

VICINITY MAP SCALE 1"=300'

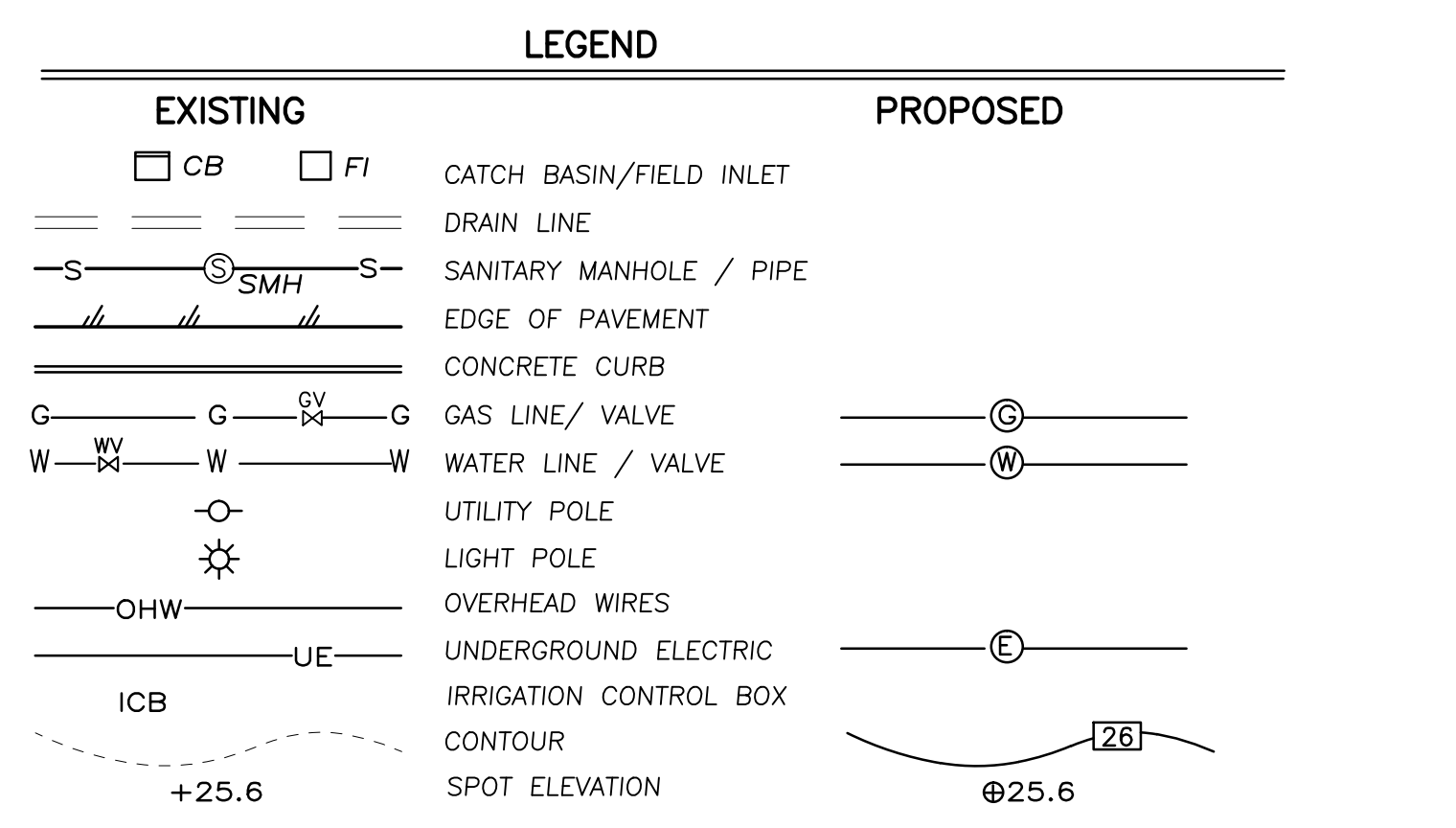
- SURVEY NOTES/REFERENCES:**
- (A) DEED REFERENCE (TAX LOT 5.1); INSTR. #1998-00038606
  - (B) DEED REFERENCE (TAX LOT 5.2); L.4070, P. 435
  - (C) DEED REFERENCE (TAX LOT 6); INSTR. #1997-37842
  - MAP REFERENCE: SUBDIVISION PLAT PREPARED FOR DR. WILLIAM D. HARDY, JR. ... FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #6840 ON SEPT. 27, 1994.
  - MAP REFERENCE: "SUBDIVISION FOR RASO, MANN, BESSO & ENGLEMOHR" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #6813.
  - "BOUNDARY & TOPOGRAPHIC SURVEY OF PROPERTY, LOT 6, BLOCK 1, SECTION 60.06" BY JOHN E. COLLAZUOL & ASSOC. LAST REV. 4/25/03
  - DATUM: NVD 29

LETTERS PATENT REGARDING UNDERWATER RIGHTS PER L.130, P.618

**BULK TABLE ZONE R-40 (HUDSON RIVER OVERLAY)**

	GROSS LOT AREA	MIN NET LOT AREA	MIN LOT WIDTH	MINIMUM FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	MIN TOTAL SIDE YARDS	MIN REAR YARD	MAX BLDG HEIGHT	PROPOSED MAX LOT COVERAGE (TOTAL)	PROPOSED COVERAGE (PRIMARY BLDG)	MAX F.A.R.	MIN DISTANCE BETWEEN BLDGS ON SAME LOT	MIN SETBACK FOR PARKING AREAS & ACCESS DRIVEWAYS FROM ANY LOT LINE	MIN SETBACK FOR PARKING AREAS & ACCESS DRIVEWAYS FROM ANY LOT LINE	PROPOSED AREA OF DISTURBANCE (SEE SH# #2)
REQUIRED	N/A	40,000 SF	150 FT*	150 FT	35 FT	30 FT	60 FT	30 FT	PRINC BLDG=28 FT ACCESS BLDG=25 FT	20% OF NET LOT AREA (4888 SF MAX)	10% OF NET LOT AREA (1488 SF MAX)	0.15	10 FT	5 FT	SLOPE 40% OR GREATER (NO DISTURBANCE ALLOWED) SLOPE 25-30% (NO MORE THAN 20% ALLOWED) SLOPE 15-24% (NO MORE THAN 55% ALLOWED)	
EXISTING	52,260 SF	48,841 SF	±50.0'	150.0'	0 FT	0 FT	0 FT	0 FT	NONE (VACANT LOT)	NONE (VACANT LOT)	NONE (VACANT LOT)	NONE (VACANT LOT)	NONE (VACANT LOT)	NONE (VACANT LOT)	NONE (VACANT LOT)	N/A
PROPOSED	52,260 SF	48,841 SF	±50.0'	150.0'	38' (CARPORT) 300'+ (DWLG)	32'± (DWLG)	67.0' (CARPORT) 68.4' (DWLG)	475'+ (CARPORT) 105' (DWLG)	15' (CARPORT) 25'± (DWLG)	12.53% (6120 SF±)	5.94% (2900 SF±)	0.104	300'+	8 FT	SLOPE 40% OR GREATER (13.3% PROPOSED) SLOPE 25-30% (14.6% PROPOSED) SLOPE 15-24% (42.6% PROPOSED)	

