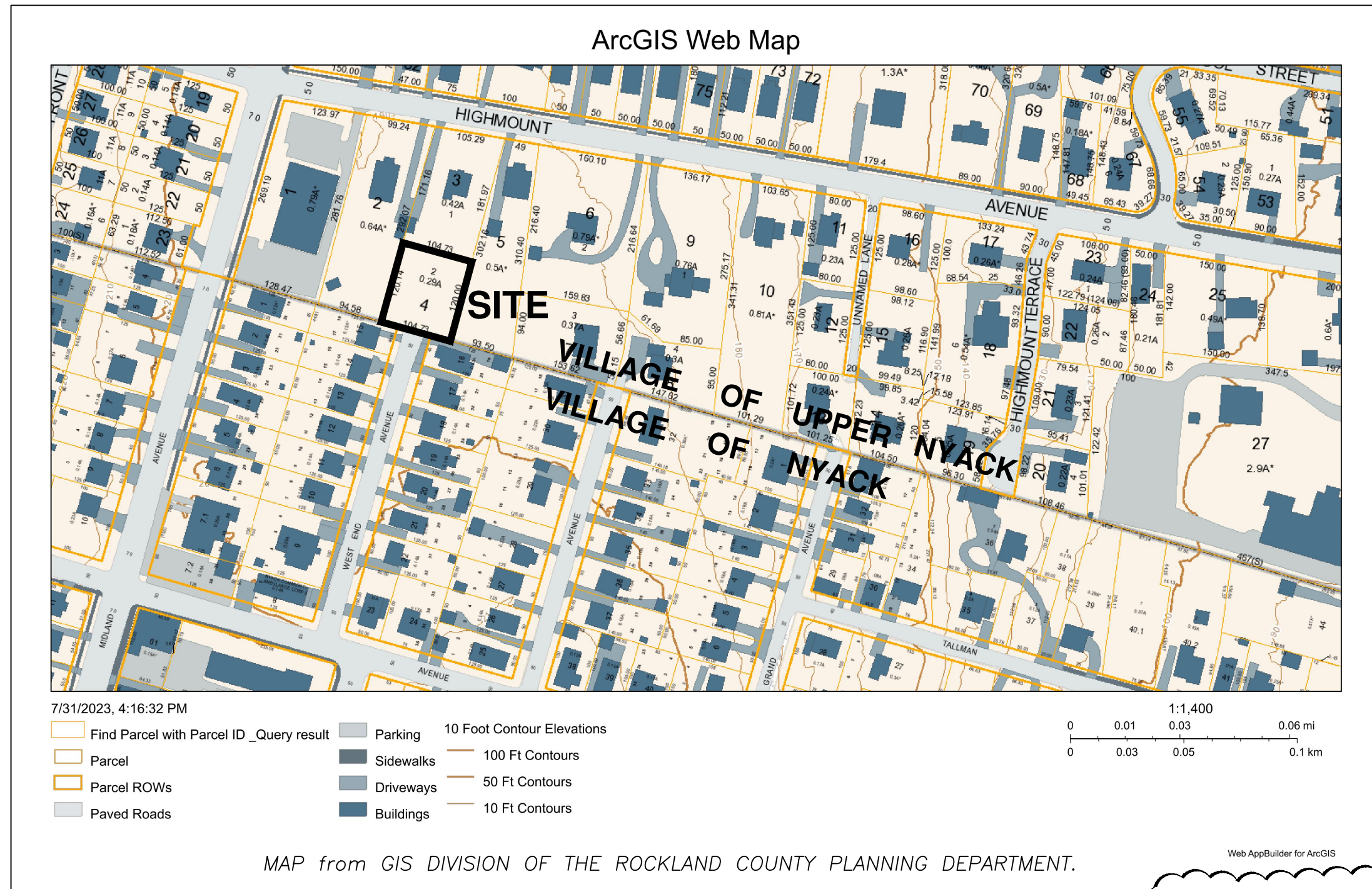


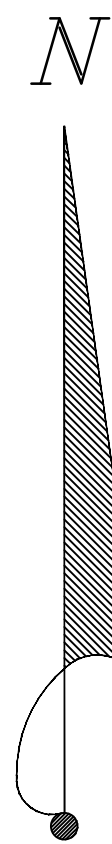
ROHLWING PORCH

23 WESTEND AVE., UPPER NYACK, N Y 10960



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A-2 ELEVATIONS
A-3 DETAILS



TAX MAP # SECTION 60.17-3-4

TREE PROTECTION NOTES

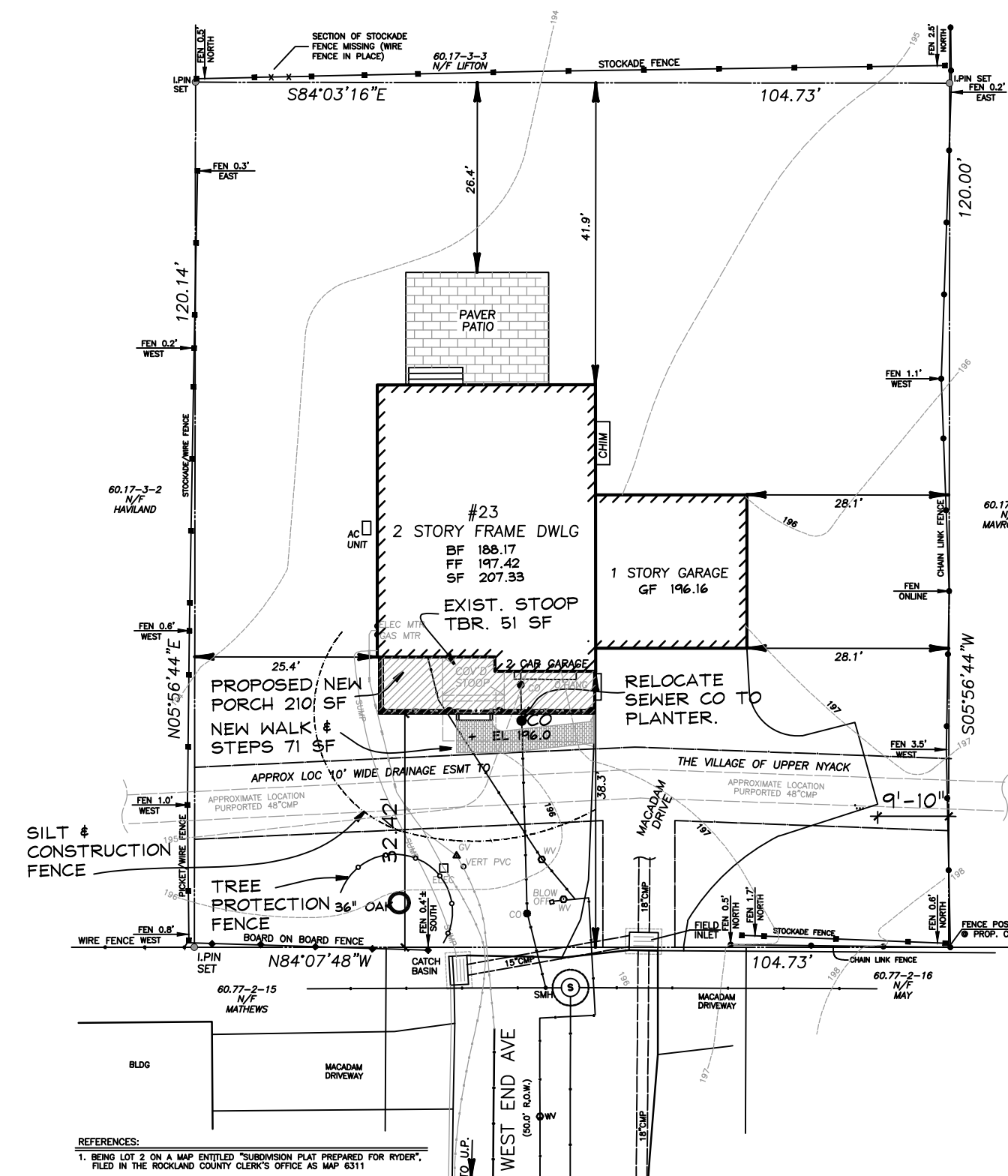
1. EXISTING TREES SHOWN ON THIS PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES TO REMAIN ARE TO BE PROTECTED WITH A 6 FOOT HIGH WOODEN FENCE WITH POSTS PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE SHOWN TO REMAIN THAT IS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A 4" CALIBER SHADE TREE AS DIRECTED BY THE VILLAGE LANDSCAPE ARCHITECT. WHEN AN AREA OF EXISTING TREES IS SHOWN TO BE SAVED, AND AREA OF SUCH TREES HAS BEEN REMOVED, A 2 1/2" - 3" CAL. SHADE TREE SHALL BE REPLACED FOR EACH 200 SQUARE FEET OF AREA DISTURBED.

NOTES

1. ALL CONSTRUCTION AND UTILITY WORK MUST COMPLY WITH THE VILLAGE OF UPPER NYACK CONSTRUCTION STANDARDS.
2. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.

