

TABLE OF LAND USE AND ZONING		
SECTION 1, BLOCK 79, LOTS 1 & 240		
BUSINESS B DISTRICT (B-B)		
PROPOSED USE	CONDITIONAL USE*	
RETAIL FOOD USE		
ZONING REQUIREMENT	REQUIRED	PROPOSED
MAXIMUM LOT AREA	2,000 SF	11,567 SF (0.26 AC)
MAXIMUM BUILDING COVERAGE	85%	24.1% (8,810 SF)
MAXIMUM BUILDING HEIGHT	40 FT / 3 STORIES	18 FT / 1 STORY
MINIMUM FRONT YARD SETBACK	0 FT	0 FT
PLANDOME ROAD S. HILLCREST AVENUE	0 FT	119.5 FT
MINIMUM SIDE YARD SETBACK	0 FT	0 FT
MINIMUM REAR YARD SETBACK	20 FT**	21.4 FT

(\*) SUBJECT TO BOARD OF ZONING AND APPEALS APPROVAL  
BUILDING NOT PROVIDED WITH MUNICIPAL SEWERAGE SYSTEM CONNECTION

**GENERAL NOTES**

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

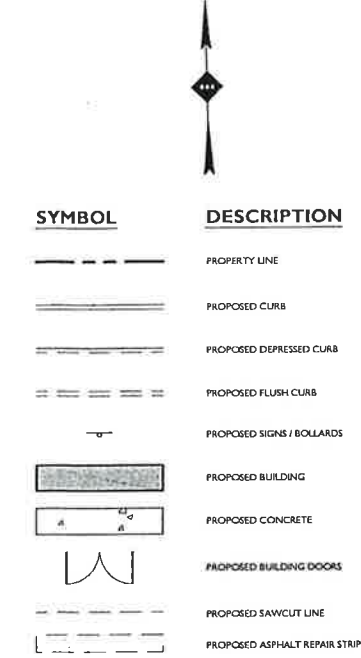
DESIGN REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 70-100(B)	ACCESSORY STRUCTURE SETBACK: MINIMUM SIDE YARD SETBACK = 3 FT MINIMUM REAR YARD SETBACK = 3 FT	TRASH = 0 FT (V) TRASH = 0 FT (V)
§ 70-119(F)(1)	DRIVEWAY CURB CUT STANDARDS: MINIMUM WIDTH = 11 FT MINIMUM WIDTH = 36 FT MINIMUM PROPERTY LINE SETBACK = 15 FT	15 FT 32 FT PLANDOME = 7.1 FT (V) S. HILLCREST = 3.7 FT (V)

(V) VARIANCE

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 70-103 A	MINIMUM PARKING REQUIREMENT: 1 SPACE PER 100 SF (IN EXCESS OF 1,000 SF) (2,810 SF - 1,000 SF) / 100 SF = 7 SPACES	7 SPACES
§ 70-111 (A)(1)	REQUIRED PARKING SPACE SIZE: LENGTH = 20 FT WIDTH = 10 FT	LENGTH = 30 FT WIDTH = 10 FT
§ 70-103 O	ACCESSIBLE WIDTH REQUIREMENTS: MINIMUM WIDTH (10 FT x 20 FT SPACES) = 20 FT	WIDTH = 22 FT
§ 70-103 F	LOADING SPACE REQUIREMENT: 1 SPACE PER 10,000 SF OF FLOOR AREA (2,810 SF) / 10,000 SF = 1 SPACE	1 SPACE
	LOADING SPACE SIZE REQUIREMENTS: WIDTH = 10 FT LENGTH = 35 FT HEIGHT = 15 FT	WIDTH = 32.5 FT LENGTH = 25.8 FT HEIGHT = > 15 FT

