

Yeshiva Elementary School

*May 31, 2022
Second Submittal*



Planning Board File No. PB22-0501

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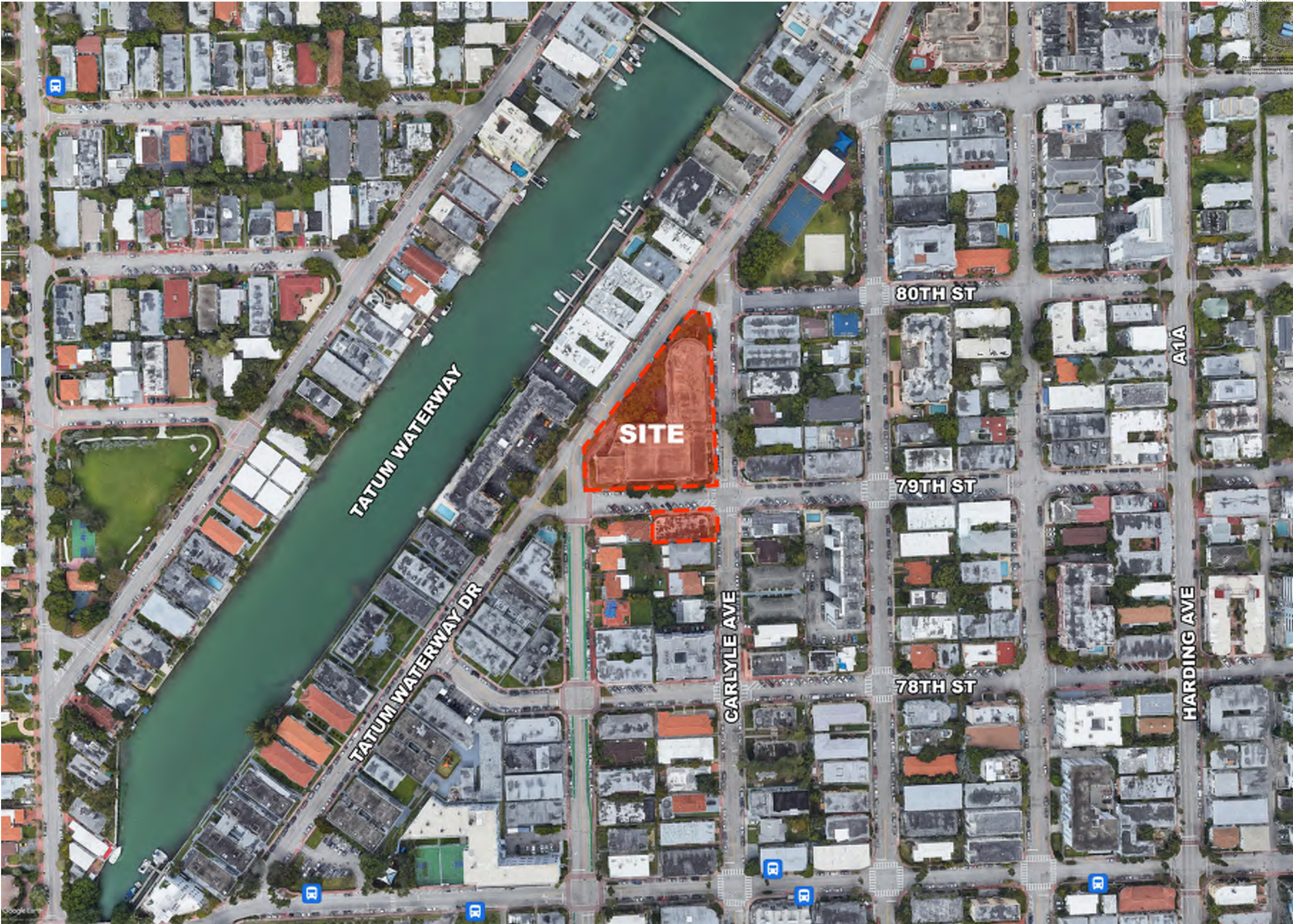
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Drawing Index & Location

May 31, 2022

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1. Tatum Waterway Drive looking South



2. Carlyle Avenue looking Southwest



3. 80th Street looking West



4. Carlyle Avenue looking West

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5. 79th Street looking Northwest



6. 79th Street looking North



7. Tatum Waterway Drive looking Northeast



8. Tatum Waterway Drive looking Southeast

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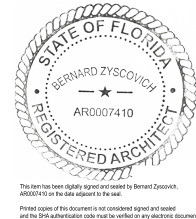
Context Photos

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1. Carlyle Avenue looking Southwest

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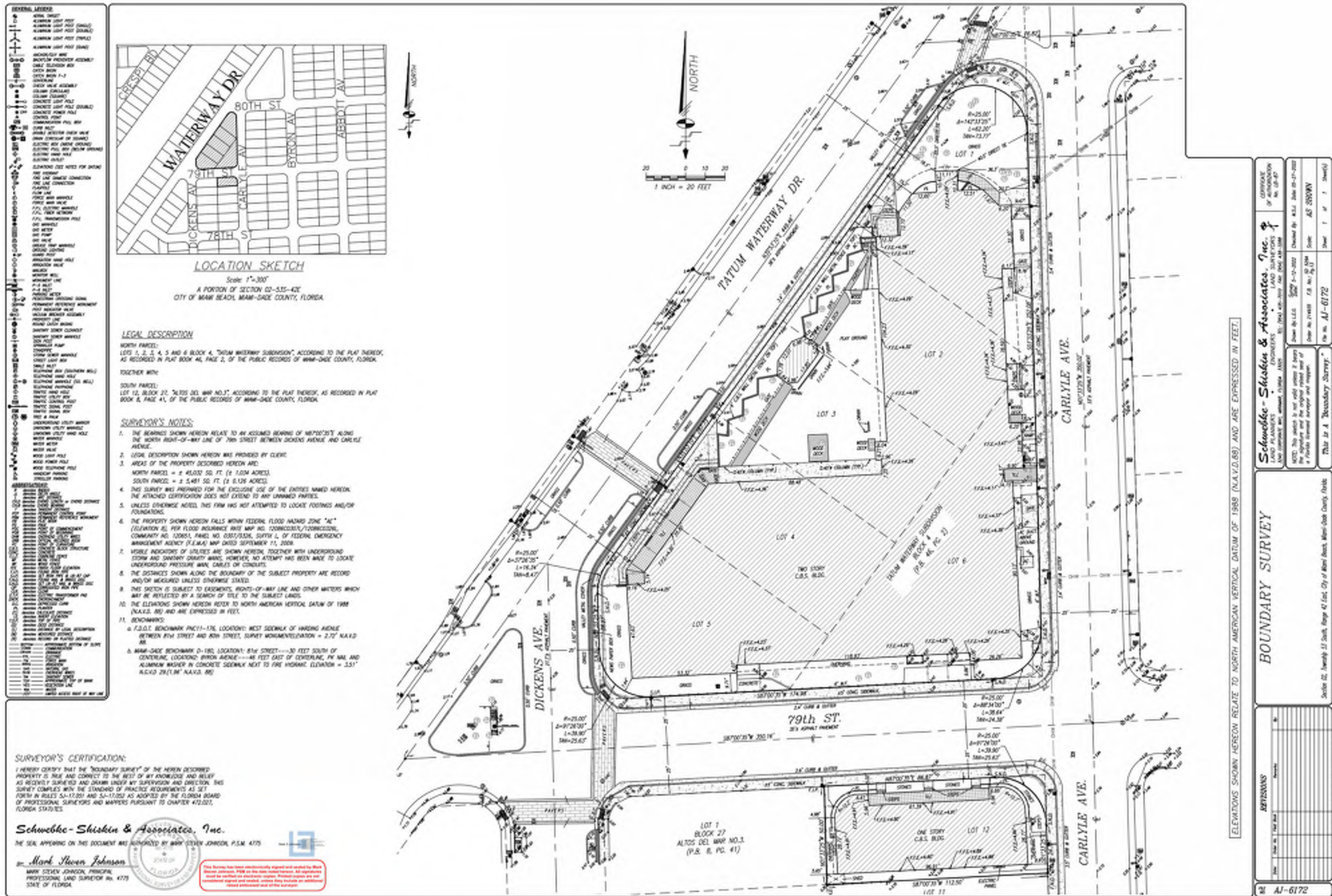
Survey

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Zoning Map



Future Land Use Map



Historic Area Map

Zoning District: RM-1		
Site Area and FAR		
Lot	Required	Existing
Area		
Yeshiva Elementary Lot	5,600 SF	45,563 SF
600 79th Street		5,650 SF
Width		
Yeshiva Elementary Lot	50 FT	Irregular Lot
600 79th Street		50'-0"

Lot Coverage		
Lot Coverage	Maximum (%)	Maximum (SF)
Yeshiva Elementary Lot	45%	20,503 SF
600 79th Street	Lot less than 65' width	n/a

Height Analysis		
Max. Building Height	Required	Existing
Yeshiva Elementary	50'-0"	45'-6 1/2"
600 79th Street	50'-0"	30'-6"
*Height measured from existing F.F.L.		

