

# PROPOSED GYM NORTH SHORE SEPHARDIC SYNAGOGUE

122 & 130 CUTTER MILL ROAD

GREAT NECK, NY 11021

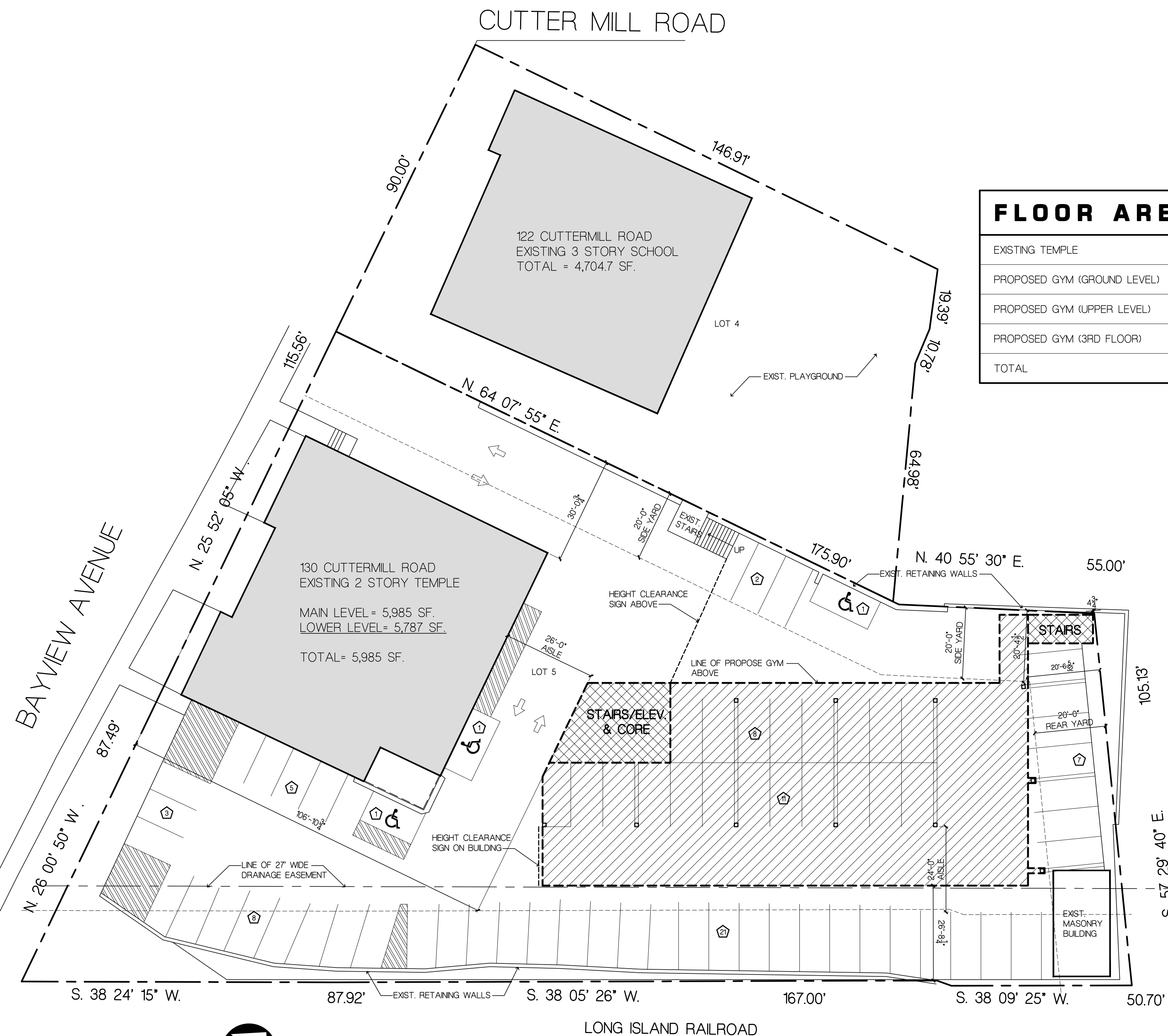
**MOJO • STUMER**  
ASSOCIATES, P.C.