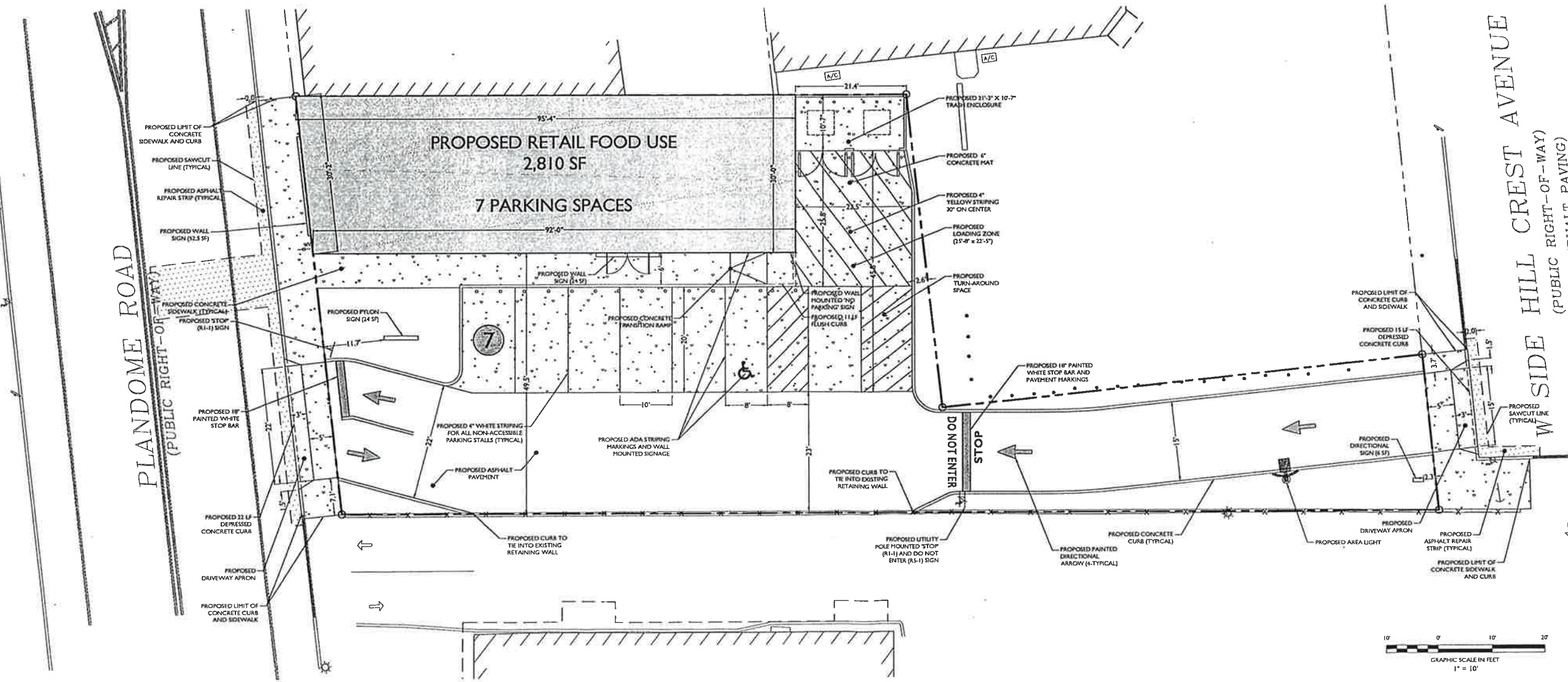
SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 70-119 (1)	WALL SIGN REQUIREMENTS: MAXIMUM 1 SIGN PER WALL MAXIMUM WIDTH = BUILDING WIDTH MAXIMUM PROJECTION = 1 FT MAY NOT EXTEND ABOVE BUILDING ROOF	COMPLIES SOUTH = 12.3 FT WEST = 12.3 FT 0.58 FT COMPLIES
	MAXIMUM PARKING-FACING SIGN DIMENSIONS: AREA = 2 SF PER LF WALL HEIGHT 1 SF PER LF WALL WIDTH NOT TO EXCEED 34 SF	24.0 SF
	MAXIMUM STREET-FACING SIGN DIMENSIONS: HEIGHT = 4.5 FT AREA = 2 SF PER LF WALL WIDTH (15.1 LF) (2 SF / LF) = 30.2 SF	32.5 FT 24.0 SF
§ 70-119 (2)	GROUND SIGN REQUIREMENTS: MAXIMUM NUMBER = 1 SIGN MAXIMUM AREA = 34 SF MAXIMUM HEIGHT = 15 FT MINIMUM SETBACK = 10 FT MINIMUM 3 FT OF OPEN SPACE BETWEEN BOTTOM OF SIGN AND GROUND	1 SIGN 24 SF 8 FT 11.7 FT
§ 70-119 (4)	WINDOW SIGN REQUIREMENTS: MAXIMUM AREA = 1/10 TOTAL AREA OF WINDOW TO WHICH IT IS ATTACHED	COMPLIES

