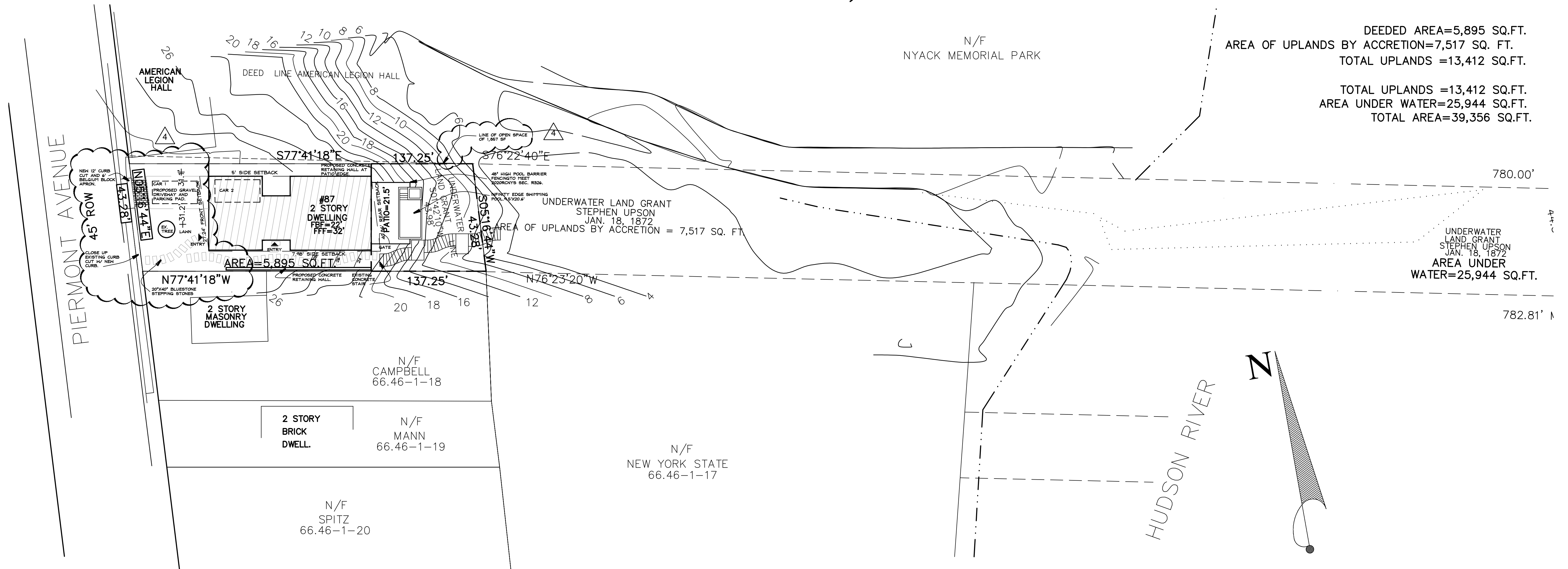


GRAY SITE PLAN

87 PIERMONT AVE. NYACK, NEW YORK 10960



DEEDED AREA=5,895 SQ.FT.
 AREA OF UPLANDS BY ACCRETION=7,517 SQ. FT.
 TOTAL UPLANDS =13,412 SQ.FT.
 TOTAL UPLANDS =13,412 SQ.FT.
 AREA UNDER WATER=25,944 SQ.FT.
 TOTAL AREA=39,356 SQ.FT.



BULK REQUIREMENTS			
ZONE DISTRICT: TFR			
USE: ONE FAMILY RESIDENTIAL			
REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING:			
LOT AREA MIN. S.F.	5,000	5,895	NO CHANGE
LOT WIDTH	50	43.28*	NO CHANGE
LOT DEPTH	-	137.25	NO CHANGE
FRONT YARD MIN.	27.24	-	27.25
SIDE YARD MIN.	5.7.98	-	5.8.41
SIDE YARD TOTAL	12.98	-	13.41
REAR YARD MIN.	40.86	-	40.86
MAX BUILDING HEIGHT	2 STORIES / 32'	-	2 STORIES / 27.17'
DWELLING UNIT SIZE	900	-	3,576 SF
USEABLE OPEN SPACE	1,000 SF	-	1,857 SF

* EXISTING NON-CONFORMING
 ** VARIANCE REQUIRED FOR FRONT FACING GARAGE DOOR LESS THE 4' SETBACK FROM BUILDING FACE PER VGN 360-2.3 e (3) (C) (1)

ORANGETOWN TAX MAP NO: 66.46 - 1 - 16
 THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR:
 RUDOLPH-SHABINSKY DATED: OCTOBER 24, 2002 REV. MAY 21, 2007
 BY:
 WILLIAM D. YOUNGBLOOD
 LAND SURVEYING, P.C.
 SURVEYORS AND LAND PLANNERS
 18 NORTH MAIN ST.
 HARRISMAN, NY 10926
 TEL: 834-782-8543

SITE PLAN
 1 INCH = 20 FEET

INDEX TO DRAWINGS

- C SITE PLAN
- A-100 PLANS
- A-101 PLANS
- A-200 ELEVATIONS
- A-201 ELEVATIONS

- 5 NOVEMBER 18, 2021
- 4 NOVEMBER 2, 2021
- 3 OCTOBER 5, 2021
- 1 OCTOBER 5, 2021
- AUGUST 27, 2021
- JOB # 202185

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VICINITY MAP
 NTS