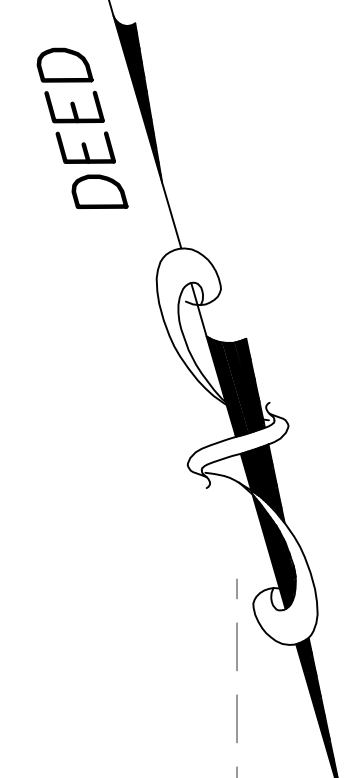


VICINITY MAP
SCALE: 1" = 200'
WALL (TYP.)



ZONE - TFR	ZONING SCHEDULE			
	TWO-FAMILY RESIDENTIAL		TWO-FAMILY RESIDENTIAL	
	REQUIRED LOT A	PROP. LOT A	REQUIRED LOT B	PROP. LOT B
MIN. LOT AREA (S.F.)	10,000	7,492.50*	10,000	6,120.00*
MIN. LOT WIDTH (FT.)	75	90	75	68*
MIN. LOT DEPTH (FT.)	100	83.25*	100	90*
MIN. FRONT YARD (FT.)(c)	16.65	16.65	18.0	20.0
MIN. REAR YARD (FT.) (d)	24.97	27.9	27	29
MIN. ONE SIDE YARD (FT.)(l)	9	9.0	6.8	7.6
MIN. BOTH SIDE YARDS (FT.)(e)	N/A	N/A	20.4	22.0
MIN. STREET SIDE YARD (FT.)	18	15*	N/A	N/A
BUILDING HEIGHT (STORIES)	2	3*	2	3*
BUILDING HEIGHT (FT.)	32	32.25*	32	32.00
MIN. USABLE OPEN (PER DWELLING UNIT (S.F.))	500	2,500	500	2,000
MIN. DWELLING UNIT SIZE (S.F.)	750	1,780	750	1,100

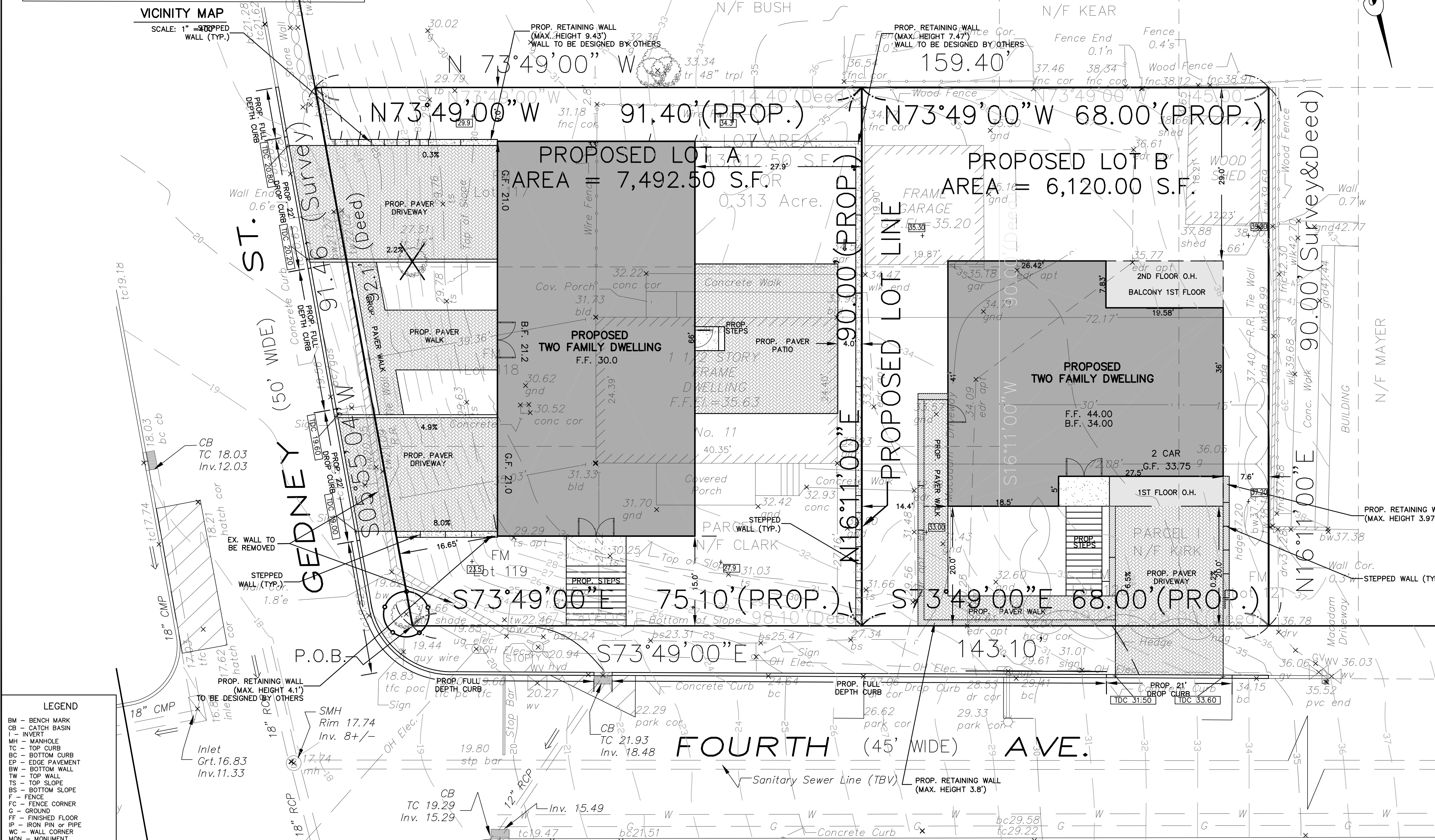
* INDICATES VARIANCE REQUIRED
(c) THE FRONT SETBACK SHOULD BE 20% OF LOT AREA DIVIDED BY LOT WIDTH
(d) 30% OF THE LOT AREA DIVIDED BY THE LOT WIDTH
(l) THE MINIMUM SIDE YARD SHALL BE FIVE FEET OR 10% OF THE LOT WIDTH, WHICH EVER IS GREATER
(e) 30% OF THE LOT WIDTH

