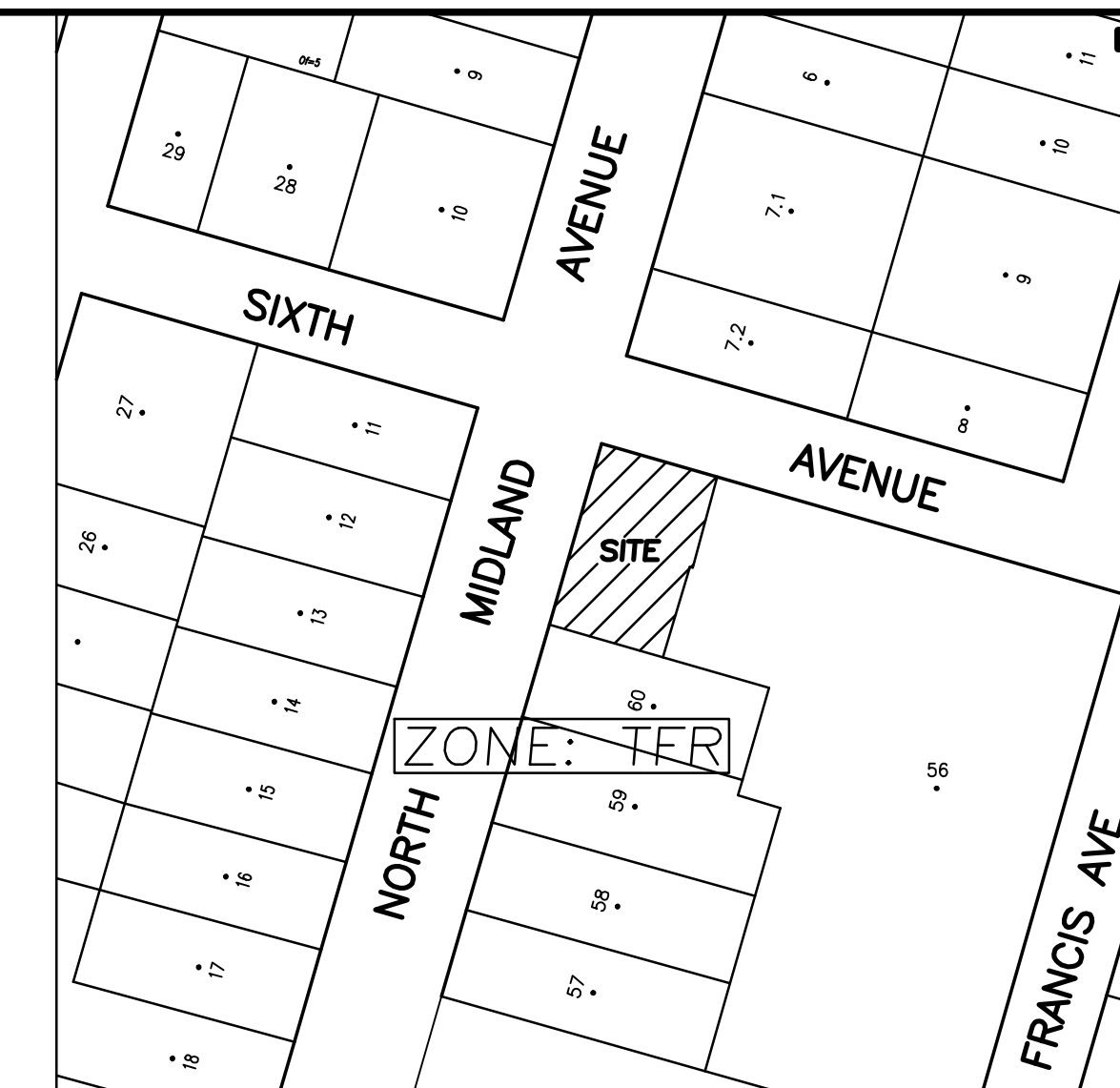



(c) The front setback shall be 20% of lot area divided by lot width.
 (d) The minimum side yard shall be 5 feet or 10% of the lot width, whichever is larger.
 (e) 30% of lot width
 (f) 30% of lot area divided by lot width
 *Average horizontal distance between side lot lines measured parallel to front lot line through two points of principal building nearest to and furthest from street.

EXISTING NON-CONFORMING CONDITION



1. THIS IS A SITE PLAN OF TAK LOT 60.77--2-61 AS SHOWN ON THE VILLAGE OF NYACK TAX MAP.
2. RECORD OWNER & APPLICANT:
245 NORTH MIDLAND AVENUE NYACK LLC
303 SOUTH MIDDLETOWN ROAD
NANUET, NEW YORK 10954
3. LOT AREA: 6595 SF
4. ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
5. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
6. THIS SITE PLAN 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.
7. LANDSCAPING AND TREE PLANTING SHALL CONFORM TO THE REQUIREMENTS OF THE PLANNING BOARD.
8. 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.
9. 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.
10. ALL SEWER CONSTRUCTION MUST MEET CURRENT RCSD #1 AND TOWN SPECIFICATIONS. NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SEWER CONNECTION IS OBTAINED FROM RCSD #1 AND THE TOWN OF ORANGETOWN PRIOR TO CONSTRUCTION. ALL SANITARY SEWER HOUSE CONNECTIONS SHALL BE SIX INCH DIAMETER WITHIN THE MUNICIPAL RIGHT OF WAY.
11. 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.
12. ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
13. DATUM: USGS; NAVD 88
14. ALL TREES TO REMAIN SHALL BE PROTECTED WITH A CONSTRUCTION FENCE INSTALLED AROUND THE TREE AT THE DRIP LINE.
15. ALL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.

EXISTING USE: COMMERCIAL RETAIL
W/APARTMENTS ABOVE
PROPOSED USE: 5 APARTMENTS TOTAL
SPECIAL PERMIT REQUIRED FOR EXPANSION
OF NON-CONFORMING RESIDENTIAL USE
ZBA APPROVAL GRANTED 5/23/16 FOR
SPECIAL PERMIT - MULTIFAMILY

DATE	REVISIONS	SITE PLAN FOR		TAX LOT #
02/17/16	ADD'L PARKING	<div style="text-align: center;"> <h1>TONG</h1> <p>VILLAGE OF NYACK TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK</p> </div>		60.77-2-61
05/31/16	REV. ZBA APPROVAL			AREA
11/12/18	PROP. TREES			6595 SF
07/14/22	RE-APPROVAL ^{NEW}			FILE
				21545SITE
				SCALE
				1"=10'
DESIGNED JAG		<div style="text-align: center;"> <h2>JAY A. GREENWELL, PLS, LLC</h2> <p>LAND SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756</p> </div>		DATE
DRAWN LDW				02/11/16
CHECKED JAG				JOB NO.
APPROVED JAG				21545
	JAY A. GREENWELL, PLS NYS LIC. # 49676			