

	MIN. LOT AREA	MIN. LOT WIDTH	FRONT SETBACK	SIDE SETBACK	TOTAL SIDE SETBACK	REAR SETBACK	BUILDING HEIGHT	MIN. DWLG UNIT SIZE	MIN. USABLE OPEN SPACE	PARKING REQUIREMENT
REQUIRED	5,000 SF	50 FT	(c)=(5,906/47.25)(0.2)	(l)=5>4.725	(e)=47.25(0.3)	(d)=5,906/47.25(0.3)	2 STY/32'	900 SF	1000 SF	2 PER DWELLING UNIT
LOT 1 PER FORMULA	5,906 SF	47.25 *	25.4' SEE NOTE #22	5.5'	17.3'	54.8'	2 STORY/30.7'	>900 SF	>1000 SF	1 GAR/1 DRWY

☆ AVERAGE HORIZONTAL DISTANCE BETWEEN SIDE LOT LINES MEASURED PARALLEL TO FRONT LOT LINE THROUGH TWO POINTS OF PRINCIPAL BUILDING NEAREST TO AND FURTHEST FROM STREET.

(c) THE FRONT SETBACK SHALL BE 20% OF LOT AREA DIVIDED BY LOT WIDTH.

(l) THE MINIMUM SIDE SETBACK SHALL BE 5 FEET OR 10% OF THE LOT WIDTH, WHICHEVER IS LARGER.

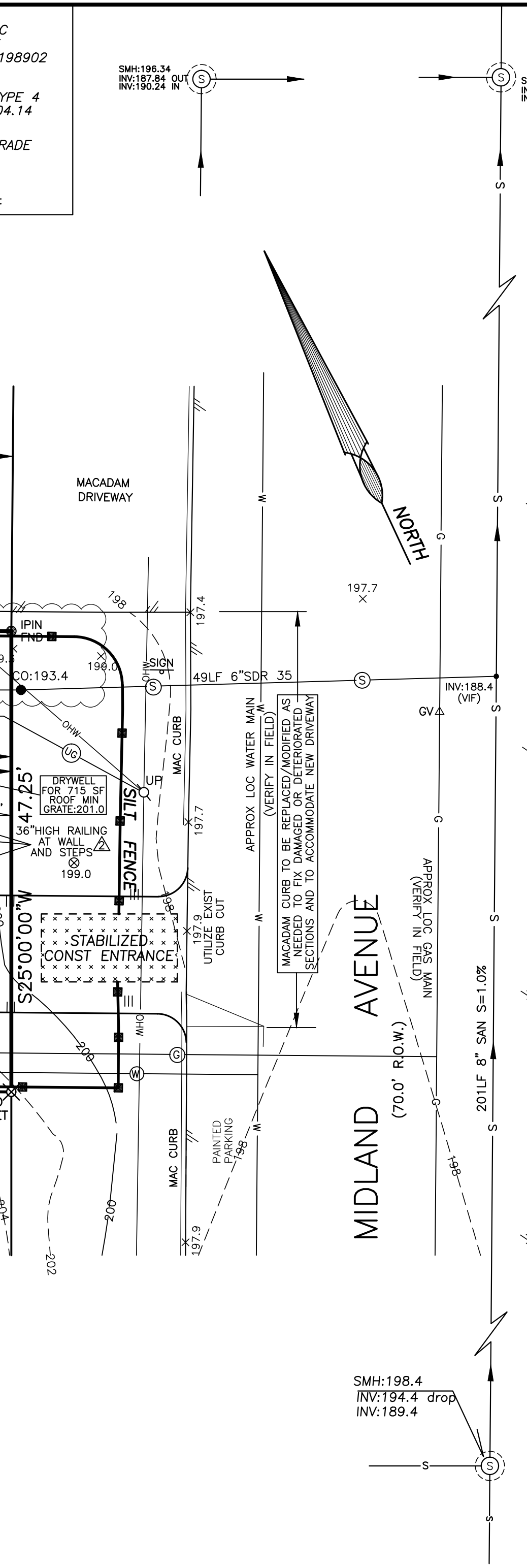
(e) 30% OF LOT WIDTH

(d) 30% OF LOT AREA DIVIDED BY LOT WIDTH

☆ = VARIANCE GRANTED

NOTE §360-4.2.B.(3)(f) PERMITS A FRONT YARD SETBACK TO BE "NO GREATER THAN THE AVERAGE SETBACK OF THE TWO ADJACENT DWELLINGS IF THEY ARE LOCATED WITHIN 100 FEET ON EACH SIDE OF THE STREET AND WITHIN THE SAME BLOCK OF THE SAID PROPOSED DWELLING, ON THE SAME AND THE SAME ZONING DISTRICT."

