

# MARESCA SITE PLAN

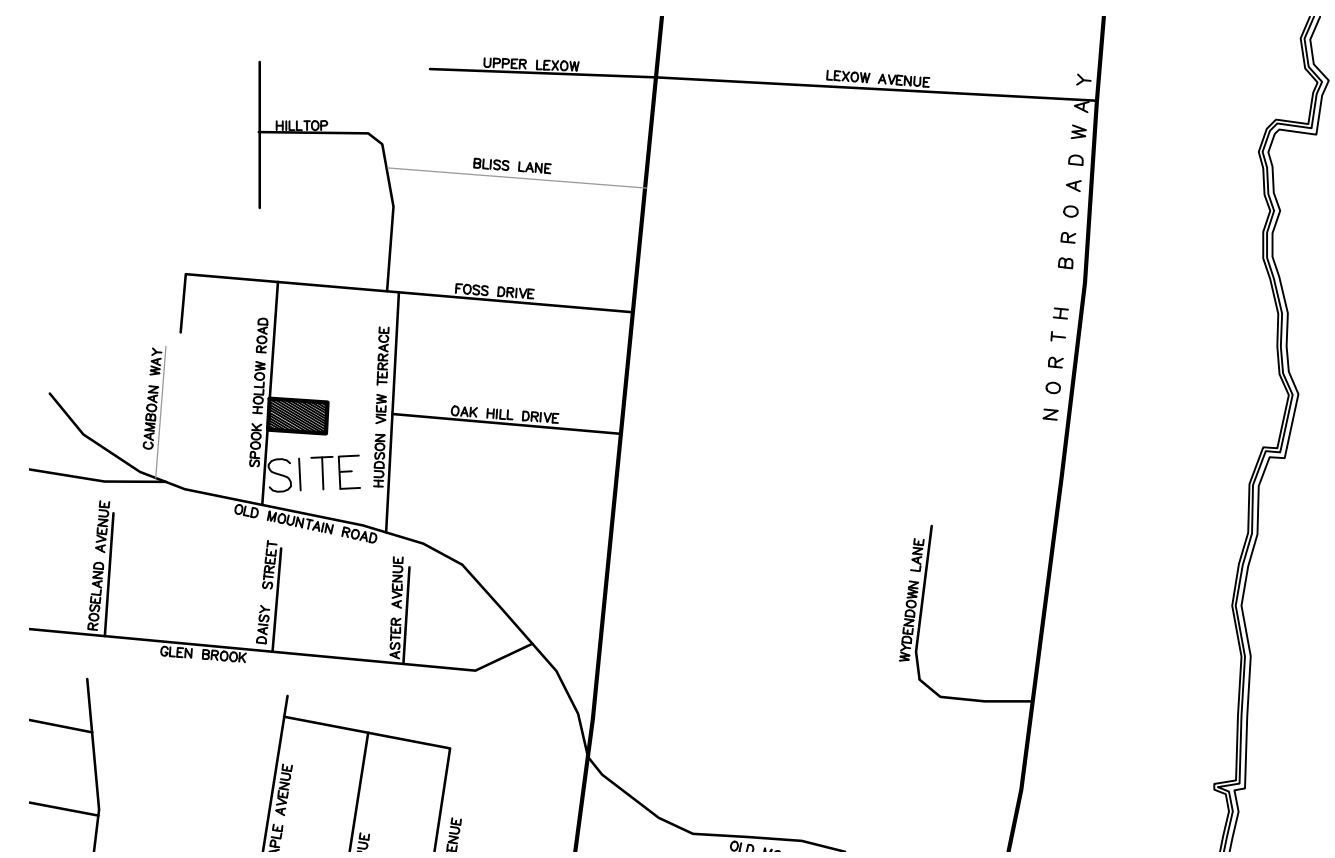
505 SPOOK HOLLOW ROAD  
UPPER NYACK, NEW YORK 10960

**NOTES**

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

**SOIL AMENDMENT AND PLANTING NOTES**

1. NEW LAWN AREAS SHALL BE SEED AT 5LBS. PER 1000 SQUARE FEET WITH THE FOLLOWING SEED MIXTURE: 20% JAMESTOWN II CHEWINGS FESCUE, 60% BARON KENTUCKY BLUEGRASS, AND 20% PALMER II PERENNIAL RYE, OR APPROVED EQUAL. MULCH NEWLY SEEDING LAWN AT 90LBS PER 1000 SQUARE FEET WITH HAY OR STRAW MULCH.
2. SEED MIX FOR SEEDING IN AND ALONG THE INTERIOR SLOPES SHALL BE ERNMX-127 RETENTION BASIN FLOOR SEEDING FOR WILDLIFE AND PLANT DIVERSITY MIX, PLANTED AT 20LBS PER ACRE (ERNST SEED 1-800-873-3321).