\* MEASURED AT NARROWEST POINT OF LOT  
 ⊕ EXISTING NON-CONFORMING CONDITION  
 ⊗ VARIANCE REQUIRED



**Site Plan and Landscape Plan Uniform Notes**

- PROPERTY REFERENCE: TAX MAP SECTION 60.06, BLOCK 1, LOT 5.2 AS SHOWN ON THE TAX MAP OF THE VILLAGE OF UPPER NYACK.
- OWNER: 647 NORTH BROADWAY LLC  
 APPLICANT: C/O SCHNEIDER LAW GROUP  
 150 BROADWAY, SUITE 900  
 NEW YORK, NEW YORK 10038
- SURVEY METES AND BOUNDS TAKEN FROM SURVEY BY JAY A. GREENWELL, PLS DATED 07/16/2013
- DATUM ELEVATION: NVD 29
- DISTRICT: ZONING: R-40  
 SCHOOL: NYACK UFCD 392404  
 FIRE: NYACK  
 WATER: W011  
 LIGHTING: L101  
 SEWER: TOWN OF ORANGETOWN
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- ALL NEW UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
- IRON PINS, 3/4" IN DIAMETER AND MINIMUM 30" LONG, SHALL BE INSTALLED AT ALL LOT CORNERS AFTER FINAL GRADING.
- PLAN IS SUBJECT TO ALL STATE COUNTY AND LOCAL CONSTRUCTION AND UTILITY STANDARDS AS APPLICABLE.
- THE APPLICANT SHALL COMPLY WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND THE "NEW YORK" STATE STANDARDS FOR URBAN EROSION AND SEDIMENT CONTROL.
- SUBJECT TO STORMWATER MAINTENANCE AGREEMENT FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON ( ) AS INSTRUMENT NUMBER XXXXXXXX.
- RETAINING WALLS SHALL BE DESIGNED BY AN ENGINEER LICENSED IN THE STATE OF NY AND DESIGN SHALL BE SUBMITTED FOR REVIEW WITH THE APPLICATION FOR BUILDING PERMIT. CERTIFICATION OF CONSTRUCTION IN ACCORDANCE WITH THE DESIGN, BY A NYS LICENSED PROFESSIONAL ENGINEER, SHALL BE SUBMITTED PRIOR TO APPLICATION FOR CERTIFICATE OF OCCUPANCY.
- Site Plan Approval for this application was granted by resolution of the Village of Upper Nyack Planning Board dated ( ) (PB# ). Once this Site Plan is signed by the Planning Board Chair, it shall expire if:  
 a. A building permit has not been issued in accordance with an approved Site Plan within 3 years of the date that the Site Plan was signed by the Planning Board Chair or if all improvements permitted or required by the Site Plan approval are not completed and a certificate of occupancy and/or certificate of compliance has not been issued within 2 years of the date that the building permit is issued, unless extended pursuant to Village of Upper Nyack Zoning Law (Local Law #5 of 2022), §10-A.1.2.
- This Site Plan is subject to compliance with all laws, regulations, ordinances and specifications of the Village of Upper Nyack.
- This property has been the subject of review by the Village of Upper Nyack Zoning Board of Appeals (reference continuing approvals) and/or Planning Board (reference continuing approvals). This approval permits the construction of [describe permitted improvements and changes to prior plans] but does not otherwise affect or alter such prior approvals or any conditions thereto.
- No outdoor lighting shall produce illumination beyond the boundaries of the Lot on which it is located, and light sources shall be shielded from adjacent properties.

**Landscape Plan Uniform Notes**

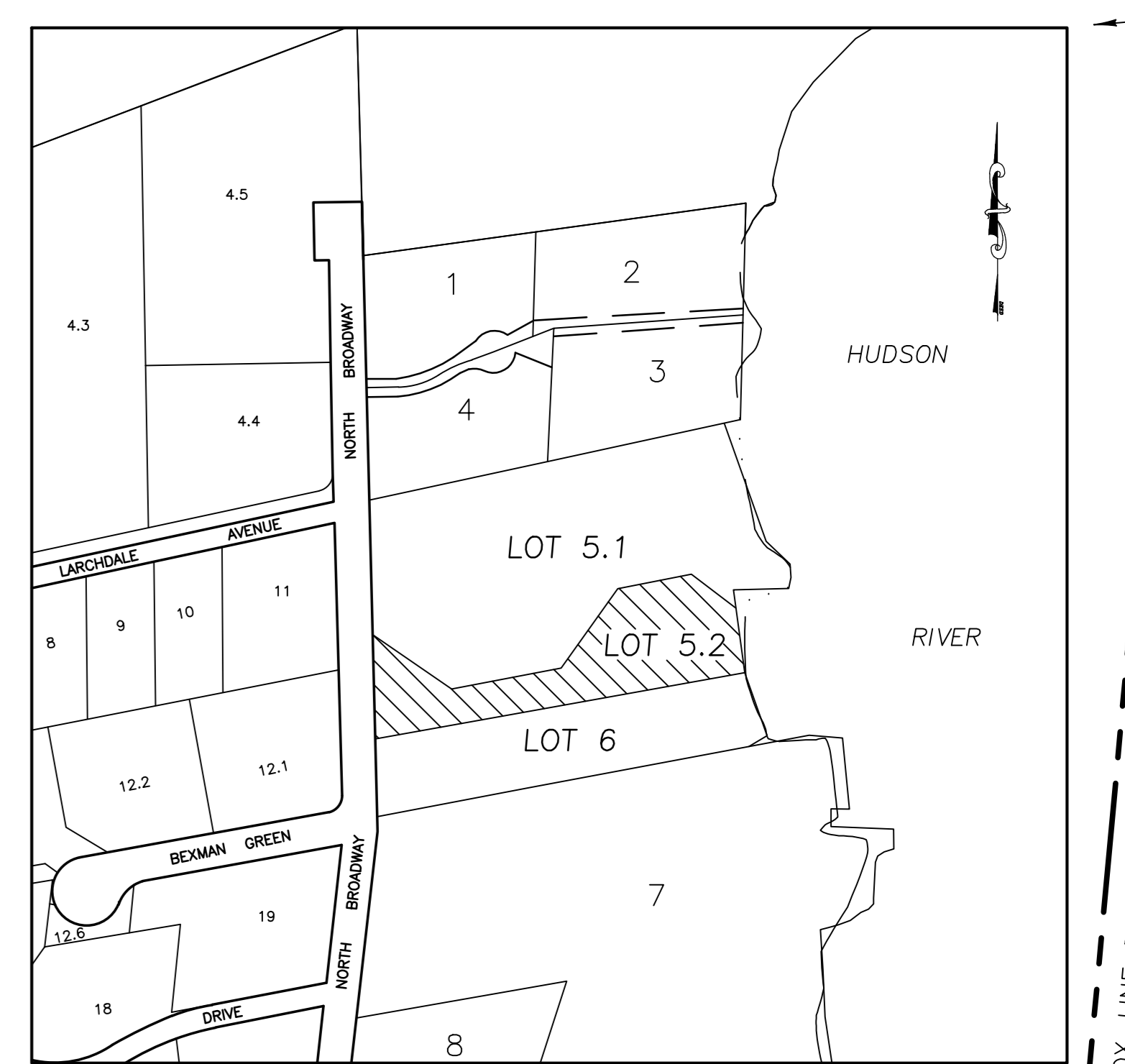
- All trees planted as shown on a landscape plan approved by the Planning Board which fail to survive 2 growing seasons shall be replaced by the Lot owner. Said replacement shall be within the longer of 60 days following written notice from the Zoning Inspector or Village Engineer, advising that such replacement is required or the period of time as may be specified in such notice.
- The planting of any species listed on the NYS DEC's Prohibited and Regulated Invasive Plant list shall be prohibited.
- All plants shall be nursery grown plants and workmanship shall conform to the American Association of Nurserymen Standards and shall be subject to the approval of the Landscape Architect before and after planting.
- All planting shall be placed under the direction of the Landscape Architect. Give 48 hours' notice before planting.
- Place 4" of topsoil on all lawn areas and all areas not paved or built upon.
- Plant pits shall be 36" wide for trees (minimum of two times root ball diameter) and 24" wide for shrubs and as deep as the root ball. Set plants at same level as originally grown on base of undisturbed soil. The trunk flare and root collar shall be visible at the top of the plant bed at the time of final inspection. Remove all existing soil from plant pit and backfill with a mixture of one part peat humus; one part dehydrated cow manure; and four parts topsoil. Fertilize all plants with 2 to 3 oz. per foot of shrub height and to 3 lbs. per inch of tree trunk of 5-10-5 fertilizer. For evergreen planting, add 1 lb. per 100 square feet of plant bed each of ammonium sulfate and superphosphate. Loosen soil around edges of plant pit.
- Fertilize areas before seeding or sodding with 15 lbs. per 1000 square feet of 10-20-10 fertilizer or approved equivalent. Repeat after 8 weeks.
- Mulch all plants and planted areas with a 4" depth of shredded pine, oak bark or other shredded bark, treated for fire repellency. Do not place mulch against tree or shrub trunk. The trunk flare and root collar shall be visible at the top of the plant bed with no mulch against trunk. Do not create mound of mulch around trees. Finish grade to be same as originally grown.
- Lawn areas shall be seeded at 5 lbs. per 1000 square feet with the following seed mixture: 20% Jamestown II Chewings Fescue, 60% Baron Kentucky Bluegrass, and 20% Palmer II Perennial Ryegrass, or approved equivalent. Mulch newly seeded lawn at 90 lbs. per 1000 square feet with top 1/2" of soil.
- The contractor is responsible to plant the total quantities of all plants shown on the planting plan. The quantities of planting shown graphically on the plan shall govern.
- Existing trees shown on this plan are to remain undisturbed. All existing trees shown to remain are to be protected with a 6-foot-high wooden fence with posts placed at the drip line of the branches or at 80 percent of the critical root radius.
- Seed mix for seeding in and along the interior slopes of the water quality basin shall be ERNMX-127 retention basin floor seeding for wildlife and plant diversity mix or equivalent, planted at 20 lbs. per acre.



