

MINCU ADDITION

74 JEFFERSON ST. NYACK, NEW YORK 10960



1
C VICINITY MAP
NTS

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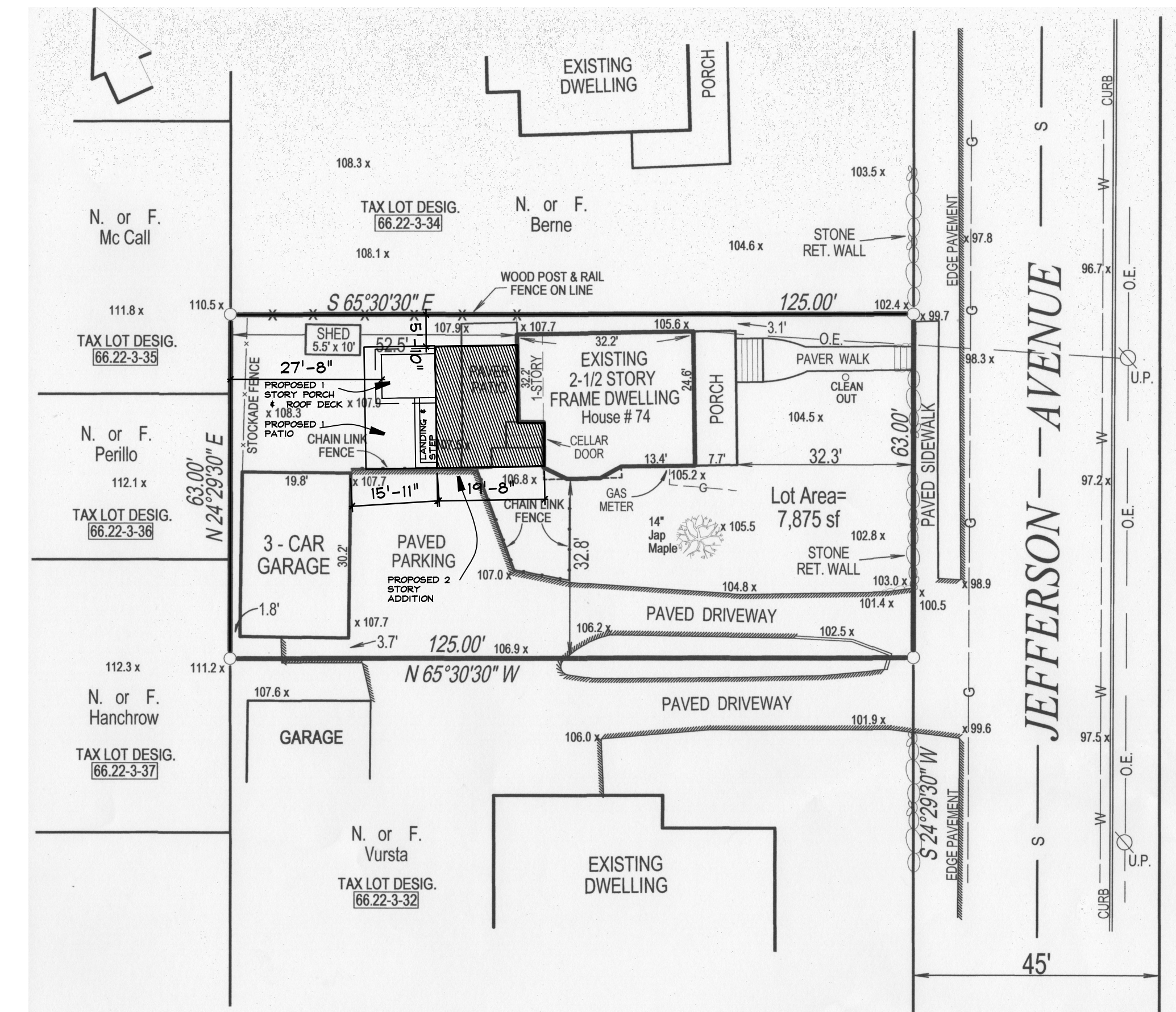
BULK REQUIREMENTS			
ZONE DISTRICT: TFR USE: ONE FAMILY RESIDENTIAL			
REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING:			
LOT AREA, MIN. S.F.	5,000	7,875	NO CHANGE
LOT WIDTH	50	63	NO CHANGE
LOT DEPTH	-	125	NO CHANGE
FRONT YARD MIN.	25	32.3	NO CHANGE
SIDE YARD MIN.	6.3	3.1'/32.8	NO CHANGE
SIDE YARD TOTAL	18.9	35.9	NO CHANGE
REAR YARD MIN.	37.5	52.5	27.6"
MAX BUILDING HEIGHT	2 STORIES / 32'	2 STORIES / 24.16'	NO CHANGE
DWELLING UNIT SIZE	900	1,444 SF	2,223.5 SF

* EXISTING NON-CONFORMING
** VARIANCE REQUIRED



KIER B. LEVESQUE R.A.
ARCHITECT

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C SITE PLAN
1 INCH = 20 FEET

ORANGETOWN TAX MAP NO: 66.22 - 3 - 33
THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR:

BONNIE MINCU ON DATED: MARCH 12, 2020

BY:

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1 SEPTEMBER 13, 2021

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