

### GENERAL DATA

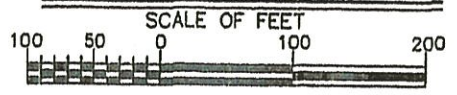
BLOCK	701
LOT	1
HOUSE #	901
MAP	21b & 27a
COMMUNITY BOARD	2
SPECIAL DISTRICT	NONE
OUTSIDE FIRE DISTRICT	
OUTSIDE F.W. WETLANDS	
OUTSIDE FLOOD HAZARD	

### LINE LEGEND

- TAX BLOCK/LOTS
- STREET DIRECTION ARROWS
- 701** TAX BLOCK
- C1-1** EXISTING COMMERCIAL OVERLAY
- R3-1** EXISTING RESIDENTIAL ZONING
- C1-1** NEW COMMERCIAL OVERLAY
- RESIDENTIAL USE
- COMMERCIAL USE
- VACANT
- NEW C1-1 COMMERCIAL OVERLAY
- EXISTING C1-1 COMMERCIAL OVERLAY
- EXISTING ZONING LINES
- EXISTING BUILDING FOOTPRINT - RESIDENTIAL
- EXISTING BUILDING FOOTPRINT - COMMERCIAL
- 190' PROPOSED ZONING DIMENSIONS
- 2 # OF BUILDING STORIES
- R RESIDENTIAL USE
- V VACANT LOT
- 600' RADIUS DIAGRAM
- STREET/EASEMENT WIDTH