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DATE: 03.10.2025**



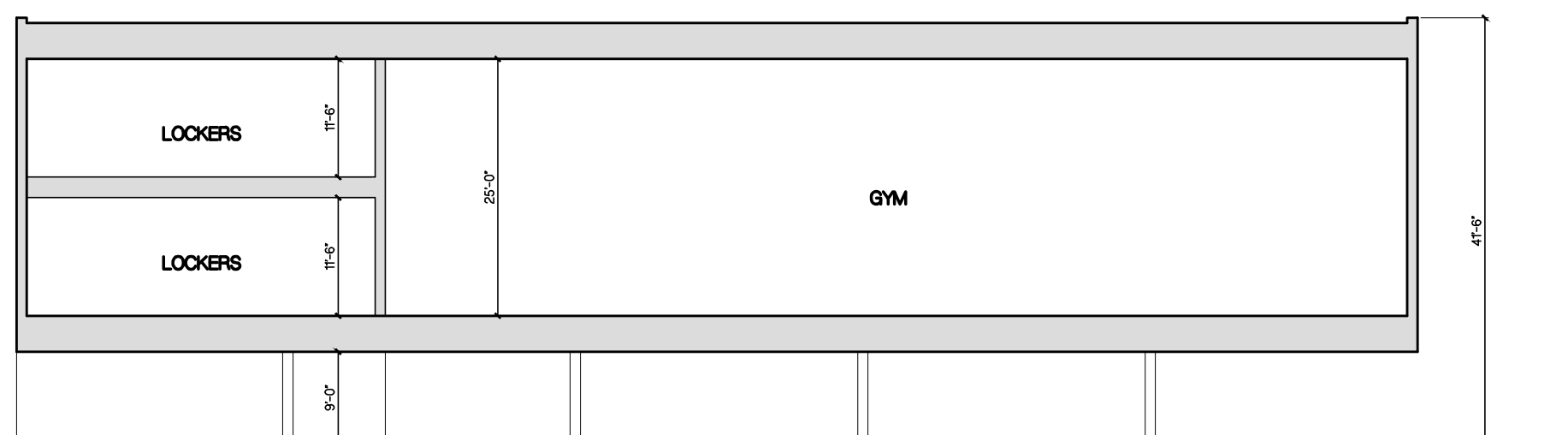
FLOOR AREAS	
EXISTING TEMPLE	6,311.2 SQ. FT.
PROPOSED GYM (GROUND LEVEL)	789.1 SQ. FT.
PROPOSED GYM (UPPER LEVEL)	7,611 SQ. FT.
PROPOSED GYM (3RD FLOOR)	1,880 SQ. FT.
TOTAL	15,776 SQ. FT.

ZONING DATA FOR PROPOSED GYM			
122 & 130 CUTTER MILL ROAD, GREAT NECK, NY SEC: 2 BLOCK: 376 LOT: 4 & 5 VILLAGE OF GREAT NECK PLAZA ZONE: C2			
ZONING ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	51,484.3 SF	51,484.3 SF	51,484.3 SF (UNCHANGED)
FRONT YARD SETBACK	45 FT. MAX	0'-0"	106'-10 3/4"
SIDE YARD SETBACK (MIN)	20 FT. MIN	0'-0"	20'-4.5"
REAR YARD SETBACK (MIN)	20 FT. MIN	0'-0"	20'-6"
LOT COVERAGE (MAX)	50% OF 51,484.3 SF = 25,742.2 SF	11,015.9 SQ. FT.	18,578.1 SQ. FT.
BUILDING HEIGHT (MAX)	25' & (2) STORES	-	41'-6" +/-
PARKING SPACES	136 SPACES	76 SPACES	68 SPACES

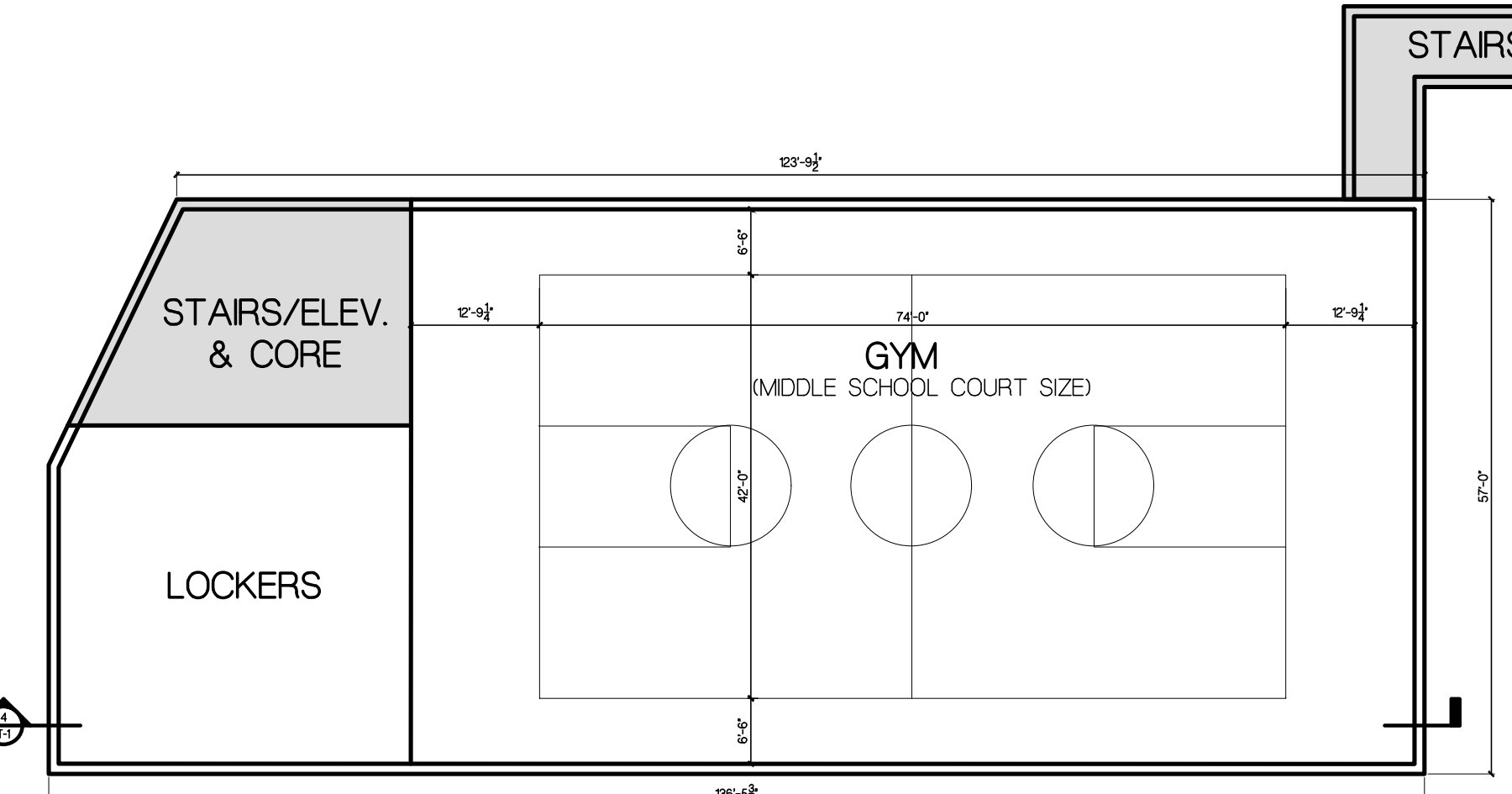
**SITE NOTES**  
A. SITE DATA TAKEN FROM SURVEY PREPARED BY: JERRY P. LARUE, OYSTER BAY NY, DATED: 1/29/2015