3 C UPPER NYACK VICINITY MAP  
N.T.S.

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

16 NYCRR PART 753  
REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK  
**DIG SAFELY NEW YORK**  
WWW.DIGSAFELYNEWYORK.COM  
1-800-962-7962

UPPER NYACK PLANNING BOARD APPROVAL IS VALID FOR 3 YEARS

**INDEX TO DRAWINGS**

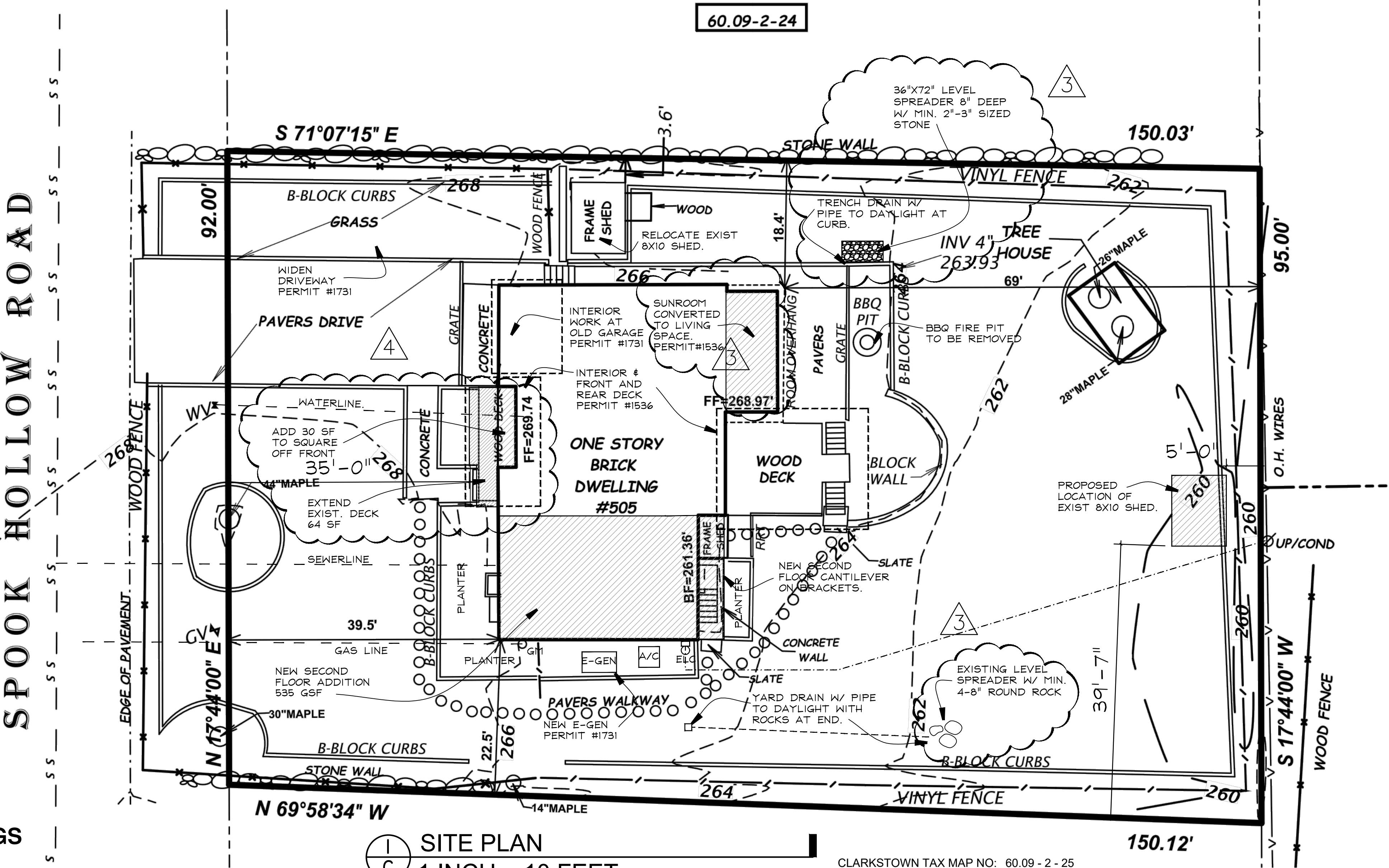
- C COVER
- A-1 FLOOR PLANS
- A-2 ELEVATIONS
- A-3 ELEVATIONS

