

1. THIS IS A SUBDIVISION PLAT OF TAX LOT 60.78-1--22, AS SHOWN ON THE VILLAGE OF NYACK TAX MAP.
2. RECORD OWNER: GIUSEPPE PAGANO & DENISE CIMINO-PAGANO
309 CROFTSBURY DRIVE
NYACK, NEW YORK 10960
3. APPLICANT: SAME AS ABOVE
4. NUMBER OF LOTS: 2
5. LOT AREA: 15,215 SF
6. ALL NEAR UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED PLANS ON FILE IN THE OFFICE OF THE VILLAGE ENGINEER.
7. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-N OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
8. THIS SUBDIVISION PLAT IS SUBJECT TO LAWS, REGULATIONS, ORDINANCES AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SITE GRADING PLANS ON FILE IN THE OFFICE OF THE VILLAGE ENGINEER.
9. ALL REQUIRED STREETS, EASEMENTS, UTILITIES AND IMPROVEMENTS ON THIS PLAT AND AS INDICATED IN THE CONSTRUCTION PLANS AND SITE GRADING PLANS ON FILE IN THE OFFICE OF THE VILLAGE ENGINEER ARE IRREVOCABLY OFFERED FOR DEDICATION TO THE VILLAGE OF NYACK.
10. LANDSCAPING AND TREE PLANTING SHALL CONFORM TO THE REQUIREMENTS OF THE PLANNING BOARD.
11. ALL TREES TO REMAIN SHALL BE PROTECTED FROM ROOT DAMAGE DUE TO CONSTRUCTION OR REMOVED AND REPLACED WHEREVER THE CUT EXCEEDS 12".
12. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE VILLAGE ENGINEER HAS PROVIDED A CERTIFICATE THAT ALL OF THE PUBLIC UTILITIES HAVE BEEN COMPLETED AS REQUIRED.
13. 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.
14. IMMEDIATELY AFTER ROUGH GRADING THE DISTURBED AREA SHALL BE SEEDED IN A MANNER SHOWN ON THE EROSION CONTROL PLAN.
15. FOOTING DRAINS SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM OR OTHER APPROVED POSITIVE OUTFALL.
16. MONUMENTS AND PROPERTY MARKERS SHALL BE SET AS REQUIRED. LOT CORNERS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER AND AT LEAST 10' IN LENGTH, TO BE INSTALLED BY THE OWNER PRIOR TO GRADING.
17. SANITARY SEWER AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM SEPARATION OF 10'.
18. AS CONSTRUCTED DRAWINGS OF THE SANITARY SEWERS SHALL BE SUBMITTED TO TOWN OF ORANGETOWN SEWER DISTRICT.
19. ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING.
20. ALL SEWER CONSTRUCTION MUST MEET CURRENT RCSD #1 AND TOWN SPECIFICATIONS. NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SEWER TIE-IN, IN LEAD, TO BE INSTALLED BY THE OWNER PRIOR TO CONSTRUCTION. ALL SANITARY SEWER HOUSE CONNECTIONS SHALL BE SIX INCH DIAMETER WITHIN THE MUNICIPAL RIGHT-OF-WAY.
21. 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.
22. ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS PLAN SHALL BE REMOVED AT THE COST OF DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
23. DATUM: NAVD 88
24. NEW TAX LOT NUMBER SHOWN AS 60.78-1--22.x
25. ALL SEEPAGE PITS SHALL BE TEN FEET CLEAR OF ANY PROPERTY LINE.
26. 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.
27. ALL TREES TO REMAIN SHALL BE PROTECTED WITH A CONSTRUCTION FENCE INSTALLED AROUND THE TREE AT THE DRIP LINE.
28. 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.
29. AT THE TIME OF THE SITE PLAN APPROVAL FOR A DWELLING ON LOT #1, THE REQUIRED FRONT YARD SHALL BE ESTABLISHED EITHER BY THE BULK REGULATIONS FOR SFR-1 ZONING DISTRICT OR BY §360-4.2.2(3)(f).
30. A DEMOLITION PERMIT IS REQUIRED FOR THE REMOVAL OF THE EXISTING GARAGE ON LOT #1. CONCURRENT WITH THE SUBMISSION FOR SAID PERMIT, A DEMOLITION PLAN TO PROTECT ADJOINING PROPERTIES SHALL BE SUBMITTED TO THE VILLAGE BLDG DEPT. AND VILLAGE ENGINEER FOR REVIEW AND APPROVAL.