PARKING CALCULATION FOR: 130 CUTTERMILL ROAD			PARKING CALCULATION FOR: 122 CUTTERMILL ROAD		
REQUIRED	PLACE OF ASSEMBLY - 0.3 PER 10' FIXED SEATING COMMERCIAL OFFICE - 1 PER 235 SF (GROSS) LIBRARY - 4.1 PER 1000 SF (GROSS)		REQUIRED	ELEMENTARY & JR HIGH SCHOOL - 1 PER CLASSROOM COMMERCIAL OFFICE - 1 PER 235 SF (GROSS)	
PARKING SPACES	UNIT FORMULA TOTAL		PARKING SPACES	UNIT FORMULA TOTAL	
	ASSEMBLY 0.3 x 384 SEATS 115.2			CLASSROOMS (9) CLASSROOMS 9	
	LIBRARY 495.3 SF 4.1			OFFICE 15348 SF/235 SF 6.5	
	GYM NOT REQUIRED 0			REQUIRED 15.5 + 16	
	REQUIRED 119.3 x 120				
	TOTAL REQ'D BTWN LOT 4 & 5 120 + 16 = 136				
	PROVIDED * 68				
* 225-86 OFF-STREET PARKING REQUIREMENTS * PER NYS 10046 FIXED SEATING					
ACCESSIBLE PARKING SPACES					
PARKING SPACES	REQUIRED	PROVIDED			
NYS 2020 BC SECTION 1106.1	51-75 SPACES + 3 ADA SPACES	3			

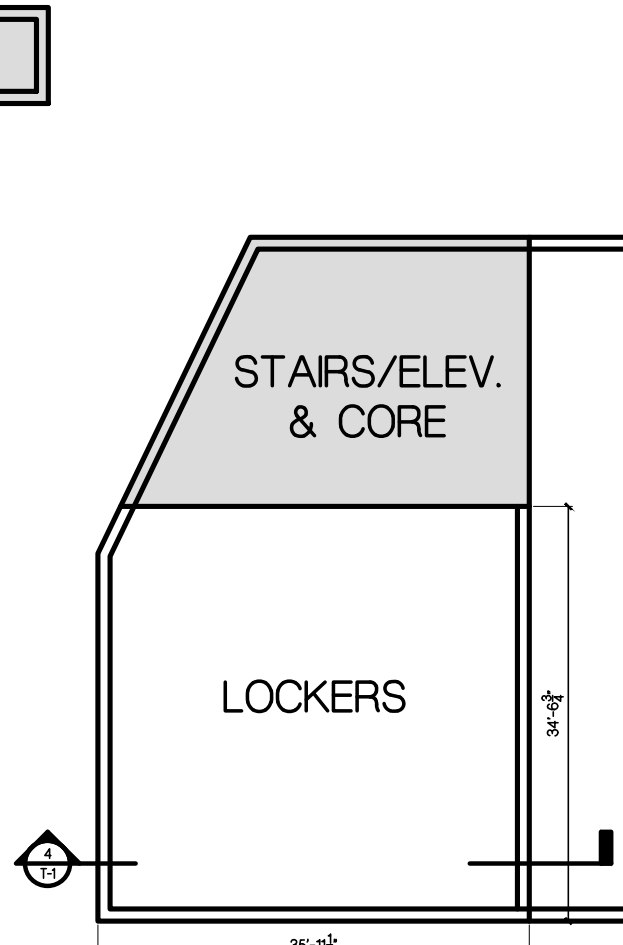
1 SITE PLAN SCALE: 1/20'



