

FILE: 10.372

LEGEND

BM - BENCH MARK
CB - CATCH BASIN
I - INVERT
MH - MANHOLE
TC - TOP CURB
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EP - EDGE PAVEMENT
BW - BOTTOM WALL
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IP - IRON PIN or PIPE
WC - WALL CORNER
MON - MONUMENT
TBR - TO BE REMOVED

000.00 - EXISTING ELEVATION
000 - EXISTING CONTOUR
[000.00] - PROP. ELEVATION
000 - PROPOSED CONTOUR

W - WATER VALVE
G - GAS VALVE
C - CATCH BASIN
U - UTILITY POLE
OH - OVER HEAD WIRES
W - WALL

SP - PROP. SEE PAGE PIT

T - TREE
X - TREE TO BE REMOVED

DATUM - NGVD 1929

GRAPHIC SCALE

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

CHAIRMAN

SECRETARY

ZONING SCHEDULE

ZONE - TFR	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	18.0
MIN. REAR YARD (FT.) (d)	24.97	24.97	27	27
MIN. ONE SIDE YARD (FT.) (l)	9	9	6.8	6.8
MIN. BOTH SIDE YARDS (FT.) (e)	N/A	N/A	20.4	20.4
MIN. STREET SIDE YARD (FT.)	15	15	N/A	N/A

* 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

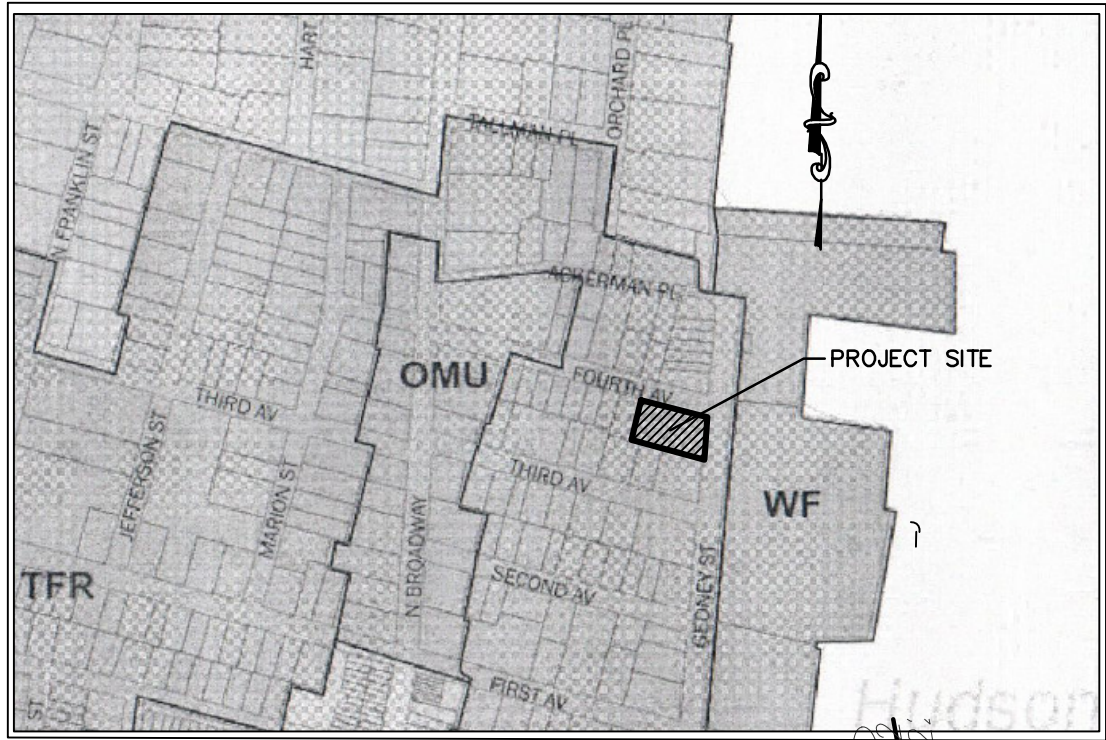
(c) FRONT YARD FOR LOT A = $\frac{20\% \times 7,492.50}{90} = 16.65$	FRONT YARD FOR LOT B = $\frac{20\% \times 6,120.00}{68} = 18.00$
(d) REAR YARD FOR LOT A = $\frac{30\% \times 7,492.50}{90} = 24.97$	REAR YARD FOR LOT B = $\frac{30\% \times 6,120.00}{68} = 27.00$
(l) SIDE YARD FOR LOT A = $10\% \times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