### LAND USE MAP

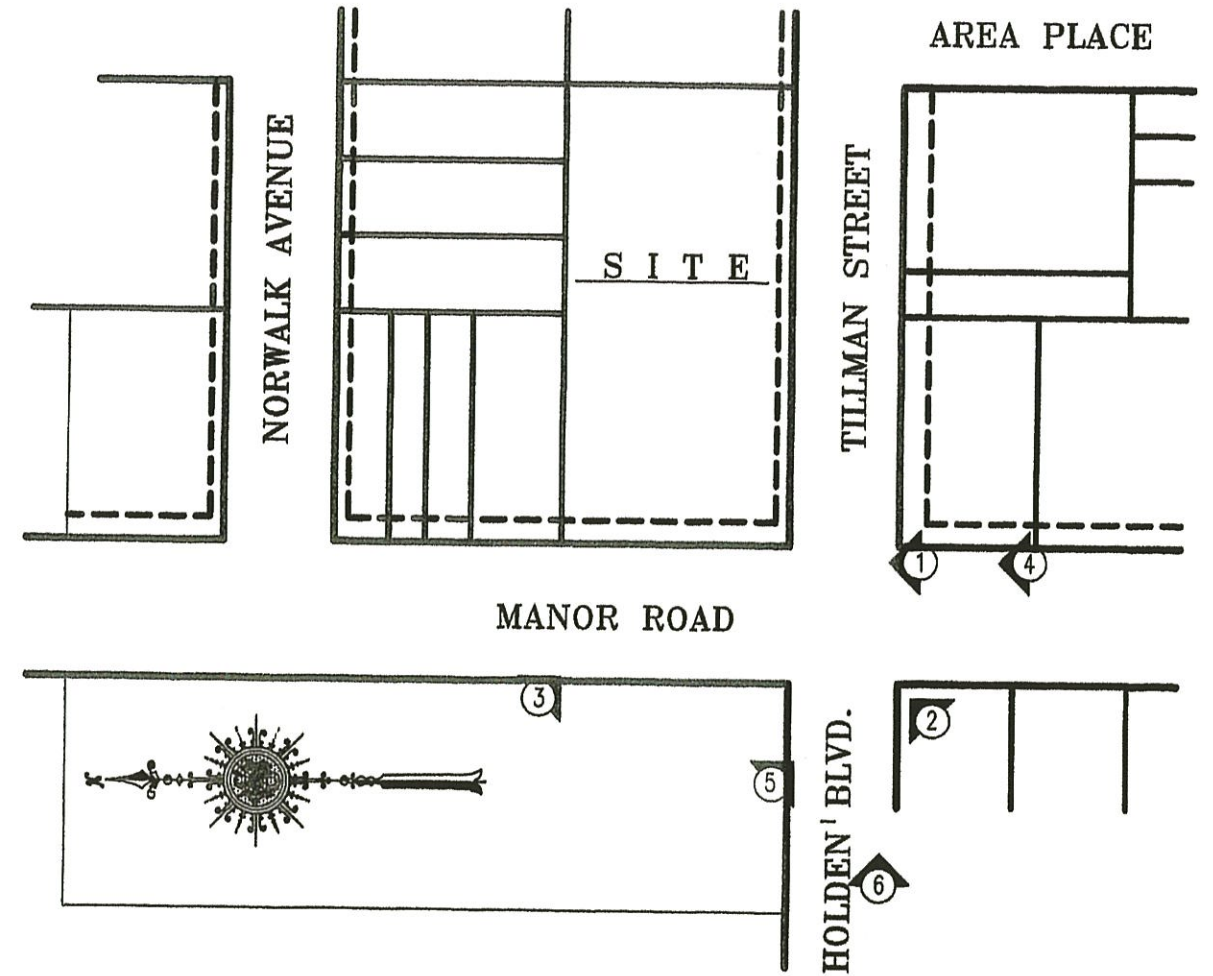


10/12/16  
 5/9/16, 8/22/16  
 rev 11/30/11  
 6/9/15, 3/25/16

**PHOTO - #1** – View North along Manor Road

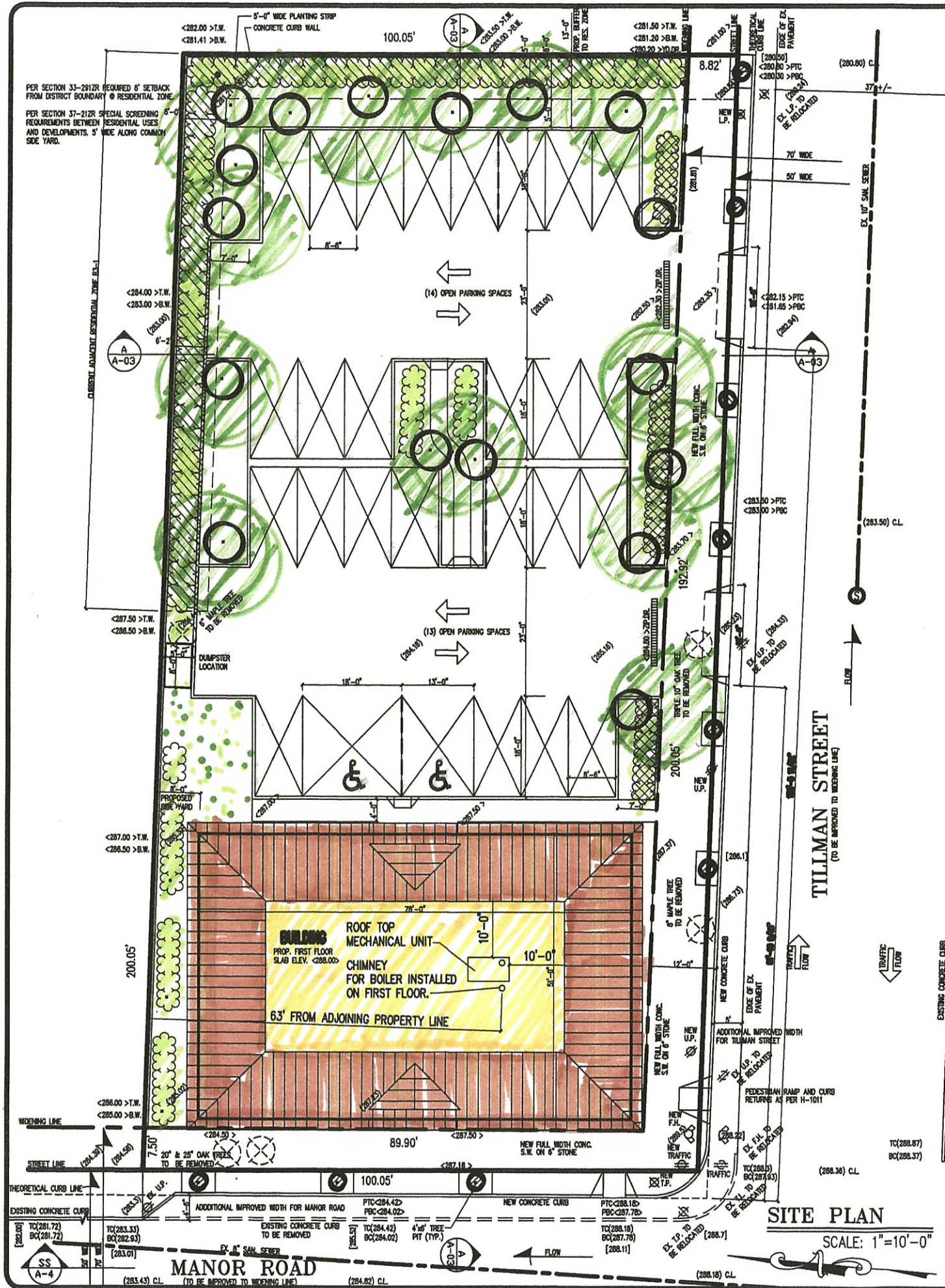


**PHOTO - #2** – View Northeast, from across Manor Road looking at site.



**MANOR ROAD DEVELOPMENT  
STATEN ISLAND, NEW YORK**

PHOTOGRAPH SHEET 1 of 3



**GENERAL DATA**

BLOCK	701
LOT	1
HOUSE #	1
MAP	21b & 27a
ZONE	EXISTING R3-1/C1-1
COMMUNITY BOARD	NONE
SPECIAL DISTRICT	NONE
OUTSIDE FIRE DISTRICT	NONE
OUTSIDE WETLANDS	NONE
OUTSIDE FLOOD HAZARD	NONE

**ZONING DATA**

LOT AREA	20,003.00 SF
LOT AREA W/O WIDENING AREA	17,446.13 SF
ACTUAL LOT COVERAGE	3978.00 SF
ACTUAL OPEN SPACE	16,025.00 SF
MAX. FLOOR AREA AT 1.0 F.A.R.	20,003.00 SF
CELLAR FLOOR AREA	N / A
FIRST FLOOR AREA	3978.00 SF
TOTAL FLOOR AREA @ 1.0 - COMM.	3978.00 SF
ACTUAL F.A.R. - COMMERCIAL	.20
USE GROUP	6

**CODE DATA**

OCCUPANCY GROUP	IB
CONSTRUCTION CLASS	IB
CELLAR FLOOR AREA	3978.00 SF
FLOOR AREA AT STREET	3978.00 SF