Pedestal Setbacks		
Yeshiva Elementary Lot		
	Required	Existing
Front	20 FT	Varies from 6'-10" min. to 36'-2"
	Lots equal to or greater than 65 feet in width: Minimum 10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width	
Side	20'-2"	Varies from 9'-8" min to 13'-8"
Rear	32% of lot depth	Varies from 7'-7" to 35'-9"
600 79th Street		
Front	20 FT	5'-0"
	Lots equal to or greater than 65 feet in width: Minimum 10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width	
Side Street	11'-2"	9'-7"
	Lots equal to or greater than 65 feet in width: Minimum 10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width	
Side Interior	11'-2"	4'-8"
	10% of lot depth. Notwithstanding the foregoing, rooftop additions to non-oceanfront contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming rear pedestal setbacks.	
Rear	5'-0"	4'-8"

FAR	FAR Limit	Existing Areas	Existing FAR	Proposed Area	Proposed FAR
Total FAR allowed	1.4				
Yeshiva Elementary	63,788 SF	40,499 SF	0.89	44,712 SF	0.98
600 79th Street	7,910 SF	3,853 SF	0.68	3,853 SF	0.68
Total	71,698 SF	44,352 SF		48,565 SF	

Ancillary Educational Uses			
600 79th Street	Units		
Teachers' Residences	6		
600 79th Street	Required	Existing	
Unit Size	400 SF min.	406 SF min.	

Parking Provided					
Uses		Factor	Total	Visitor	TOTAL
Yeshiva School	520 seats in main assembly area	1 space per 15 seats	34.6	0	35.00
	27 classrooms	1 space per classroom	27.0	0	27.00
Residential TOTAL	6 Units	*Requirement is 0 spaces pursuant to Section 130-3216(e)	0	0	0.00
					62

Parking Credit					
		Factor	Total	Visitor	TOTAL
Synagogue	1000 seats	1 space per 6 seats	166.0	0	166.00
166 Space Credit					
- 62 space requirement					
104 Space Credit Remaining					

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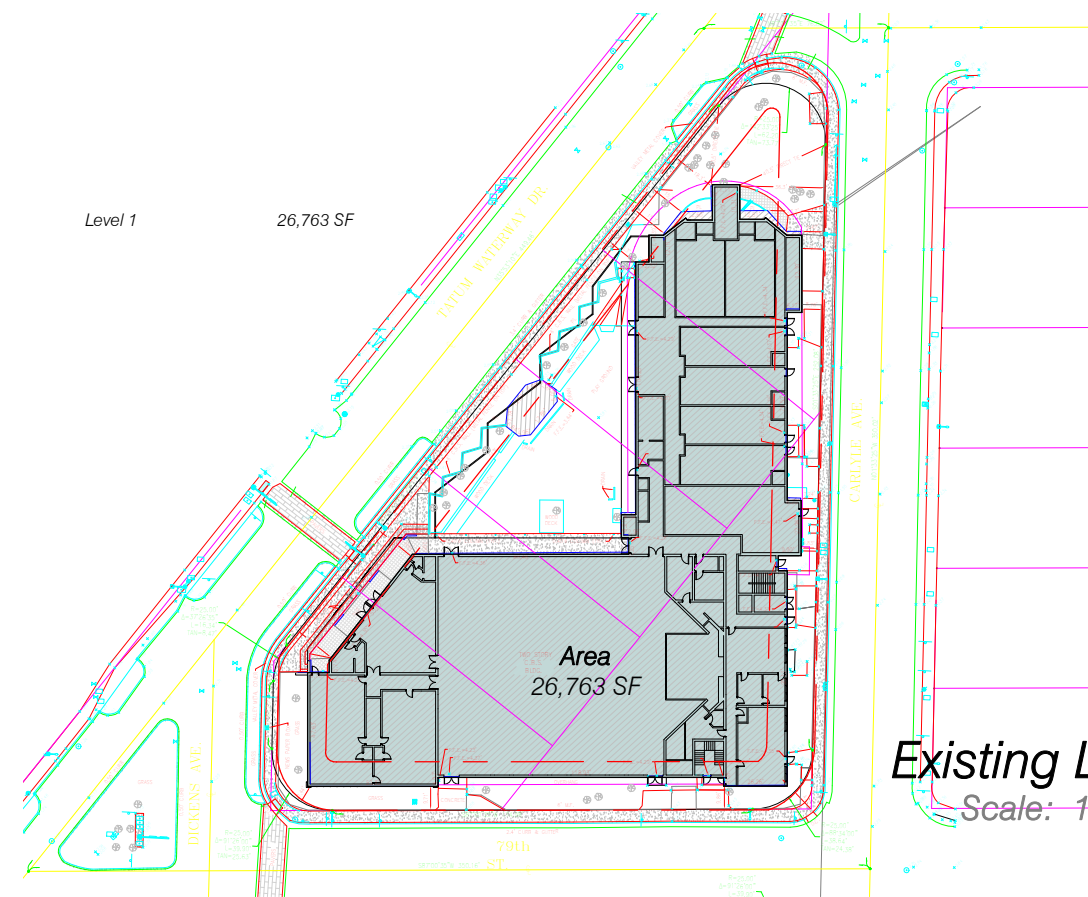
Zoning Data

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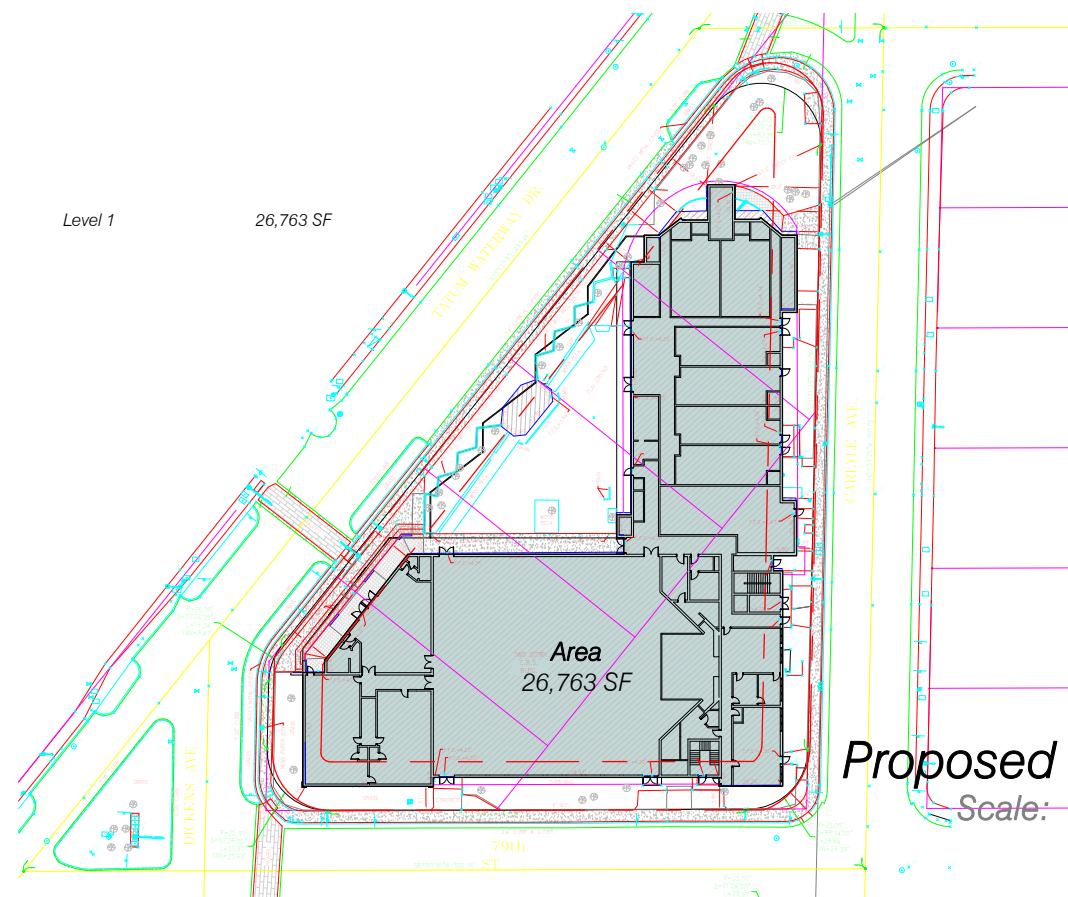
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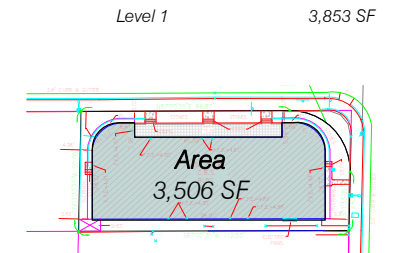
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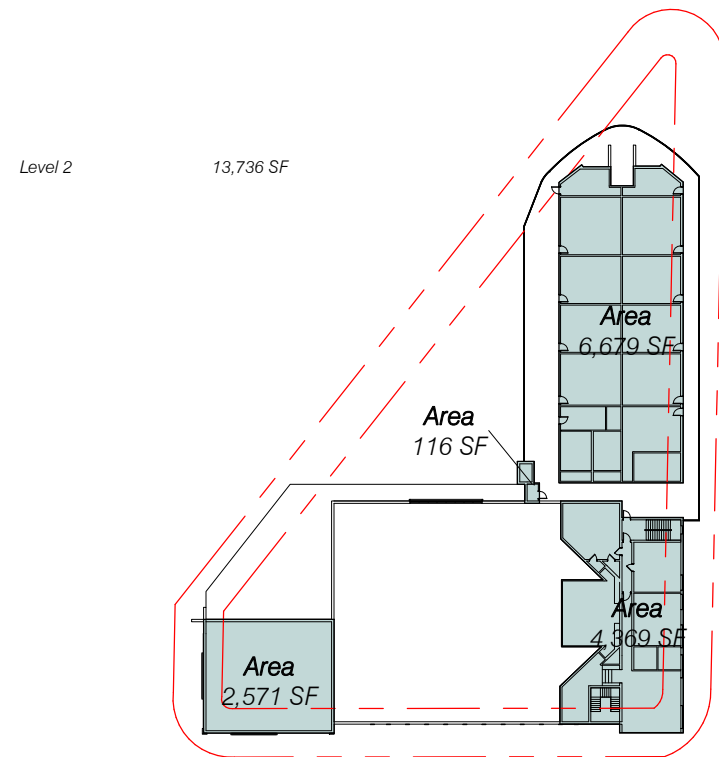
Existing Level 1
Scale: 1" = 80'-0"