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



2 UPPER LEVEL GYM SCALE: 1/8" = 1'-0"



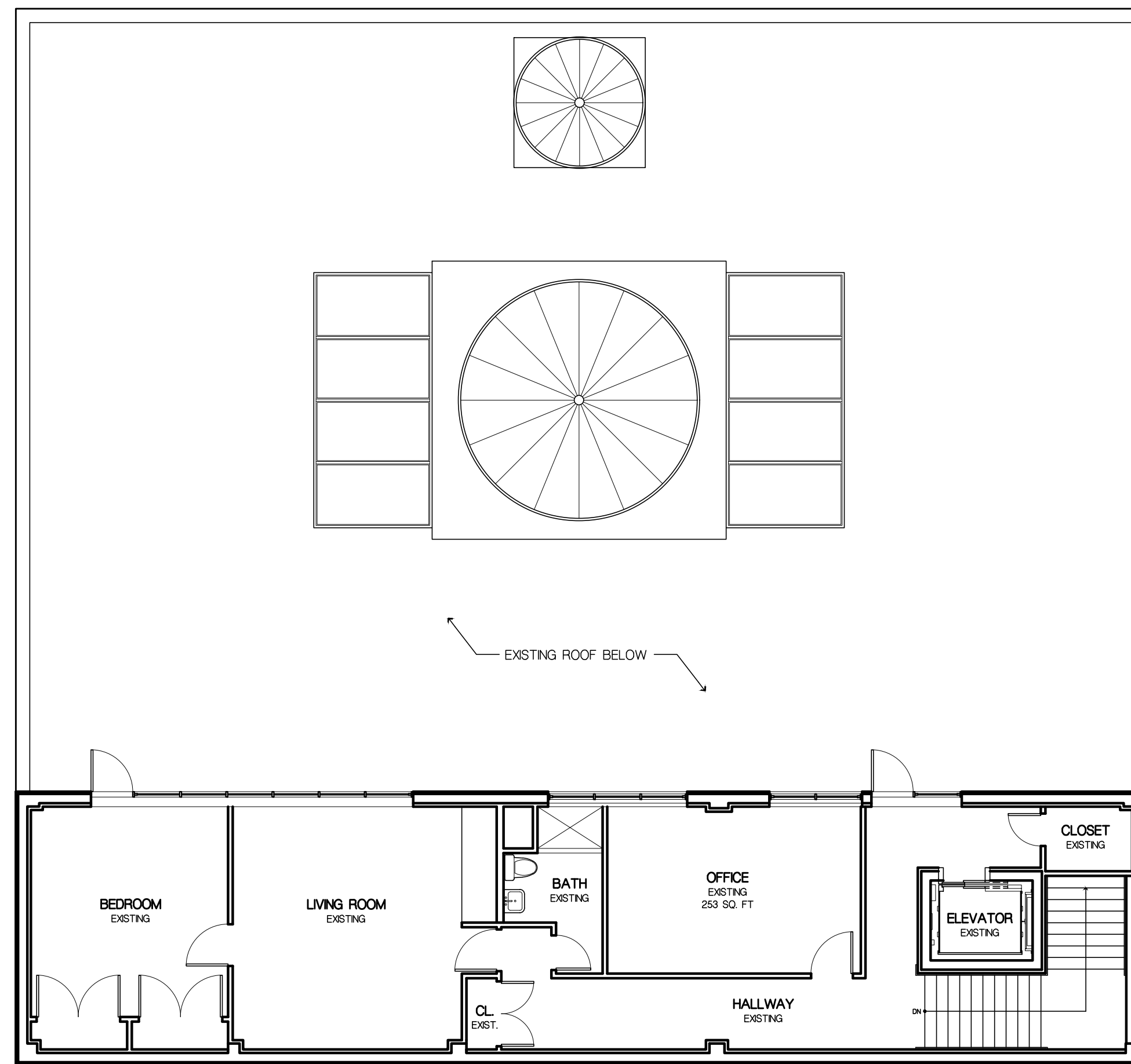
3 3RD FLOOR SCALE: 1/8" = 1'-0"