BULK REGULATIONS				ZONE SFR-1				SINGLE FAMILY RESIDENTIAL				
	MIN. LOT AREA	MIN. LOT WIDTH	FRONT SETBACK	SIDE SETBACK		TOTAL SIDE SETBACK		REAR SETBACK		BUILDING HEIGHT	MIN. DWLG UNIT SIZE	
REQUIRED	7,500 SF	50 FT	(c)		(f)		(e)		(d)		2 STY/32'	900 SF
			REQ'D	PROP	REQ'D	PROP	REQ'D	PROP	REQ'D	PROP		
LOT 1	7,507 SF	80'±	18.8'	18.8'	8'	8'	24'	24'	28.2'	28.2'	2 STORY/32'	>900 SF
LOT 2	7,708 SF	77'±	20.0'	18.4'	7.7'	14.1'	23.1'	28'	30.0'	37.4'	2 1/2 STORY	>900 SF

★ 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. (SEE NOTE #29)

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

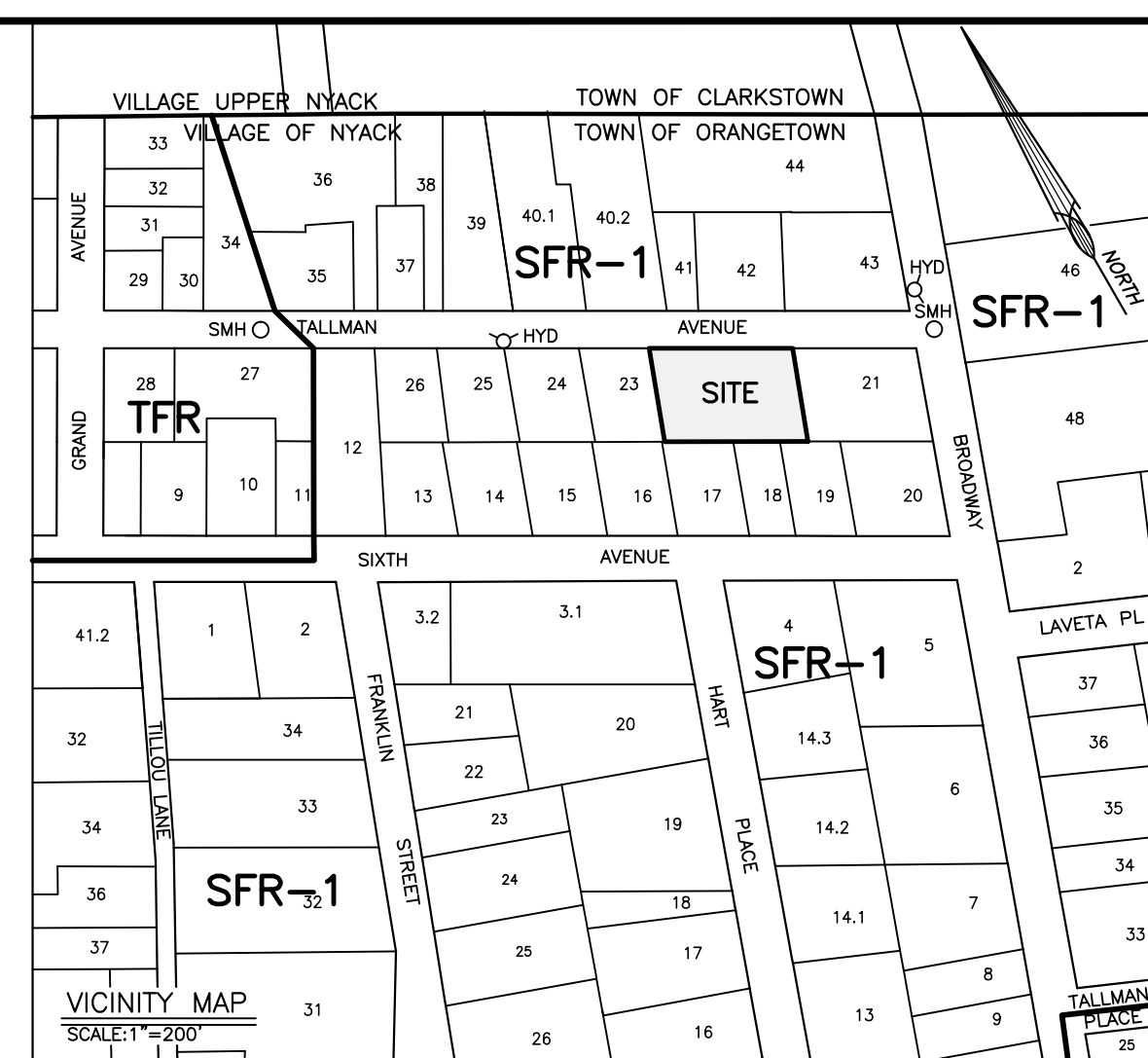
(e) 30% OF LOT WIDTH

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

⊕ EXISTING NON-CONFORMING CONDITION

