PARCEL 'B' OFFICE BUILDING

MANHATTANVILLE ROAD
TOWN OF HARRISON, NEW YORK

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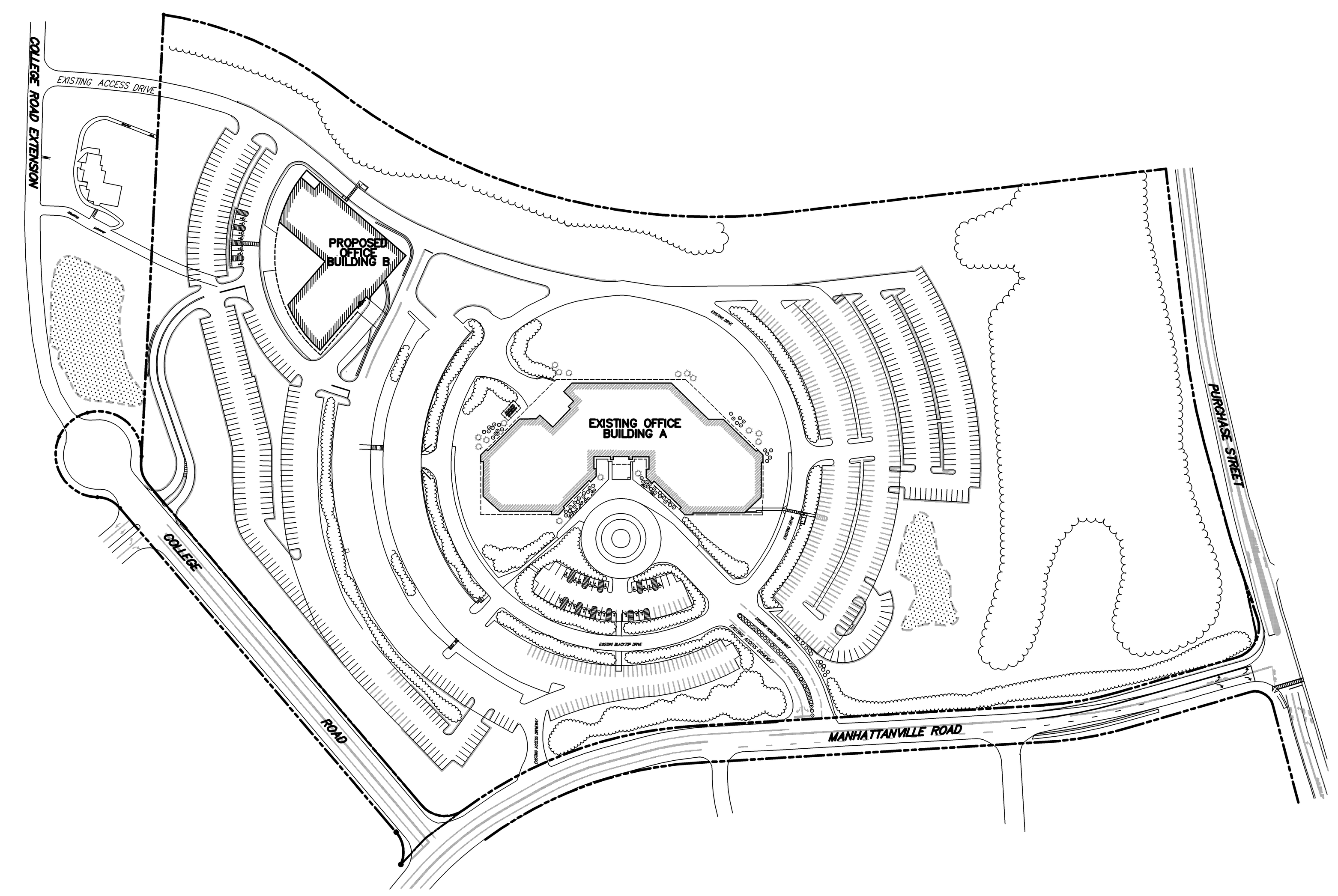

SITE DEVELOPMENT AREA
SCALE: 1" = 150'