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SEPHARDIC SYNAGOGUE**  
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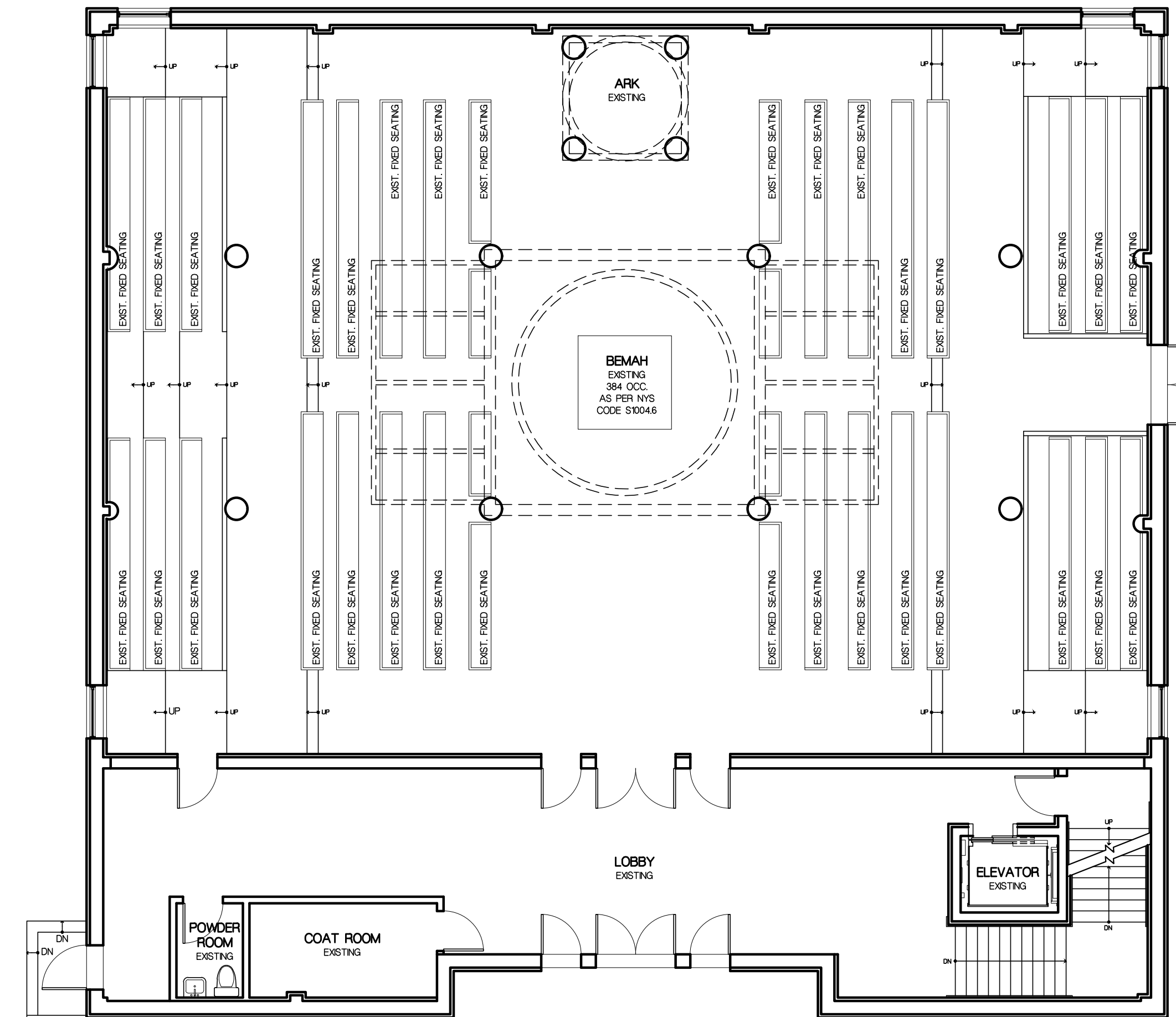
SCALE: AS SHOWN  
DATE: 03.10.2025  
DRAWN BY: G.A. / K.C.  
PROJECT NUMBER: 2024.35