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 SAID PROPOSED DWELLING, ON THE SAME SIDE OF THE STREET AND WITHIN THE SAME BLOCK AND THE SAME ZONING DISTRICT."



NYACK PLANNING BOARD APPROVAL:				SUBDIVISION OF PROPERTY FOR		TAX LOT #	
						60.78-1-22	
						AREA	
						15,215 SF	
						FILE	
						22115 SUBD	
						SCALE	
						1"= 10'	
						DATE	
						10/20/21	
						JOB NO.	
						22115	




LEGEND


	EXISTING	PROPOSED
RAINAGE INLET W/PIPES		
RAIN MANHOLE / WITH PIPES		
UP CURB @ CATCH BASIN	TCGB	
UP GRATE FIELD INLET	TGFI	
REINFORCED CONCRETE PIPE	RCP	
CORRUGATED PLASTIC PIPE	CPP	
UTILITY POLE	UP	
UTILITY POLE WITH LIGHT	*-	
WATER VALVE / METER	WV	WV WM
HYDRANT	HYD	
AS VALVE	GV	GV
UNDERGROUND WIRES	OW	
AS LINE	G	
AS, ELEC, TEL, CATV	ETC	
ELEC, TEL, CATV	ETC	
WATER LINE	W	
CONTOUR LINE	- - - -520-	
POT GRADE	x 520.5	

