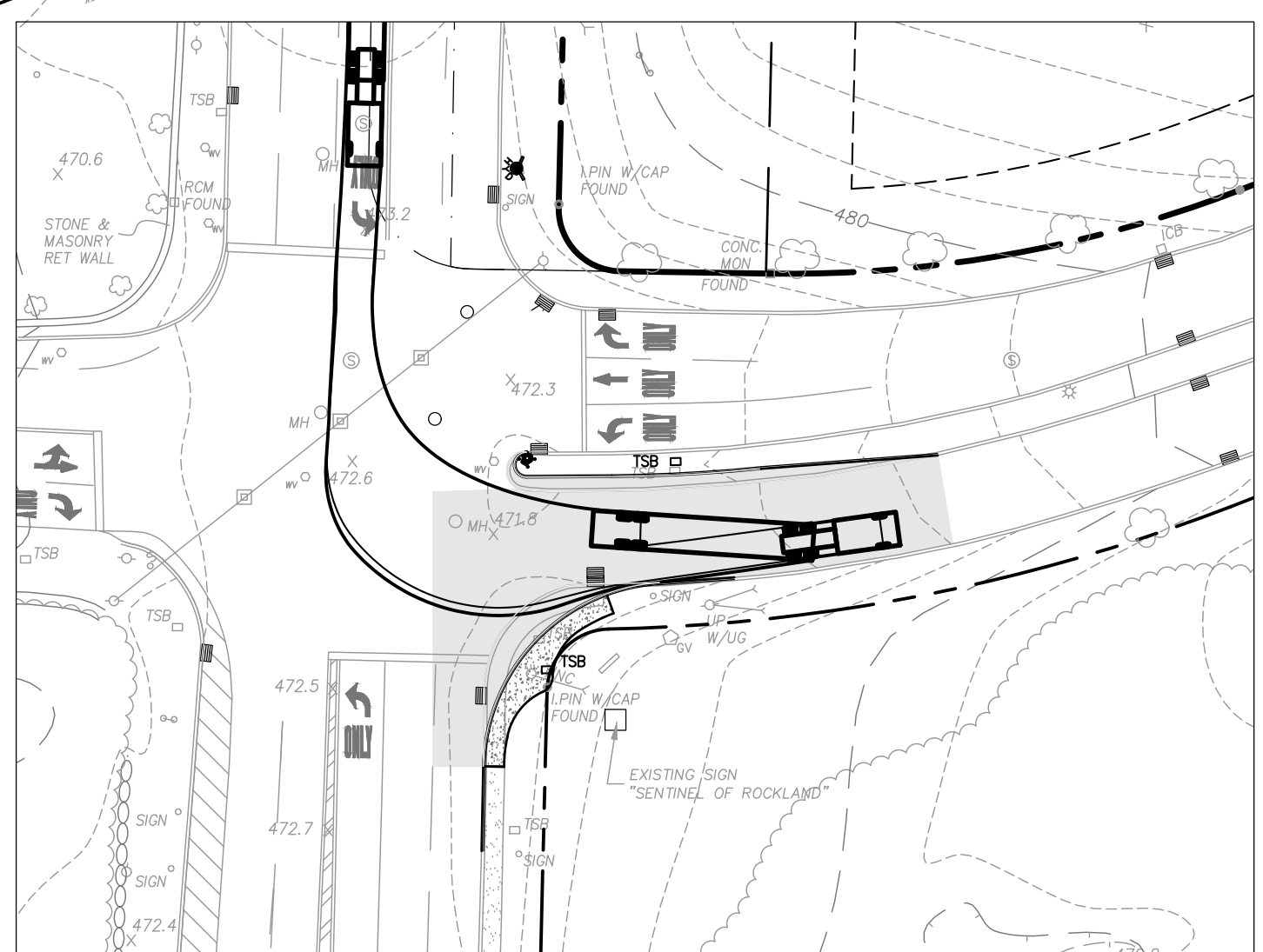
P:\BEC\202313 Rella Blvd_Concept\2024\RELLA BLVD Rev_Specs & 2025-01-14.dwg, 2/12/2025, 11:33:11 PM, Shahi, Brian



WB-67
Overall Length 73.50ft
Overall Width 8.50ft
Overall Body Height 13.50ft
Min Body Ground Clearance 8.50ft
Max Track Width 8.50ft
Lock-to-lock time 8.50s
Max Steering Angle (Virtual) 28.40°



SU-40 - Single Unit Truck
Overall Length 39.50ft
Overall Width 8.50ft
Overall Body Height 13.50ft
Min Body Ground Clearance 8.50ft
Max Track Width 8.50ft
Lock-to-lock time 8.50s
Max Steering Angle (Virtual) 31.80°



REV	DESCRIPTION	BY	DATE

DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

BROOKER ENGINEERING
a division of Weston & Sampson
WESTON & SAMPSON, PE, LS, LA, ARCHITECTS, PC
74 Lafayette Avenue, Suite 501, Suffern, NY 10901
(845) 357-4411
WESTONANDSAMPSON.COM

PROJECT: **RELLA BOULEVARD**
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE: **TRUCK MANEUVER PLAN**

PROJECT NO: 20313 DRAWN: AP CHECKED: JN
SCALE: 1" = 40'
GRAPHIC SCALE: 0' 40' 80'
DATE: 02/13/25 DRAWING NO: **TM-2**

BRIAN A. BROOKER,
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229