**TREE LEGEND**

11- 8K	CALIPER IN INCHES TREE TYPE (SEE BELOW)
K	OAK
A	ASH
L	LOCUST
M	MAPLE
P	PINE
W	WILLOW
AS	ASPEN
S	SUMAC
HB	HACKBERRY
SY	SYCAMORE
PP	POPLAR
CH	CHERRY
DC	DOGWOOD
MB	MULBERRY
BN	BUTTERNUT
JM	JAPANESE MAPLE
WC	WEeping CHERRY
CB	COPPER BEECH
X	SPECIES NOT DETERMINED

⊗ = TREE TO BE REMOVED



VICINITY MAP SCALE 1"=300'

LETTERS PATENT UNDERWATER RIGHTS PER L.130, P.618

SLOPE CATEGORIES	TOTAL AREA	SLOPE DEDUCTION	LIMITATION OF DISTURBANCE PER SECT. 6.7.1	AMOUNT OF DISTURBANCE PROPOSED
SLOPE 40% OR GREATER	9746 SF	NO CREDIT TOWARD NET AREA (9,746 SF REDUCTION)	(NO DISTURBANCE PERMITTED WITHOUT VARIANCE)	1284/9746 13.2% (VARIANCE REQUIRED)
SLOPE 25%-39%	6460 SF	50% CREDIT TOWARD NET AREA (3,230 SF REDUCTION)	NO MORE THAN 20% OF THIS AREA MAY BE DISTURBED WITHOUT VARIANCE)	1190/6460 18.4%
SLOPE 15%-24%	2619 SF	100% CREDIT TOWARD NET AREA (NO REDUCTION)	NO MORE THAN 35% OF THIS AREA MAY BE DISTURBED WITHOUT VARIANCE)	1116/2619 42.6% (VARIANCE REQUIRED)

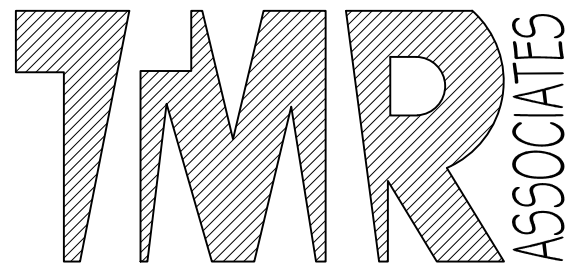
**SLOPE REDUCTION CALCULATION**

GROSS AREA = 62,376 SF  
 -100% (>40%) = 9,746 SF  
 -50% (26-39%) = 3,230 SF  
 -50% AREA BELOW 100 YR FLOOD (ELEV 8) = 559 SF  
 NET ZONING AREA = 48,841 SF

**LEGEND**

CB	FI	CATCH BASIN/FIELD INLET
---	---	DRAIN LINE
S	SMH	SANITARY MANHOLE / PIPE
---	---	EDGE OF PAVEMENT
G	G	CONCRETE CURB
G	G	GAS LINE/ VALVE
W	W	WATER LINE / VALVE
○	○	UTILITY POLE
○	○	LIGHT POLE
---	---	OVERHEAD WIRES
---	---	UNDERGROUND ELECTRIC
ICB	---	IRRIGATION CONTROL BOX

DATE	REVISIONS	<b>SLOPE CATEGORY MAP AND LIMIT OF DISTURBANCE</b> <b>647 NO. BROADWAY</b> VILLAGE OF UPPER NYACK ROCKLAND COUNTY, NEW YORK <b>JAY A. GREENWELL, PLS, LLC</b> LAND SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756	TAX LOT # 60.06-1-5-2
9/22/22	REV DWG/SLOPES		AREA SEE ABOVE
7/7/22	REVISIONS		FILE 21324-647SLOPE
DESIGNED JAG		SCALE 1"= 20'	DATE 04/07/22
DRAWN LDW		JOB NO. 21324	
CHECKED JAG			
APPROVED JAG			



T. M. RYBAK AND ASSOCIATES P. C.  
 15 WEST ERIE AVENUE  
 RUTHERFORD, NEW JERSEY 07070  
 201-460-0473 FAX 201-460-0931  
 ARCHITECTS-INTERIOR DESIGNERS-ENGINEERS

- 06-22-22 PLANNING BOARD MEETING
- 07-20-22 PLANNING BOARD RESUBMISSION
- 09-06-22 ZONING BOARD SUBMISSION
- 10-11-22 ZONING BOARD RESUBMISSION

647 NORTH BROADWAY LLC  
 NEW GUEST HOUSE  
 RIVERCLIFF  
 647 N. BROADWAY  
 UPPER NYACK, NY 10960  
 ROCKLAND COUNTY  
 SECTION 60.06 BLOCK 1, LOT 5.2

DWG. TITLE:  
**PROPOSED FIRST AND  
 SECOND FLOOR PLANS**

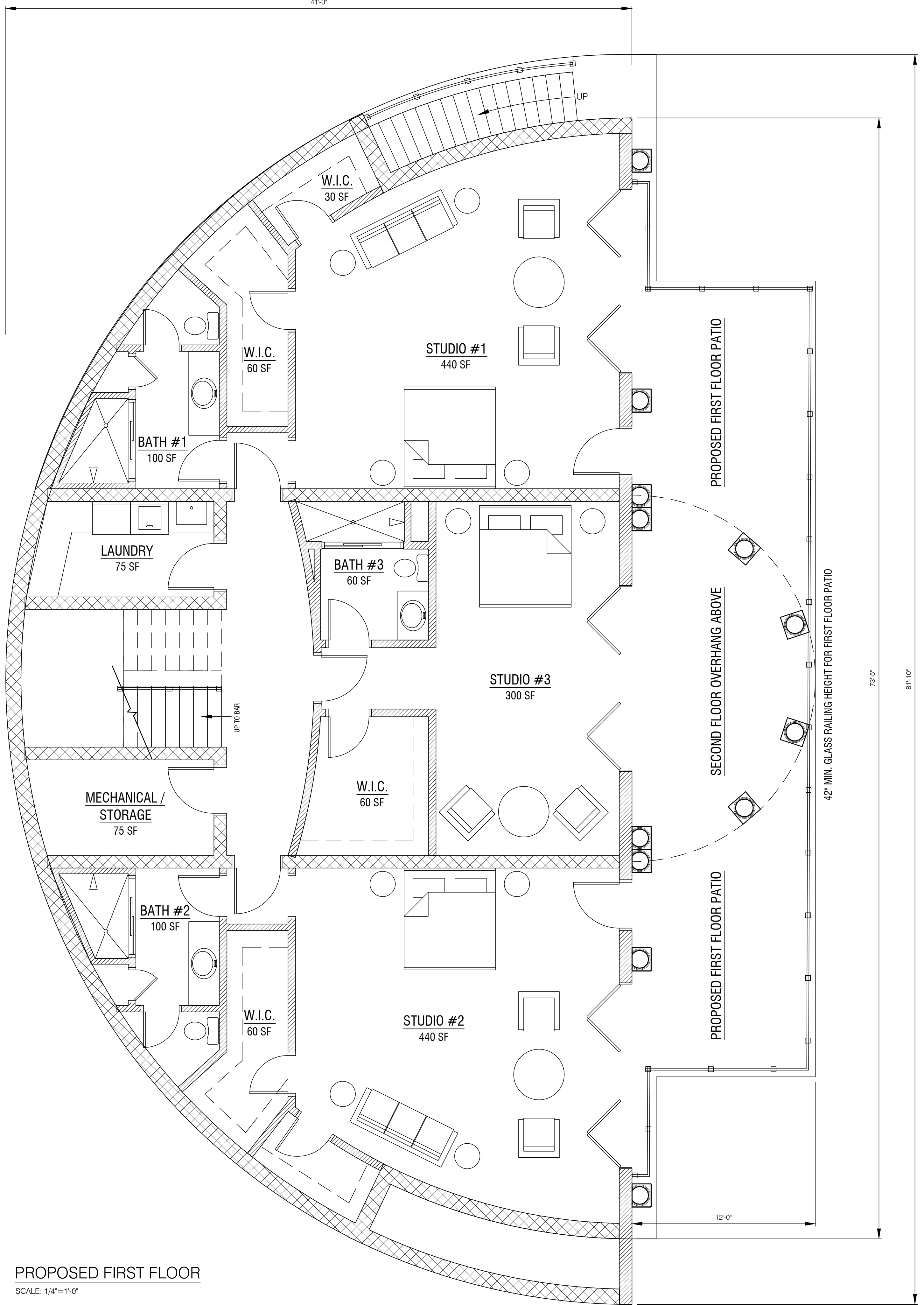
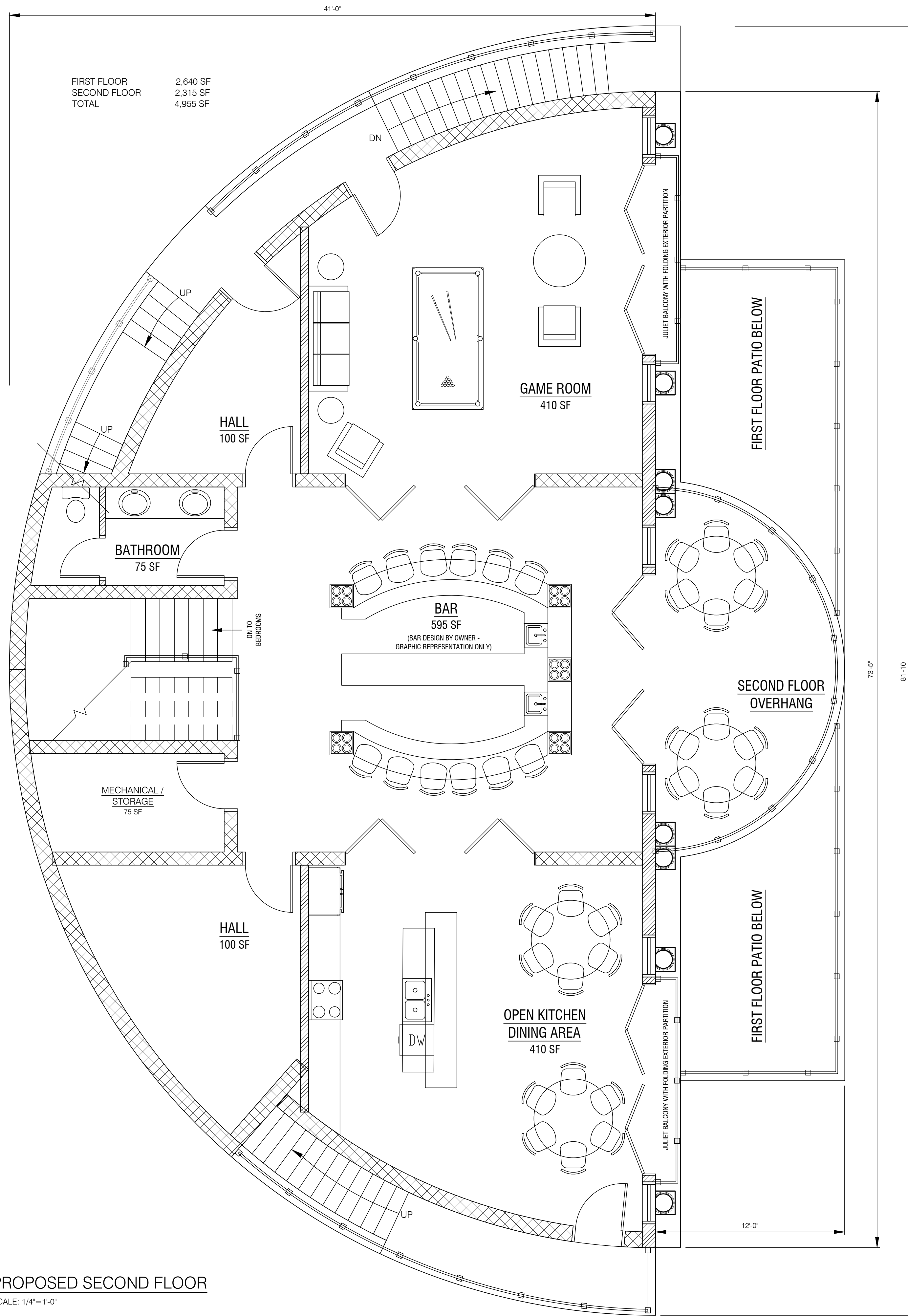
ARCHITECTURAL LICENSE NUMBERS:  
 NY 019357-1  
 CT 07984 MI 1301040380  
 DE 0005320 MN 26586  
 DC ARC101043 MO 007521  
 IL 001-015551 NH 3078  
 KS 4533 NJ 21A00962900  
 MD 7823 PA RA-010849-B  
 MA 8687