DRAWING TITLE:  
**SITE PLAN &  
ZONING ANALYSIS**

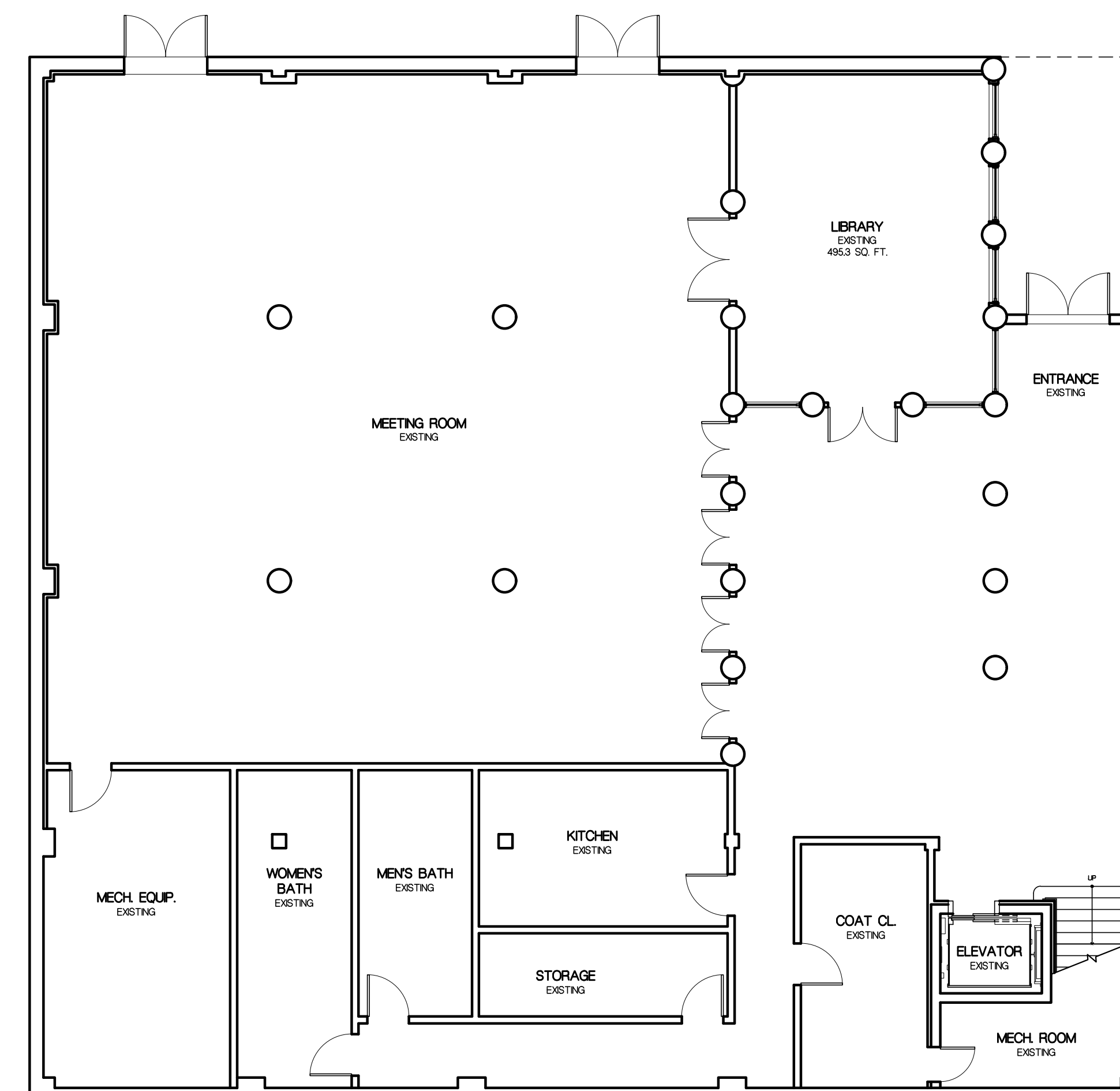
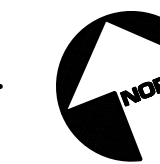
DRAWING NUMBER:  
**T-1**



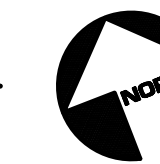
3 **EXISTING SECOND FLOOR PLAN**  
 A-2 SCALE: 1/8" = 1'-0" 130 CUTTERMILL ROAD



2 **EXISTING FIRST FLOOR PLAN**  
 A-2 SCALE: 1/8" = 1'-0" 130 CUTTERMILL ROAD



1 **EXISTING BASEMENT PLAN**  
 A-2 SCALE: 1/8" = 1'-0" 130 CUTTERMILL ROAD



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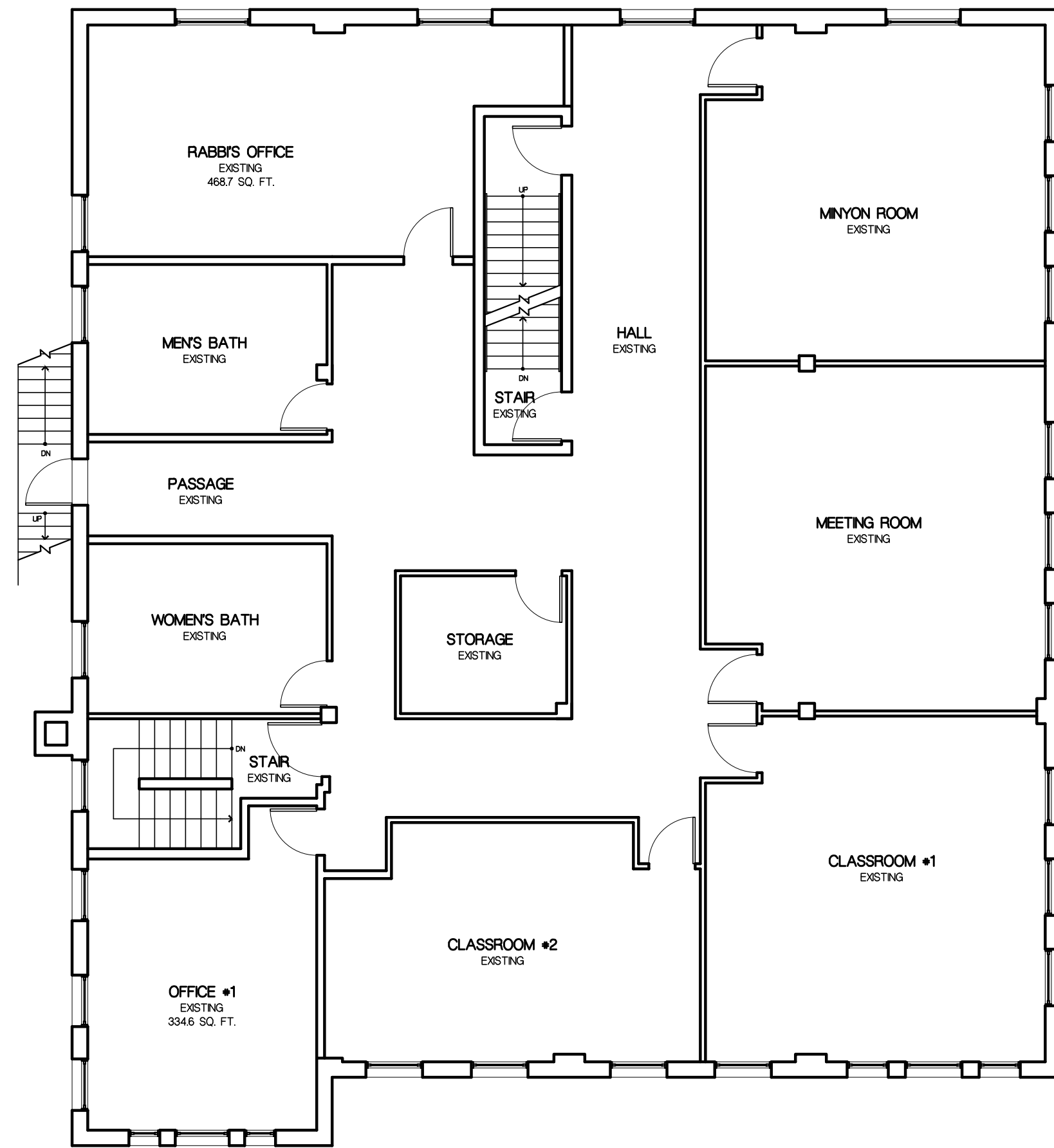
SCALE:	AS SHOWN	SEAL:
DATE:	03.10.2025	
DRAWN BY:	G.A. / K.C.	
PROJECT NUMBER:	2024.35	