JOHN MEYER CONSULTING, P.C. DRAWING LIST

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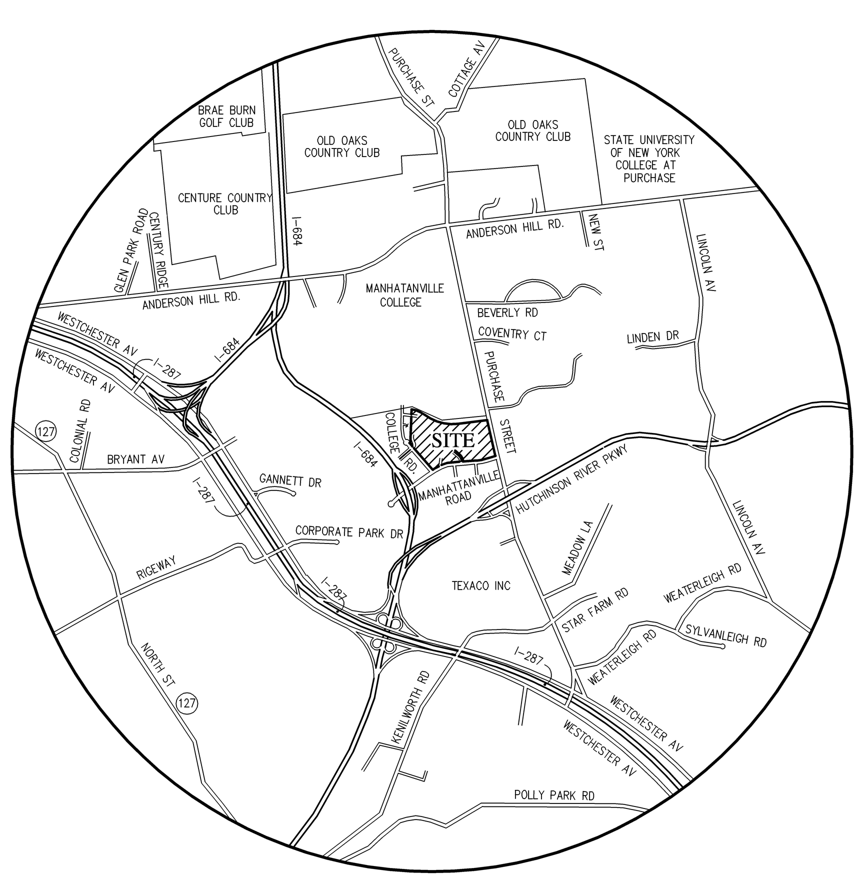


SITE LOCATION MAP
SCALE 1" = ±2500'

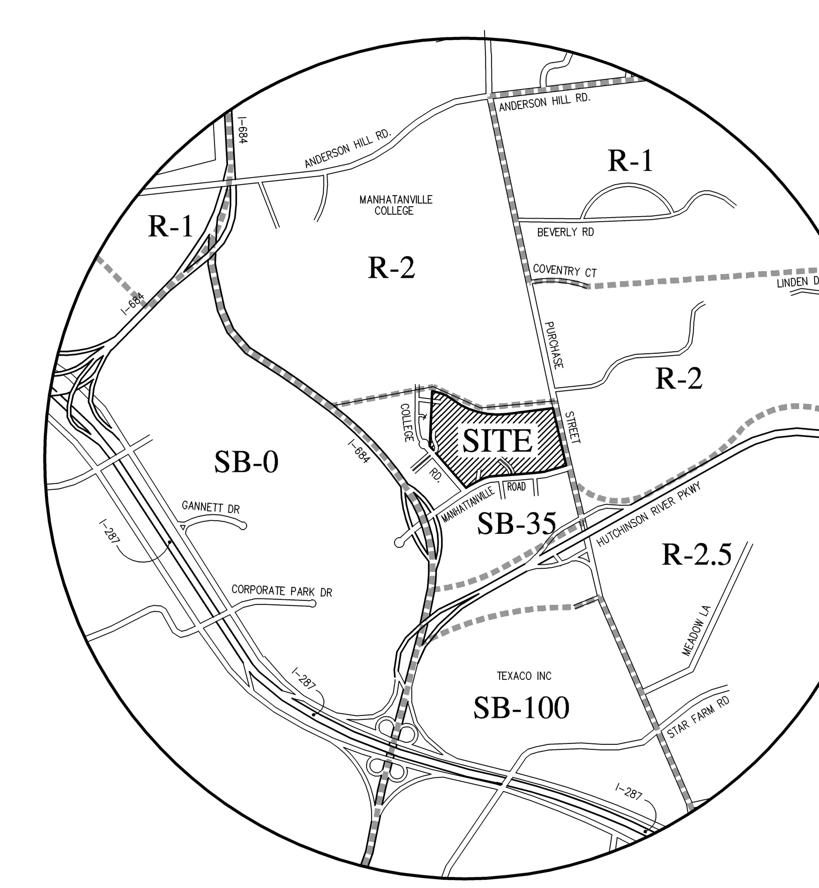
TABLE OF LAND USE

ZONÉ SB-35 — PROPOSED USÉ PLANNED OFFICE PARK

DESCRIPTION	REQUIRED	EXISTING (BUILDING A)	PROPOSED (BUILDING B)	PROVIDED (BUILDINGS A & B)
MINIMUM SITE AREA (ACRES)	35	35	–	35
MINIMUM LOT WIDTH (FEET)	400	±1505	–	±1505
MAXIMUM BUILDING COVERAGE (%)	10	4.9	1.9	6.8
MAXIMUM BUILDING HEIGHT (FEET/STORIES)	55/4	50/4	±42/3	50/4, ±42/3
MAXIMUM FLOOR AREA RATIO	0.30	0.18	0.05	0.23
GROSS FLOOR AREA(SF)	–	–	81,567	–
NET FLOOR AREA FOR F.A.R.(SF) (2)	355,000 MAX (1)	265,682	76,384	342,066
NET FLOOR AREA FOR PARKING CALCULATION(SF) (3)	–	–	72,541	–
REQUIRED YARDS (FEET)				
FRONT YARD	100 (4)	145	135	135
SIDE YARD	200 (5)	390	133	133
REAR YARD	100 (6)	225	135	135
BUFFER STRIPS (FEET)				
FRONT YARD	50 (7)	54	58	54
SIDE YARD	50 (7)	50	50	50