GENERAL NOTES

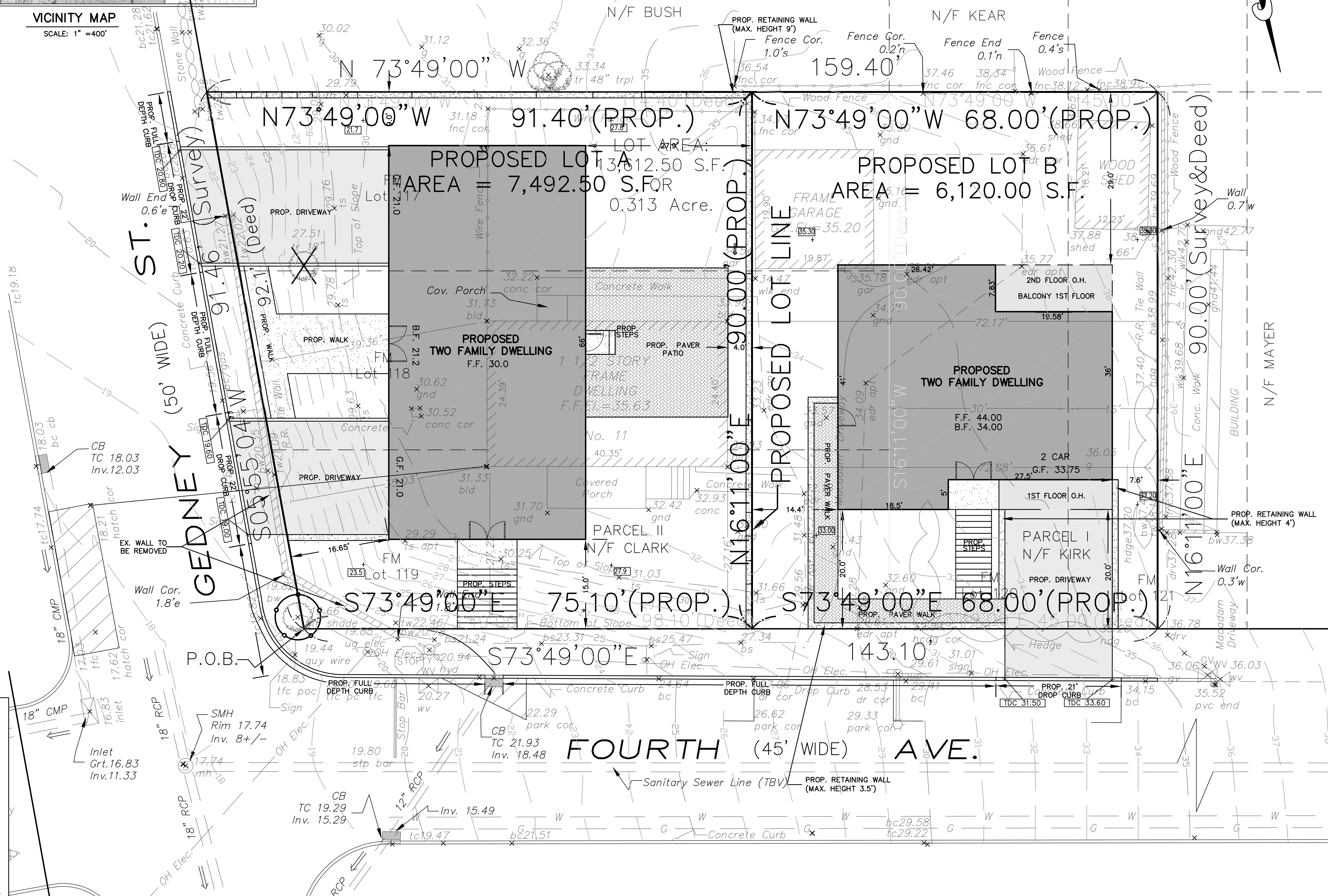
- RECORD OWNER : SCHENLEY VITAL
48 S. FRANKLIN STREET, SUIT 100
NYACK, NY 10960
- APPLICANT : SAME AS OWNER
- THIS IS A SUBDIVISION OF LOT 26 BLOCK 2 SECTION 66.30 AS SHOWN ON THE TAX MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK.
- AREA OF TRACT IN SQUARE FEET: 13,612.50 SQ.FT.
- NO BUILDING 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.
- HOLD 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 SEPERATION 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 SEEPAE 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 SEEPAE PITS (SIX MONTH INTERVALS).
 - MOWING AND FERTILIZING OF GRASS AREAS. ALSO, PRUNING AND FERTILIZING OF TREES AND SHRUBS (DURING SEASONAL INTERVALS)
 - SEEPAE PITS SHALL BE INSPECTED AND MAINTAINED YEARLY.

PROPOSED MINOR SUBDIVISION

ADDITIONS	LOT 26 BLOCK 2 SECTION 66.30 11 FOURTH AVENUE	DRAWN BY: I.G.
	VILLAGE OF NYACK - TOWN OF ORANGETOWN ROCKLAND COUNTY , NEW YORK	CALC. BY: I.G.
	COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC ENGINEERS • LAND SURVEYORS • PLANNERS	SCALE: 1" = 10'
	120 1/2 N. BROADWAY NYACK, NEW YORK 845 358-1510	DATE: 12-16-2024
		FILE No. 10,372
		SHEET No. 1 OF 4



VICINITY MAP
SCALE: 1" = 400'



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

CHAIRMAN

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ZONING SCHEDULE

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MIN. ONE SIDE YARD (FT.)(i)	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.)	15	15	N/A	N/A
BUILDING HEIGHT (STORIES)	2	3*	2	3*
BUILDING HEIGHT (FT.)	32	35.92*	32	32.00
MIN. USABLE OPEN (PER DWELLING UNIT (S.F.))	500	> 500	500	> 500
MIN. DWELLING UNIT SIZE (S.F.)	750	> 750	750	> 750

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BUILDING HEIGHT CALCULATIONS

PROP. LOT A

GRADE PLANE

23.5
21.7
27.8
+ 22.9
100.9 / 4 = 25.23 AVG. GRADE PLANE

BUILDING HEIGHT = AVERAGE HEIGHT OF GABLE - GRADE PLANE
61.15 - 25.23 = 35.92' BUILDING HEIGHT

PROP. LOT B

GRADE PLANE

33.00
35.30
39.30
+ 37.20
144.80 / 4 = 36.20 AVG. GRADE PLANE

BUILDING HEIGHT = AVERAGE HEIGHT OF GABLE - GRADE PLANE
68.20 - 36.20 = 32.0' BUILDING HEIGHT

MINIMUM PARKING REQUIREMENTS

PROP. LOT A

DWELLING, TWO FAMILY
2 PARKING SPACES PER 1 OR GREATER BEDROOMS

2 UNITS X 2 PARKING SPACES= 4 PARKING SPACES NEEDED
PROPOSED 4 PARKING SPACES IN GARAGE AND 4 IN DRIVEWAY
TOTAL PARKING SPACES = 8 OK