TOTAL FLOOR AREA	7956.00 SF

**PARKING REG'S**

GENERAL RETAIL PARKING = 1/150 SF, PR CAT B  
 3978 SF / 150 SF = (27) SPACES REQUIRED.  
 THEREFORE FOR COMMERCIAL PARKING -  
 (27) SPACES PROVIDED.

CELLAR SPACE O.K. FOR STORAGE - NO RETAIL PERMITTED.

LOADING BERTH NOT REQUIRED PER 36-62 ZR.

**LEGEND**

[ ]	LEGAL GRADE
< >	PROPOSED GRADE
( )	EXISTING GRADE

**SCOPE OF WORK**

PROPOSED COMMERCIAL DEVELOPMENT.

**SYMBOLS LEGEND**

- SITE SECTION LETTER AND SHEET NO.
- STREETScape SECTION LETTER AND SHEET NO.
- PER SECTION 37-821 (b) (3) ZR PERIMETER LANDSCAPING - TREES  
(1) 2" CALIPER TREE PER 25' OF OPEN PARKING AREA. TREES TO BE SELECTED FROM 37-881ZL.
- NON-REQUIRED SITE TREES TO BE SELECTED FROM 37-881ZL.
- REQUIRED STREET TREE
- PER SECTION 37-821 (b) (2) ZR PERIMETER LANDSCAPING - SIDEWALK FRONTAGE DENSELY PLANTED SHRUBS AT 24" O.C. AND 3' ABOVE THE ADJOINING PUBLIC SIDEWALK. SHRUBS TO BE SELECTED FROM SECTION 37-883ZL.
- NON-REQUIRED LANDSCAPING SHRUBS TO BE SELECTED FROM SECTION 37-883ZL.