NJ PROFESSIONAL PLANNER:  
 33L00355400  
 NJ CERTIFIED INTERIOR DESIGNER:  
 21D00026700

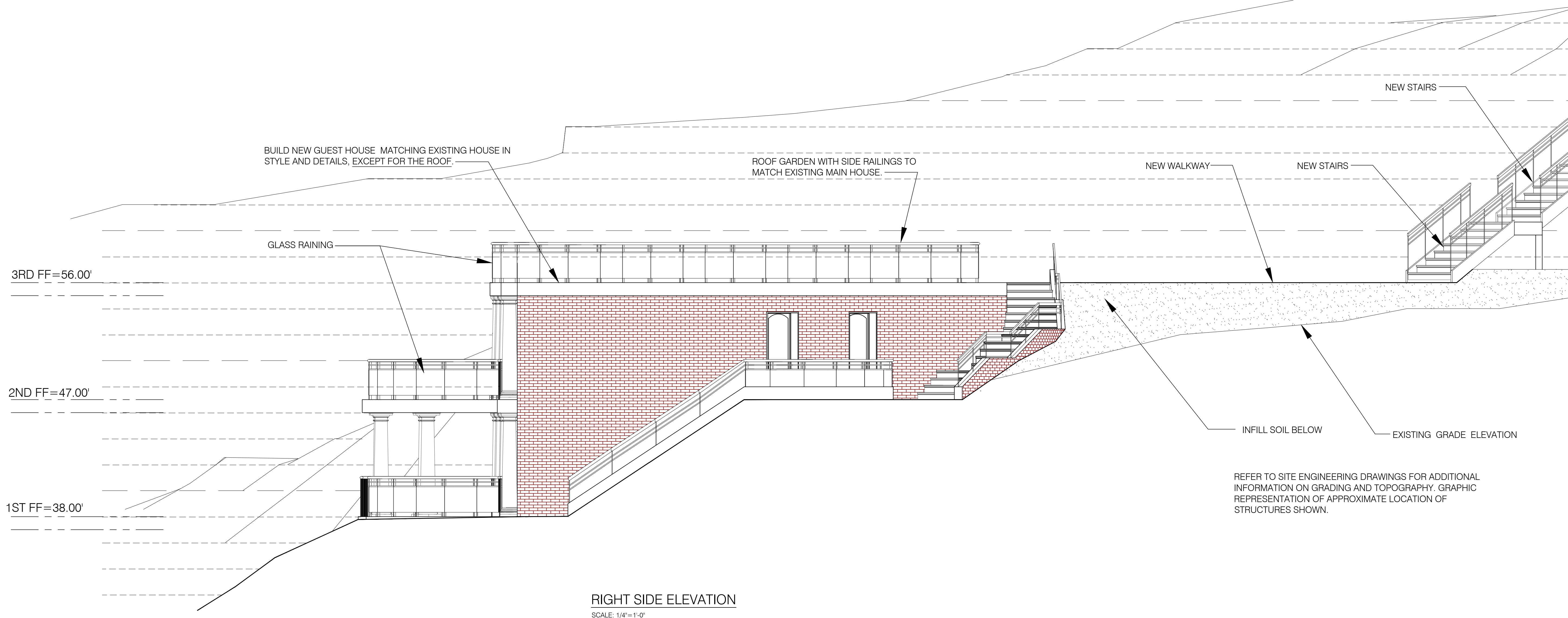


TOMASZ M. RYBAK ARCHITECT  
 © COPYRIGHT 2022  
 T. M. RYBAK AND ASSOCIATES, P. C.  
 DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS  
 BOTH PAPER COPIES AND IN ELECTRONIC FORM,  
 PREPARED BY T.M. RYBAK AND ASSOCIATES, P. C. AND  
 THEIR CONSULTANTS ARE INSTRUMENTS OF SERVICE  
 FOR USE SOLELY FOR THIS PROJECT. THEY MAY NOT  
 BE USED FOR ANY PURPOSES BEYOND THE SCOPE OF  
 THIS CONTRACT WITHOUT WRITTEN PERMISSION FROM  
 T.M. RYBAK AND ASSOCIATES, P. C. UNLAWFUL USE OF  
 INSTRUMENTS OF SERVICE SHALL BE PROSECUTED TO  
 THE FULL EXTENT OF THE LAW.