PROP. LOT B

DWELLING, TWO FAMILY
2 PARKING SPACES PER 1 OR GREATER BEDROOMS

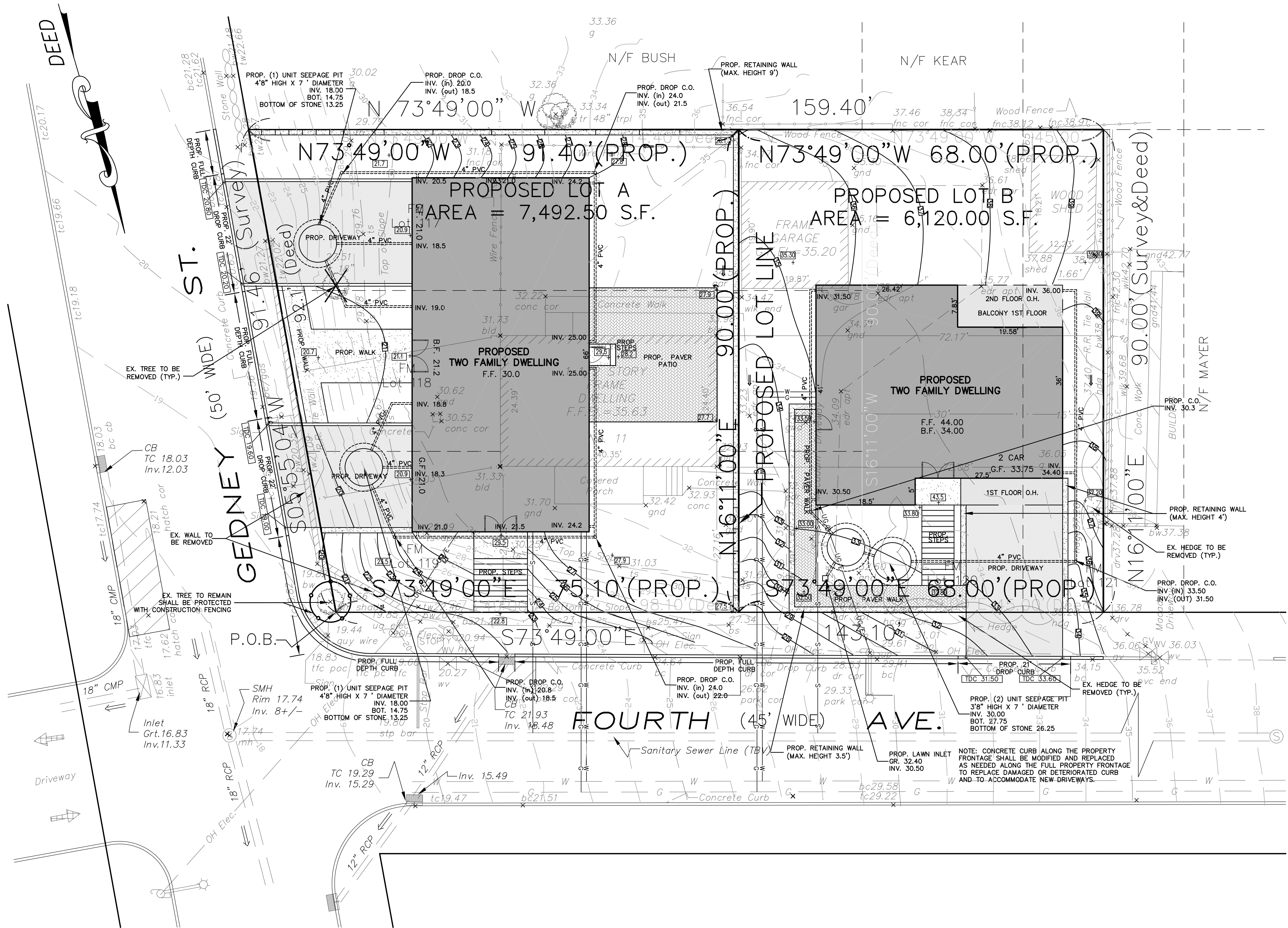
2 UNITS X 2 PARKING SPACES= 4 PARKING SPACES NEEDED
PROPOSED 2 PARKING SPACES IN GARAGE AND 2 IN DRIVEWAY
TOTAL PARKING SPACES= 4 OK

GENERAL NOTES

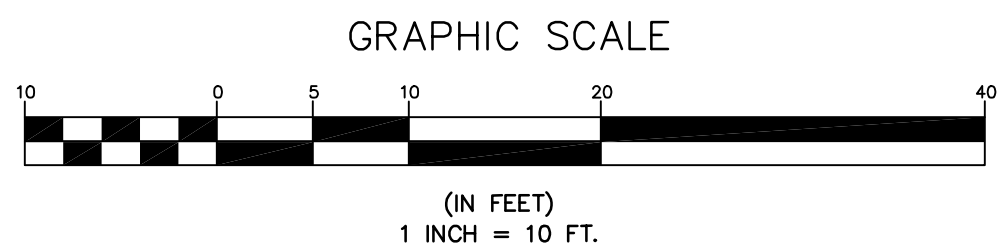
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SITE PLAN