**SITE PLAN**

SCALE: 1"=10'-0"

NO.	DATE	BY	REVISIONS TO DEVELOPMENT
1	4/12/09	SS	REVISIONS TO DEVELOPMENT
2	5/19/09	SS	REVISIONS TO DEVELOPMENT
3	10/16/09	SS	MANOR RD. WIDENING
4	11/20/09	SS	TRD COMPLETED
5	1/19/10	SS	ADDITIONAL REVISIONS REQUESTED / DCP
6	2/21/10	SS	ADDITIONAL REVISIONS REQUESTED / DCP
7	10/28/11	SS	ADDITIONAL REVISIONS REQUESTED / DCP
8	11/28/11	SS	ADDITIONAL REVISIONS REQUESTED
9	12/14/11	SS	ADDITIONAL REVISIONS REQUESTED
10	4/9/16	SS	REMOVED PARKING LOT
11	10/9/16	SS	ADDED MECHANICAL ROOF TOP UNIT

(716) 381-5475  
 (973) 381-2844  
 FAX (973) 381-6881

**BIRD & BIRCK, P.A.**  
 ARCHITECT  
 580 WEST AVENUE, SUITE 200  
 NEW BRUNSWICK, NJ 08901  
 N. Y. REGISTRATION No. 023831  
 N. J. REGISTRATION No. 17970

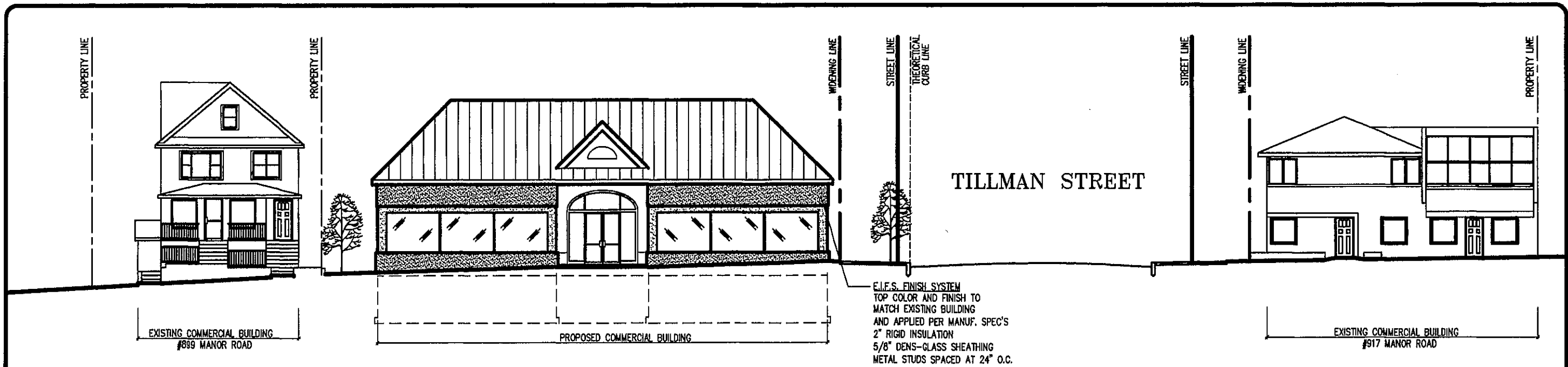
**MANOR ROAD DEVELOPMENT, SI NY FOR MR. FAZZINO**