**BULK REQUIREMENTS**

REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
ZONE DISTRICT: R-4			
USE: SINGLE-FAMILY RESIDENTIAL			
PRINCIPAL BUILDING:			
LOT AREA, MIN. S.F.	10,000	14,025	NO CHANGE
FRONTAGE MIN.	90	92	NO CHANGE
FRONT YARD MIN.	35	39.5	NO CHANGE
SIDE YARD MIN.	25	22.5***/18.4***	NO CHANGE
REAR YARD MIN.	25	59.833	NO CHANGE
LIVABLE AREA: 2 FLOORS	750/600	1,373	1,403/535***
MAX. BUILDING HEIGHT	2 STORY/35	1 STORY/<35	25.41'
BUILDINGS & STRUCTURES COV. %	40% (5,610)	27% (3,737)	27.3% (3,831)
PRINCIPLE DWELLING COVERAGE %	20% (2,805)	12% (1,720)	12.5% (1,750)

\* EXISTING NON-CONFORMING VARIANCE REQUIRED  
\*\* NON-CONFORMING - VARIANCE REQUIRED

PER ARTICLE III SECTION 3 SS. 3.2 ALTERED NON-CONFORMING BUILDING SECOND FLOOR ADDITION REQUIRES VARIANCE. VARIANCE GRANTED 9.15.2020. SIDE SETBACK VARIANCES GRANTED 9.15.2020



1 C SITE PLAN  
1 INCH = 10 FEET

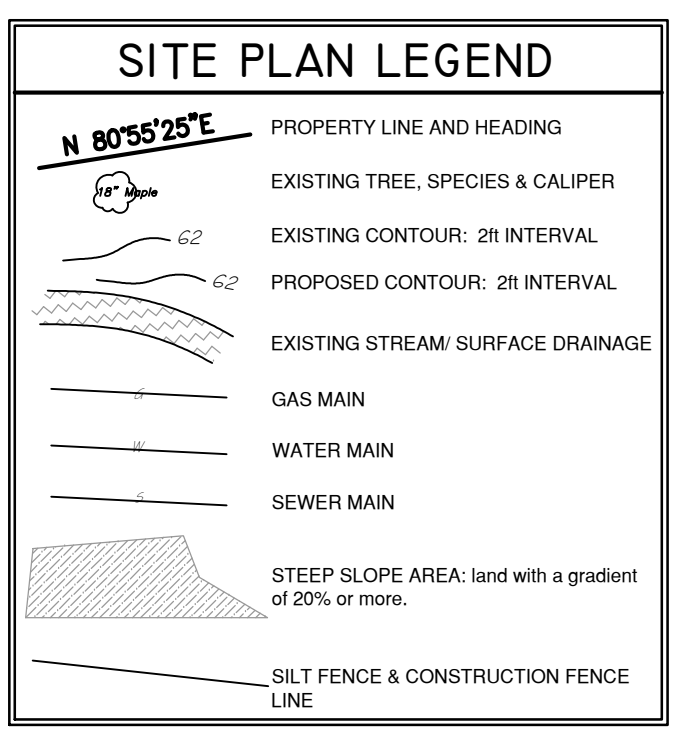
**KIER B. LEVESQUE, RA**  
**ARCHITECT**  
49 THIRD AVENUE  
NYACK, NEW YORK 10960  
845-358-2359

NY LIC# 15938

CLARKSTOWN TAX MAP NO: 60.09 - 2 - 25  
THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY BY:  
DATED: DECEMBER 12, 2019 REV. 1/25/2020  
FORE: MARESCA

ANTHONY R. CELENTANO PLS  
31 ROSMAN ROAD  
THIELLS, NY 10984  
845-429-5290

- 5 JUNE 23, 2021
- 4 MAY 17, 2021
- 3 JUNE 22, 2020
- 2 MAY 22, 2020
- 1 JANUARY 27, 2020



PLANNING BOARD CHAIRMAN SIGNATURE

DATE

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ARB APPROVAL 6/14/21

5

JUNE 28, 2018

JOB# 17114