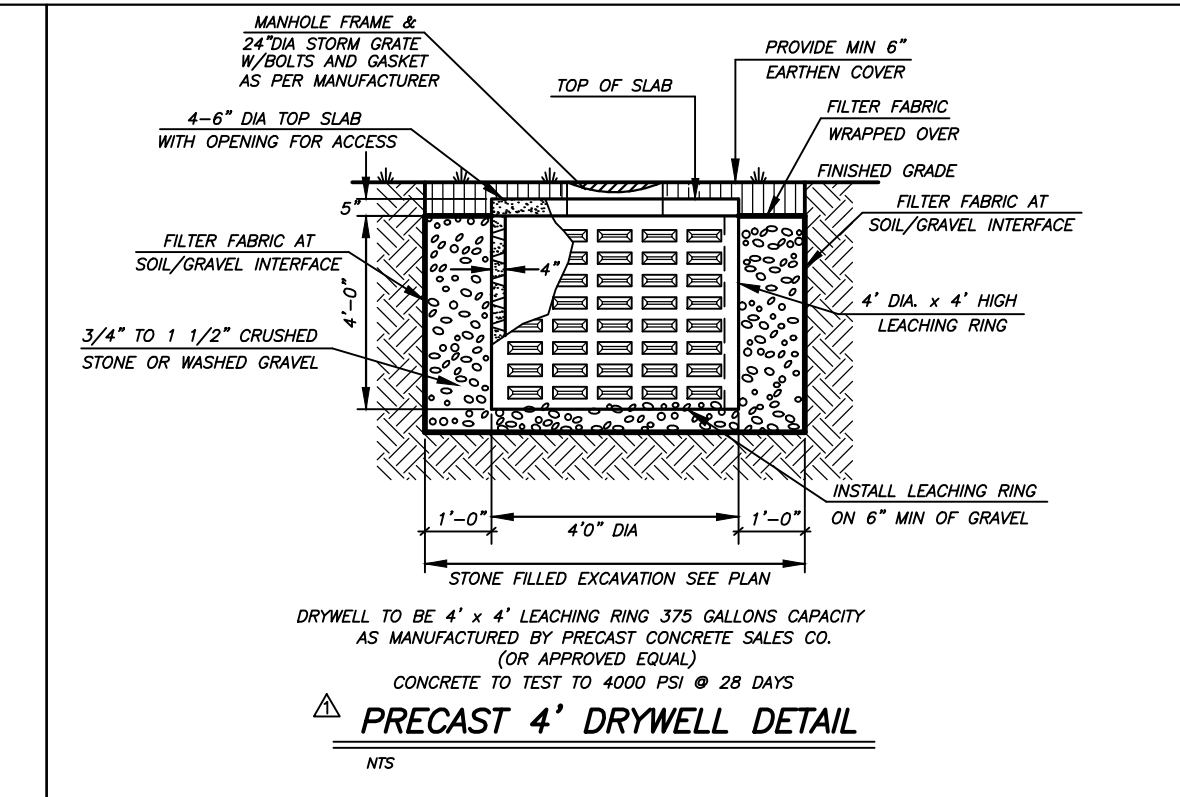
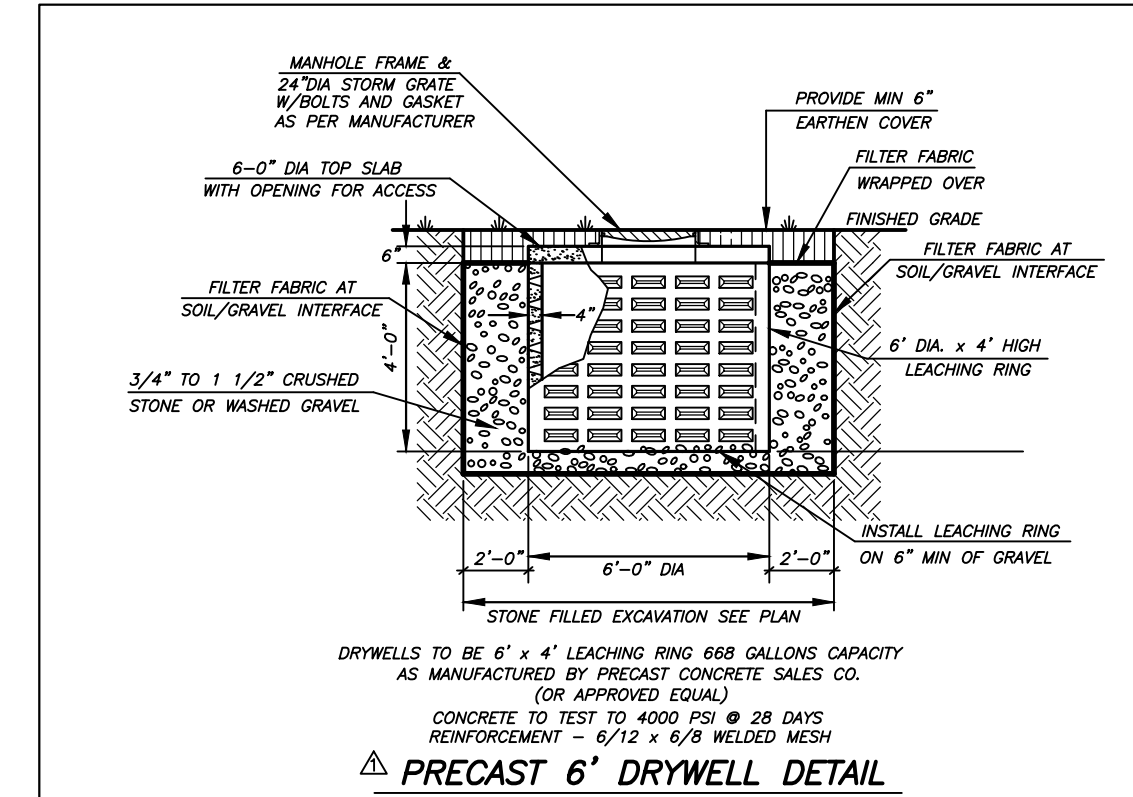
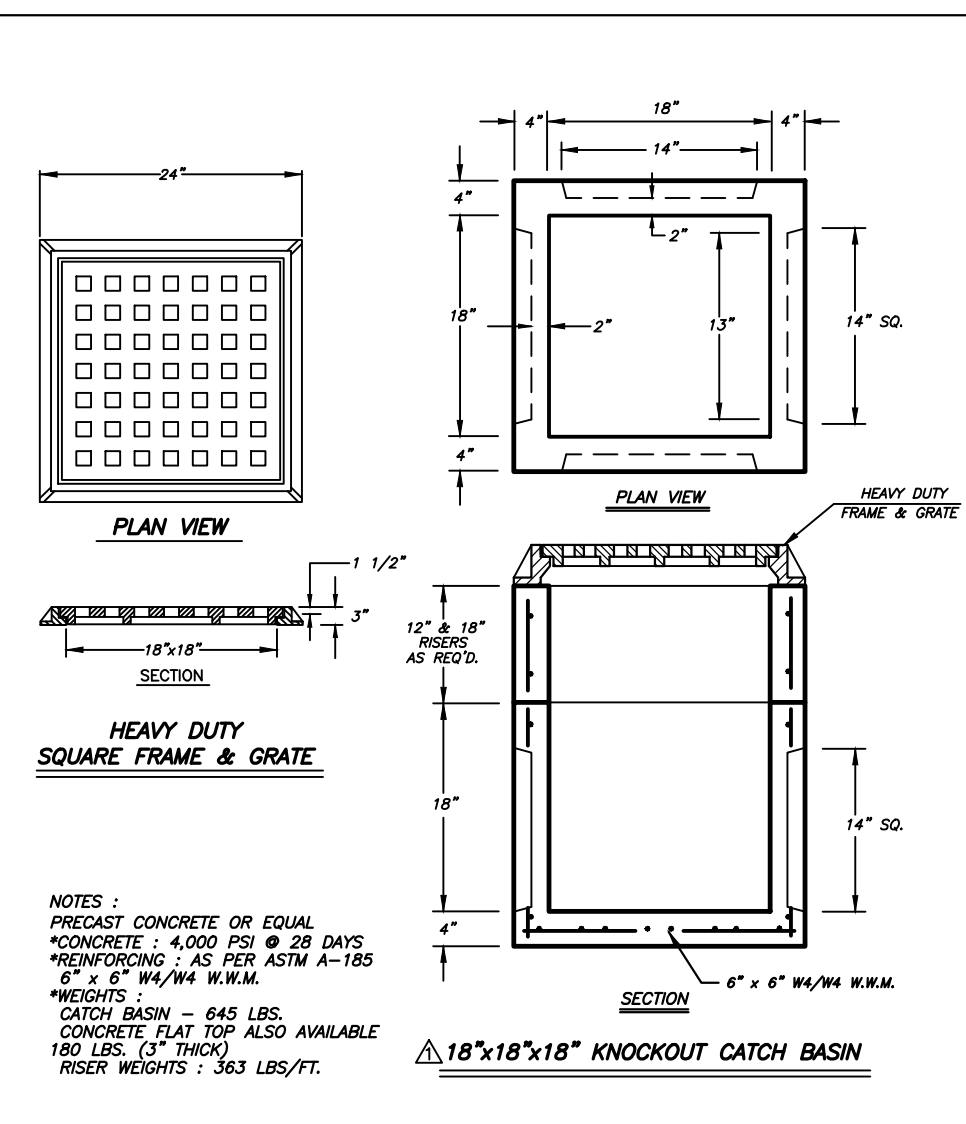
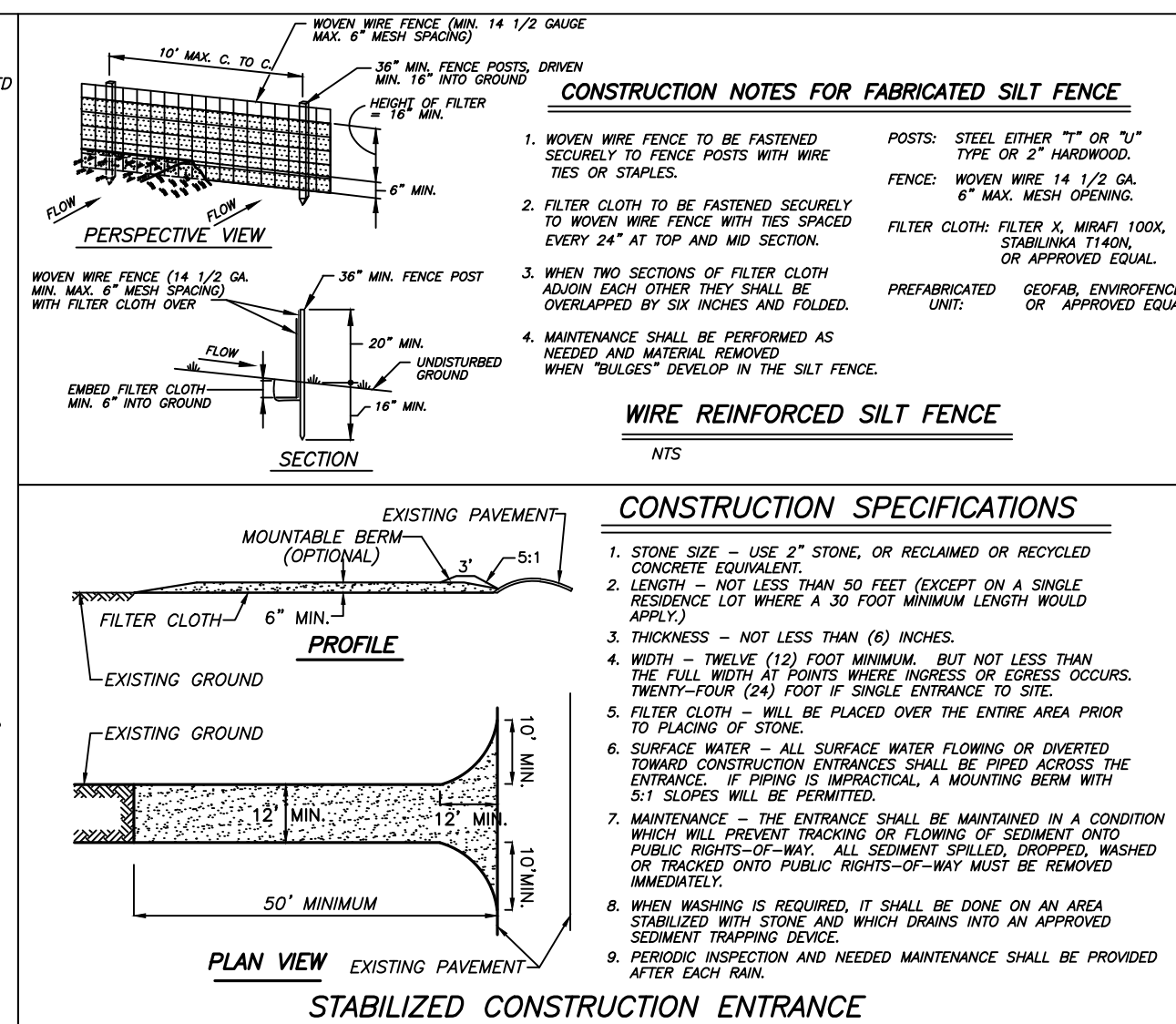
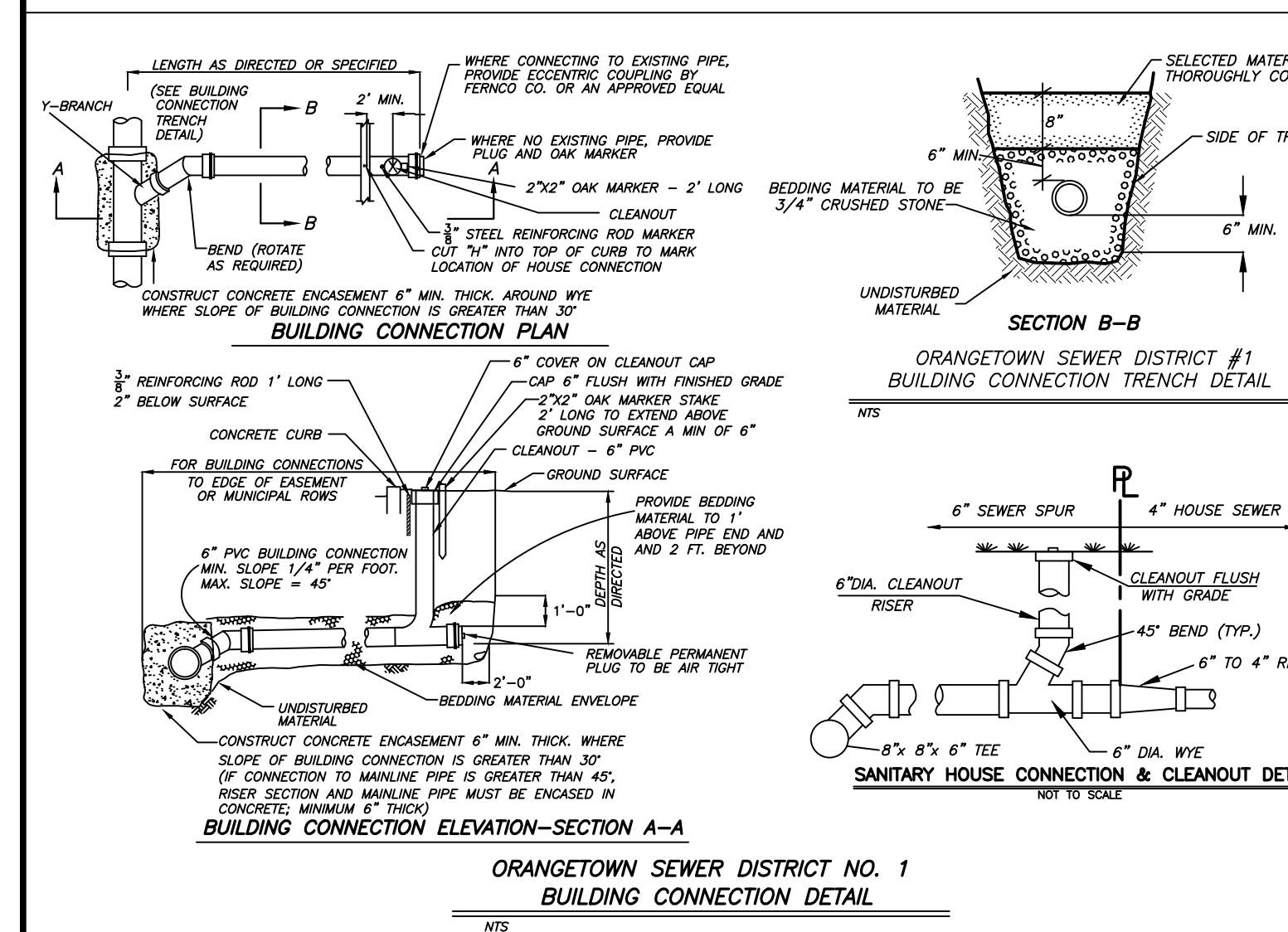
TREE LEGEND



 — SIZE IN INCHES (LARGEST DIA SHOWN IN TWIN/TRIPLE)
 — LETTER INDICATES TREE TYPE (SEE BELOW)
SECOND NUMBER (2), (3) INDICATES TWIN/TRIPLE

K = OAK L = LOCUST
M = MAPLE P = PINE

 = TREE TO BE REMOVED
MG = MAGNOLIA

TAKE CARE TO AVOID
DAMAGE TO
NEIGHBOR'S PROPERTY
WHEN DEMOLISHING
EXISTING STRUCTURE 



GDANSKI CONSULTANTS, INC. 633 WOODMONT LANE SLOATSBURG, NEW YORK, 10974		TAX LOT # 60.78-1-22	
 <i>Paul Gdanski</i> PAUL GDANSKI, PE NYS LIC. # 075890	01/10/22 DATE	TREE REVISIONS	AREA 15,215 SF
 <i>Jay A. Greenwell</i> JAY A. GREENWELL, PLS NYS LIC. # 49676		FILE 22115 GRAD	
		SCALE 1" = 10'	
		DATE 10/20/21	
		JOB NO. 22115	