ADDITIONS	LOT 26 BLOCK 2 SECTION 66.30 11 FOURTH AVENUE	DRAWN BY: I.G.
	VILLAGE OF NYACK - TOWN OF ORANGETOWN ROCKLAND COUNTY , NEW YORK COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC ENGINEERS • LAND SURVEYORS • PLANNERS	CALC. BY: I.G.
04-17-2025 05-29-2025 06-11-2025 06-17-2025 08-13-2025	120 1/2 N. BROADWAY NYACK, NEW YORK 845 358-1510	SCALE: 1" = 10'
	1610 CENTER AVENUE FORT LEE , NEW JERSEY 201 944-7774	DATE: 12-16-2024
	STEVEN J. COLLAZUOL NEW YORK PROFESSIONAL ENGINEER (Lic. No. 70,888) NEW YORK PROFESSIONAL LAND SURVEYOR (Lic. No. 49,882)	FILE No. 10,372
		SHEET No. 2 OF 4



LEGEND	
BM	- BENCH MARK
CB	- CATCH BASIN
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TC	- TOP CURB
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TBR	- TO BE REMOVED
UG	- UNDERGROUND
000.00	- EXISTING ELEVATION
000	- EXISTING CONTOUR
000.00	- PROPOSED ELEVATION
000	- PROPOSED CONTOUR
WV	- WATER VALVE
GV	- GAS VALVE
CB	- CATCH BASIN
UP	- UTILITY POLE
OH	- OVER HEAD WRES
W	- WALL
SP	- PROP. SEEPAGE PIT
T	- TREE
TBR	- TREE TO BE REMOVED
DATUM	- NGVD 1929



APPROVED BY THE BOARD OF ADJUSTMENT
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AT A REGULAR MEETING HELD
ON _____

CHAIRMAN

SECRETARY

GRADING & DRAINAGE PLAN

LOT 26 BLOCK 2 SECTION 66.30
11 FOURTH AVENUE

VILLAGE OF NYACK - TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC
ENGINEERS • LAND SURVEYORS • PLANNERS

120 1/2 N. BROADWAY
NYACK, NEW YORK
845 358-1510

1610 CENTER AVENUE
FORT LEE, NEW JERSEY
201 944-7774

STEVEN J. COLLAZUOL
NEW YORK PROFESSIONAL ENGINEER (Lic. No. 70,688)
NEW YORK PROFESSIONAL LAND SURVEYOR (Lic. No. 49,882)

DRAWN BY:

I.G.

CALC. BY:

I.G.

SCALE:

1" = 10'

DATE:

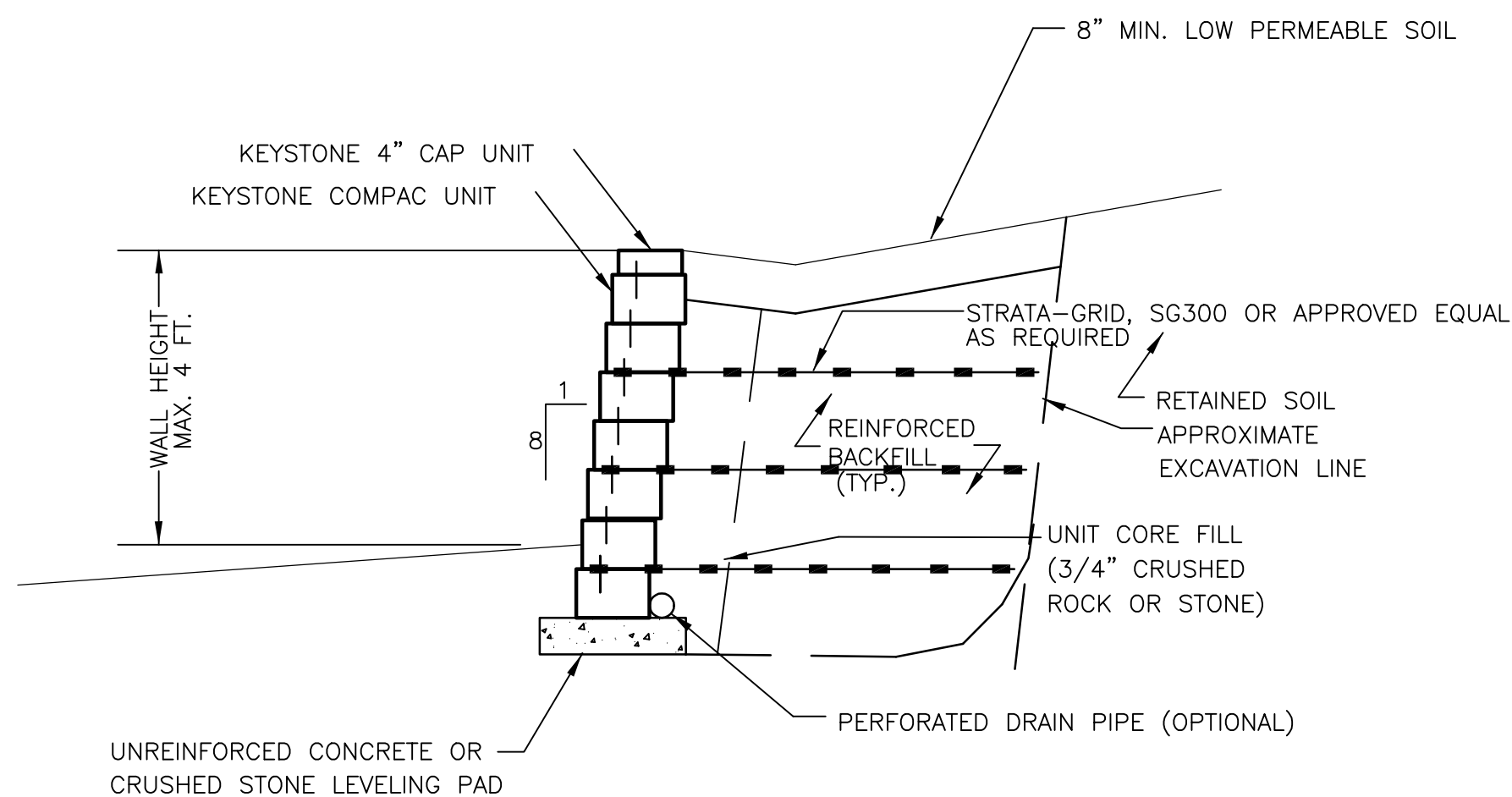
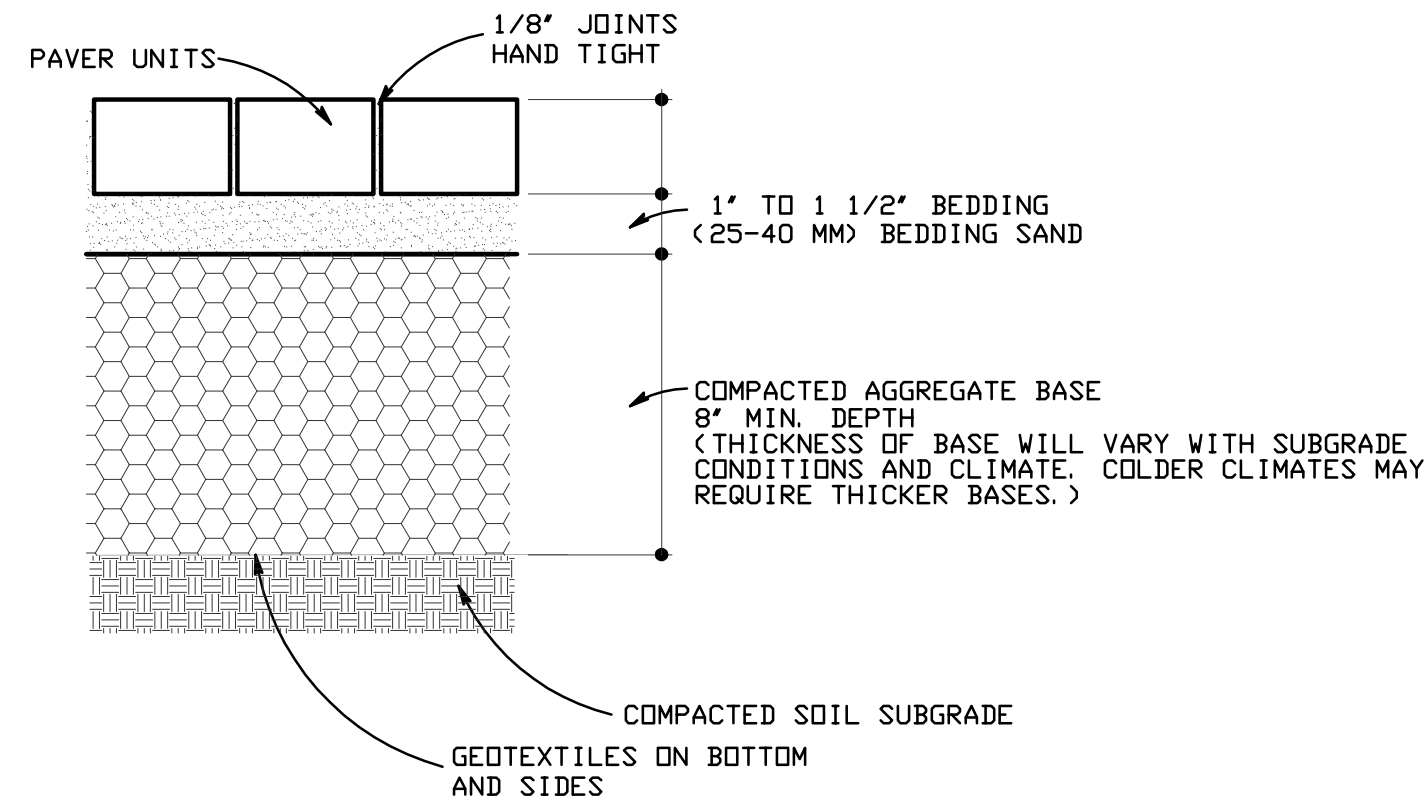
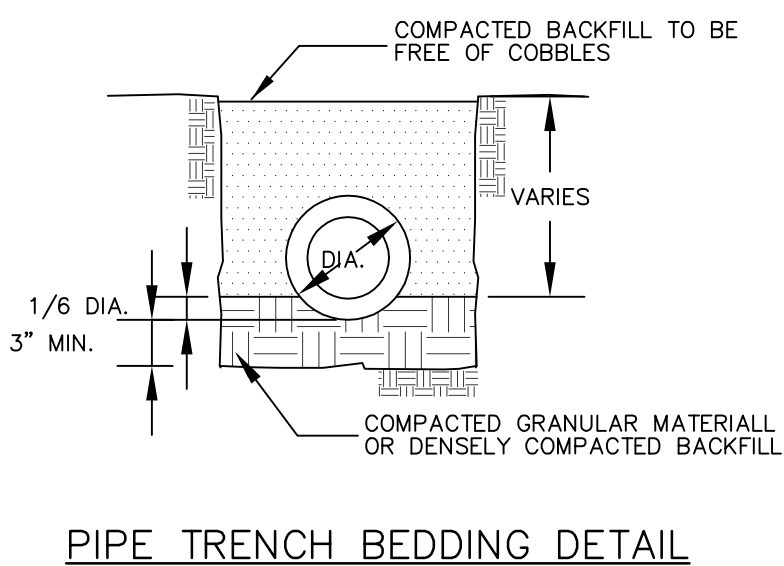
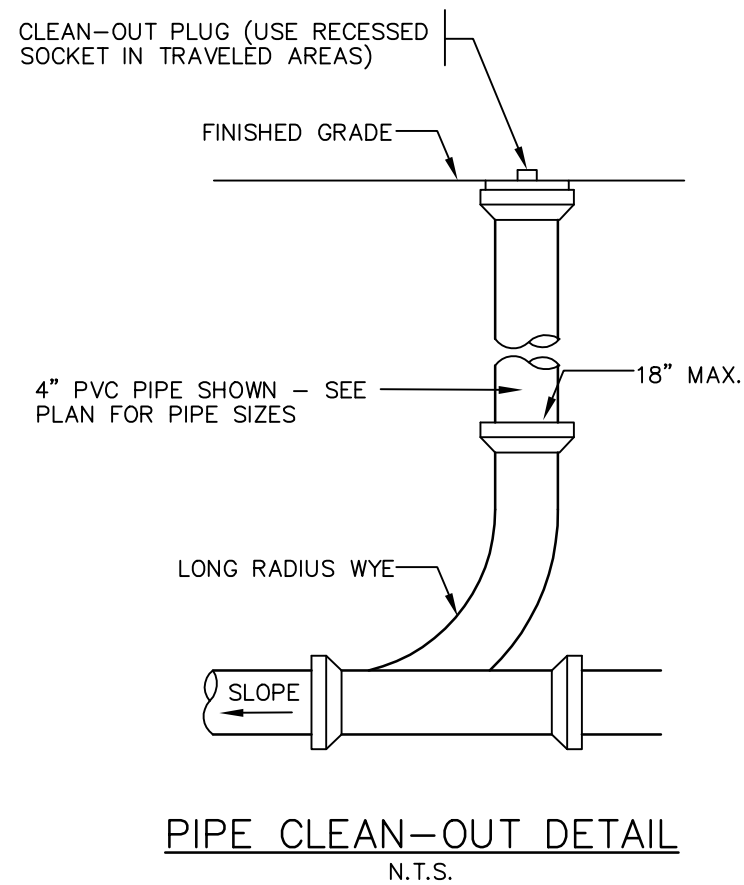
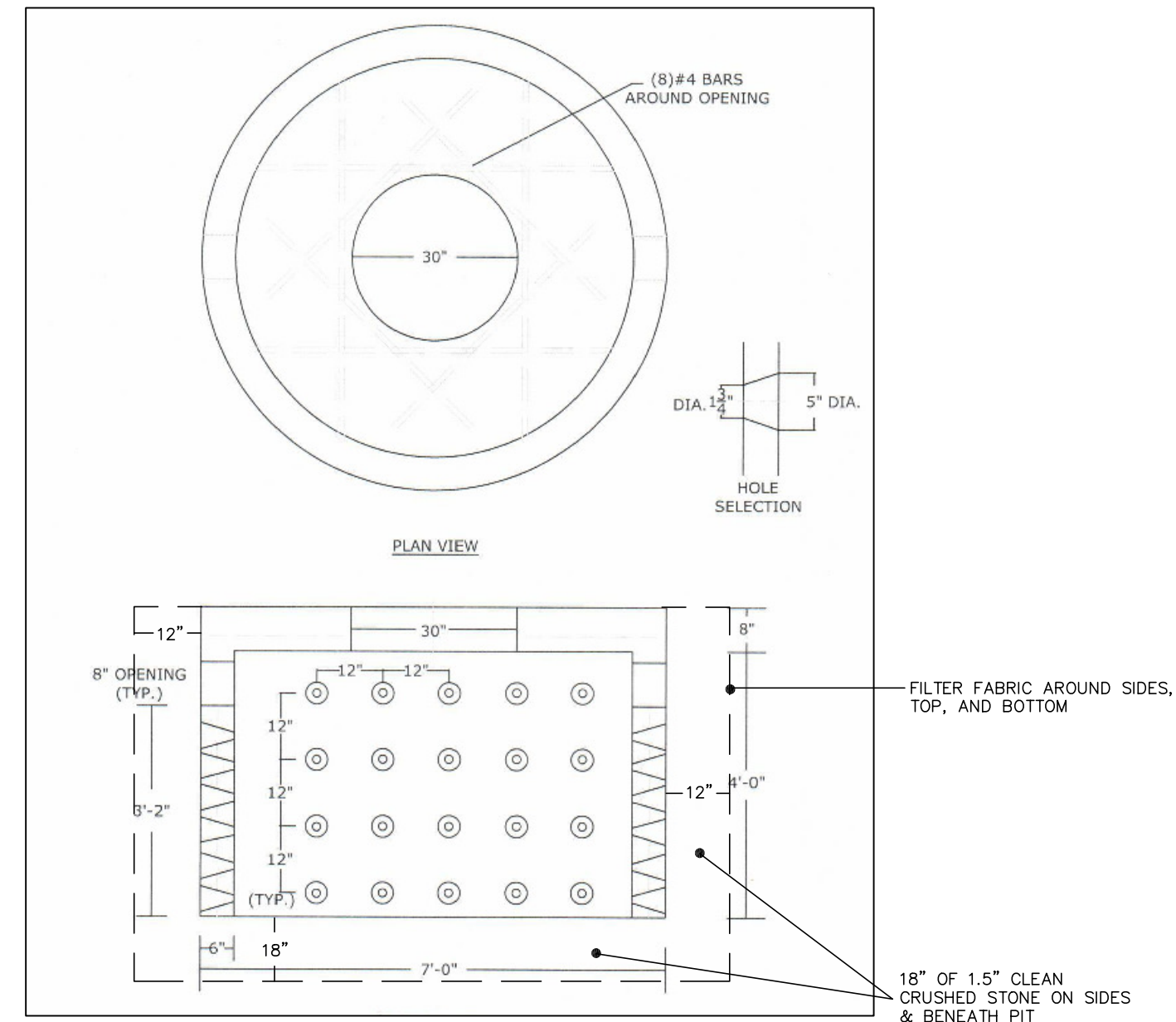