(\*) INTERIOR LIT ID SIGNS ARE LIMITED TO A MAXIMUM HEIGHT OF 25 FT REGARDLESS OF PRINCIPAL BUILDING HEIGHT



**TRASH STORAGE NOTE**

- PUTRESCIBLE FOOD WASTES GENERATED BY THE RETAIL FOOD USE WILL BE STORED WITHIN A REFRIGERATED LOCKER INTERIOR TO THE BUILDING.



REVISED PER TOWN OBJECTION	REVISED PER TOWN OBJECTION	ISSUED FOR TOWN SUBMISSION	DESCRIPTION
03	01	01	DATE
03	01	01	BY
<b>NOT APPROVED FOR CONSTRUCTION</b>			
<p><b>STONEFIELD</b> engineering &amp; design</p> <p>Rutherford, NJ • New York, NY Princeton, NJ • Tampa, FL • Detroit, MI www.stonefielddesign.com</p> <p>584 Broadway, Suite 310, New York, NY 10012 Phone 718.666.8105</p>			
<p><b>CONSTRUCTION PLANS</b></p> <p><b>PROPOSED RETAIL FOOD USE</b></p> <p>SECTION 1, BLOCK 79, LOTS 1 &amp; 240 480 PLANDOME ROAD, PLANDOME HAMLET OF HILLSHASET, TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK</p>			
<p>ZACHARY E. CHAPLIN, P.E. NEW YORK LICENSE # 09174 LICENSED PROFESSIONAL ENGINEER</p>			
<p><b>STONEFIELD</b> engineering &amp; design</p>			
SCALE: 1" = 10'		PROJECT ID: K-18812	
TITLE: <b>SITE PLAN</b>			
DRAWING: <b>C-4</b>			

PLANT SCHEDULE					
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>EVERGREEN SHRUBS</b>					
BUX. MIC.	47	BUXUS MICROPHYLLA JAPONICA	WINTER GEM BOXWOOD	24"-30"	CONT. 1' O.C.
<b>DECIDUOUS SHRUBS</b>					
HYD. MAC.	11	HYDRANGEA MACROPHYLLA	ENDLESS SUMMER HYDRANGEA	24"-30"	CONT. 1' O.C.
<b>PERENNIALS</b>					
HEM. STE.	30	HEMEROCALIS 'STELLA DE ORO'	DAYLILY	2 GAL.	CONT. 1' O.C.
<b>GRASSES</b>					
PEN. ALO.	24	PENNISETUM ALOPECUROIDES	DWARF FOUNTAINGRASS	2 GAL.	CONT. 18" O.C.