(c) FRONT YARD FOR LOT A = $\frac{20\% \times 7,492.50}{90} = 16.65$ FRONT YARD FOR LOT B = $\frac{20\% \times 6,120.00}{68} = 18.00$
(d) REAR YARD FOR LOT A = $\frac{30\% \times 7,492.50}{90} = 24.97$ REAR YARD FOR LOT B = $\frac{30\% \times 6,120.00}{68} = 27.00$
(l) SIDE YARD FOR LOT A = $10\% \times 90 = 9.0$ SIDE YARD FOR LOT B = $10\% \times 68 = 6.8$
(e) BOTH SIDE YARDS FOR LOT B = $30\% \times 68.0 = 20.4$

BUILDING HEIGHT CALCULATIONS	
PROP. LOT A	PROP. LOT B
GRADE PLANE	GRADE PLANE
23.5	33.00
29.9	35.30
34.3	39.30
+ 27.9	+ 37.20
115.9 / 4 = 28.98 AVG. GRADE PLANE	144.80 / 4 = 36.20 AVG. GRADE PLANE
BUILDING HEIGHT = AVERAGE HEIGHT OF GABLE - GRADE PLANE 61.15 - 28.98 = 32.25' BUILDING HEIGHT	BUILDING HEIGHT = AVERAGE HEIGHT OF GABLE - GRADE PLANE 68.20 - 36.20 = 32.0' BUILDING HEIGHT

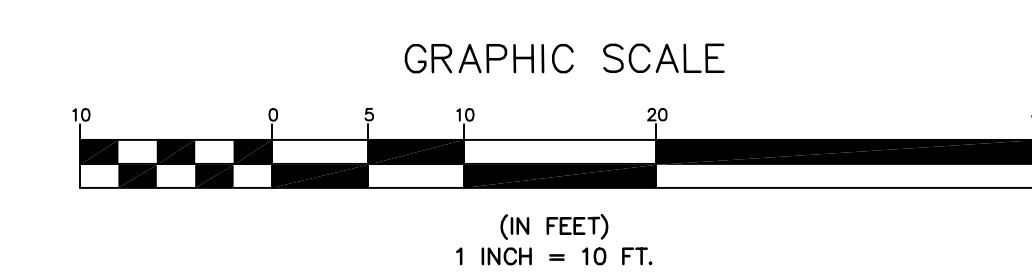
MINIMUM PARKING REQUIREMENTS	
PROP. LOT A	PROP. LOT B
DWELLING, TWO FAMILY	DWELLING, TWO FAMILY
2 PARKING SPACES PER 1 OR GREATER BEDROOMS	2 PARKING SPACES PER 1 OR GREATER BEDROOMS
2 UNITS X 2 PARKING SPACES= 4 PARKING SPACES NEEDED	2 UNITS X 2 PARKING SPACES= 4 PARKING SPACES NEEDED
PROPOSED 4 PARKING SPACES IN GARAGE AND 2 IN DRIVEWAY	PROPOSED 2 PARKING SPACES IN GARAGE AND 2 IN DRIVEWAY
TOTAL PARKING SPACES = 6 OK	TOTAL PARKING SPACES= 4 OK