DRAWING TITLE:  
**EXISTING TEMPLE FLOOR PLANS**

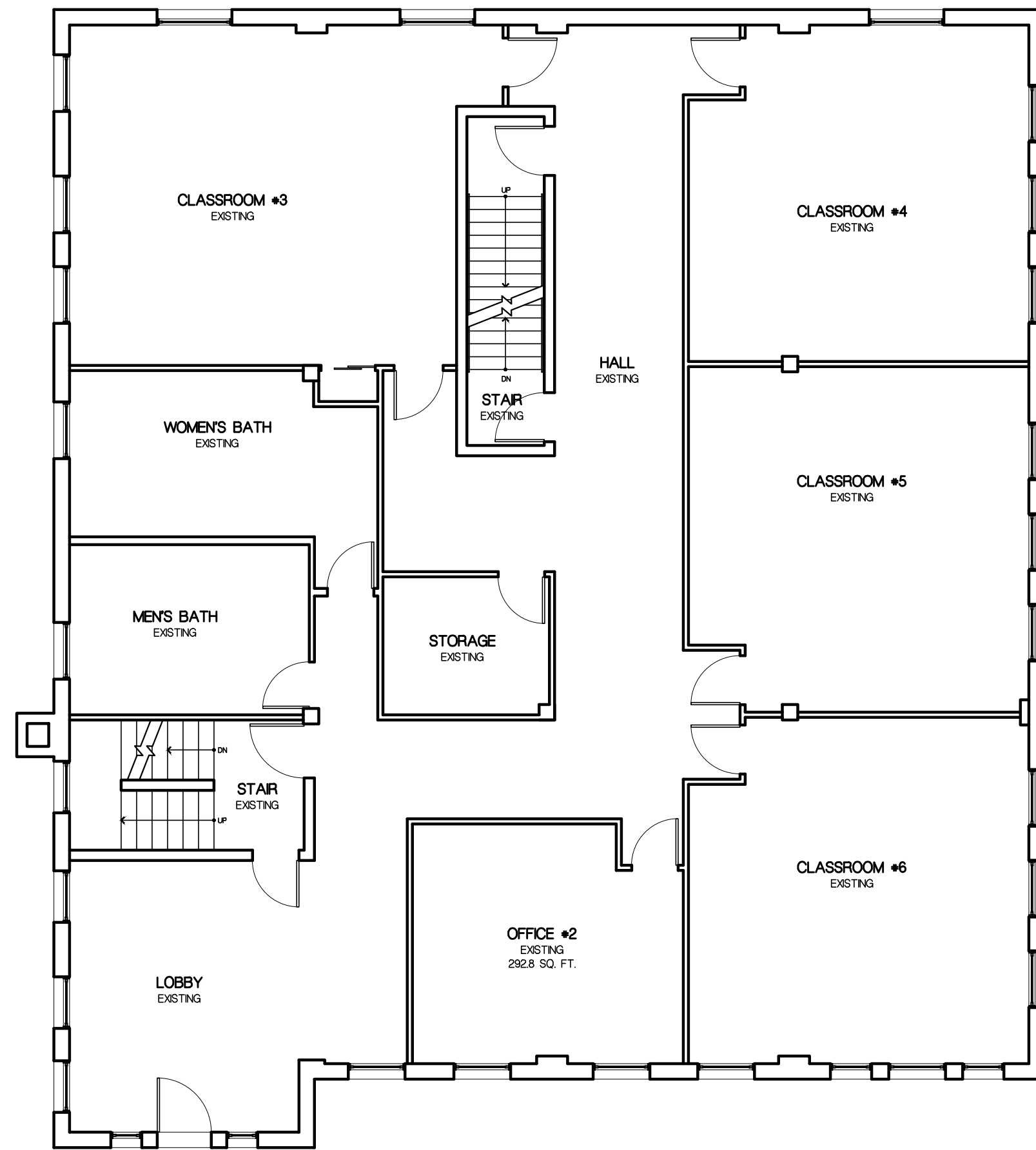
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**A-1**