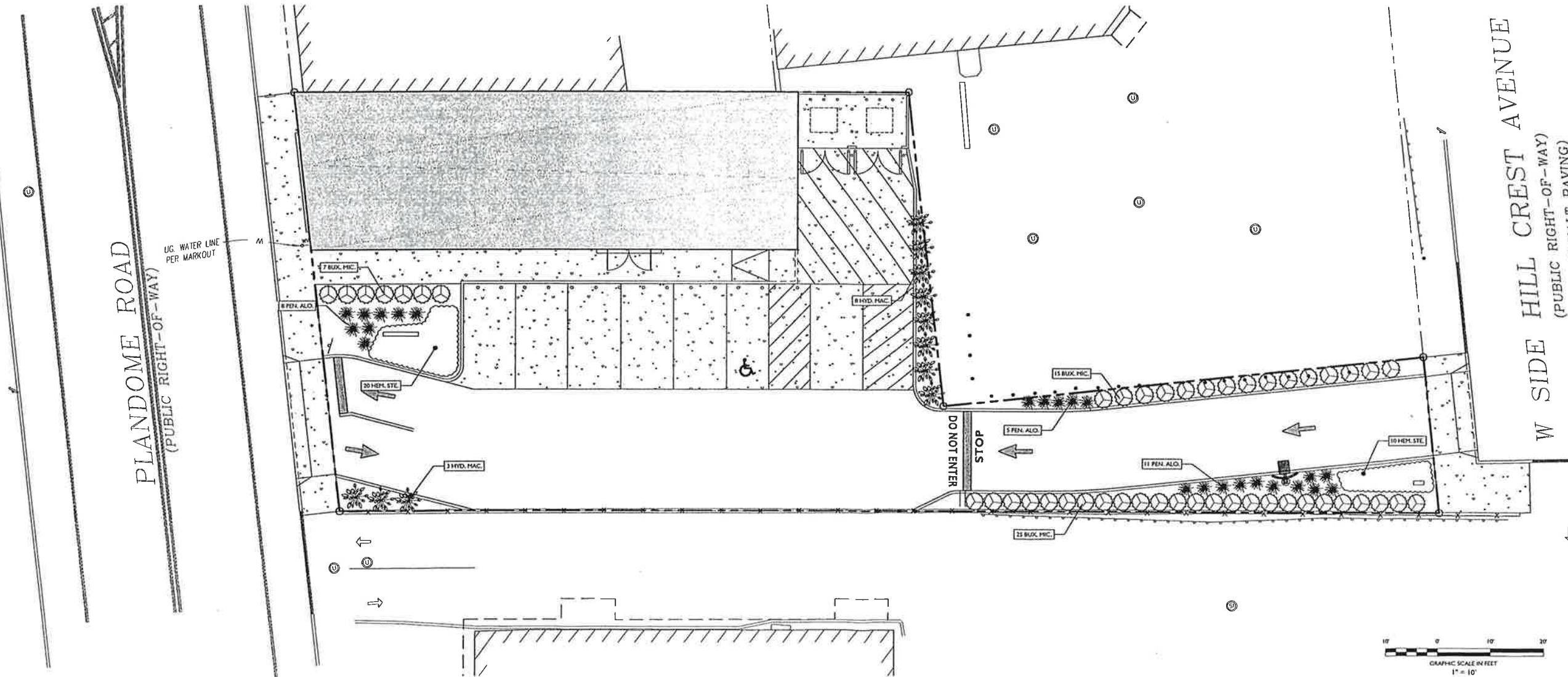
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

**IRRIGATION NOTE:**

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

**LANDSCAPING NOTES**

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



ISSUE	DATE	BY	DESCRIPTION
03	10/09/2019	BR	REVISED PER TOWN OBJECTION
02	07/13/2019	AK	REVISED PER TOWN OBJECTION
01	08/08/2019	BR	ISSUED FOR TOWN SUBMISSION

NOT APPROVED FOR CONSTRUCTION

**STONEFIELD**  
engineering & design

Rutherford, NJ - New York, NY  
Princeton, NJ - Tampa, FL - Detroit, MI  
www.stonefielddesign.com  
594 Broadway, Suite 310, New York, NY 10012  
Phone 718.606.8303

CONSTRUCTION PLANS

**PROPOSED RETAIL  
FOOD USE**

SECTION 3, BLOCK 79, LOTS 1 & 240  
760 PLANDOME ROAD  
HARTNET, TOWNSHIP OF NORTH HEMPSTEAD  
NASSAU COUNTY, NEW YORK

*Zachary E. Chaplin*  
ZACHARY E. CHAPLIN, P.E.  
NEW YORK LICENSE No. 917742  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