- GENERAL NOTES**
- RECORD OWNER : SCHENLEY VITAL
48 S. FRANKLIN STREET, SUIT 100
NYACK, NY 10960
 - APPLICANT : SAME AS OWNER
 - THIS IS A SUBDIVISION OF LOT 26 BLOCK 2 SECTION 66.30 AS SHOWN ON THE TAX MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK.
 - AREA OF TRACT IN SQUARE FEET: 13,612.50 SQ.FT.
 - NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED.
 - ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
 - ALL BUILDING SEWER CONNECTIONS SHALL BE GRAVITY SEWERS WITH A MINIMUM SLOPE OF 2%.
 - HOUSE SEWER AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM SEPARATION OF 10 FEET.
 - WATER SUPPLY BY VILLAGE OF NYACK WATER DEPARTMENT OR VEOLIA NORTH AMERICA OR THEIR SUCCESSORS.
 - DUE TO THE ASSUMPTION OF A PERCOLATION RATE FOR THE DESIGNED DRAINAGE SYSTEM, THE APPLICANT'S ENGINEER SHALL ADMINISTER A FIELD PERCOLATION TEST PRIOR TO THE INSTALLATION OF THE PROPOSED SEEPAGE PITS, TO ENSURE ADEQUACY OF THE DESIGNED DRAINAGE SYSTEM.
 - PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
 - THE MAXIMUM SOIL EXPOSURE LIMIT IS 14 DAYS.
 - A SOIL EROSION CONTROL PLAN SHALL BE APPROVED BY THE PLANNING BOARD BEFORE ANY WORK IS BEGUN. SOIL EROSION CONTROL PRACTICES SHALL BE REVIEWED BY THE VILLAGE ENGINEER AND/ OR BUILDING INSPECTOR DURING THE SITE WORK AND CONSTRUCTION PROCESS.
 - MAINTENANCE OF STORMWATER SYSTEM & SCHEDULE:
 - MAINTENANCE OF THE SUBJECT PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
 - MAINTENANCE SHALL INCLUDE THE FOLLOWING:
 - PERIODIC CLEANING OF ROOF LEADERS TO PREVENT DEBRIS FROM ENTERING THE SEEPAGE PITS (SIX MONTH INTERVALS).
 - MOWING AND FERTILIZING OF GRASS AREAS. ALSO, PRUNING AND FERTILIZING OF TREES AND SHRUBS (DURING SEASONAL INTERVALS)
 - SEEPAGE PITS SHALL BE INSPECTED AND MAINTAINED YEARLY.



LEGEND

- BM - BENCH MARK
- CB - CATCH BASIN
- I - INVERT
- MH - MANHOLE
- TC - TOP CURB
- BC - BOTTOM CURB
- EP - EDGE PAVEMENT
- SW - BOTTOM WALL
- TW - TOP WALL
- TS - TOP SLOPE
- BS - BOTTOM SLOPE
- F - FENCE
- FC - FENCE CORNER
- G - GROUND
- FF - FINISHED FLOOR
- IP - IRON PIN OF PIPE
- WC - WALL CORNER
- MON - MONUMENT
- TBR - TO BE REMOVED
- 000.00 - EXISTING ELEVATION
- 000 - EXISTING CONTOUR
- 000.00 - PROP. ELEVATION
- 000 - PROP. CONTOUR
- W - WATER VALVE
- G - GAS VALVE
- C - CATCH BASIN
- U - UTILITY POLE
- OH - OVER HEAD WIRES
- W - WALL
- SP - PROP. SEEPAGE PIT
- T - TREE
- TBR - TREE TO BE REMOVED
- DATUM - NGVD 1929



APPROVED BY THE BOARD OF ADJUSTMENT
OF THE VILLAGE OF NYACK - TOWN OF ORANGETOWN
AT A REGULAR MEETING HELD
ON _____

CHAIRMAN _____

SECRETARY _____

SITE PLAN		
ADDITIONS	LOT 26 BLOCK 2 SECTION 66.30 11 FOURTH AVENUE VILLAGE OF NYACK - TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK	DRAWN BY: I.G.
04-17-2025 05-29-2025 06-11-2025 06-17-2025 08-13-2025 11-18-2025 03-19-2026	COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC ENGINEERS • LAND SURVEYORS • PLANNERS 120 1/2 N. BROADWAY NYACK, NEW YORK 945-358-1510	CALC. BY: I.G.
		SCALE: 1' = 10'
	1610 CENTER AVENUE FORT LEE, NEW JERSEY 201-944-7774	DATE: 12-16-2024
	STEVEN J. COLLAZUOL NEW YORK PROFESSIONAL ENGINEER License No. 70,688 NEW YORK PROFESSIONAL LAND SURVEYOR License No. 49,882	FILE No. 10,372
		SHEET No. 3 OF 5