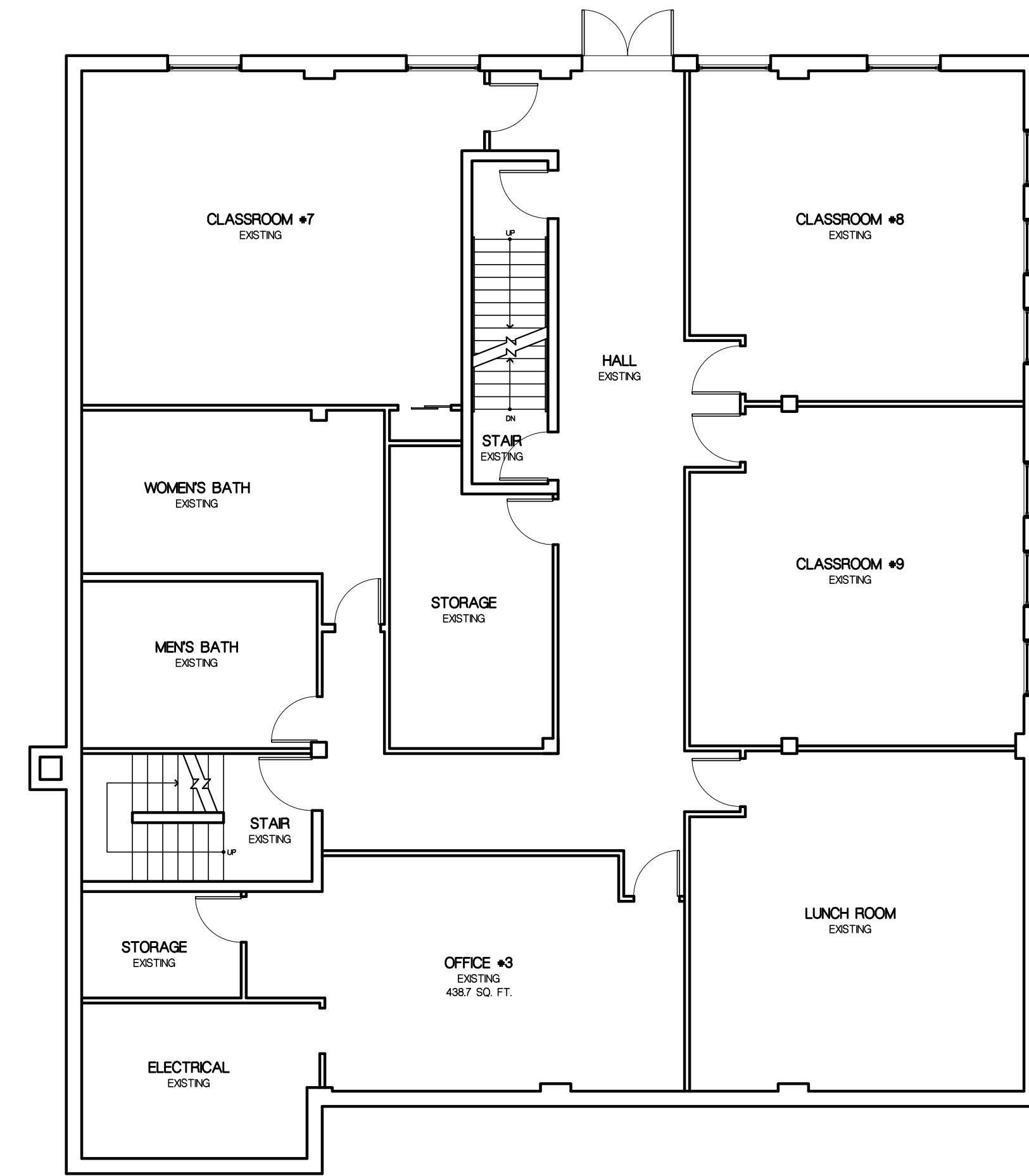
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1  
A-2 **EXISTING SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 122 CUTTERMILL ROAD



1  
A-2 **EXISTING FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 122 CUTTERMILL ROAD



1  
A-2 **EXISTING BASEMENT PLAN**  
SCALE: 1/8" = 1'-0" 122 CUTTERMILL ROAD

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DRAWING TITLE:  
**EXISTING TEMPLE  
SCHOOL FLOOR PLANS**

DRAWING NUMBER:

**A-2**