



- NOTES:**
- THIS IS A SUBDIVISION PLAT OF TAX LOT 60.78-1-22, AS SHOWN ON THE VILLAGE OF NYACK TAX MAPS.
 - RECORD OWNER: GIUSEPPE PAGANO & DENISE CIMINO-PAGANO, 309 NORTH BROADWAY, NYACK, NEW YORK 10960
 - APPLICANT: SAME AS ABOVE
 - NUMBER OF LOTS: 2
 - LOT AREA: 15,215 SF
 - ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - 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.
 - 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.
 - 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.
 - LANDSCAPING AND TREE PLANTING SHALL CONFORM TO THE REQUIREMENTS OF THE PLANNING BOARD.
 - ALL TREES TO REMAIN SHALL BE PROTECTED FROM ROOT DAMAGE DUE TO CONSTRUCTION OR REMOVED AND REPLACED WHEREVER THE CUT EXCEEDS 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.
 - 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.
 - IMMEDIATELY AFTER ROUGH GRADING THE DISTURBED AREA SHALL BE SEEDED IN A MANNER SHOWN ON THE EROSION CONTROL PLAN.
 - FOOTING DRAINS SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM OR OTHER APPROVED POSITIVE OUTLET.
 - MONUMENTS AND PROPERTY MARKERS SHALL BE SET AS REQUIRED. LOT CORNERS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER AND AT LEAST 18" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
 - SANITARY AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM SEPARATION OF 10'.
 - AS CONSTRUCTED DRAWINGS OF THE SANITARY SEWERS SHALL BE SUBMITTED TO TOWN OF ORANGETOWN SEWER DISTRICT.
 - ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING. THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR ANY EXISTING AND/OR PROPOSED SEWER FACILITIES.
 - ALL SEWER CONSTRUCTION MUST MEET CURRENT RCSD #1 AND TOWN SPECIFICATIONS. NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SEWER PERMIT IS OBTAINED FROM RCSD #1 & THE TOWN OF ORANGETOWN PRIOR TO CONSTRUCTION. ALL SANITARY SEWER HOUSE CONNECTIONS SHALL BE SIX INCH DIAMETER WITHIN THE MUNICIPAL RIGHT-OF-WAY.
 - 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.
 - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - DATUM: NAVD 88
 - NEW TAX LOT NUMBER SHOWN AS 60.78-1-22.x
 - ALL SEEPAGE PITS SHALL BE TEN FEET CLEAR OF ANY PROPERTY LINE.
 - 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 CONSTRUCTION TO INSPECT THE SAME.
 - ALL TREES TO REMAIN SHALL BE PROTECTED WITH A CONSTRUCTION FENCE INSTALLED AROUND THE TREE AT THE DRIP LINE.
 - 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.
 - 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 §360-4.2.8.(1)(c).
 - A DEMOLITION PERMIT IS REQUIRED FOR THE REMOVAL OF THE EXISTING GARAGE/APARTMENT 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.
 - AT THE TIME ANY CONSTRUCTION IS PROPOSED FOR A NEW DWELLING ON LOT #1, AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOT #1, THE IN-SITU PERCOLATION RATE SHALL BE VERIFIED AND THE DESIGN ASSUMPTIONS CONFIRMED. THE BUILDING DEPT. SHALL BE CONTACTED TO WITNESS THE PERCOLATION TESTING AND WRITTEN RESULTS OF SAID TESTING SHALL BE SUBMITTED FROM THE PROFESSIONAL PERFORMING THE TEST. IF REQUIRED, THE DRYWELL DESIGN SHALL BE AMENDED TO INSURE COMPLIANCE WITH THE MITIGATION NECESSARY.
 - ALL CRACKED, UN-LEVEL, OR DAMAGED CURBING, SIDEWALK, OR APRONS ALONG THE PROPERTY FRONTAGE SHALL BE REPLACED WITH NEW CONCRETE IN ACCORDANCE WITH VILLAGE SPECIFICATIONS.

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 Recorded: 08/05/2022 11:02:09:12 PM
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 Rockland County, NY
 Donna G. Silberman County Clerk
File #8591

TAKE CARE TO AVOID DAMAGE TO NEIGHBOR'S PROPERTY WHEN DEMOLISHING EXISTING STRUCTURE SEE NOTE #30

TAKE CARE TO AVOID DAMAGE TO NEIGHBOR'S PROPERTY WHEN DEMOLISHING EXISTING STRUCTURE SEE NOTE #30

	BULK REGULATIONS		ZONE SFR-1		SINGLE FAMILY RESIDENTIAL		BUILDING HEIGHT	MIN. DWLG UNIT SIZE
	MIN. LOT AREA	MIN. LOT WIDTH	FRONT SETBACK	SIDE SETBACK	TOTAL SIDE SETBACK	REAR SETBACK		
REQUIRED	7,500 SF	50 FT	(c)	(f)	(e)	(d)	2 STY/32'	900 SF
LOT 1	7,507 SF	80'±	18.8' REQ'D 18.8' PROP	8' REQ'D 8' PROP	24' REQ'D 24' PROP	28.2' REQ'D 28.2' PROP	2 STORY/32'	>900 SF
LOT 2	7,708 SF	77'±	20.0' REQ'D 18.4' PROP	7.7' REQ'D 14' PROP	23.1' REQ'D 28' PROP	30.0' REQ'D 37.4' PROP	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)
 (f) 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
 (f) EXISTING NON-CONFORMING CONDITION

NOTE #29
 NOTE §360-4.2.8.(1)(c) 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."

- LEGEND**
- DRAINAGE INLET W/PIPES
 - DRAIN MANHOLE WITH PIPES
 - TOP CURB @ CATCH BASIN
 - TOP GRATE FIELD INLET
 - REINFORCED CONCRETE PIPE
 - CORRUGATED PLASTIC PIPE
 - UTILITY POLE
 - UTILITY POLE WITH LIGHT
 - WATER VALVE
 - HYDRANT
 - GAS VALVE
 - OVERHEAD WIRES
 - GAS LINE
 - GAS, ELEC, TEL, CATV
 - WATER LINE
 - CONTOUR LINE
 - SPOT GRADE

MAP FILED 8/30/22
 ROCKLAND COUNTY CLERK'S OFFICE
 DONNA SILBERMAN, County Clerk
 By Deputy *Donna Silberman*

OWNERS APPROVAL FOR FILING:
 OWNER: *[Signature]* DATE: 07/21/22
 APPROVAL-ROCKLAND COUNTY DRAINAGE AGENCY
 CHAIRMAN: *[Signature]* DATE: 08/14/22

NYACK PLANNING BOARD APPROVAL:
Planning Board - Village of Nyack
APPROVED
 Subject to resolutions & corrections dated 3/2/22
 By: *[Signature]* Chair
 Dated: Peter Kluse - 7/22/22

TAX LOT NUMBERS
 PB REV #3
 PB REV #2
 PB REV #1
 REVISIONS
 I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 03-24-21.
 JAY A. GREENWELL, PLS
 NYS LICENSED LAND SURVEYOR

SUBDIVISION OF PROPERTY FOR
PAGANO
 VILLAGE OF NYACK, TOWN OF ORANGETOWN
 ROCKLAND COUNTY, STATE OF NEW YORK
JAY A. GREENWELL, PLS, LLC
 SURVEYING - LAND PLANNING
 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
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TAX LOT # 60.78-1-22
 AREA 15,215 SF
 FILE 22115 SUBD
 SCALE 1"=10'
 DATE 10/20/21
 JOB NO. 22115