



N/F HINDS  
TAX LOT 60.17-3-21

N/F LEE  
TAX LOT 60.17-3-20

N/F VURSTA  
TAX LOT 60.78-1-38

N/F AV REALTY OF  
ROCKLAND LLC  
TAX LOT 60.78-1-39

N/F MANN  
TAX LOT 60.78-1-40

N/F PAUL  
TAX LOT 60.78-1-44

**BULK TABLE**

ZONE: R-4	MIN. LOT AREA	LOT FRONTAGE	FRONT YARD	SIDE YARD ONE	REAR YARD	BUILDING HEIGHT	LOT COVERAGE	TOTAL LOT COVERAGE
REQUIRED :	10,000 SQ. FT.	90 FT.	35 FT.	25 FT.	25 FT.	35 FT.	20 %	40 %
PROVIDED :	127,984 SQ. FT.	324.6 FT.	43.8 FT.	35.6 FT. *	159.9 FT.	N/A	13.9 %	45.1 % **

\* EXISTING CONDITION PREDATING REVISIONS TO SECTION 15.88  
\*\* ZBA VARIANCE GRANTED APRIL 21, 2009

**LOT COVERAGE CALCULATIONS**

BUILDING	17,794.4 SQ. FT.
17,794.4 SQ. FT. / 127,984 SQ. FT. = 13.9%	

**TOTAL LOT COVERAGE CALCULATIONS**

BUILDING	17,794.4 SQ. FT.
MACADAM DRIVEWAY AND PARKING	34,325.0 SQ. FT.
BRICK WALK	1,756.8 SQ. FT.
CONCRETE (INC. WALK, STEPS, ETC.)	3,743.2 SQ. FT.
PAVERS	83.8 SQ. FT.
RETAINING WALLS	79.2 SQ. FT.
<b>TOTAL</b>	<b>57,782.4 SQ. FT.</b>
57,782.4 SQ. FT. / 127,984 SQ. FT. = 45.1%	

TAX MAP REFERENCE:  
TAX LOT 27 BLOCK 3 SECTION 60.17

- REFERENCES:
- DEED BOOK 386 PAGE 1821
  - DEED BOOK 1026 PAGE 199 (EASEMENT)
  - SITE PLAN FOR PROPOSED ADDITION "CONGREGATION SONS OF ISRAEL" PREPARED BY JAY A. GREENWELL, PLS, LLC DATED DECEMBER 23, 2008, LAST REVISED DECEMBER 29, 2009 FOR ADDITIONAL INFORMATION ON PARKING SPACES, LOADING AREA AND DUMPSTER.

AREA = 127,984 SQ. FT. = 2.9381 ACRES

- NOTES:
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
  - GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - EASEMENTS OR RIGHTS-OF-WAY ON OR BELOW THE SURFACE OF THE GROUND WHICH ARE NOT VISIBLE ARE NOT SHOWN OR CERTIFIED TO.
  - SUBJECT TO THE FINDINGS OF A COMPLETE AND UP-TO-DATE TITLE SEARCH.
  - COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

2	BULK TABLE AND REFERENCES	J.J.B.	8/15/2014
1	ADD BULK TABLE	S.C.	8/11/13
NO.	REVISIONS	BY	DATE

CERTIFIED TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON AVAILABLE INFORMATION AS OF THIS DATE TO:

1.

*John J. Bezuyen* 8-15-2014  
JOHN J. BEZUYEN, L.S.  
NEW YORK LICENSE # 50793

AS-BUILT SURVEY FOR

**CONGREGATION SONS OF ISRAEL**  
300 NORTH BROADWAY  
VILLAGE OF UPPER NYACK, TOWN OF CLARKSTOWN  
ROCKLAND COUNTY, NEW YORK

**BROOKER ENGINEERING, PLLC**

PROFESSIONAL ENGINEERING AND LAND SURVEYING  
46 NORTH CENTRAL AVENUE  
RAMSEY, NJ 07446  
TELEPHONE # 201-684-1221

DRAWN BY: W.S.	DESIGNED BY: -	PROJECT NUMBER	SHEET: 1
CHK'D BY: John Bezuyen	DATE: 07/22/2011	10111FS	SCALE: 1" = 20'