	BUILDING A (10)		BUILDING B		BUILDING A & B		EXISTING (9)	PROPOSED (11)	LANDBANKED (20%)	PROVIDED (80%)	TOTAL (12) (100%)
	100% (8)	80% (8)	100% (8)	80% (8)	100% (8)	80% (8)					
PARKING REQUIREMENTS (SPACES\SF):	1/200	1/250	1/200	1/250	1/200	1/250					
HANDICAP STALLS (8'x20' w\8' ACCESS)	24	21	8	7	32	28	6	22	4	28	32
STANDARD STALLS (8'-6"x19')	866	691	234	187	1100	878	722	175	203	897	1,100
COMPACT STALLS (7'-6"x15')(33.3% MAX.)	445	356	121	97	566	453	346	88	132	434	566
TOTAL	1335	1068	363	291	1,698	1,359	1,074	285	339	**1,359**	**1,698**
LOADING SPACE (400 SF x 14' CLEAR HEIGHT)	2 SPACES/ FIRST 60,000 SF. + ADDITIONAL REQ. BY PLANNING BOARD						–	2	–	2	2
LANDSCAPING WITHIN PARKING AREA (SF)	25,470 (15 SF PER EACH PARKING SPACE)(13)						–	–	145,280		

(1) AS PER STIPULATION OF SETTLEMENT DATED 5/18/84
(2) FLOOR AREA EXCLUDING MECHANICAL EQUIPMENT AND CELLAR STORAGE FOR FLOOR AREA RATIO CALCULATION (SEE FLOOR AREA RATIO DEFINITION).
(3) FLOOR AREA EXCLUDING UNUSED BASEMENT, ACCESSORY STORAGE, GARAGE, REST ROOM, STAIR, STAIR HALL, OR EXIT HALL, ELEVATOR SHAFT OR MECHANICAL EQUIPMENT SPACE. TO BE USED FOR PARKING CALCULATION PROVIDED THAT EXCLUDED AREAS SHALL NOT EXCEED 25% OF THE TOTAL FLOOR AREA, IN ACCORDANCE WITH ZONING ORDINANCE SECTION 235-35 J.
(4) FRONT YARD IS ON A STREET ENTIRELY WITHIN THE SB-35 DISTRICT.
(5) THE APPLICANT IS SEEKING A VARIANCE TO REDUCE THE SIDE YARD SETBACK FOR THE LANDBANK PARKING STRUCTURE FROM 200 FEET TO 133 FEET.
(6) PROPERTY IS BORDERED BY MANHATTANVILLE COLLEGE, A PUBLIC \ SEMIPUBLIC USE.
(7) IN ACCORDANCE WITH SECTION 235-24 (B) – LANDSCAPED PARKING AREAS AND INTERNAL CIRCULATION ROADWAYS MAY BE LOCATED WITHIN A REQUIRED BUFFER STRIP ADJOINING A ROAD ENTIRELY WITHIN AN SB-35 DISTRICT ..., PROVIDED THAT THEY SHALL NOT BE WITH 50 FEET OF THE PROPERTY LINE.
(8) PARKING CALCULATION BASED ON NET FLOOR AREA FOR PARKING CALCULATION.
(9) EXISTING PARKING QUANTITIES BASED ON "SURVEY OF PROPERTY PREPARED FOR PURCHASE CORPORATE PARK ASSOCIATES II" LAST REVISED 12/03/87 AND 01/99 FIELD COUNT OF EXISTING HANDICAP PARKING AREA ADJACENT TO BUILDING A.
(10) REQUIRED PARKING QUANTITIES TAKEN FROM ORIGINALLY APPROVED DRAWING SP-1 "LAYOUT PLAN", LAST REVISED 09/03/86.
(11) PROPOSED PARKING PROVIDED TO ACHIEVE 80% PARKING FOR THE ENTIRE SITE (THE APPLICANT IS SEEKING A VARIANCE TO LANDBANK 20% OF THE REQUIRED PARKING).
(12) TOTAL PARKING REPRESENTS EXISTING AND PROPOSED SPACES PLUS LANDBANKED SPACES.
(13) REQUIRED FOR OFF STREET PARKING AREAS WITH A CAPACITY OF 50 OR MORE SPACES.



ZONING MAP
SCALE 1" = ±1500'

NOT FOR CONSTRUCTION

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