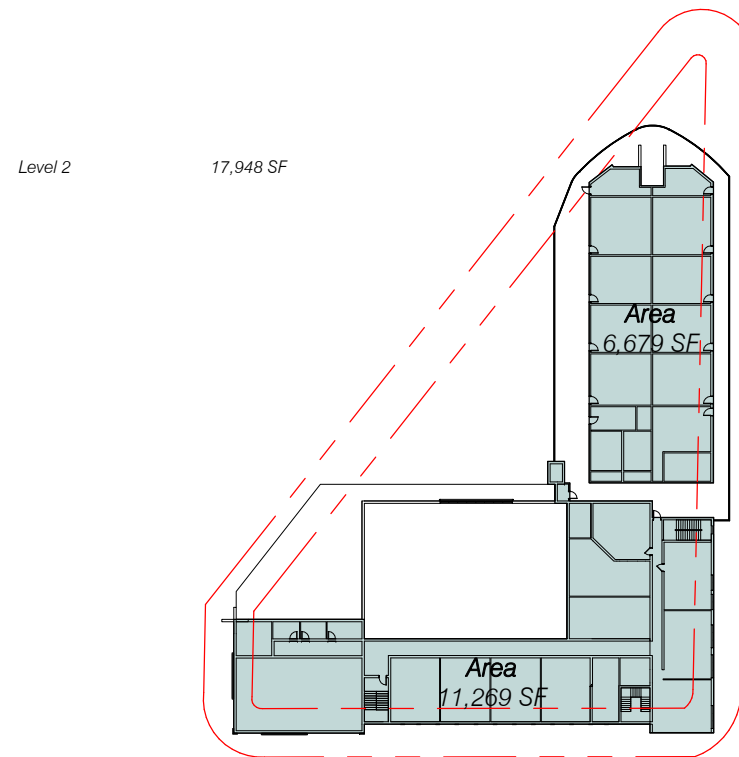
Proposed Level 1
Scale: 1" = 80'-0"



Existing Level 1
Scale: 1" = 80'-0"



Existing Level 2
Scale: 1" = 80'-0"



Proposed Level 2
Scale: 1" = 80'-0"

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FAR Diagrams

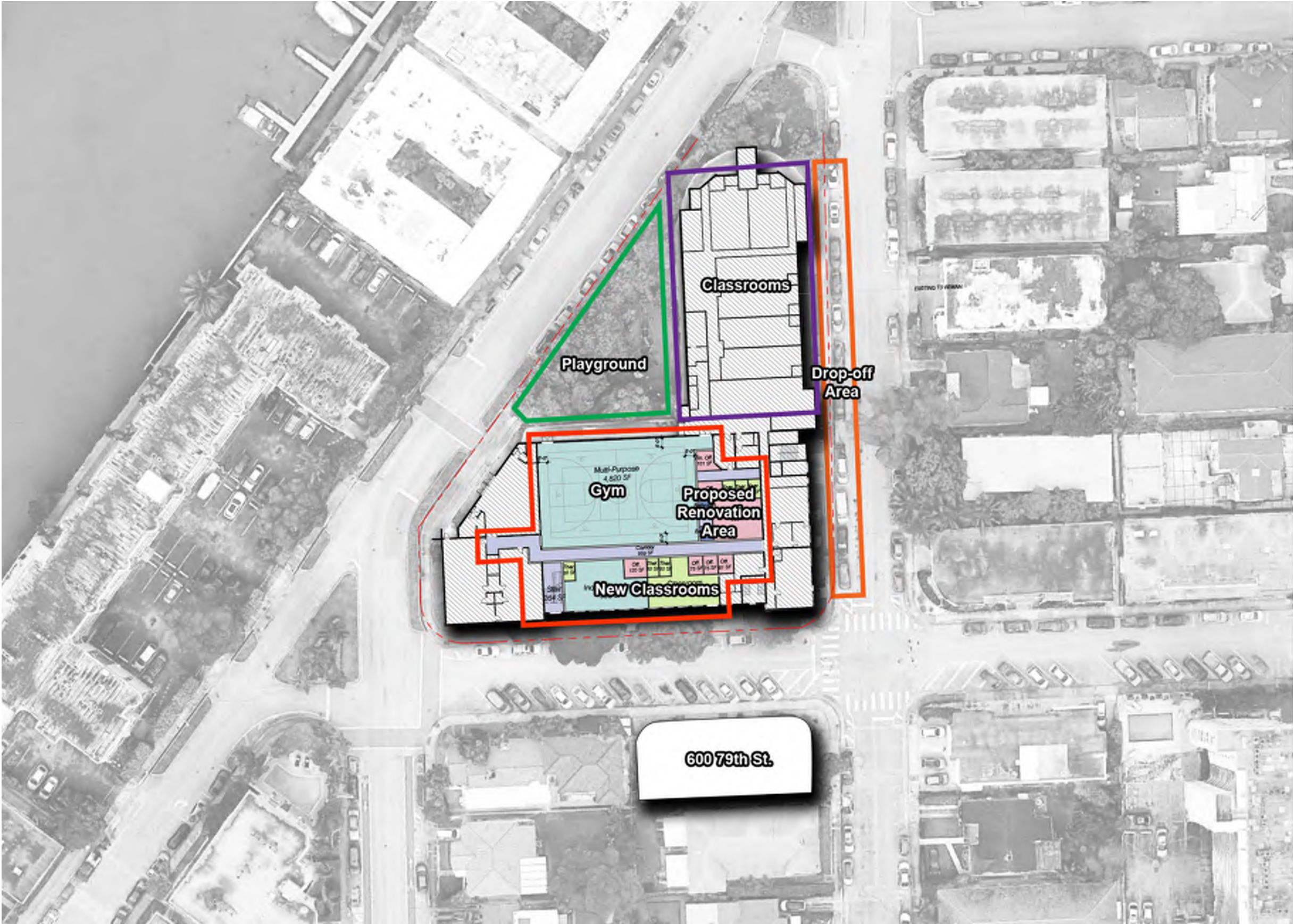
1" = 80'-0"

