

Table with 2 columns: Surface Type, Area (SF). Rows include Bluestone Patio (192 SF), Fieldstone Wall (22 SF), Path (31 SF), and Total (245 SF).

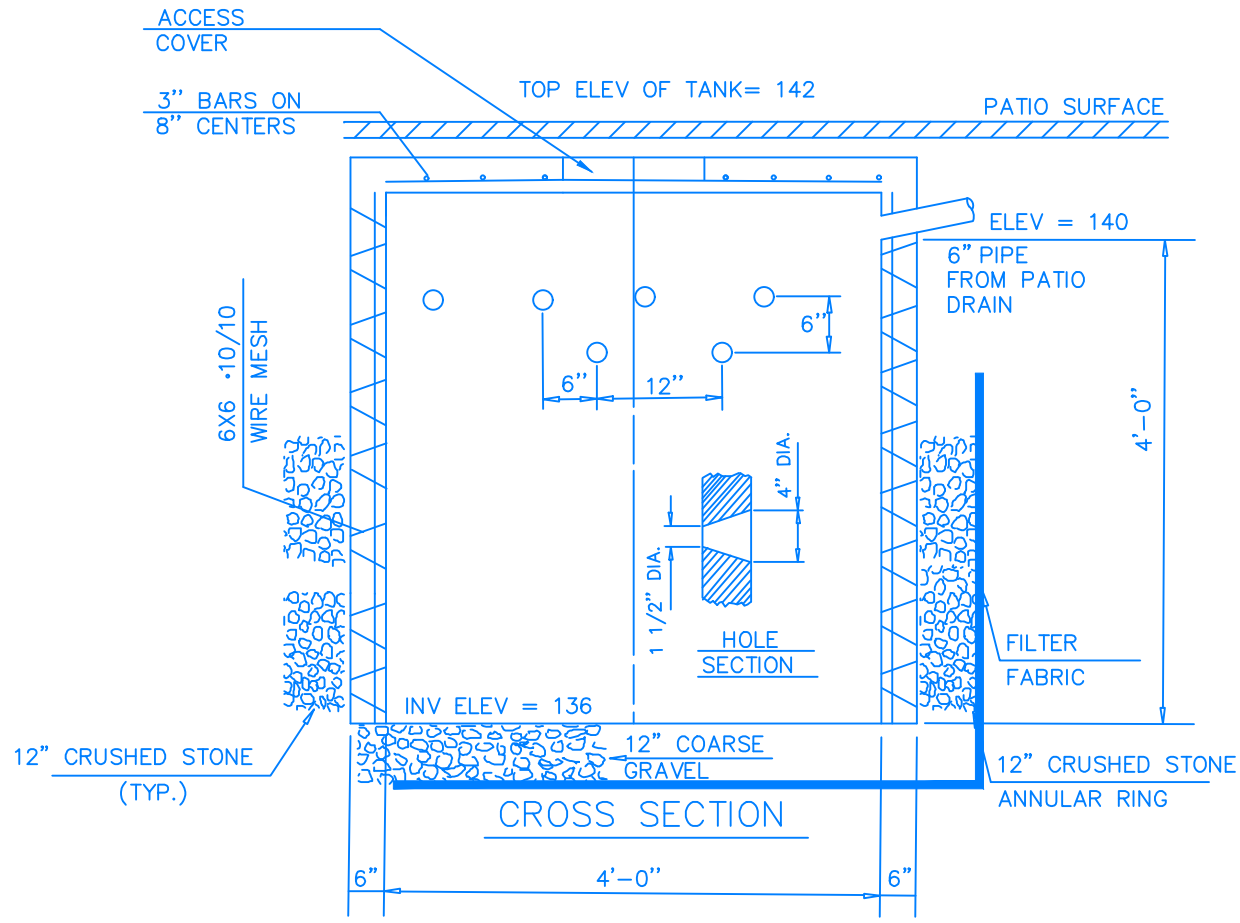


LOT AREA = 4,849.84 SQUARE FEET
TAX MAP DESIGNATION: 66.29-1-17

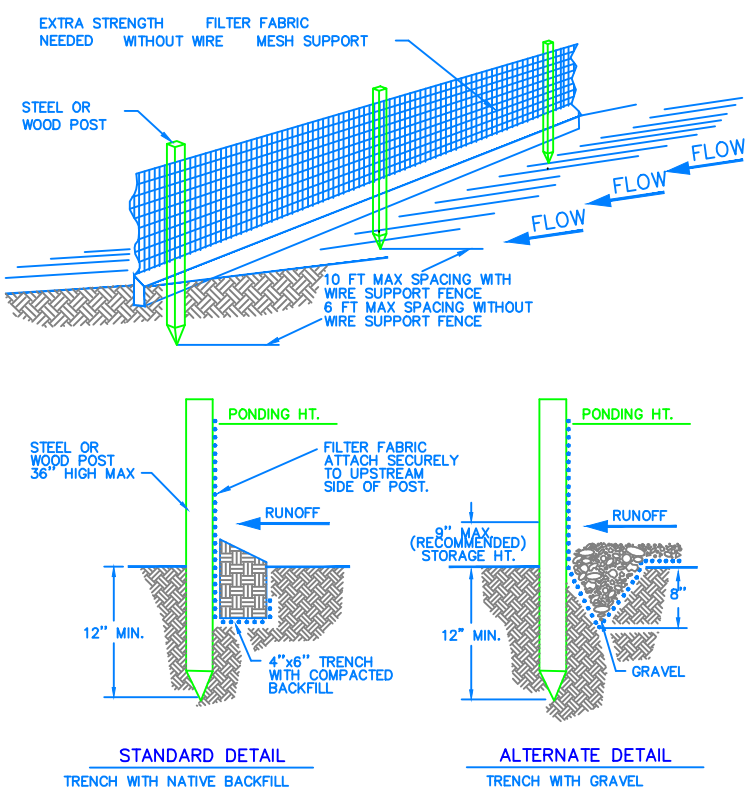


SITE PLAN
SCALE: 1"=10'

DATA FOR SITE PLAN TAKEN FROM SURVEY BY ANTHONY R. CELENTANO P.L.S.,
LOCATED AT 31 ROSMAN ROAD, THIELLS, NY, NYS LIC NO 50633, DATED
FEBRUARY 20, 2021

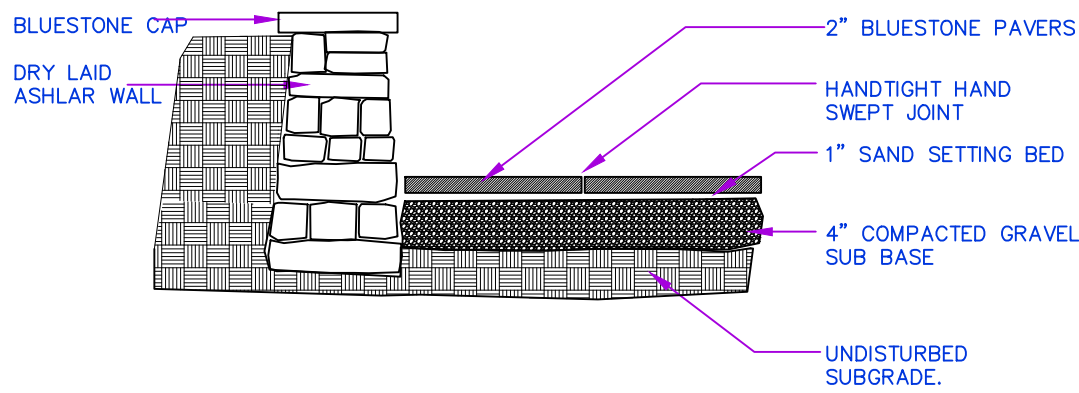


DETENTION BASIN DRYWELL NTS



NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.

SILT FENCE
n.t.s.



WALL DETAIL
NOT TO SCALE

TABLE 4-1 DIMENSIONAL STANDARDS FOR ZONING DISTRICT TFR, VILLAGE OF NYACK

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 SF	4,849.84 SF **	NO CHANGE
MINIMUM LOT WIDTH	50'	50'	NO CHANGE
MINIMUM STREET FRONTAGE	-	-	-
MINIMUM LOT DEPTH	-	-	-
