
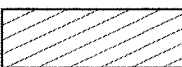


BULK REQUIREMENTS: (PARCEL IS WITHIN HUDSON RIVERFRONT OVERLAY)

EXISTING ZONE R-30	REQUIRED	EXISTING TL 60.10-1-10	EXISTING TL 60.10-1-8	PROPOSED TL 60.10-1-10
MINIMUM LOT AREA	30,000 SQ.FT.	39,589 SQ.FT. G 30,624 SQ.FT. N	12,612 SQ.FT. G 12,612 SQ.FT. N	52,201 SQ.FT. G 43,236 SQ.FT. N
MINIMUM LOT WIDTH	100 FT.	272 FT.±	74.5 FT.**	74.5 FT.**
MINIMUM STREET FRONTAGE	100 FT.	0 FT.**	0 FT.**	0 FT.**
MINIMUM FRONT YARD	35 FT.	27.8 FT.	N/A	27.8 FT.*
MINIMUM SIDE YARD	25 FT.	26.1 FT.	N/A	26.1 FT.
MINIMUM TOTAL SIDE YARD	50 FT.	218 FT.±	N/A	218 FT.±
MINIMUM REAR YARD	25 FT.	25.3 FT.	N/A	25.3 FT.
MINIMUM DISTANCE BETWEEN BUILDINGS	10 FT.	82 FT.	N/A	82 FT.
MAXIMUM BUILDING COVERAGE	12%	9.6%	N/A	6.8%
MAXIMUM DEVELOPMENT COVERAGE	34.1% (1)	43.1% (2) **	N/A	30.6%
MAXIMUM FLOOR AREA RATIO	0.20	0.14	N/A	0.10
MAXIMUM BUILDING HEIGHT	28 FT.	28 FT.	N/A	28 FT.

** - DENOTES REQUIRED VARIANCE GRANTED BY THE ZONING BOARD OF APPEALS ON NOV. 8, 2023.
 * - DENOTES EXISTING NON-CONFORMING CONDITION
 (1) LOT COVERAGE VARIANCE WAS GRANTED BY ZONING BOARD OF APPEALS IN JULY OF 2011 PERMITTING 37.3% LOT COVERAGE. 34.1% PERMITTED LOT COVERAGE REPRESENTS THE TOTAL PERMITTED LOT COVERAGE AS DETERMINED BY VILLAGE ZONING INSPECTOR FOR COMBINED LOTS 8 AND 10 AS FOLLOWS:
 LOT COVERAGE PER APPROVED PLAN FOR TAX LOT 60.10-1-10 DATED 5-26-11, LAST REVISED 2-16-12 = 13,190 SQ.FT. PERMITTED COVERAGE FOR TAX LOT 60.10-1-8 IS (25) X 12,612 SQ.FT. = 3,153 SQ.FT.
 TOTAL PERMITTED LOT COVERAGE FOR THE COMBINED LOTS (13,190 SQ.FT. + 3,153 SQ.FT.) = 16,343 SQ.FT.
 16,343 SQ.FT./47,942 SQ.FT. (NET LOT AREA AT TIME OF 2011 VARIANCE) = 34.1%
 (2) EXISTING LEGAL NON-CONFORMING LOT COVERAGE BASED ON LOT AREA AS CALCULATED UNDER 2022 ZONING LOCAL LAW.

SLOPE LEGEND:

SLOPE = 26%-39% 
 SLOPE = 40%+ 

LOT AREA CALCULATION

GROSS AREA	=	52,201 SQ.FT.
LESS 100% OF 40%+ SLOPE AREA	=	2,000 SQ.FT.
LESS 50% OF 26%-39% SLOPE AREA	=	2,306 SQ.FT.
LESS 50% OF 100YR. FLOODPLAIN	=	400 SQ.FT.
LESS LAND UNDER WATER	=	4,259 SQ.FT.
NET LOT AREA	=	43,236 SQ.FT.