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Site Plan

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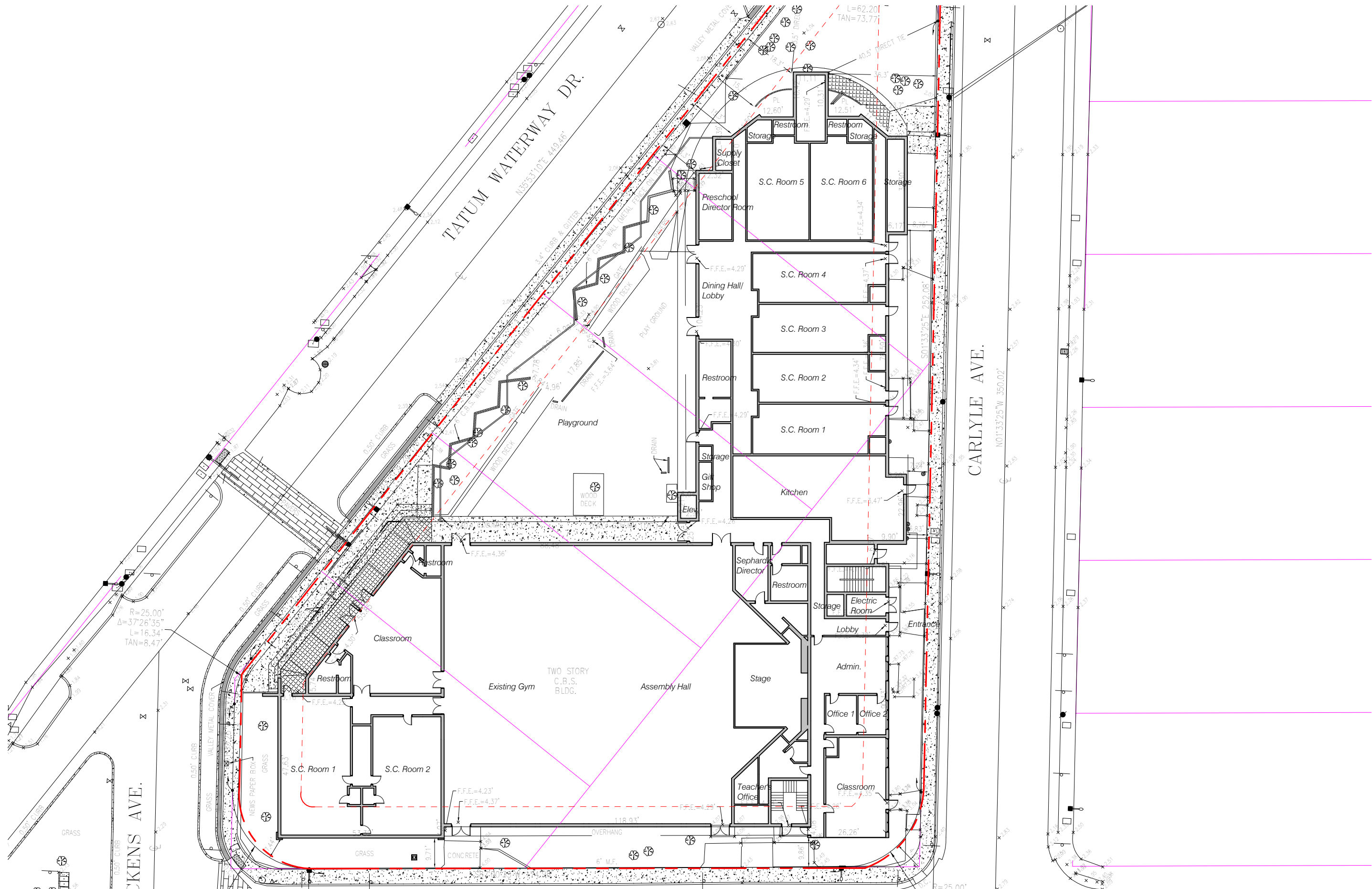
Site Plan/Setbacks

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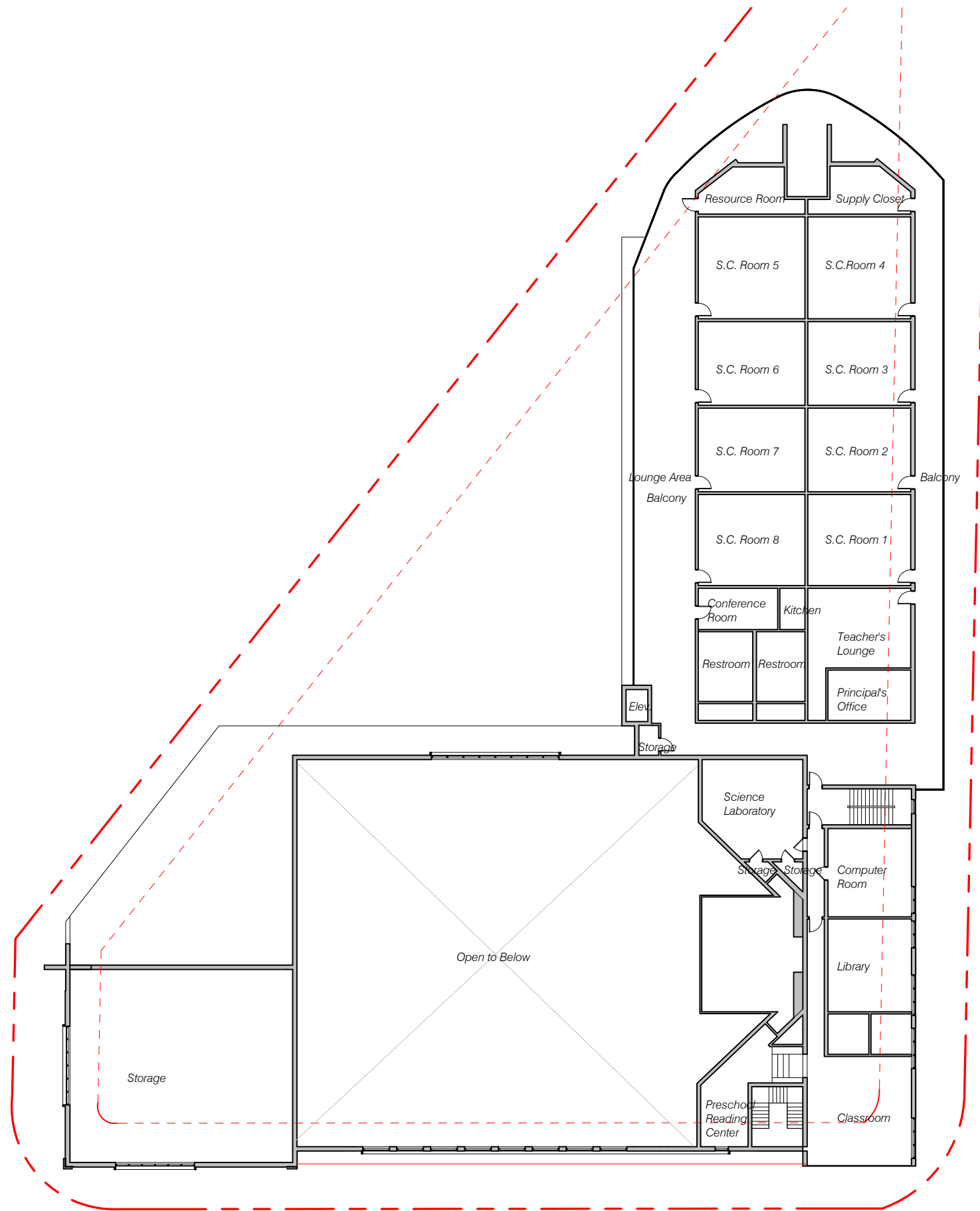
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Level 2 - Existing

