

BULK REQUIREMENTS

EXISTING ZONE R-2	REQUIRED	PROVIDED	PROVIDED BUILDING SETBACKS	
			2-STORY FRAME & GARAGE	CABANA
MINIMUM LOT AREA	30,000 SQ.FT.	39,589 SQ.FT. GROSS 35,330 SQ.FT. NET	-	-
MINIMUM STREET FRONTAGE	100 FT.	0 FT.	-	-
MINIMUM FRONT YARD	35 FT.	44.9 FT.	44.9 FT.	N/A
MINIMUM SIDE YARD	25 FT.	26.1 FT.	26.1 FT.	105.7 FT.
MINIMUM REAR YARD	25 FT.	25.3 FT.	28.3 FT.	25.3 FT.
MAX. LOT COVERAGE (PRIMARY BLDG.)	12%	8%	-	-
MAX. LOT COVERAGE	25%	37.3%	-	-
MAXIMUM BUILDING HEIGHT	35 FT.	10 FT. (CABANA)	28 FT.	10 FT.

LOT AREA CALCULATION

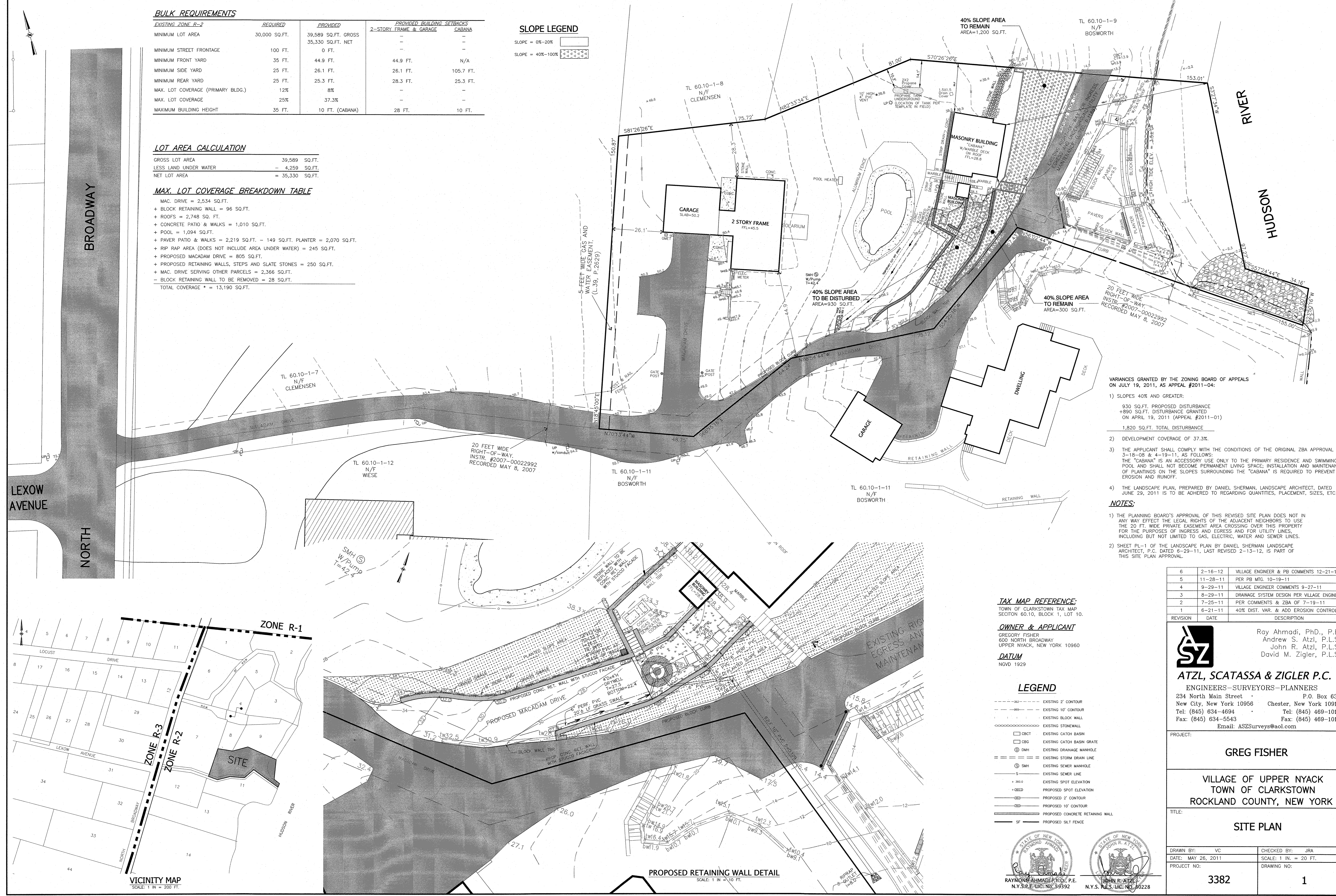
GROSS LOT AREA	39,589 SQ.FT.
LESS LAND UNDER WATER	- 4,259 SQ.FT.
NET LOT AREA	= 35,330 SQ.FT.