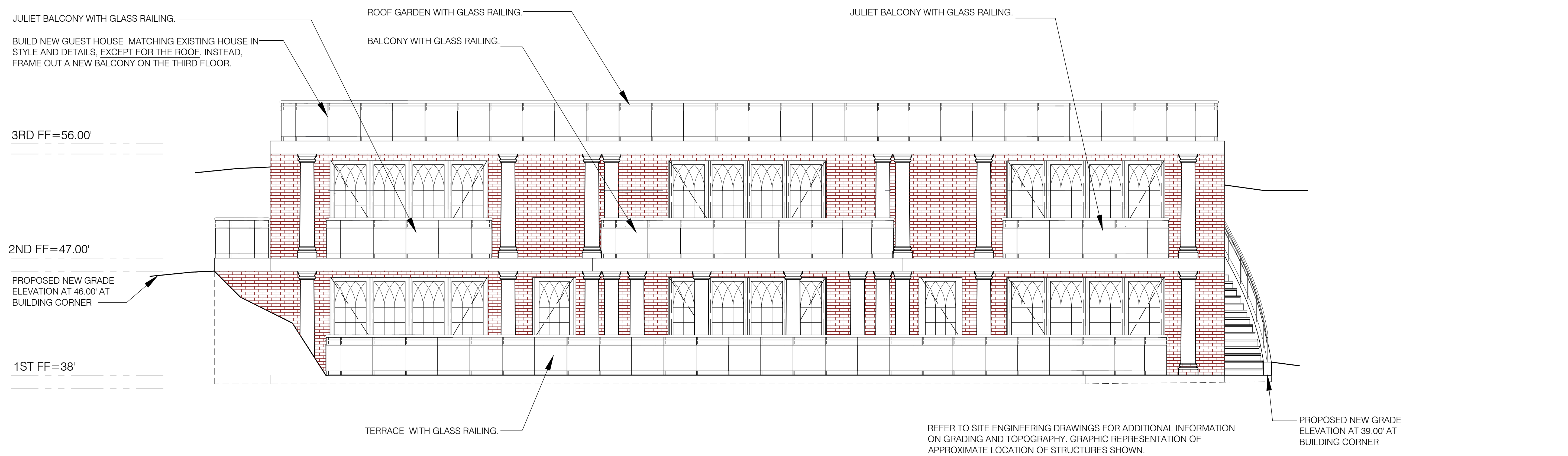
DATE: 04-26-22 JOB NO. 17-007  
 SCALE: AS NOTED DWG. NO. A-1  
 DRAWN BY: RM  
 CHECKED BY: GH



42" MIN. GLASS RAILING HEIGHT FOR FIRST FLOOR PATIO



**RIGHT SIDE ELEVATION**  
 SCALE: 1/4"=1'-0"



**BUILDING FRONT ELEVATION**  
 SCALE: 1/4"=1'-0"

647 NORTH BROADWAY LLC  
 NEW GUEST HOUSE  
 RIVERCLIFF  
 647 N. BROADWAY  
 UPPER NYACK, NY 10960  
 ROCKLAND COUNTY  
 SECTION 60.06 BLOCK 1, LOT 5.2

DWG. TITLE:  
 GUEST HOUSE ELEVATIONS

ARCHITECTURAL LICENSE NUMBERS:  
 NY 019357-1  
 CT 07984 MI 1301040380  
 DE 0005320 MN 26586  
 DC ARC101043 MO 007521  
 IL 001-015551 NH 3078  
 KS 4533 NJ 21A100962900  
 MD 7823 PA RA-010849-B  
 MA 8687

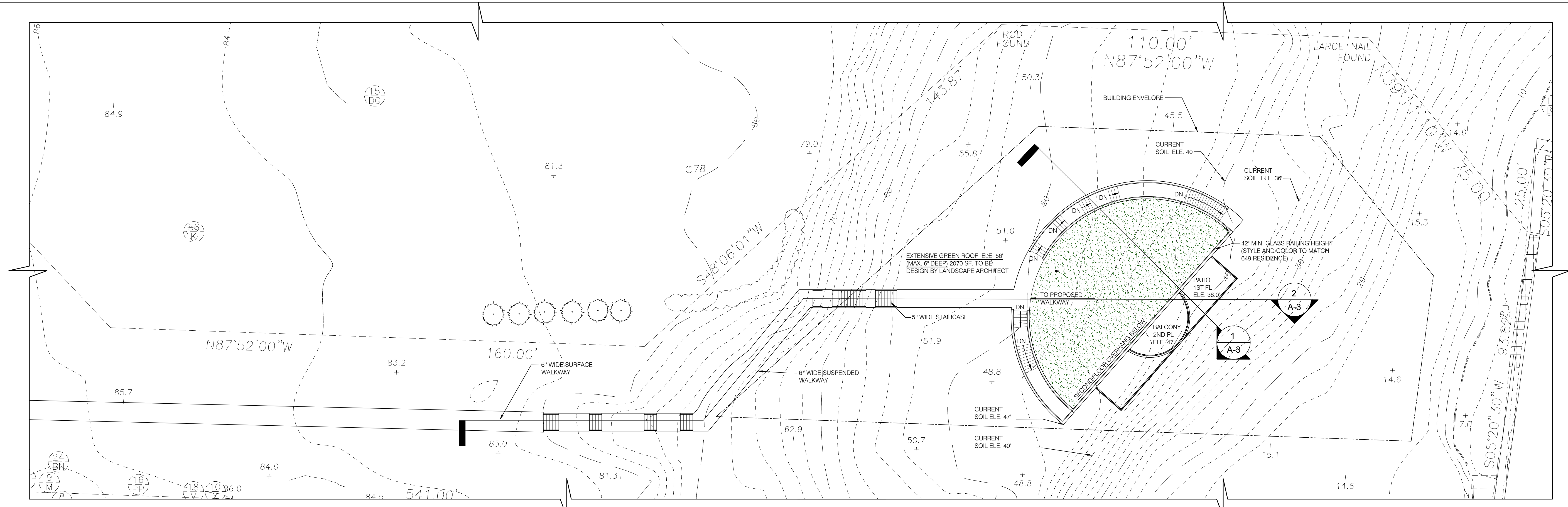
NJ PROFESSIONAL PLANNER:  
 33L00355400

NJ CERTIFIED INTERIOR DESIGNER:  
 21D00026700

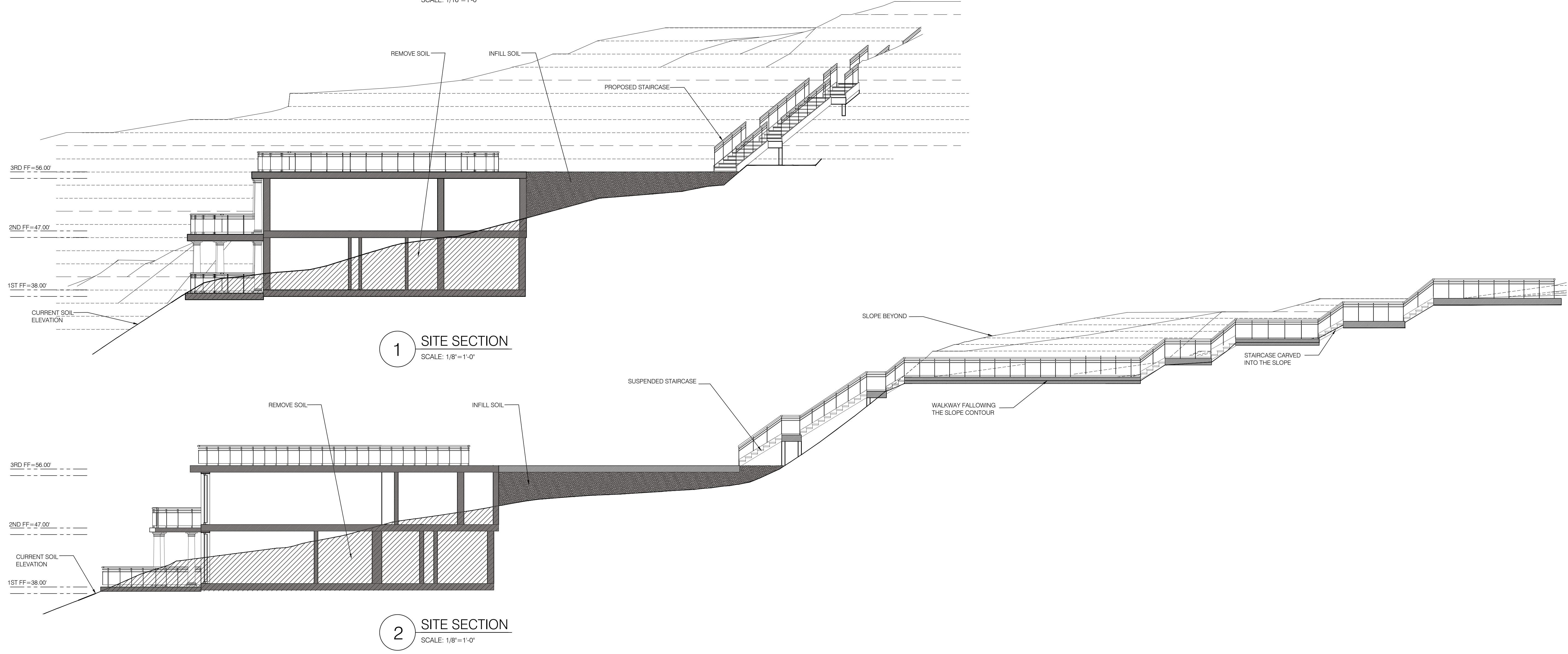


© COPYRIGHT 2022  
 T.M. RYBAK AND ASSOCIATES, P.C.  
 DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, BOTH PAPER COPIES AND IN ELECTRONIC FORM, PREPARED BY T.M. RYBAK AND ASSOCIATES, P.C. AND THEIR CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY FOR THIS PROJECT. THEY MAY NOT BE USED FOR ANY PURPOSES BEYOND THE SCOPE OF THIS CONTRACT WITHOUT WRITTEN PERMISSION FROM T.M. RYBAK AND ASSOCIATES, P.C. UNLAWFUL USE OF INSTRUMENTS OF SERVICE SHALL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