FLOOR AREA CALCULATION (PER ARCHITECT)

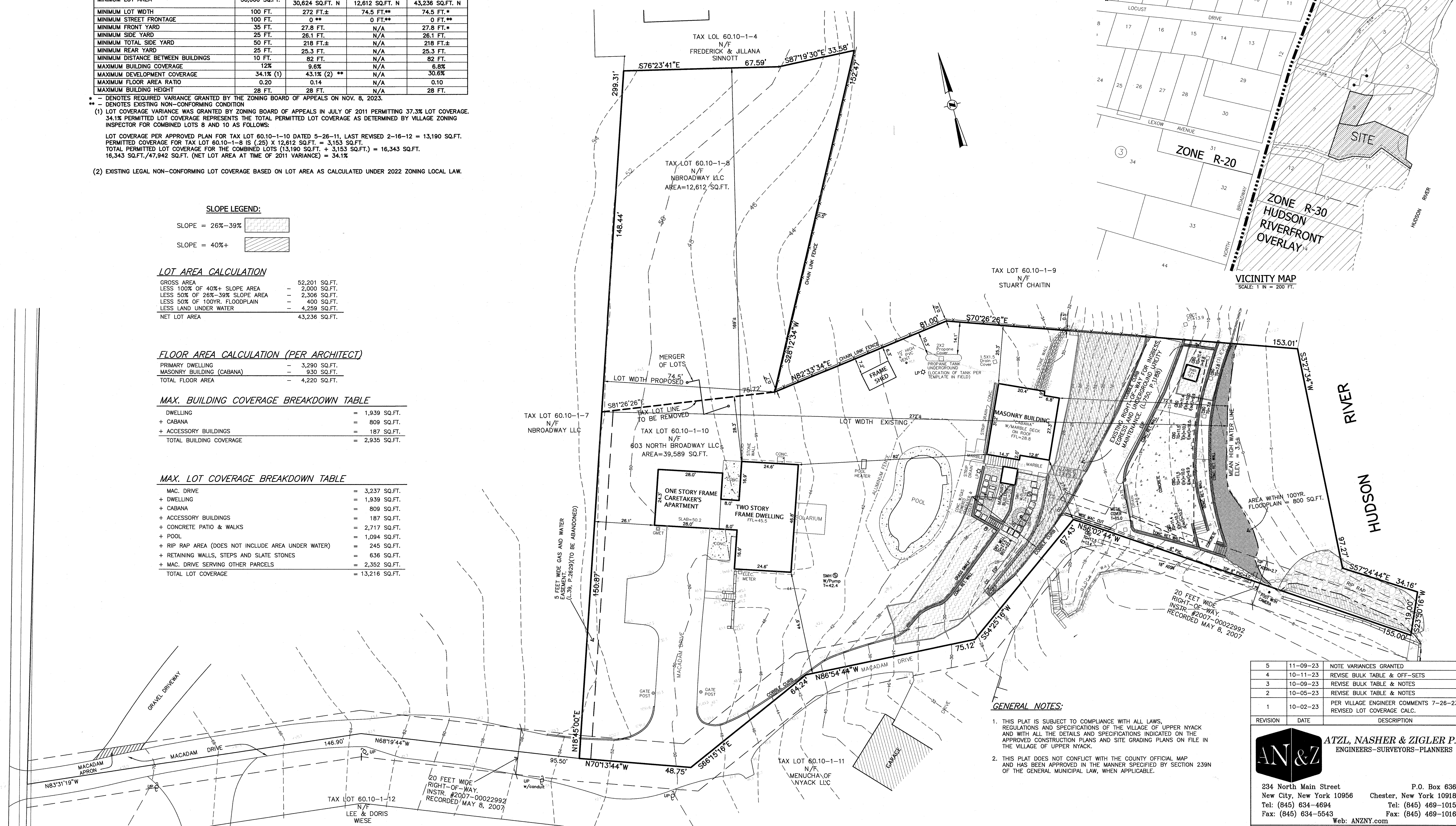
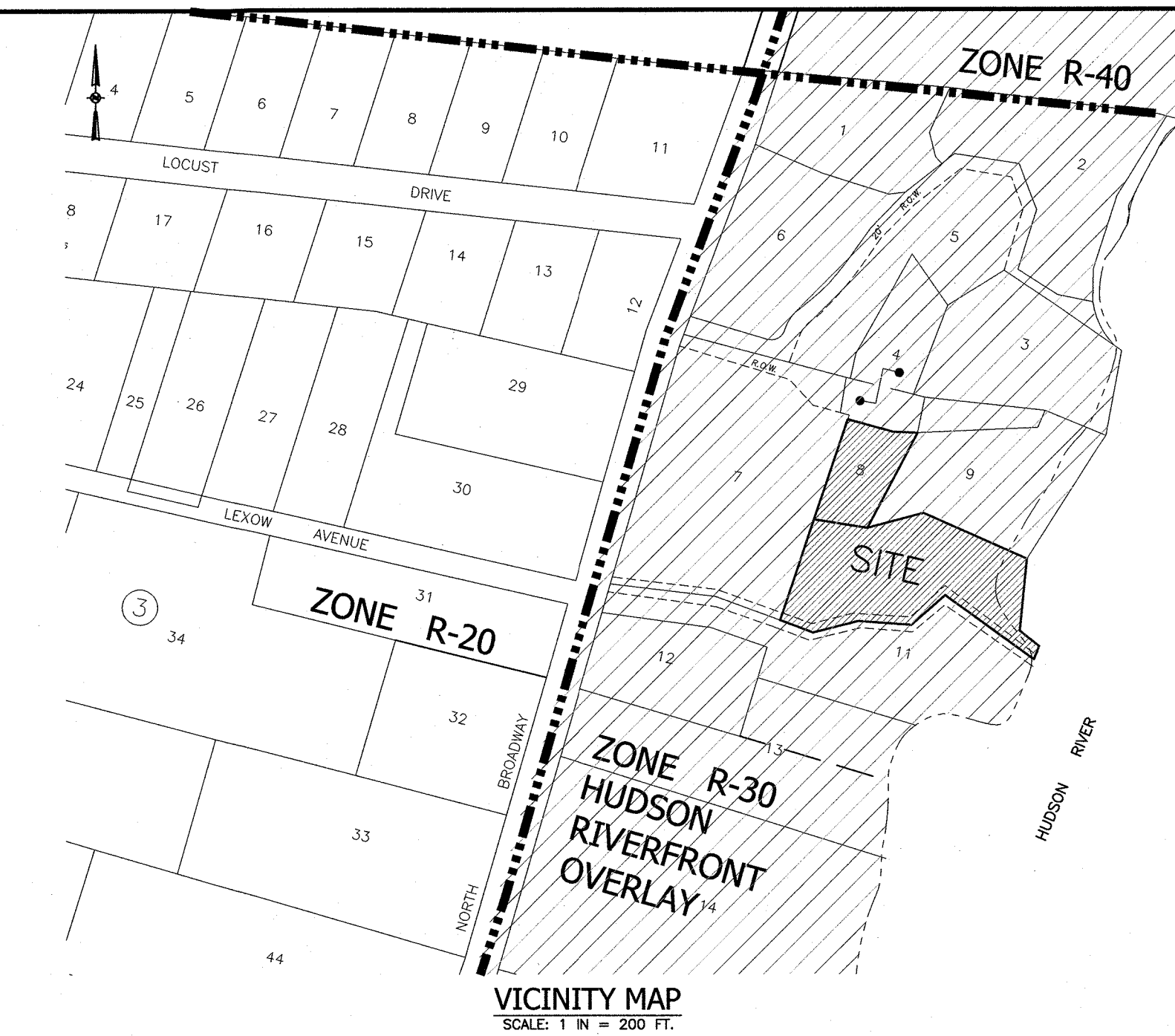
PRIMARY DWELLING	=	3,290 SQ.FT.
MASONRY BUILDING (CABANA)	=	930 SQ.FT.
TOTAL FLOOR AREA	=	4,220 SQ.FT.