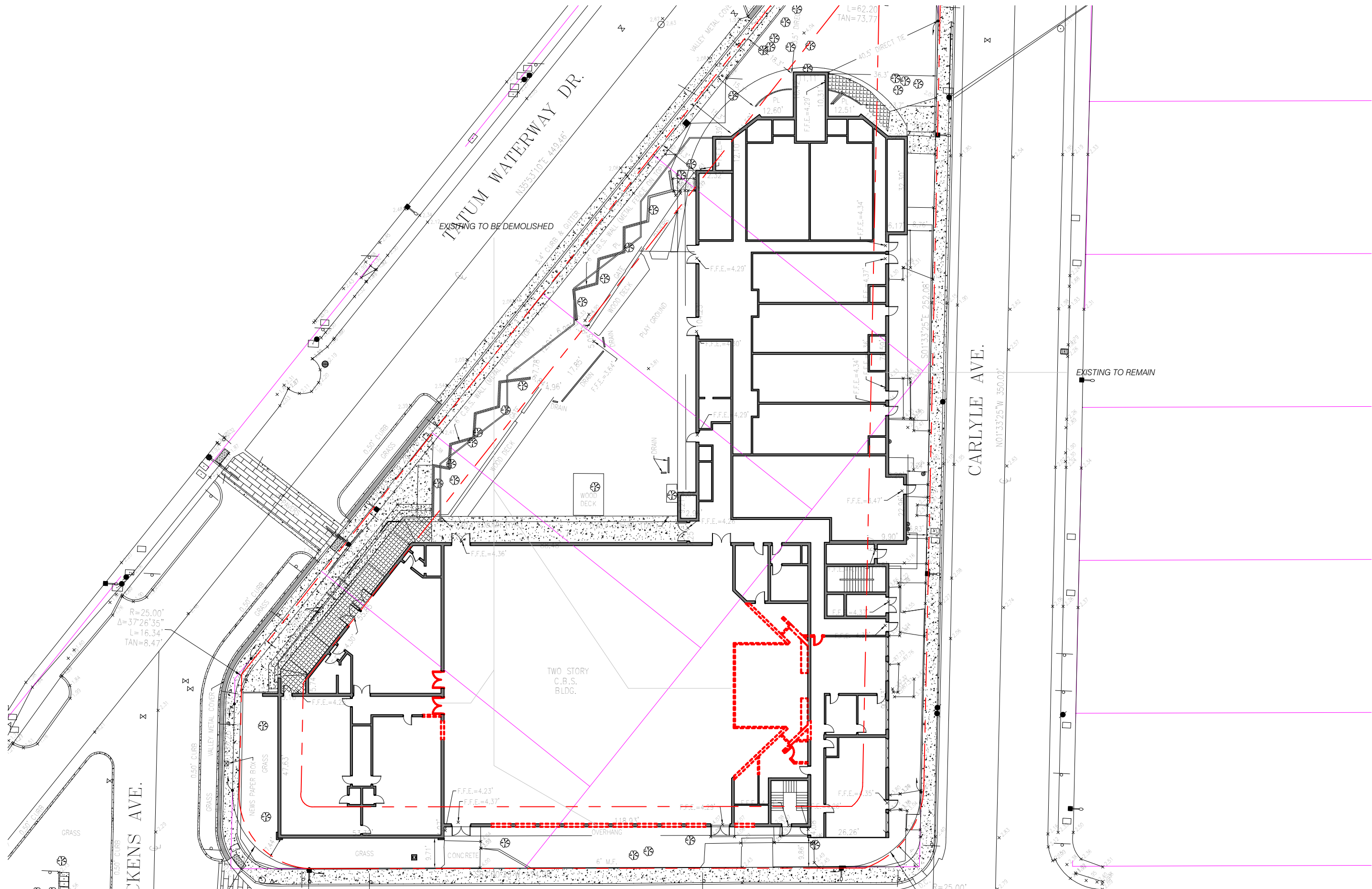
1" = 30'-0"

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Level 1 - Demolition

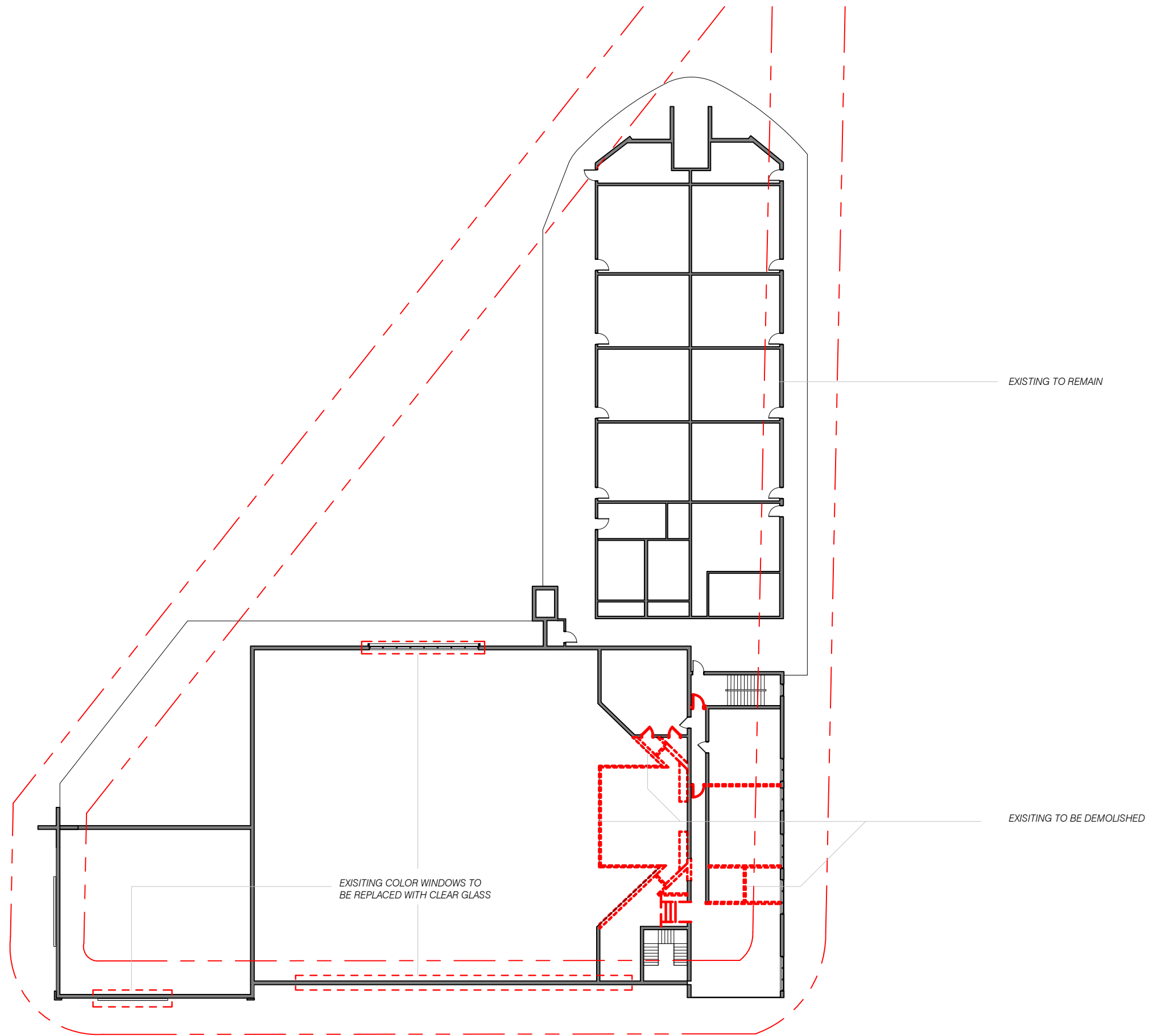
1" = 30'-0"

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Level 2 - Demolition

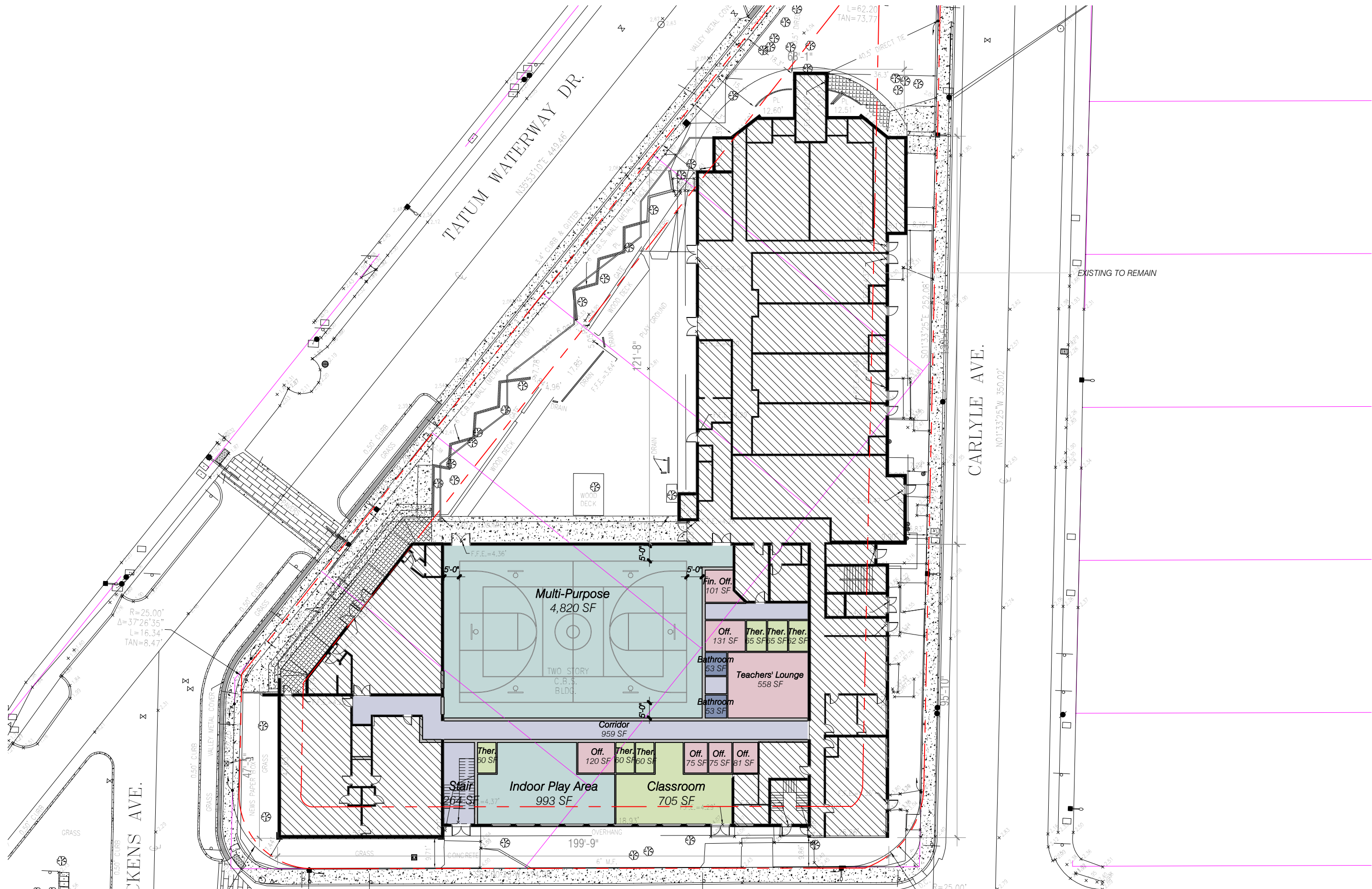
1" = 30'-0"