MINIMUM FRONT SETBACK	19.4'	18.4' **	NO CHANGE
MINIMUM SIDE SETBACK (ONE SIDE)	5'	3' **	NO CHANGE
MINIMUM SIDE SETBACK (BOTH SIDES)	15'	12.7' **	NO CHANGE
REQUIRED REAR YARD	29.1'	42.6'	NO CHANGE
MAXIMUM BUILDING HEIGHT (STORIES)	2	2	NO CHANGE
MAXIMUM BUILDING HEIGHT (FEET)	32'	XXX	NO CHANGE
MAXIMUM FAR	-	-	-
MINIMUM USABLE OPEN SPACE	1,000 SF	2,810	2,700 SF
MAXIMUM DENSITY	-	-	-
MINIMUM DWELLING UNIT SIZE	900 SF	XXX	NO CHANGE

** EXISTING NON-CONFORMING CONDITION

DO NOT SCALE PRINTS

SITE PLAN

MONTERA RESIDENCE

10 SICKLES AVENUE
NYACK, NEW YORK 10960

BART M. RODI - ENGINEER

RESIDENTIAL & COMMERCIAL
234 SOUTH GRANT AVE
CONGERS, NEW YORK 10920
(845) 268-6663

NYS LIC #070545

PLANS VALID ONLY IF SEALED

Table with 2 columns: DATE, and a list of dates from 8 MARCH 2021 to 11 MARCH 2021.

Table with 2 columns: DATE, and a list of dates from 23 FEBRUARY 2021 to 4 MARCH 2021.

Table with 2 columns: SCALE (AS NOTED) and SHEET (SP-1).