SEE NOTE #22



- NOTES:**
- THIS IS TAX LOT 60.77-1-6.1 AS SHOWN ON THE VILLAGE OF NYACK TAX MAPS.
 - RECORD OWNER: GIUSEPPE PAGANO & DENISE CIMINO-PAGANO
 - APPLICANT: SAME AS ABOVE
 - ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - LANDSCAPING AND TREE PLANTING SHALL CONFORM TO THE REQUIREMENTS OF THE PLANNING BOARD.
 - ALL TREES TO REMAIN SHALL BE PROTECTED FROM ROOT DAMAGE DUE TO CONSTRUCTION OR REMOVED AND REPLACED WHEREVER THE CUT EXCEEDS 12".
 - DURING THE COURSE OF CONSTRUCTION THE BUILDER SHALL TAKE ALL PRECAUTIONS TO AVOID THE CREATION OF DRAINAGE EROSION AND SILTING PROBLEMS IN ACCORDANCE WITH THE EROSION CONTROL PLANS.
 - IMMEDIATELY AFTER ROUGH GRADING THE DISTURBED AREA SHALL BE SEEDED IN A MANNER SHOWN ON THE EROSION CONTROL PLAN.
 - FOOTING DRAINS SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM OR OTHER APPROVED POSITIVE OUTFALL.
 - MONUMENTS AND PROPERTY MARKERS SHALL BE SET AS REQUIRED. LOT CORNERS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER AND AT LEAST 18" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
 - SANITARY SEWER AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM SEPARATION OF 10'.
 - AS CONSTRUCTED DRAWINGS OF THE SANITARY SEWERS SHALL BE SUBMITTED TO TOWN OF ORANGETOWN SEWER DISTRICT.
 - ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING. THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR ANY EXISTING UTILITIES OR PROPOSED SEWER FACILITIES.
 - ALL SEWER CONSTRUCTION MUST MEET CURRENT TOWN SPECIFICATIONS. NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SEWER PERMIT IS OBTAINED FROM THE TOWN OF ORANGETOWN PRIOR TO CONSTRUCTION. ALL SANITARY SEWER HOUSE CONNECTIONS SHALL BE SIX INCH DIAMETER WITHIN THE MUNICIPAL RIGHT-OF-WAY.
 - NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY DEPT. OF HEALTH, AND/OR THE TOWN OF ORANGETOWN.
 - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - DATUM: NAVD 88
 - ALL SEEPAGE PITS SHALL BE TEN FEET CLEAR OF ANY PROPERTY LINE.
 - PERCOLATION TEST SHALL BE PROVIDED AT THE TIME OF CONSTRUCTION BUT PRIOR TO INSTALLATION OF THE SEEPAGE PIT SYSTEM TO VERIFY THE SUITABILITY OF THE SOILS IN THE AREA TO ACCOMMODATE THE SEEPAGE PIT SYSTEM AS DESIGNED. THE RESULTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND THE OFFICE OF THE VILLAGE ENGINEER. THE OWNER OR HIS AGENT SHALL CONTACT THE OFFICE OF THE VILLAGE ENGINEER 48 HOURS IN ADVANCE OF THE SEEPAGE PIT CONSTRUCTION TO INSPECT THE SAME.
 - ALL TREES TO REMAIN SHALL BE PROTECTED WITH A CONSTRUCTION FENCE INSTALLED AROUND THE TREE AT THE DRIP LINE.
 - ALL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO COMMENCEMENT OF ANY WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
 - AT THE TIME OF THE SITE PLAN APPROVAL FOR A DWELLING ON EITHER LOT, THE REQUIRED FRONT YARD SHALL BE ESTABLISHED EITHER BY THE BULK REGULATIONS FOR TRF ZONING DISTRICT OR BY §360-4.2.B.(3)(f).
 - APPLICANT SHALL COMPLY WITH BULK REGULATIONS FOR TRF ZONE.
 - PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE IN-SITU PERCOLATION RATE SHALL BE VERIFIED AND THE DESIGN ASSUMPTIONS CONFIRMED. THE BUILDING DEPT. SHALL BE CONTACTED TO WITNESS THE PERCOLATION TESTING AND WRITTEN RESULTS OF SAID TESTING SHALL BE SUBMITTED FROM THE PROFESSIONAL PERFORMING THE TEST. IF REQUIRED, THE DRYWELL DESIGN SHALL BE AMENDED TO INSURE COMPLIANCE WITH THE MITIGATION NECESSARY.
 - ALL CRACKED, UN-LEVEL, OR DAMAGED CURBING, SIDEWALKS, OR APRONS ALONG THE PROPERTY FRONTAGE SHALL BE REPLACED IN ACCORDANCE WITH VILLAGE SPECIFICATIONS. THE MACADAM BERM CURB ALONG THE FRONT OF THE PROPERTY SHALL BE MODIFIED AND REPLACED AS NEEDED PER VILLAGE SPECIFICATIONS.
 - PRIOR TO RECEIVING FINAL SITE PLAN APPROVAL FOR THE INDIVIDUAL LOTS AND AFTER CONFIRMATION OF THE DRYWELL DESIGN (PER NOTE #31), THE APPLICANT SHALL MAKE AN APPLICATION TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH FOR REVIEW OF THE STORM WATER MANAGEMENT SYSTEM TO ENSURE COMPLIANCE WITH THE COUNTY MOSQUITO CODE.

REFERENCE:

BEING LOT 1 ON A MAP ENTITLED "PAGANO MIDLAND", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 8696.

IMPERVIOUS MITIGATION BREAKDOWN		
EXISTING	PROPOSED	TO BE MITIGATED
LOT 1	1,290 SF	2,005 SF

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SITE PLAN FOR LOT 1 WITH EROSION CONTROL

PAGANO-MIDLAND

292 N. MIDLAND AVE
VILLAGE OF NYACK, TOWN OF ORANGETOWN
ROCKLAND COUNTY, STATE OF NEW YORK

JAY A. GREENWELL, PLS, LLC

SURVEYING - LAND PLANNING

10/15/24

JOB NO. 22410

TAX LOT # 60.77-1-6.1

AREA 5,906 SF

FILE 22410 PLOT 1

SCALE 1"= 10'

DATE 10/15/24

JOB NO. 22410