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Level 1 - Proposed

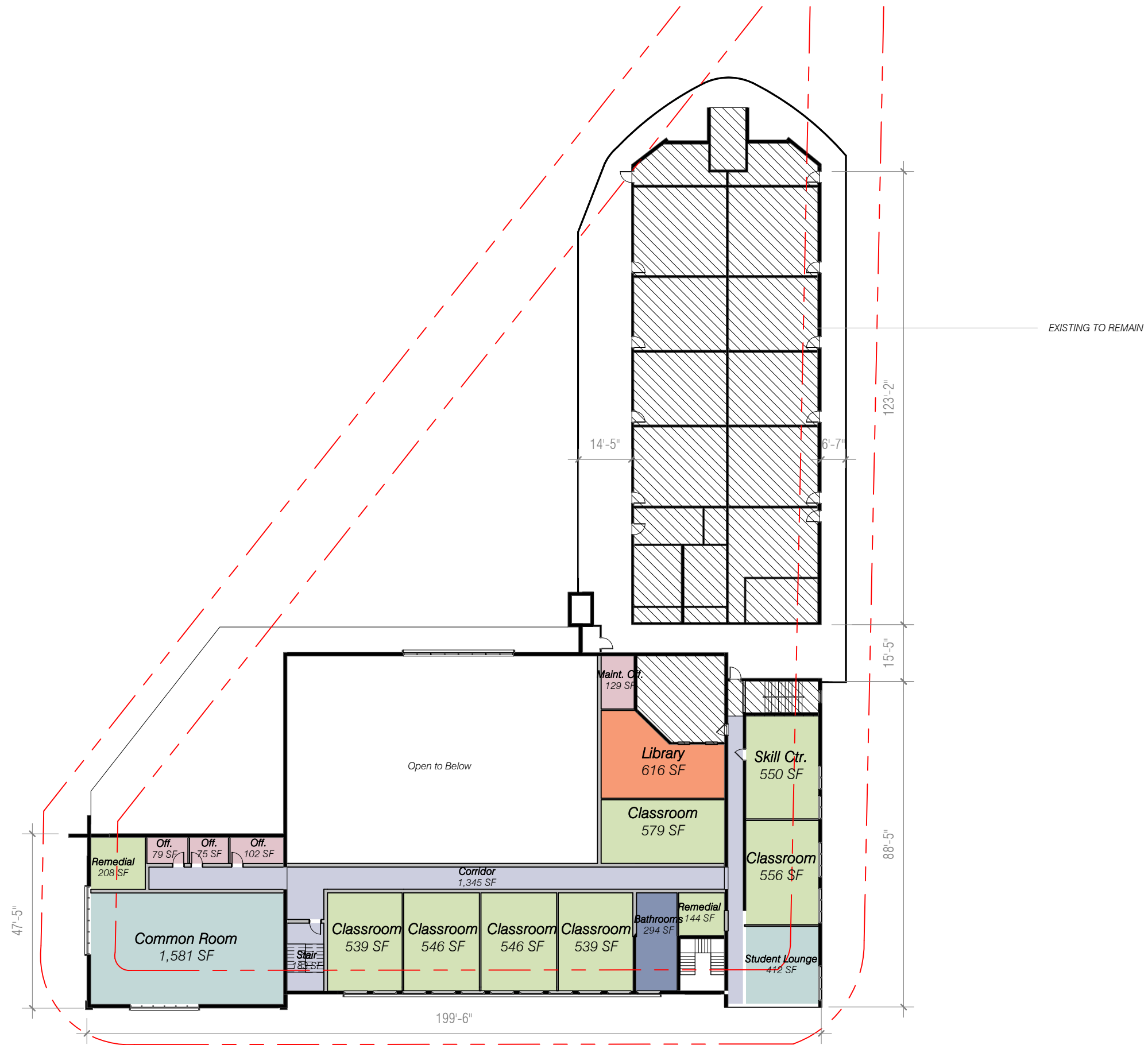
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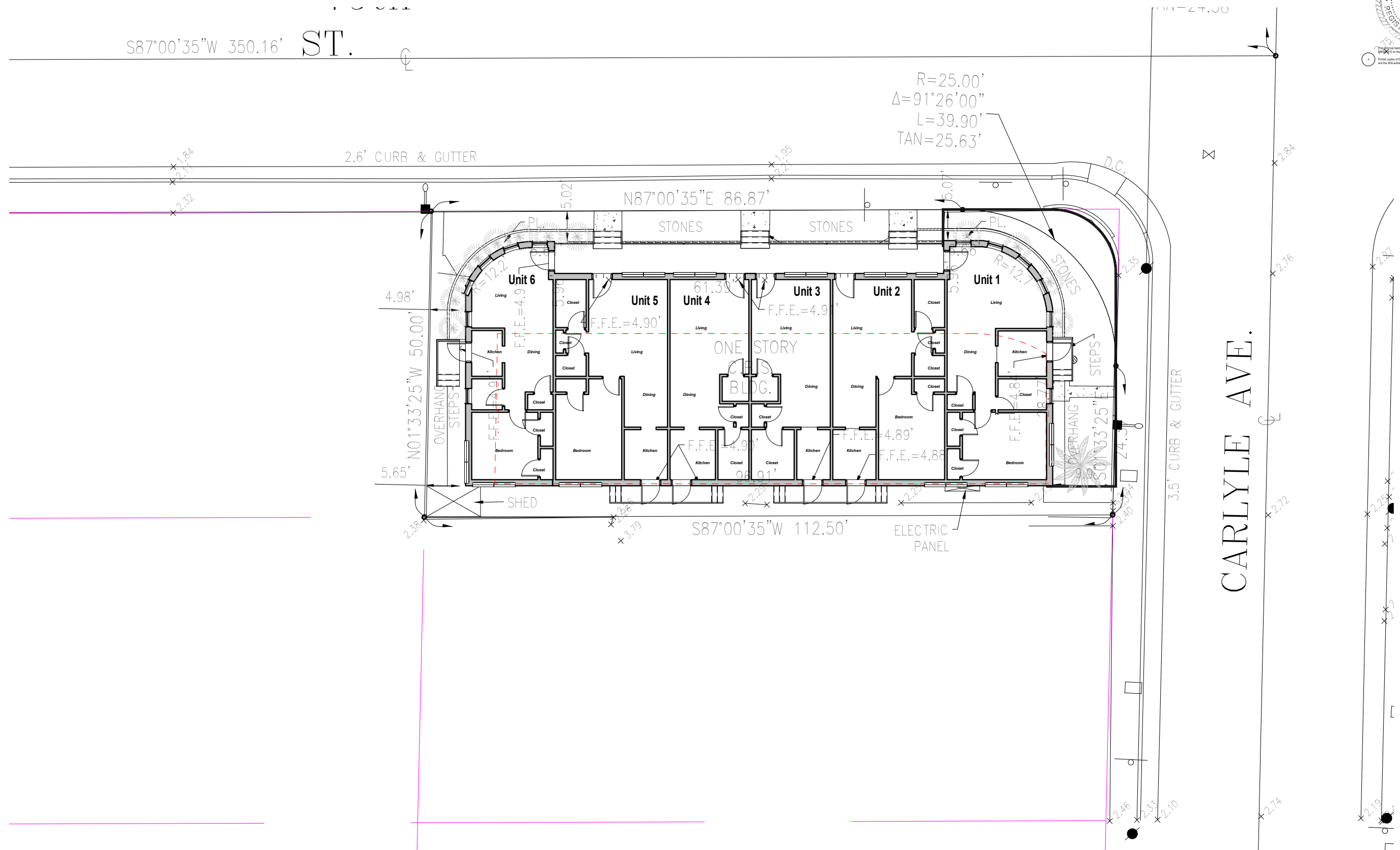
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Res Level 1 - Existing