MAX. BUILDING COVERAGE BREAKDOWN TABLE

DWELLING	=	1,939 SQ.FT.
+ CABANA	=	809 SQ.FT.
+ ACCESSORY BUILDINGS	=	187 SQ.FT.
TOTAL BUILDING COVERAGE	=	2,935 SQ.FT.

MAX. LOT COVERAGE BREAKDOWN TABLE

MAC. DRIVE	=	3,237 SQ.FT.
+ DWELLING	=	1,939 SQ.FT.
+ CABANA	=	809 SQ.FT.
+ ACCESSORY BUILDINGS	=	187 SQ.FT.
+ CONCRETE PATIO & WALKS	=	2,717 SQ.FT.
+ POOL	=	1,094 SQ.FT.
+ RIP RAP AREA (DOES NOT INCLUDE AREA UNDER WATER)	=	245 SQ.FT.
+ RETAINING WALLS, STEPS AND SLATE STONES	=	636 SQ.FT.
+ MAC. DRIVE SERVING OTHER PARCELS	=	2,352 SQ.FT.
TOTAL LOT COVERAGE	=	13,216 SQ.FT.



GENERAL NOTES:
 1. THIS PLAN IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATIONS OF THE VILLAGE OF UPPER NYACK AND WITH ALL THE DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SITE GRADING PLANS ON FILE IN THE VILLAGE OF UPPER NYACK.
 2. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239N OF THE GENERAL MUNICIPAL LAW, WHEN APPLICABLE.

REVISION	DATE	DESCRIPTION
5	11-09-23	NOTE VARIANCES GRANTED
4	10-11-23	REVISE BULK TABLE & OFF-SETS
3	10-09-23	REVISE BULK TABLE & NOTES
2	10-05-23	REVISE BULK TABLE & NOTES
1	10-02-23	PER VILLAGE ENGINEER COMMENTS 7-26-23, REVISED LOT COVERAGE CALC.

ATZL, NASHER & ZIGLER P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 234 North Main Street, New City, New York 10956
 Tel: (845) 634-4894
 Fax: (845) 634-5543
 P.O. Box 636, Chester, New York 10918
 Tel: (845) 489-1015
 Fax: (845) 489-1016
 Web: ANZNY.com

OWNER or REPRESENTATIVE APPROVAL FOR FILING TAX LOT 60.10-1-8		APPROVED ROCKLAND COUNTY DRAINAGE AGENCY	
OWNER OR REPRESENTATIVE	DATE	CHAIRMAN	DATE
OWNER or REPRESENTATIVE APPROVAL FOR FILING TAX LOT 60.10-1-10		THE OWNER OR HIS REPRESENTATIVE HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE VILLAGE OF UPPER NYACK ALL THE STREETS, EASEMENTS AND REQUIRED UTILITIES SHOWN ON THE WITHIN SUBDIVISION PLAT AND CONSTRUCTION PLANS.	
OWNER OR REPRESENTATIVE	DATE	CHAIRPERSON, PLANNING BOARD	DATE
OWNER OR REPRESENTATIVE	DATE	OWNER OR REPRESENTATIVE	DATE

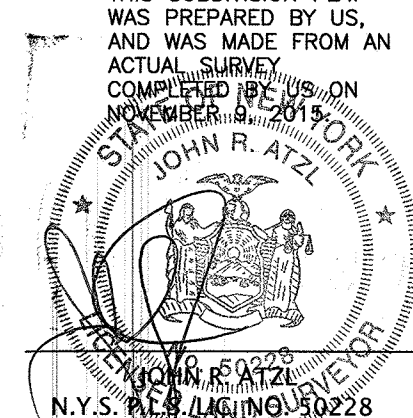
DISTRICTS:
 SCHOOL DISTRICT - NYACK UFCS
 FIRE DISTRICT - UPPER NYACK
 LIGHT DISTRICT - UPPER NYACK
 WATER DISTRICT - VEOLA WATER NEW YORK
 SEWER DISTRICT - ORANGETOWN

TAX MAP REFERENCE:
 VILLAGE OF UPPER NYACK TAX MAP SECTION 60.10, BLOCK 1, LOTS 8 & 10.

DATUM:
 NVD 1929

OWNERS:
 TAX LOT 60.10-1-8
 NBROADWAY, LLC
 600 NORTH BROADWAY
 UPPER NYACK, NEW YORK 10960
 TAX LOT 60.10-1-10
 603 NORTH BROADWAY, LLC
 600 NORTH BROADWAY
 UPPER NYACK, NEW YORK 10960

APPLICANT:
 603 NORTH BROADWAY, LLC
 UPPER NYACK, NEW YORK 10960

WE HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY US AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY US ON NOVEMBER 8, 2023.


PROJECT: 603 NORTH BROADWAY, LLC
 TITLE: VILLAGE OF UPPER NYACK TOWN OF CLARKSTOWN ROCKLAND COUNTY, NEW YORK
 TITLE: MINOR SUBDIVISION PLAT MERGER OF TAX LOT 60.10-1-10 & TAX LOT 60.10-1-8
 DRAWN BY: VC
 DATE: JUNE 24, 2023
 PROJECT NO: 3382
 CHECKED BY: JRA
 SCALE: 1 IN. = 20 FT.
 DRAWING NO: 1

NORTH BROADWAY
 LEXOW AVENUE