DATE: 04-26-22 JOB NO. 17-007  
 SCALE: AS NOTED DWG. NO. A-2  
 DRAWN BY: RM  
 CHECKED BY: GH



**PARTIAL SITE PLAN WITH ROOF GARDEN**  
 SCALE: 1/16"=1'-0"



**1 SITE SECTION**  
 SCALE: 1/8"=1'-0"

**2 SITE SECTION**  
 SCALE: 1/8"=1'-0"

647 NORTH BROADWAY LLC  
 NEW GUEST HOUSE  
 RIVERCLIFF  
 647 N. BROADWAY  
 UPPER NYACK, NY 10960  
 ROCKLAND COUNTY  
 SECTION 60.06 BLOCK 1, LOT 5.2

DWG. TITLE:  
**PARTIAL SITE PLAN AND SITE SECTIONS**

ARCHITECTURAL LICENSE NUMBERS:  
 NY 019357-1  
 CT 07984 MI 1301040380  
 DE 0005320 MN 26586  
 DC ARC101043 MO 007521  
 IL 001-015551 NH 3078  
 KS 4533 NJ 21A100962900  
 MD 7823 PA RA-010849-B  
 MA 8687

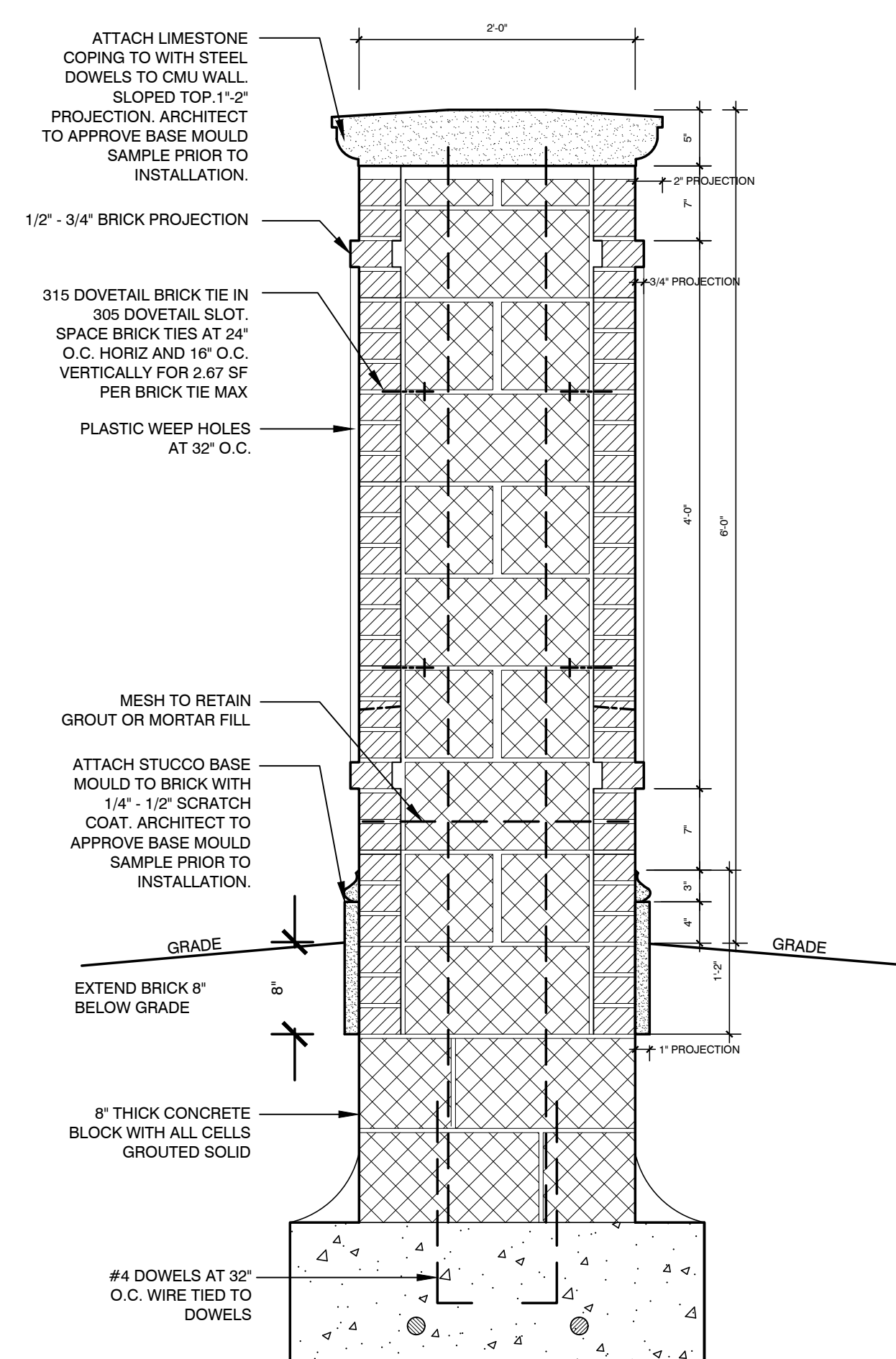
NJ PROFESSIONAL PLANNER:  
 33L00355400  
 NJ CERTIFIED INTERIOR DESIGNER:  
 21D00026700