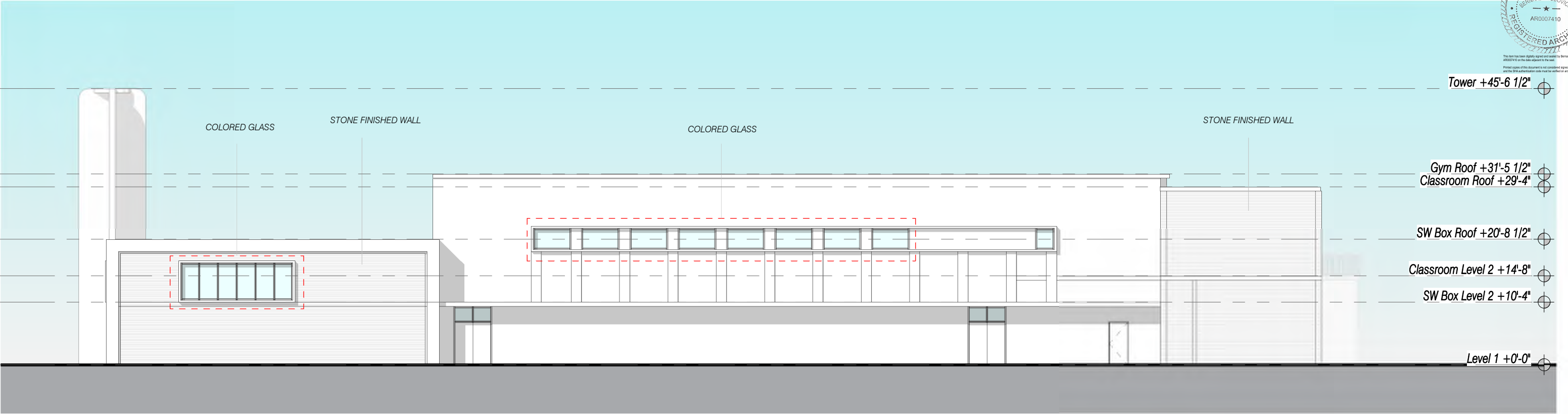
1/16" = 1'-0"

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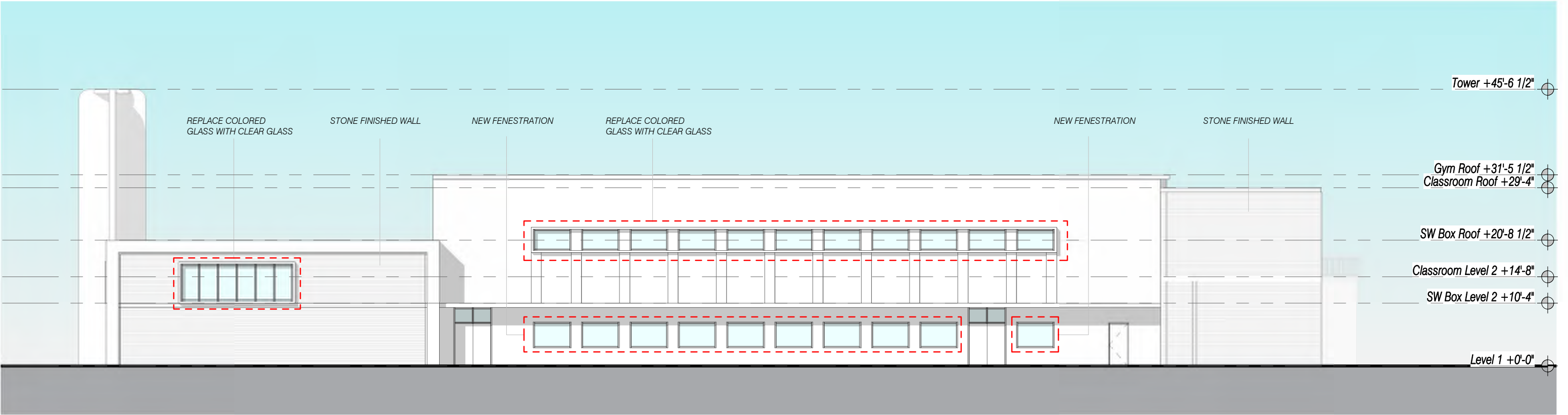
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Note: 0'-0"=4'-11" NAVD @ Lowest point

Existing



Note: 0'-0"=4'-11" NAVD @ Lowest point

Proposed

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South Elevations

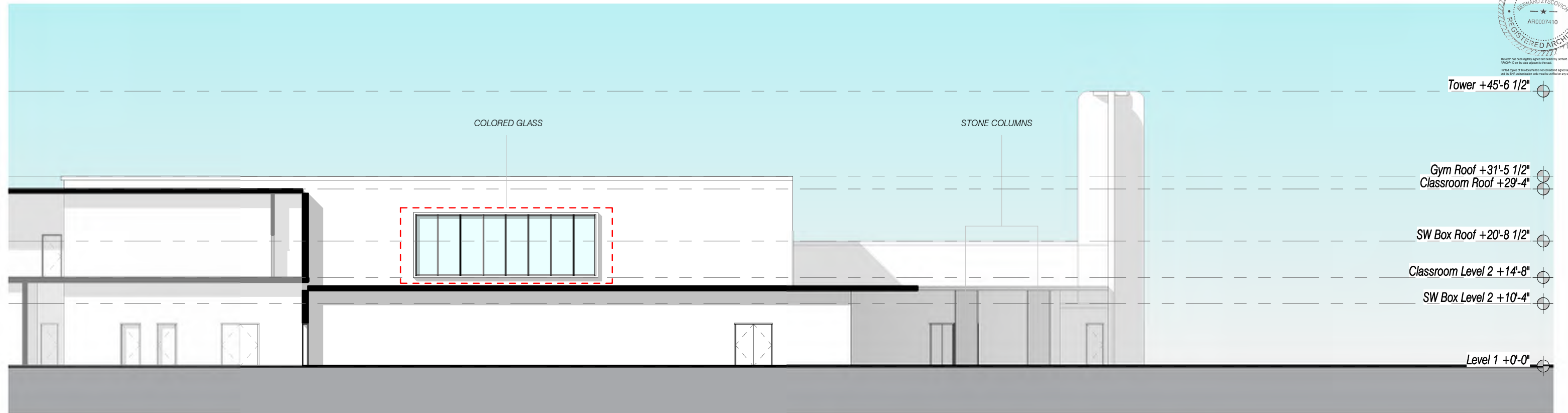
1/16" = 1'-0"

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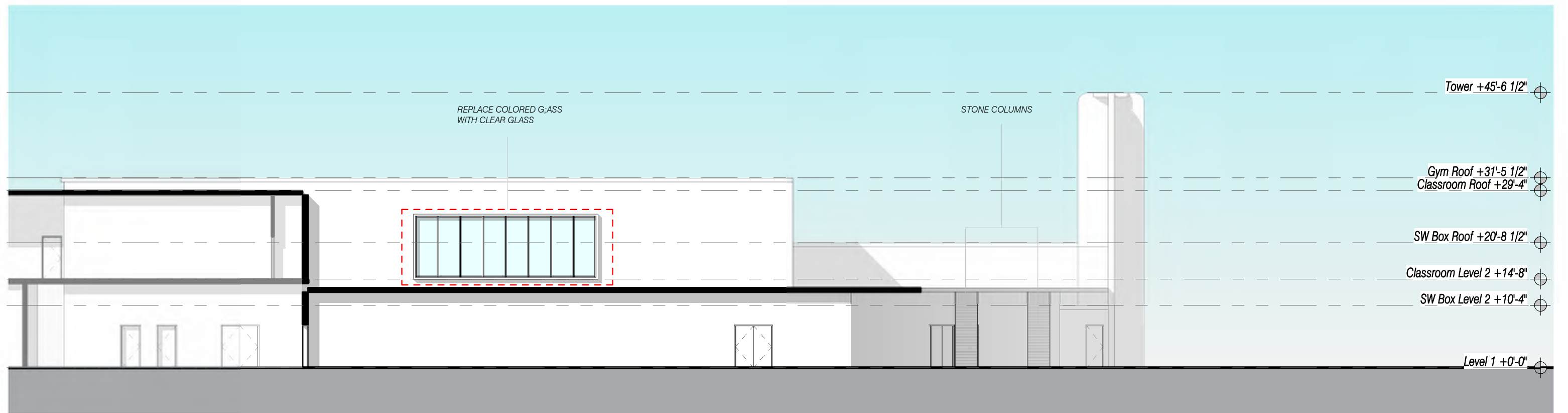
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Note: 0'-0"=4'-11" NAVD @ Lowest point