ARCHITECTURAL SITE PLAN

DRAWN BY: **B. BIRD** CHECKED BY: **B. BIRCK** PROJECT NO.: **09-017**

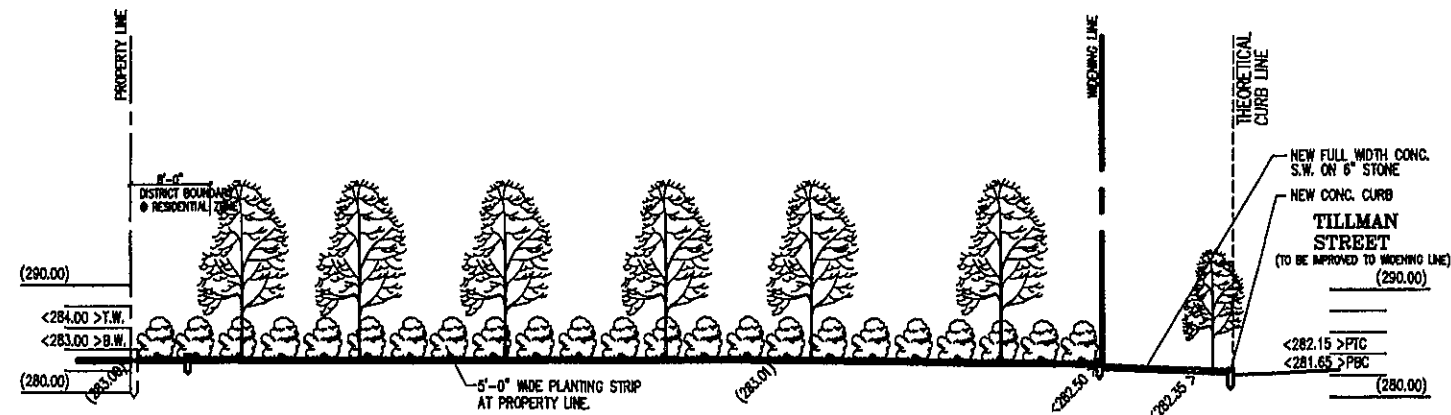
DATE: 4/28/09 SHEET NO.: **1 of 2**

**A-003.00**



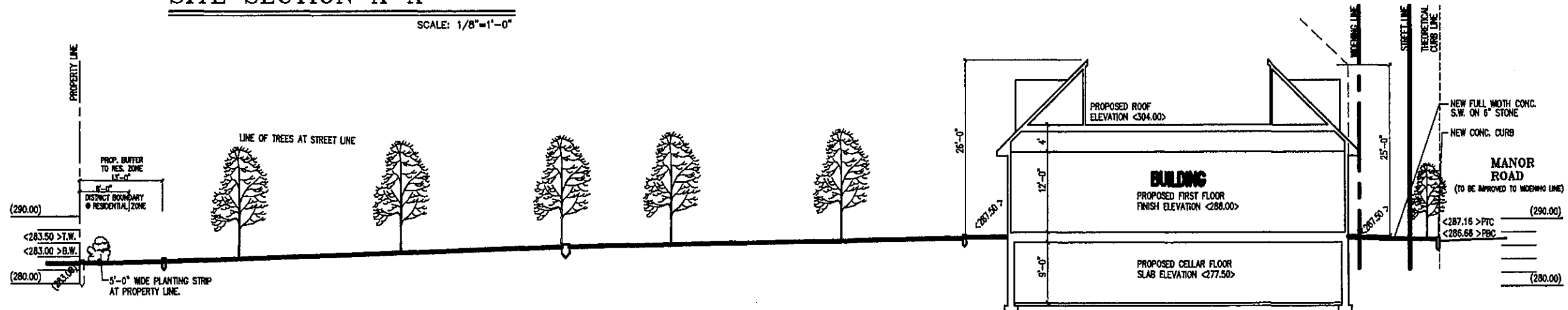
**MANOR ROAD - STREETScape**

SCALE: 1/8"=1'-0"



**SITE SECTION A-A**

SCALE: 1/8"=1'-0"



**SITE SECTION A-A**

SCALE: 1/8"=1'-0"

NO.	DATE	BY	DESCRIPTION
1	1/15/10	SD	SDP SUBMITTAL, ARCHITECTURAL, SUPERVISION
2	10/26/11	SD	REVISIONS, ARCHITECTURAL, SUPERVISION

(715) 361-6475  
(201) 361-2644  
FAX (201) 361-0861

**DMD & BERRY, P.A.**  
ARCHITECT  
100 SOUTH AVENUE, SUITE 111  
ROSELAND, NJ 07068  
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**MANOR ROAD DEVELOPMENT, S.I. BY FOR MR. FIZZIO**

**ARCHITECTURAL SECTION AND MANOR ROAD STREETScape ELEVATION**

DATE: 1/15/10	DATE: 10/26/11	DATE: 08-107
BY: D. BERRY	BY: DMD	BY: DMD
NO. 1/20/10	NO. 10/26/11	NO. 08-107
NO. 08-107	NO. 08-107	NO. 08-107

**2 of 2**

**A-004.00**

**THE COUNCIL  
THE CITY OF NEW YORK**

**Appearance Card**

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. LU 0592

in favor     in opposition

Date: 4/19/17

**(PLEASE PRINT)**

Name: DAVID DANEY

Address: 900 SOUTH AVE STATE 300 SI NY

I represent: C. FAZZINO

Address: 901 MANHATTAN RD LU 0592-207

◆ Please complete this card and return to the Sergeant-at-Arms ◆