Include required yards in bulls table and map; Proposed parking spaces #4 and #5 might be in the required 20’ side yard. **RESPONSE: The side yard Variance has been added to the plan**

1. Plans for the proposed converted garage area must be refined further and must include dimensions/square footage of room; Include details of new bathroom.
2. Required parking: 2 spaces for dwelling. and 5 for gathering place = 7 spaces. Existing garage space will be eliminated and 7 spaces should therefore be shown outside. **RESPONSE: The plan has been revised to indicate a required and proposed parking calculation**
3. See. 195-79.1 of the village code allows a maximum of 49 people per Sec. 195-79.1. Per the 2020 NYS Fire Code, the maximum allowable occupancy load is 28 (with tables and chairs). Plans provided are compliant with both.
4. The proposed parking/work is within the 150-foot buffer to the Mahwah River, a County- regulated stream, and within the 100-year flood plain. A Wetlands Permit from the Planning Board is required, and a permit from the Roekland County Drainage Agency may be required.
5. More detailed architectural plans must be submitted, post- Planning Board approval, before a building permit can be issued.