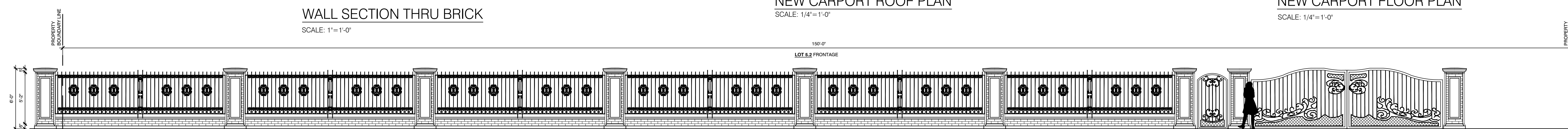
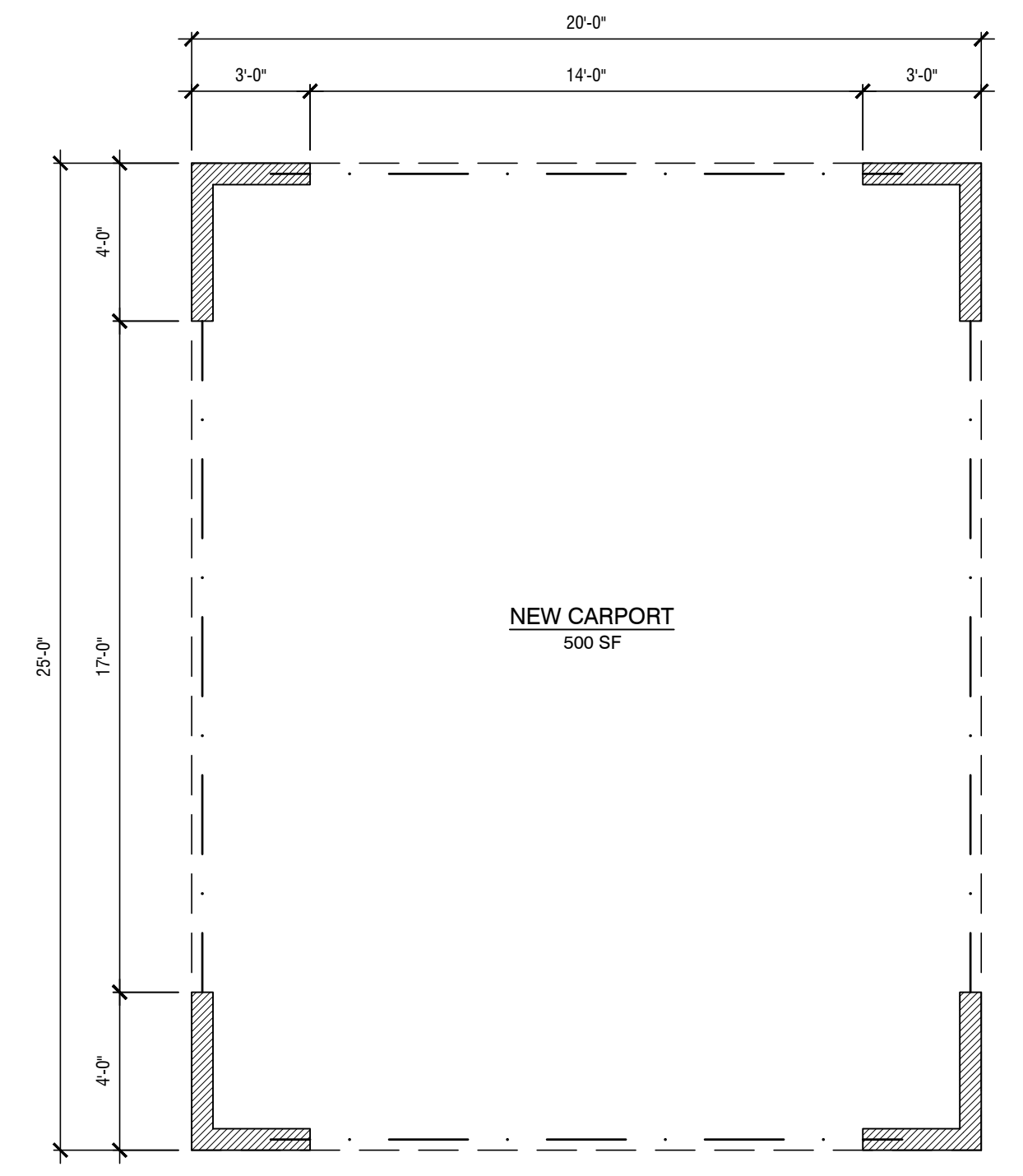
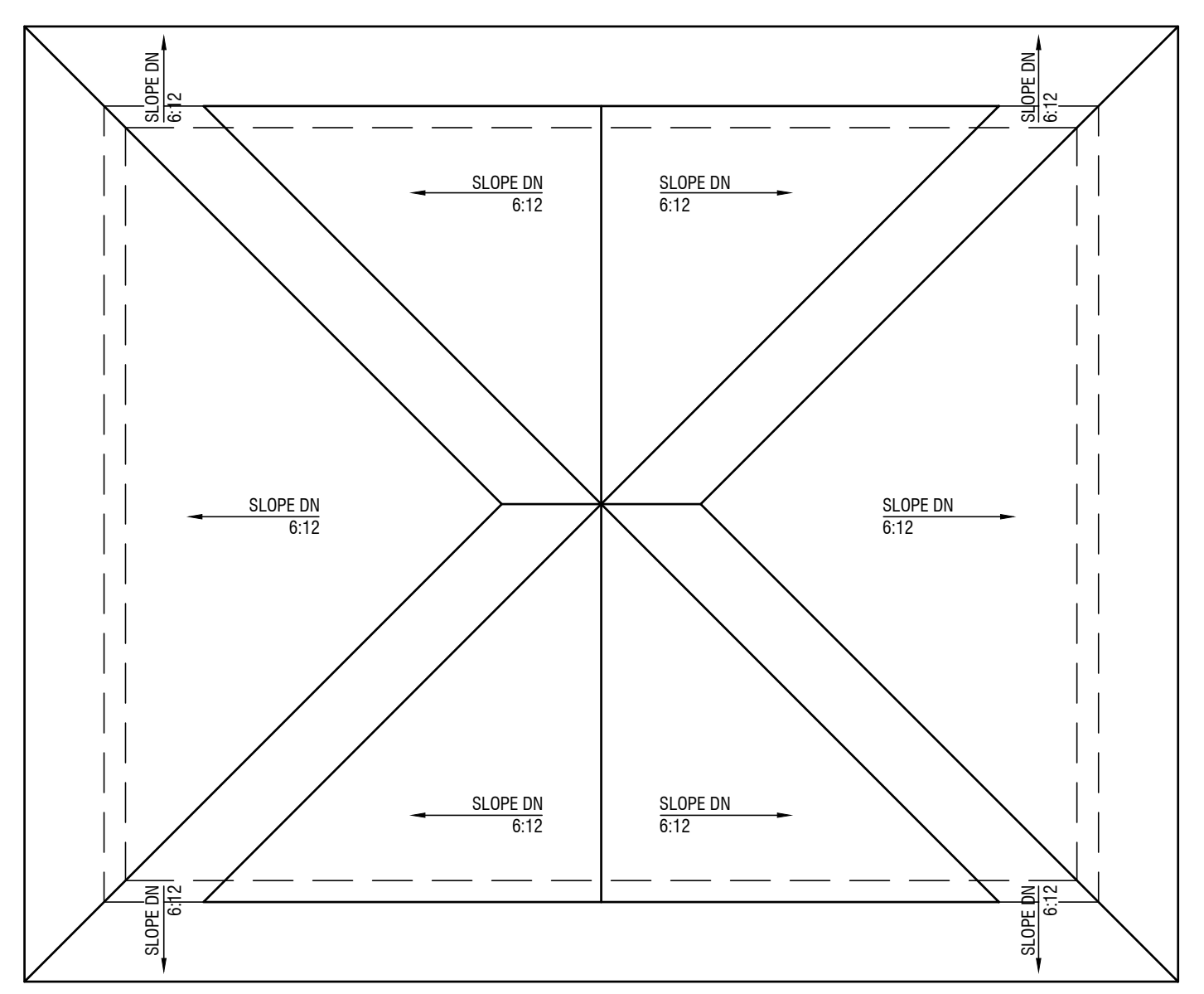
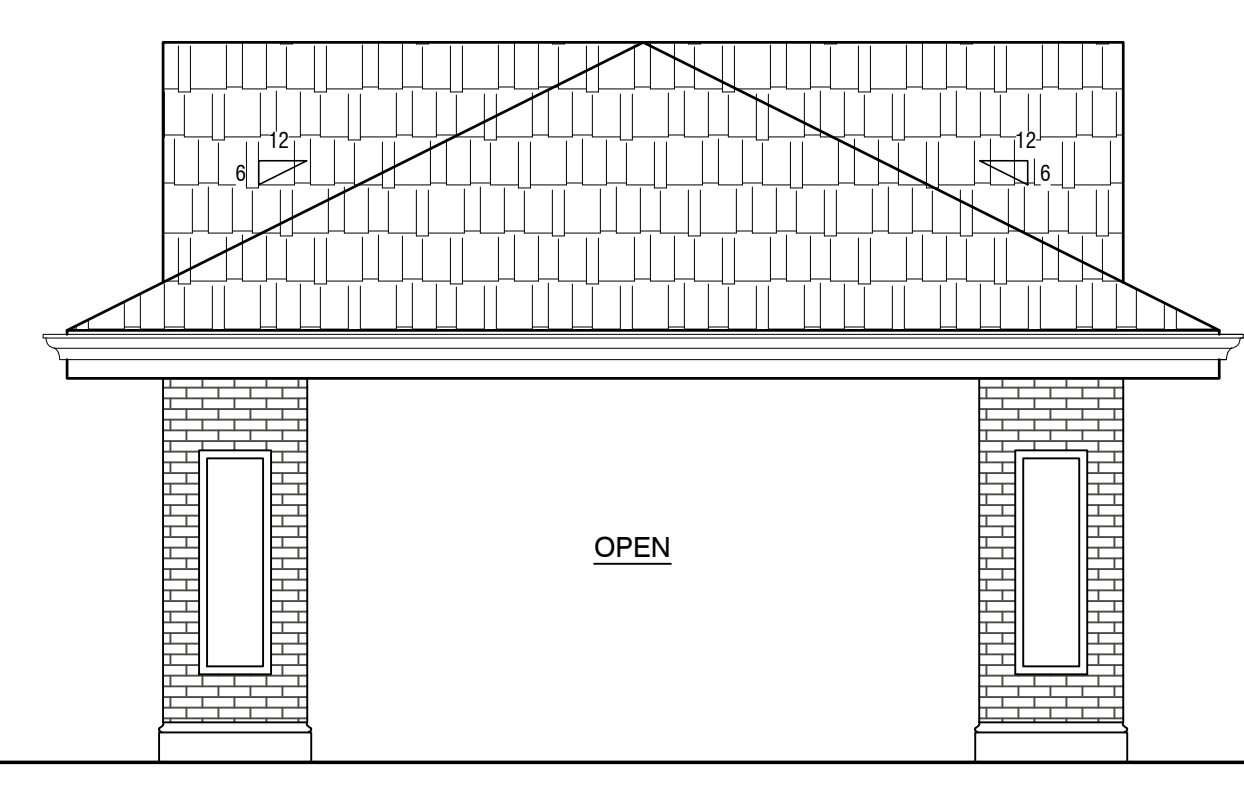
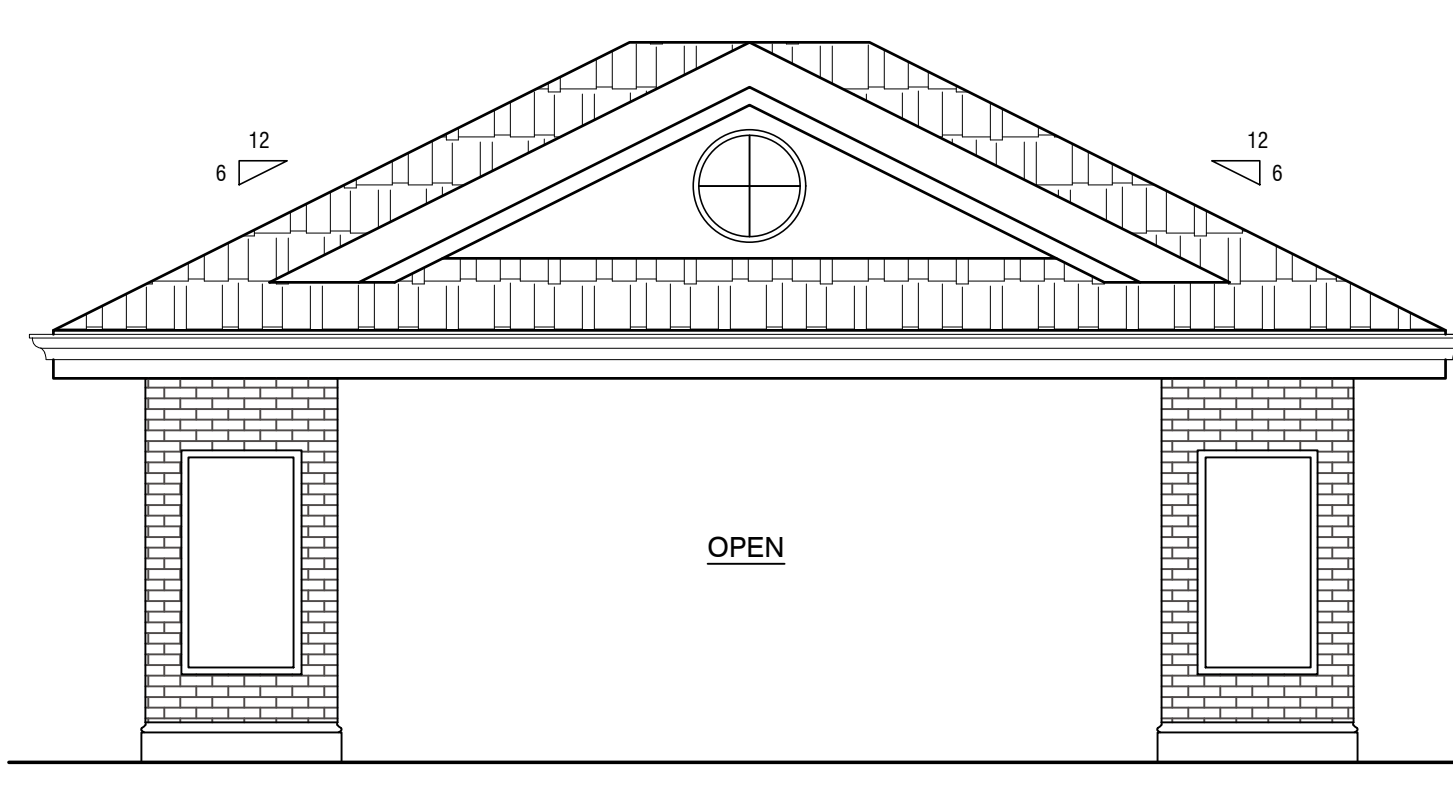
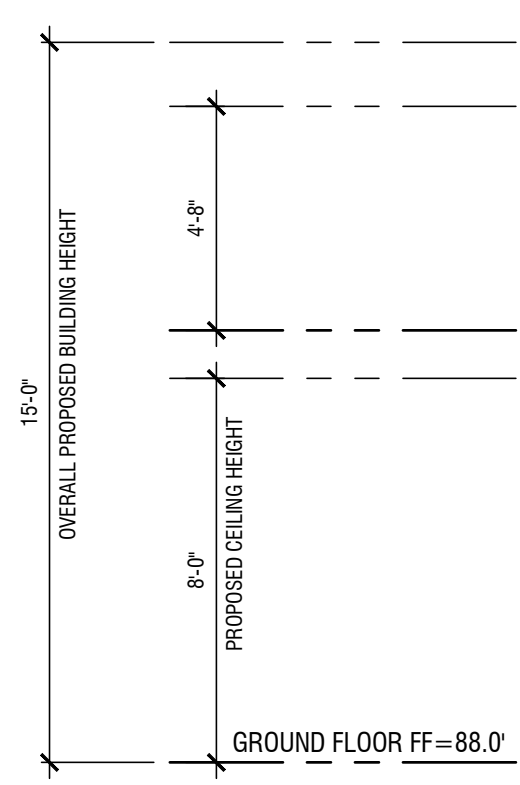
TOMASZ M. RYBAK, ARCHITECT