SITE PLAN UNIFORM NOTES

- PROPERTY REFERENCE: TAX MAP SECTION 60.17, BLOCK 3, LOT 4 AS SHOWN ON THE TAX MAP OF THE VILLAGE OF UPPER NYACK.
- OWNER & APPLICANT: JOHN ROHLWING, 23 WESTEND AVE., UPPER NYACK, NY 10960
- SURVEY METES AND BOUNDS AND DWELLING LOCATION TAKEN FROM SURVEY BY JAY A. GREENWELL, PLS., LLC DATED 10/20/17.
- DATUM ELEVATION - COUNTY MAP NAVD 88.
- DISTRICTS: ZONING: R-10 ROW 6; SCHOOL: NYACK UNION FREE; FIRE: NYACK JOINT FIRE DISTRICT; WATER: VEOLIA LIGHTING: O&R; SEWER: ORANGETOWN
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-M OF THE NEW YORK STATE GENERAL MUNICIPAL LAW.
- ALL NEW UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
- IRON PINS, 3/4" IN DIAMETER AND MINIMUM 30" LONG, SHALL BE SET AT ALL LOT CORNERS AFTER FINAL GRADING.
- PLANS SUBJECT TO ALL STATE, COUNTY AND LOCAL CONSTRUCTION AND UTILITY STANDARDS AS APPLICABLE.
- THE (DEVELOPER, BUILDER, 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.
- 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 [REDACTED]. ONCE THIS SITE PLAN IS SIGNED BY THE PLANNING BOARD CHAIR, IT SHALL EXPIRE IF:
 - A BUILDING PERMIT HAS NOT BEEN ISSUED FOR CONSTRUCTION IN ACCORDANCE WITH AN APPROVED SITE PLAN WITHIN 18 MONTHS 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 THE VILLAGE OF UPPER NYACK ZONING LAW (LOCAL LAW#5 OF 2022 AS AMENDED) 10.4.1.2.
 - NOT APPLICABLE.
 - NOT APPLICABLE.
- THIS SITE PLAN IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS, ORDINANCES AND SPECIFICATION OF THE VILLAGE OF UPPER NYACK.
- 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.
- ANY CHANGES OR MODIFICATIONS TO THIS SITE PLAN REQUIRE AMENDED SITE PLAN APPROVAL FROM THE VILLAGE OF UPPER NYACK PLANNING BOARD.
- THE CONTINUED VALIDITY OF ANY CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE FOR THE IMPROVEMENTS DEPICTED ON THIS PLAN SHALL BE SUBJECT TO CONTINUED CONFORMANCE WITH THIS SITE PLAN AND THE CONDITIONS HERETO.
- ALL EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
- THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FORM PREVENTION AND BUILDING CONSTRUCTION CODE AND THE NEW YORK STATE ENERGY AND CONSERVATION CODE AND THE NEW YORK STATE ENERGY AND CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT.
- NOT APPLICABLE.



1 SITE PLAN
1 INCH = 20 FEET

BULK REQUIREMENTS

ZONE DISTRICT: R-10 ROW 6 USE: DWELLING, ONE FAMILY				ACCESSORY STRUCTURES		
REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING:						
LOT AREA, MIN. S.F.	10,000	12,575	NO CHANGE			
MIN. LOT WIDTH	90	104.73	NO CHANGE			
FRONTAGE MIN.	90	50*	NO CHANGE			
FRONT YARD MIN.	35	38.3	32.42**			
SIDE YARD MIN.	25	25.4/28.1	NO CHANGE			
TOTAL SIDE YARD MIN.	50	53.5	NO CHANGE			
REAR YARD MIN.	25	41.9	NO CHANGE			
MAX. BUILDING HEIGHT	28	+/- 25	NO CHANGE			
MAX. DEVELOPMENT COVERAGE	40% (5,030)	25% (3,131)	26% (3,261)			
MAX. BUILDING COVERAGE	20% (2,515)	13% (1,644)	14% (1,803)			
FAR	25% (3,144)	31% (3,948)	33% (4,107)**			
MIN. DISTANCE BETWEEN BUILDINGS	10	N/A	N/A			
MIN. SETBACK FOR PARKING & DRIVEWAYS	5	9.83'	NO CHANGE			