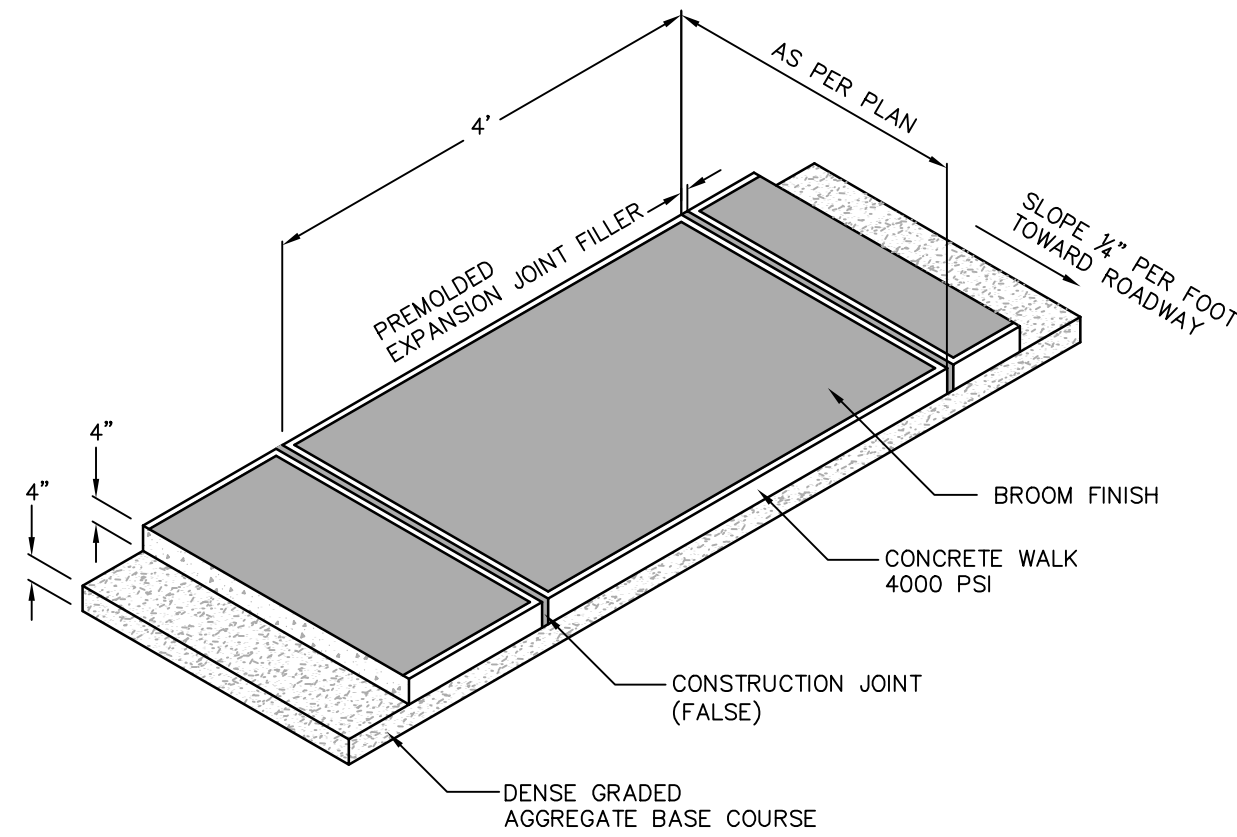
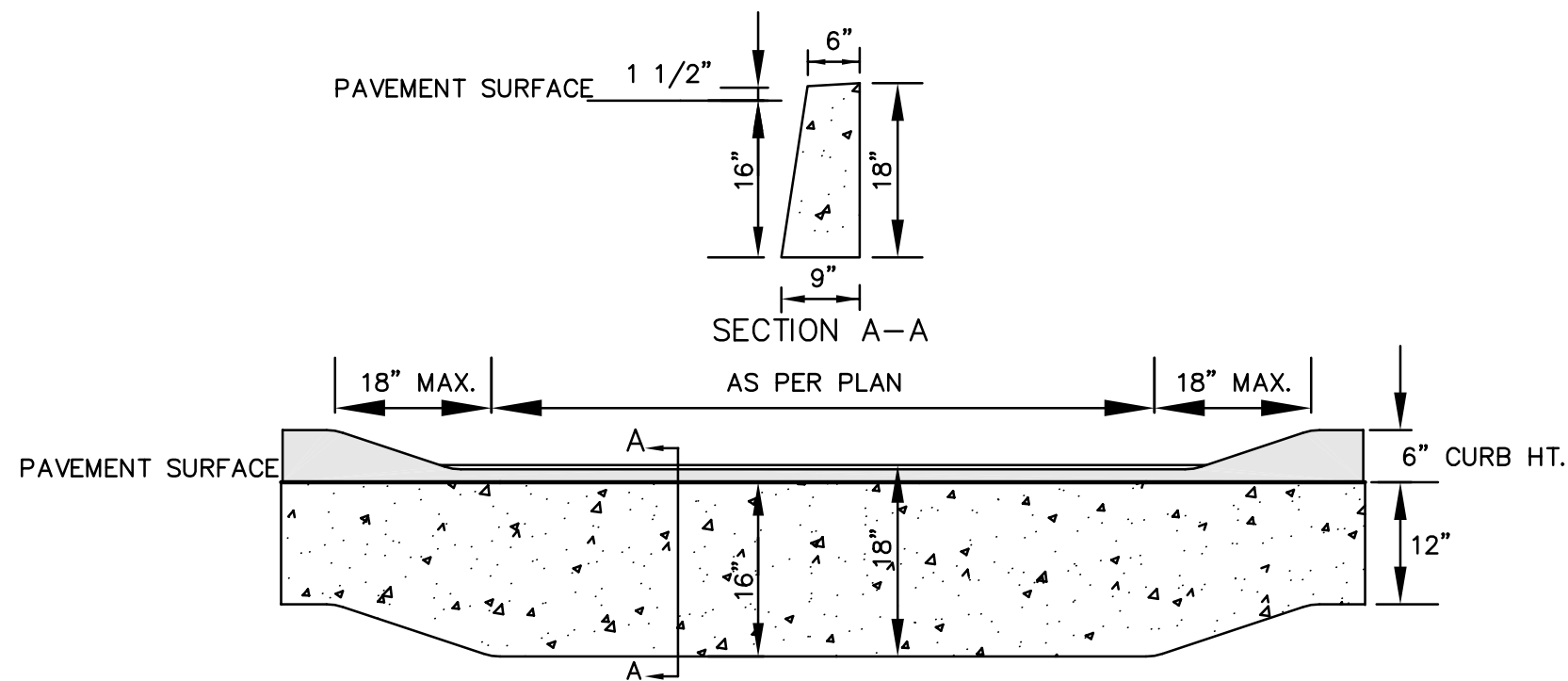
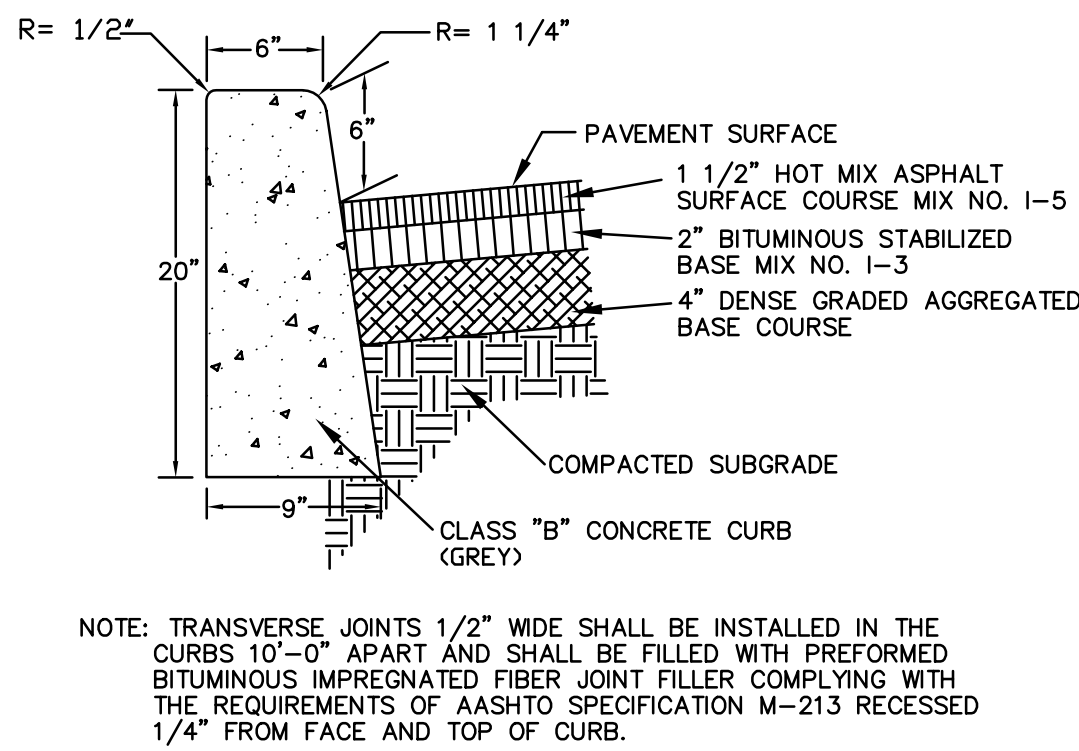
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3 OF 4



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.
		COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC ENGINEERS • LAND SURVEYORS • PLANNERS	CALC. BY: I.G.
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STEVEN J. COLLAZUOL NEW YORK PROFESSIONAL ENGINEER LIC. NO. 70,688 NEW YORK PROFESSIONAL LAND SURVEYOR LIC. NO. 49,882 <i>Steven J. Collazuol</i>		DATE: 08-13-25	FILE No. 10,372
			SHEET No. 4 Of 4