SCALE: 1" = 10' PROJECT ID: K-18032

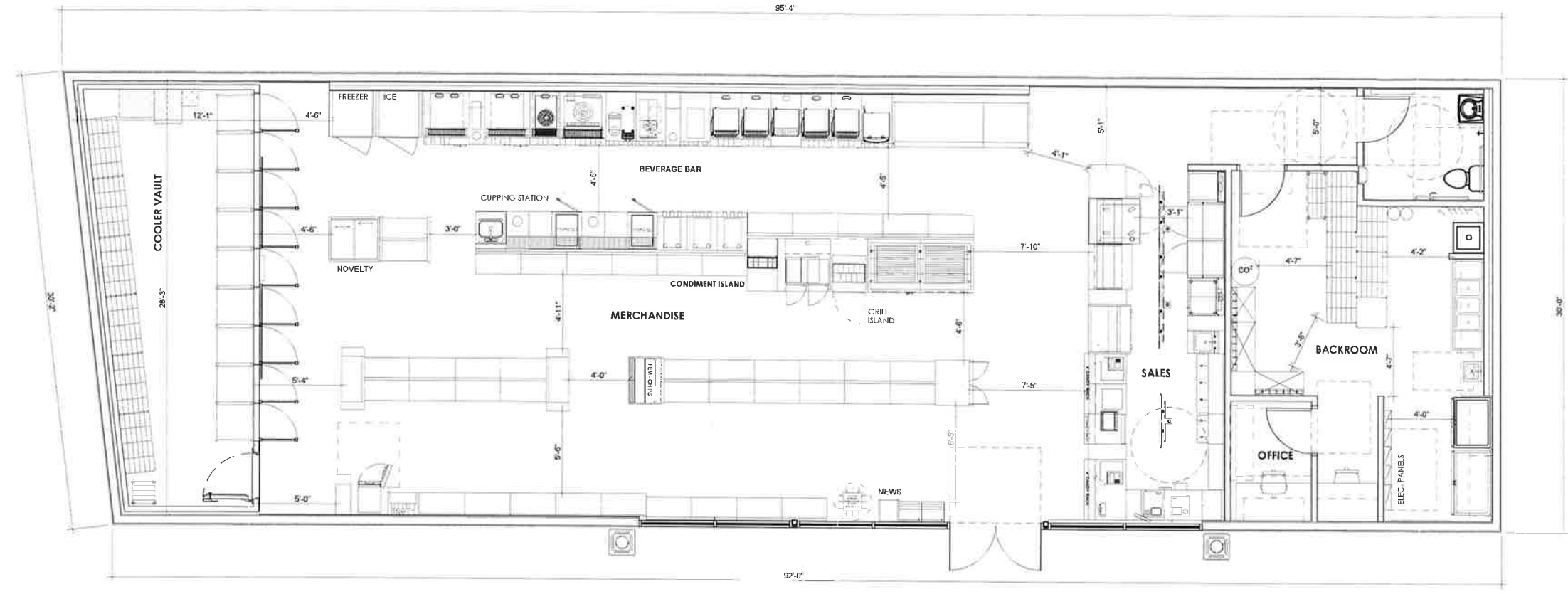
TITLE:  
**LANDSCAPING PLAN**

DRAWING:  
**C-9**



PRINTED BY: OFFICE  
 DRAWING NAME: 1043782 - MANHASSET, NY - FLOOR PLANS.DWG  
 PRINT DATE: May 20, 2019 - 1:30pm

# 1043782 MANHASSET, NY - GROUND UP



## LAYOUT INFORMATION

GENERAL	
• ROLLER GRILLS	02
• SANDWICH CASE	9' OA
• VAULT DOORS	09
• LOW TEMP DOORS	00
• ICE MERCH DOORS	00
• NOVELTY CASE	01
• BAKERY CASE	01
• SLURPEE BARRELS	08
• FUELING	Y
• BEER	Y
• WINE	N
• LIQUOR	N
• FOOD PROGRAM	N

MERCHANDISE	
• GONDOLA UNITS	22
• END CAPS	03
• LOW WALLS	15
• HIGH WALLS	05
•• TOTAL	45
•• POWER WINGS	04

BACKROOM	
• OVERHEAD SHELVING	34'
• FLOOR SHELVING	28'

BUILDING	
• TOTAL AREA	2,810 SQFT
• SALES FLOOR	212 SQFT = 05 PERSONS
• MERCHANDISE	1,656 SQFT = 28 PERSONS
• KITCHEN	00 SQFT = 00 PERSONS
• BACKROOM	331 SQFT = 02 PERSONS
• OFFICE	42 SQFT = 01 PERSONS
• RESTROOM	58 SQFT = 00 PERSONS
• STORAGE	00 SQFT = 00 PERSONS
• OCCUPANCY LOAD	36 PERSONS
• OCCUPANT CLASS.	GROUP M

DEVIATIONS	
• TRAVEL DISTANCE (<75')	75'-00"
• COMMON PATH (<75')	75'-00"
• RESTROOMS REQ'D	01
• EXITS REQ'D	01
• DRINKING FOUNTAINS	N
• SPRINKLERS	N
• FIRE ALARMS	Y
• CONSTRUCTION CLASS.	TYPE IIB