MAX. LOT COVERAGE BREAKDOWN TABLE

MAC. DRIVE = 2,534 SQ.FT.
+ BLOCK RETAINING WALL = 96 SQ.FT.
+ ROOFS = 2,748 SQ. FT.
+ CONCRETE PATIO & WALKS = 1,010 SQ.FT.
+ POOL = 1,094 SQ.FT.
+ PAVER PATIO & WALKS = 2,219 SQ.FT. - 149 SQ.FT. PLANTER = 2,070 SQ.FT.
+ RIP RAP AREA (DOES NOT INCLUDE AREA UNDER WATER) = 245 SQ.FT.
+ PROPOSED MACADAM DRIVE = 805 SQ.FT.
+ PROPOSED RETAINING WALLS, STEPS AND SLATE STONES = 250 SQ.FT.
+ MAC. DRIVE SERVING OTHER PARCELS = 2,366 SQ.FT.
- BLOCK RETAINING WALL TO BE REMOVED = 28 SQ.FT.
TOTAL COVERAGE * = 13,190 SQ.FT.

SLOPE LEGEND

SLOPE = 0%-20%	[Symbol]
SLOPE = 40%-100%	[Symbol]



- VARIANCES GRANTED BY THE ZONING BOARD OF APPEALS ON JULY 19, 2011, AS APPEAL #2011-04:
- 1) SLOPES 40% AND GREATER:
930 SQ.FT. PROPOSED DISTURBANCE
+990 SQ.FT. DISTURBANCE GRANTED
ON APRIL 19, 2011 (APPEAL #2011-01)
1,820 SQ.FT. TOTAL DISTURBANCE
 - 2) DEVELOPMENT COVERAGE OF 37.3%.
 - 3) THE APPLICANT SHALL COMPLY WITH THE CONDITIONS OF THE ORIGINAL ZBA APPROVAL OF 3-18-08 & 4-18-11, AS FOLLOWS:
THE "CABANA" IS AN ACCESSORY USE ONLY TO THE PRIMARY RESIDENCE AND SWIMMING POOL AND SHALL NOT BECOME PERMANENT LIVING SPACE; INSTALLATION AND MAINTENANCE OF PLANTINGS ON THE SLOPES SURROUNDING THE "CABANA" IS REQUIRED TO PREVENT EROSION AND RUNOFF.
 - 4) THE LANDSCAPE PLAN, PREPARED BY DANIEL SHERMAN, LANDSCAPE ARCHITECT, DATED JUNE 29, 2011 IS TO BE ADHERED TO REGARDING QUANTITIES, PLACEMENT, SIZES, ETC.

- NOTES:**
- 1) THE PLANNING BOARD'S APPROVAL OF THIS REVISED SITE PLAN DOES NOT IN ANY WAY EFFECT THE LEGAL RIGHTS OF THE ADJACENT NEIGHBORS TO USE THE 20 FT. WIDE PRIVATE EASEMENT AREA CROSSING OVER THIS PROPERTY FOR THE PURPOSES OF INGRESS AND EGRESS AND FOR UTILITY LINES, INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, WATER AND SEWER LINES.
 - 2) SHEET PL-1 OF THE LANDSCAPE PLAN BY DANIEL SHERMAN LANDSCAPE ARCHITECT, P.C. DATED 6-29-11, LAST REVISED 2-13-12, IS PART OF THIS SITE PLAN APPROVAL.

REVISION	DATE	DESCRIPTION
6	2-16-12	VILLAGE ENGINEER & PB COMMENTS 12-21-11
5	11-28-11	PER PB MTG. 10-19-11
4	9-29-11	VILLAGE ENGINEER COMMENTS 9-27-11
3	8-29-11	DRAINAGE SYSTEM DESIGN PER VILLAGE ENGINEER
2	7-25-11	PER COMMENTS & ZBA OF 7-19-11
1	6-21-11	40% DIST. VAR. & ADD EROSION CONTROL

TAX MAP REFERENCE:
TOWN OF CLARKSTOWN TAX MAP
SECTION 60.10, BLOCK 1, LOT 10.

OWNER & APPLICANT
GREGORY FISHER
600 NORTH BROADWAY
UPPER NYACK, NEW YORK 10950

DATUM
NGVD 1929

LEGEND

[Symbol]	EXISTING 2' CONTOUR
[Symbol]	EXISTING 10' CONTOUR
[Symbol]	EXISTING BLOCK WALL
[Symbol]	EXISTING STONEWALL
[Symbol]	EXISTING CATCH BASIN
[Symbol]	EXISTING CATCH BASIN GRATE
[Symbol]	EXISTING DRAINAGE MANHOLE
[Symbol]	EXISTING STORM DRAIN LINE
[Symbol]	EXISTING SEWER MANHOLE
[Symbol]	EXISTING SEWER LINE
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	PROPOSED 2' CONTOUR
[Symbol]	PROPOSED 10' CONTOUR
[Symbol]	PROPOSED CONCRETE RETAINING WALL
[Symbol]	PROPOSED SILT FENCE

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GREG FISHER
VILLAGE OF UPPER NYACK
TOWN OF CLARKSTOWN
ROCKLAND COUNTY, NEW YORK

SITE PLAN

DRAWN BY:	VC	CHECKED BY:	JRA
DATE:	MAY 26, 2011	SCALE:	1 IN. = 20 FT.
PROJECT NO.:	3382	DRAWING NO.:	1