© COPYRIGHT 2022  
 T. M. RYBAK AND ASSOCIATES, P. C.  
 DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS,  
 BOTH PAPER COPIES AND IN ELECTRONIC FORM,  
 PREPARED BY T. M. RYBAK AND ASSOCIATES, P. C. AND  
 THEIR CONSULTANTS ARE INSTRUMENTS OF SERVICE  
 FOR USE SOLELY FOR THIS PROJECT. THEY MAY NOT  
 BE USED FOR ANY PURPOSES BEYOND THE SCOPE OF  
 THIS CONTRACT WITHOUT WRITTEN PERMISSION FROM  
 T. M. RYBAK AND ASSOCIATES, P. C. UNLAWFUL USE OF  
 INSTRUMENTS OF SERVICE SHALL BE PROSECUTED TO  
 THE FULL EXTENT OF THE LAW.

DATE: 04-26-22 JOB NO. 17-007  
 SCALE: AS NOTED DWG. NO. A-3  
 DRAWN BY: RM  
 CHECKED BY: GH



**WALL SECTION THRU BRICK**  
 SCALE: 1"=1'-0"



DWG. TITLE:  
**NEW CARPORT PLANS AND ELEVATIONS AND PROPERTY FENCE**

ARCHITECTURAL LICENSE NUMBERS:  
 NY 019357-1  
 CT 07984 MI 1301040380  
 DE 0005320 MN 26586  
 DC ARC101043 MO 007521  
 IL 001-015551 NH 3078  
 KS 4533 NJ 21A100962900  
 MD 7823 PA RA-010849-B  
 MA 8687

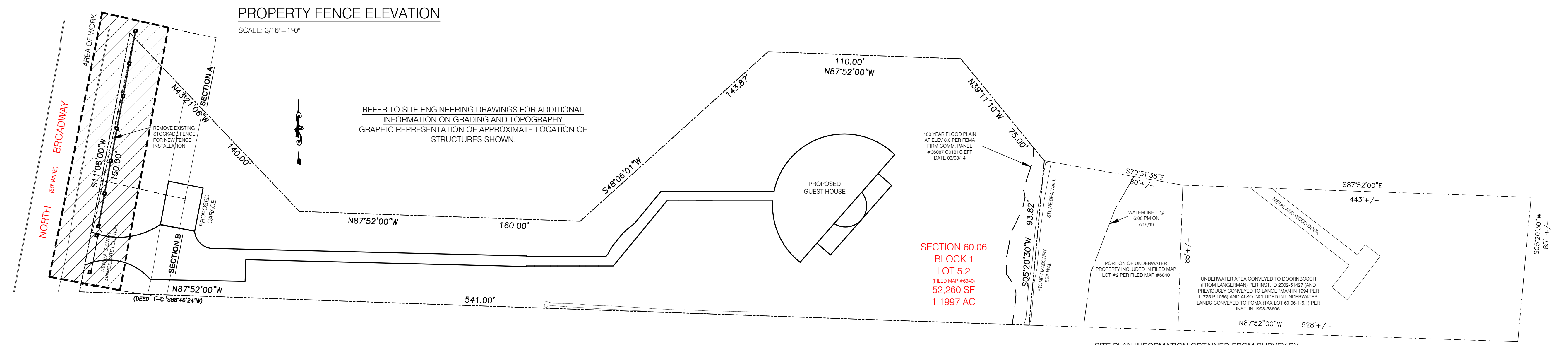
NJ PROFESSIONAL PLANNER:  
 33L00355400  
 NJ CERTIFIED INTERIOR DESIGNER:  
 21D00026700



TOMASZ M. RYBAK, ARCHITECT

© COPYRIGHT 2022  
 T.M. RYBAK AND ASSOCIATES, P.C.  
 DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, BOTH PAPER COPIES AND IN ELECTRONIC FORM, PREPARED BY T.M. RYBAK AND ASSOCIATES, P.C. AND THEIR CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY FOR THIS PROJECT. THEY MAY NOT BE USED FOR ANY PURPOSES BEYOND THE SCOPE OF THIS CONTRACT WITHOUT WRITTEN PERMISSION FROM T.M. RYBAK AND ASSOCIATES, P.C. UNLAWFUL USE OF INSTRUMENTS OF SERVICE SHALL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

DATE: 04-26-22 JOB NO. 17-007  
 SCALE: AS NOTED DWG. NO. A-4  
 DRAWN BY: RM  
 CHECKED BY: GH



**PROPERTY SITE PLAN**  
 SCALE: 1/32"=1'-0"

SITE PLAN INFORMATION OBTAINED FROM SURVEY BY  
 JAY A. GREENWELL, PLS, LLC  
 85 LAFAYETTE, SUFFERN, NEW YORK, 10901  
 845-357-0830, DATED 07-16-13 LIC. NUMBER 49876