WALL TYPES	
▬▬▬▬▬▬	NEW INTERIOR WALL CONSTRUCTION
▬▬▬▬▬▬▬▬	COOLER VAULT WALL
▬▬▬▬▬▬▬▬▬▬	NEW EXTERIOR WALL (NICHIIHA & SIPS)

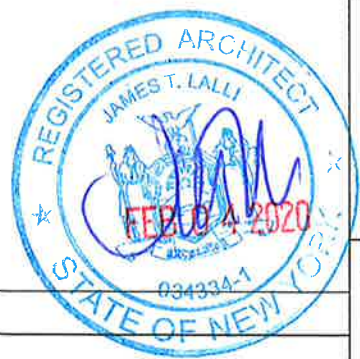
**DISCLAIMER**  
 THIS FLOOR PLAN HAS BEEN PREPARED WITH THE ASSUMPTION THAT ALL REFRIGERATED EQUIPMENT IS REMOTE-COOLED PER 7-ELEVEN PROTO. THE AOR 'ARCHITECT OF RECORD' / EOR 'ENGINEER OF RECORD' IS RESPONSIBLE FOR NOTIFYING THE CONCEPT PLAN COMPANY (CORE STATES GROUP) IF REFRIGERATION DESIGN WILL BE NON-TYPICAL SO THAT FLOOR PLAN MAY BE REVISED ACCORDINGLY.

Rev. #	Date	Description

**C-STORE # 1043782**  
 260 PLANDOME ROAD  
 MANHASSET, NY 11030  
**FLOOR PLAN LAYOUT**



Job #:	SEL25120
Scale:	1/4" = 1'-0"
Date:	05.09.2019
Drawn By:	J. TOOKE
Checked By:	C. POPOVICH



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LAYOUT # **5**

# Town of North Hempstead

## Department of Building Safety, Inspection & Enforcement

210 Plandome Road, Manhasset, NY 11030-2326 • Tel. 516-869-6311 • Fax 516-869-7662

[www.northhempsteadny.gov](http://www.northhempsteadny.gov)

### NOTICE OF DISAPPROVAL

January 4, 2020

Section: 3 Application No: 19-106756  
Block: 79 Premises Location: 260 Plandome Road, Manhasset, New York 11030  
Lot(s): 1 & 240 Zone: Business - B  
Proposed work: Construct a new 1 story commercial building for use as a retail food/grocery store use.  
Property Owner: David Mandel, Mucha Realty Inc., 99 Harbor Road, Port Washington, New York 11050  
Applicant: Thomas Galligan, Bohler Engineering, 292 Expressway Drive North, Suite 120, Hauppauge, NY 11749  
Engineer: Zachary Chaplin, Stonefield Engineering & Design, 584 Broadway, Suite 310, New York, NY 10012  
Architect: Kenneth Mackenzie, Core States Group, 12700 Hillcrest Road, Suite 192, Dallas TX 75230

Dear Applicant,

Please be advised that your application for permit has been **DISAPPROVED** as contrary to the code of the Town of North Hempstead as follows:

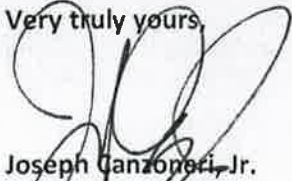
- 1) 70-139(A): *“Conditional Use -A building may be erected, altered or used and a lot or premises may be used for any of the purposes set forth in this Article, when authorized by the Board of Zoning and Appeals pursuant to the provisions of Article XXIV and for no other: All conditional uses set forth in Article XVI applicable to Business A districts:*

**§70-126(F):** Retail grocery, retail food use or other store primarily selling food items packaged in units of more than one portion for consumption primarily off the premises.

Proposed: As per the plans submitted a new 2,810 sqft one story commercial building is to be constructed for use as a retail grocery/retail food use **WITHOUT SEATING**.

Should you have any questions regarding this notice, please feel free to contact me at [canzonerij@northhempsteadny.gov](mailto:canzonerij@northhempsteadny.gov)

Very truly yours,



Joseph Canzoneri, Jr.  
Plan Examiner

Section 267-a 5(b) of Town Law requires that any appeal to the Board of Zoning Appeals shall be filed within sixty (60) days. Failure to file an appeal with the Town of North Hempstead Board of Zoning Appeals within sixty (60) days of the date of this notice will result in the expiration of the Building Permit Application. This law is strictly enforced.