* VARIANCE GRANTED FOR JULIE LIFTON FEB. 22, 1989
** VARIANCE REQUIRED

EXISTING FLOOR AREA:
DWELLING - 85MT 1152
FF 1152
FF 1152
COV. STOOP 51
GARAGE 441
TOTAL 3,948 SF

EXISTING FAR 3948 / 12575 = .31 OR 31%

PROPOSED FLOOR AREA:
EXISTING 3948
LESS COVERED STOOP -51
NEW COVERED PORCH 210
TOTAL 4,107 SF

PROPOSED FAR 4107 / 12575 = .326 OR 33%

EXISTING DEVELOPMENT COVERAGE:

EXISTING - DWELLING & GARAGE 1593
COV. STOOP & STEP 51
DRIVEWAY 107
WALKS 100
PAVER PATIO 310
TOTAL 3,131 SF

EXISTING BUILDING COVERAGE:
EXISTING DWELLING W/ STOOP 1644
TOTAL 1,644 SF

PROPOSED BUILDING COVERAGE:
EXISTING 1644
LESS COV. STOOP & STEP -51
NEW COV. PORCH & STEP 210
TOTAL 1,803 SF

PROPOSED DEVELOPMENT COVERAGE:
EXISTING 3131
REMOVED COV. STOOP -51
REMOVED WALK -100
NEW COV. PORCH 210
NEW WALK & STEPS 71
NEW DEVELOPMENT COVERAGE 3,261 SF

ADDITIONAL IMPERVIOUS SURFACES REQUIRING STORM WATER ABATEMENT 130 SF

DRAINAGE CALCULATIONS:
NEW IMPERVIOUS SURFACES 130 SF
.17X130SF = 22.1 CU FT. TOTAL IS INSIGNIFICANT NO RETENTION REQUIRED



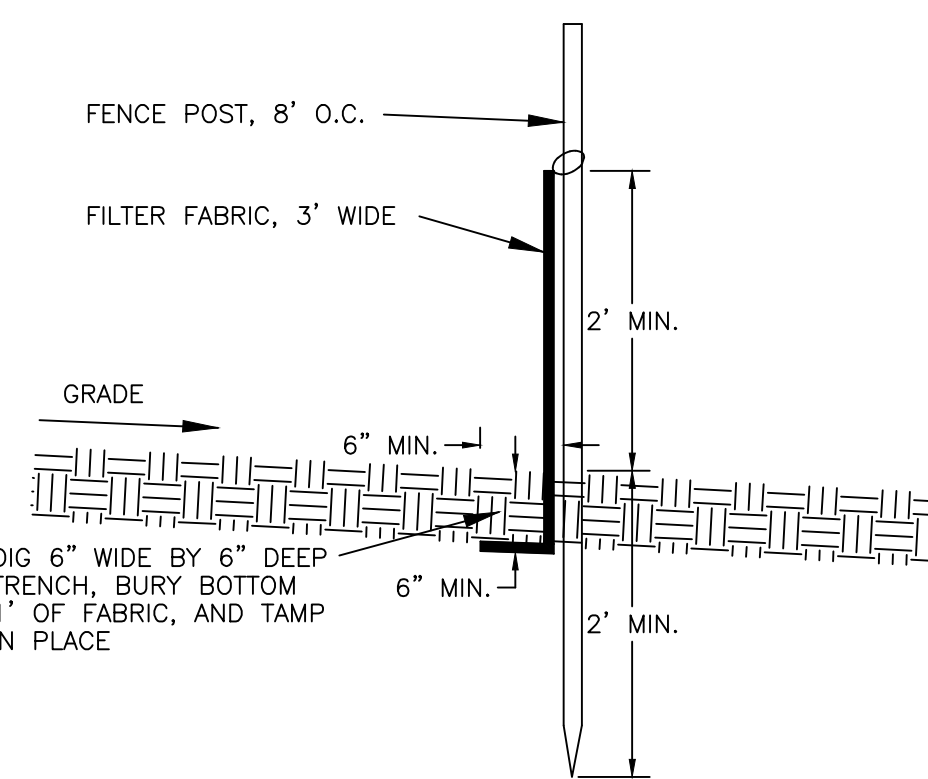
CONSTRUCTION SHALL COMPLY WITH ALL UPPER NYACK STANDARDS.

TAX MAP # SECTION 60.17-3-4

THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A FINAL SURVEY FOR ROHLWING DATED 10/20/17 and REVISED 3/12/18 BY:

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SURVEYING - LAND PLANNING
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
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2 VICINITY MAP
C N.T.S.



KIER B. LEVESQUE RA
ARCHITECT
49 THIRD AVENUE
NYACK, NEW YORK 10960
845-358-2359

NY LICENSE # 15938

CHAIR SIGNATURE DATE
UPPER NYACK PLANNING BOARD APPROVAL

OCT. 9, 2023
JULY 31, 2023
JOB #202312