Existing



Note: 0'-0"=4'-11" NAVD @ Lowest point

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North Elevations

1/16" = 1'-0"

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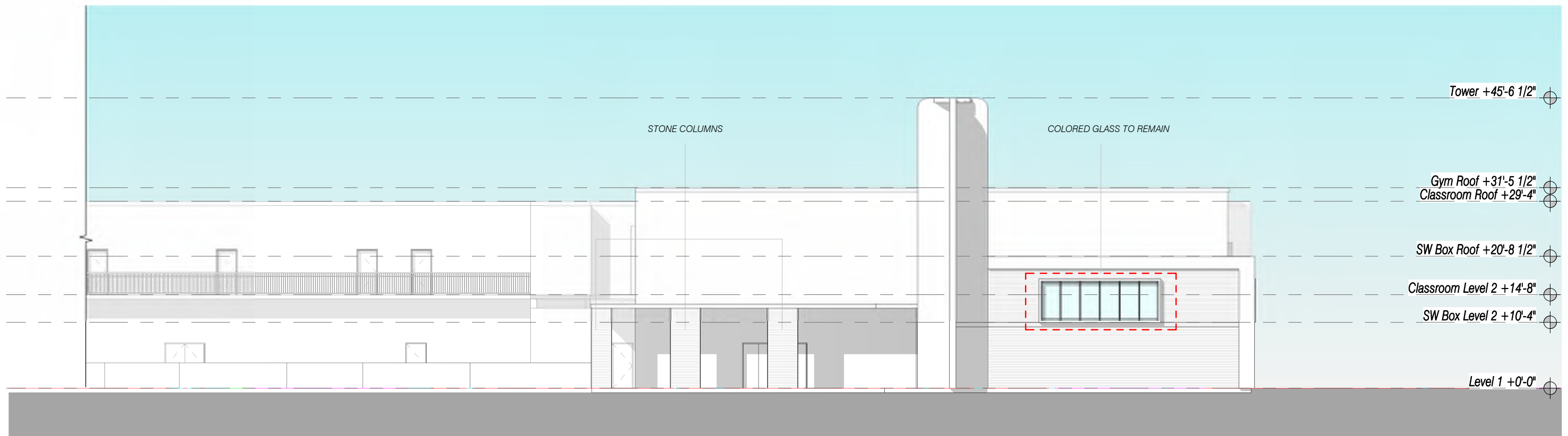
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Note: 0'-0"=4'-11" NAVD @ Lowest point

Existing



Note: 0'-0"=4'-11" NAVD @ Lowest point

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West Elevations

1/16" = 1'-0"

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Note: 0'-0"=4'-11" NAVD @ Lowest point

Existing



Note: 0'-0"=4'-11" NAVD @ Lowest point

0'-0"= NAVD

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East Elevations

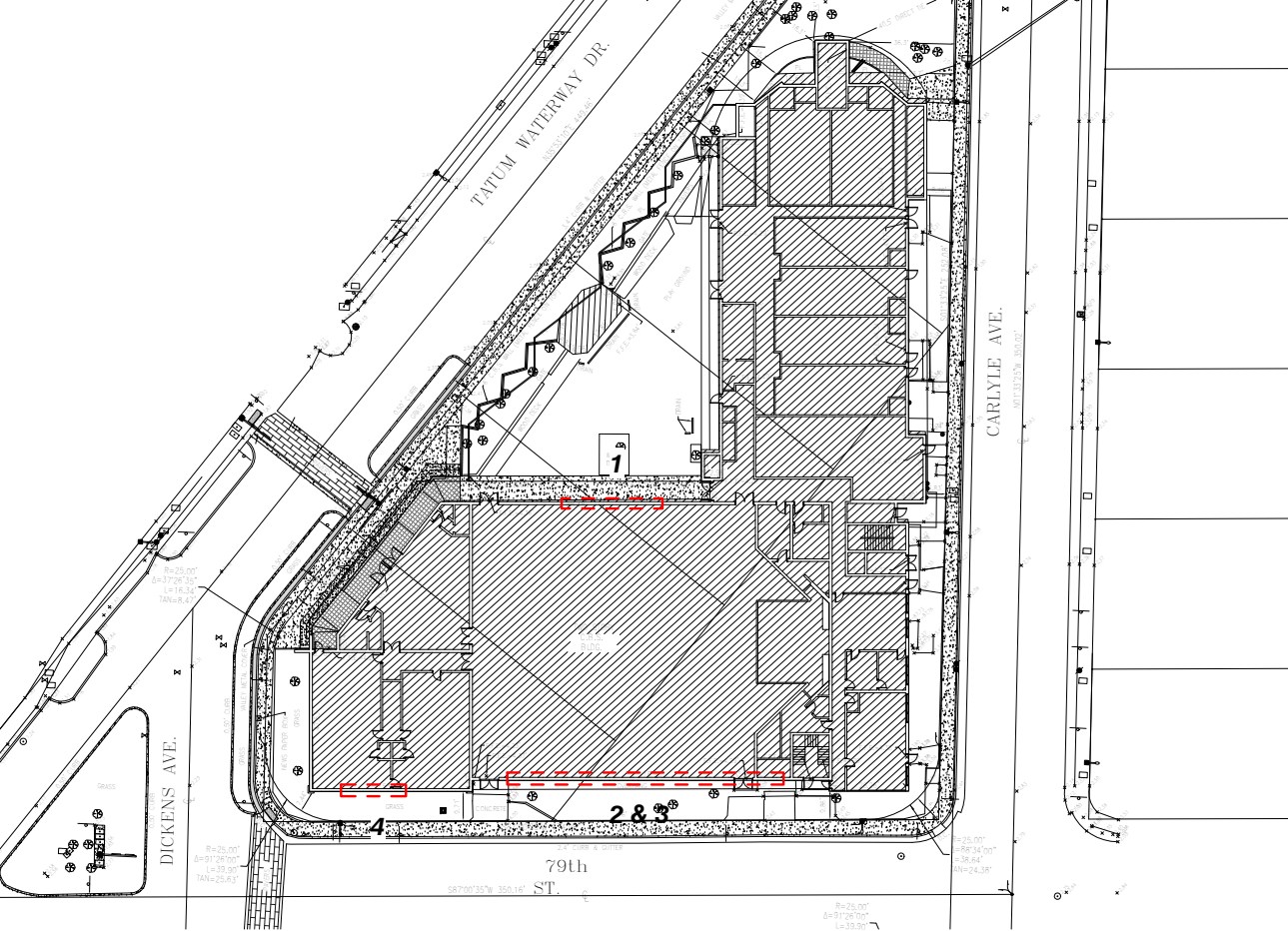
1/16" = 1'-0"

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1. North Window



2. South Windows



3. South Windows



4. West Windows

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Color Glass Photos

1/64" = 1'-0"

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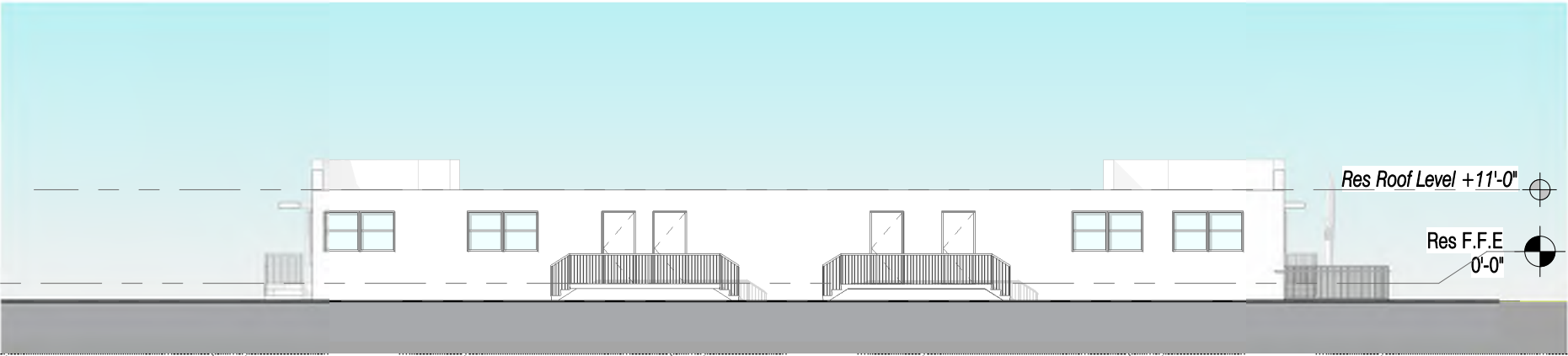
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North



East



South



West

Note: 0'-0"=4'-7" NAVD @ Lowest point

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Res. Elevations

1/16" = 1'-0"

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