

SITE PLAN UNIFORM NOTES

- PROPERTY IS 530 NORTH HIGHLAND AVENUE, TAX MAP SECTION 59.12 BLOCK 2 LOTS 2 & 17 AS SHOWN ON THE TAX MAPS OF THE VILLAGE OF UPPER NYACK AND THE TOWN OF CLARKSTOWN RESPECTIVELY.
- THE OWNER IS RICHARD DEMAN/4-5 MOTORSPORT, 530 NORTH HIGHLAND AVENUE UPPER NYACK NY 10960. THE APPLICANT IS ROBERT SILARSKI AIA/SECO, ARCHITECTURE+DESIGN, 41A NORTH BROADWAY NYACK NY 10960.
- SURVEY METES AND BOUNDS AND ALL OTHER SURVEY INFORMATION TAKEN FROM SURVEYS BY JAY GREENWELL PLS LLC DATED 19 APRIL 2005 & 8 NOVEMBER 2022.
- DATUM ELEVATION: NAVD-1985.
- DISTRICTS
 ZONING: OB
 SCHOOL: NYACK FREE UNION
 FIRE: NYACK FIRE DEPARTMENT
 AMBULANCE: UPPER NYACK COMMUNITY AMBULANCE CORPS
 LIGHTING: UPPER NYACK
 WATER: VECOLIA WATER
 SEWER: ROCKLAND COUNTY SEWER DISTRICT NO. 1
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN A MANNER SPECIFIED BY §239 OF THE NYS GENERAL MUNICIPAL LAW.
- ALL NEW UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
- IRON PINS, 3/4" IN DIAMETER AND MINIMUM 30" LONG, SHALL BE INSTALLED AT ALL LOT CORNERS AFTER FINAL GRADING.
- PLAN IS SUBJECT TO ALL STATE, COUNTY AND LOCAL CONSTRUCTION AND UTILITY STANDARDS AS APPLICABLE.
- THE BUILDER SHALL COMPLY WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND THE NYS STANDARDS FOR URBAN EROSION AND SEDIMENT CONTROL.
- IF APPLICABLE, THIS SITE PLAN IS SUBJECT TO STORMWATER MAINTENANCE AGREEMENT FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON _____ AS INSTRUMENT NUMBER XX-XXXXXX.
- RETAINING WALLS SHALL BE DESIGNED BY AN ENGINEER LICENSED IN NYS AND DESIGN SHALL BE SUBMITTED FOR REVIEW WITH THE BUILDING PERMIT APPLICATION. CERTIFICATION OF CONSTRUCTION IN ACCORDANCE WITH THE DESIGN, BY AN 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 _____ ONCE THIS SITE PLAN IS SIGNED BY THE PLANNING BOARD CHAIR, APPROVAL SHALL EXPIRE IF:
 - A BUILDING PERMIT HAS NOT BEEN ISSUED FOR CONSTRUCTION IN ACCORDANCE WITH AN APPROVED SITE PLAN WITHIN (3) YEARS 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/CERTIFICATE OF COMPLIANCE HAS NOT BEEN ISSUED WITHIN (2) YEARS OF THE DATE THAT THE BUILDING PERMIT IS ISSUED, UNLESS EXTENDED PURSUANT TO VILLAGE OF UPPER NYACK ZONING LAW (LL #5 OF 2022) §10.4.1.2.
 - THE USE FOR WHICH THIS SITE PLAN APPROVAL WAS GRANTED HAS SUBSTANTIALLY CEASED FOR A PERIOD OF (12) CONSECUTIVE MONTHS, VILLAGE OF UPPER NYACK ZONING LAW (LL #5 OF 2022) §10.4.1.3.
 - THE SITE PLAN APPROVAL FOR SUCH USE SHALL EXPIRE UPON THE EXPIRATION OF THE SPECIAL USE PERMIT PURSUANT TO §9.4 OF THE VILLAGE OF UPPER NYACK ZONING LAW, VILLAGE OF UPPER NYACK ZONING LAW (LL #5 OF 2022) §10.4.1.3.
- THIS SITE PLAN IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS, ORDINANCES AND SPECIFICATIONS OF THE VILLAGE OF UPPER NYACK.
- THIS PROPERTY HAS BEEN THE SUBJECT OF REVIEW BY THE VILLAGE OF UPPER NYACK PLANNING BOARD ZONING BOARD OF APPEALS AS APPLICABLE. THIS APPROVAL(S) PERMITS CONSTRUCTION AS INDICATED ON THE SITE PLAN BUT DOES NOT OTHERWISE AFFECT OR ALTER SUCH PRIOR APPROVALS OR ANY CONDITIONS THERETO.
- 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.

ZONING COMPLIANCE TABLE

Zone	OB/Office-Business	Motor Vehicle Service Facility as per §9.6.2 Village of Upper Nyack Zoning Code
Proposed Use	REQUIRED/PERMITTED	EXISTING PROPOSED NET CHANGE NOTES
Net Lot Area (SF)	43,560	27,188' 27,188' none existing
Lot Width	100'	98.06' 98.06' none existing
Lot Frontage	100'	144.69' 144.69' none existing
Front Yard	40'	16.8' 16.8' none existing
Side Yard (north)	40'	15.7' 15.7' none existing
Side Yard (south)	40'	32.6' 32.6' none existing
Total Side Yard	80'	48.3' 48.3' none existing
Rear Yard	40'	372.1' 372.1' none existing
Principal Building Height	35'	15' 15' none existing
Building Coverage	30%	15% 15% none existing
Development Coverage	80%	70% 70% none existing
Floor Area Ratio	50%	15% 15% none existing

NET LOT AREA CALCULATION (see Zoning Law §2.1.6.2)

ITEM	SECTION	AREA (SF)	%	REDUCTIONS SF
Wetlands, etc.	2.1.6.2.1	0	50%	0
Hudson River	2.1.6.2.2	0	100%	0
Slopes 40% & over	2.1.6.2.1	38,616	100%	38,616
Slopes 26-39%	2.1.6.2.2	0	50%	0
Outcrops	2.1.6.2.3	38,616	50%	19,308
NET LOT AREA (SF)		68,204 - 38,616 = 27,188		

PARKING CALCULATION (see Zoning Law §4.4.3)

For Motor Vehicle Service Facilities:

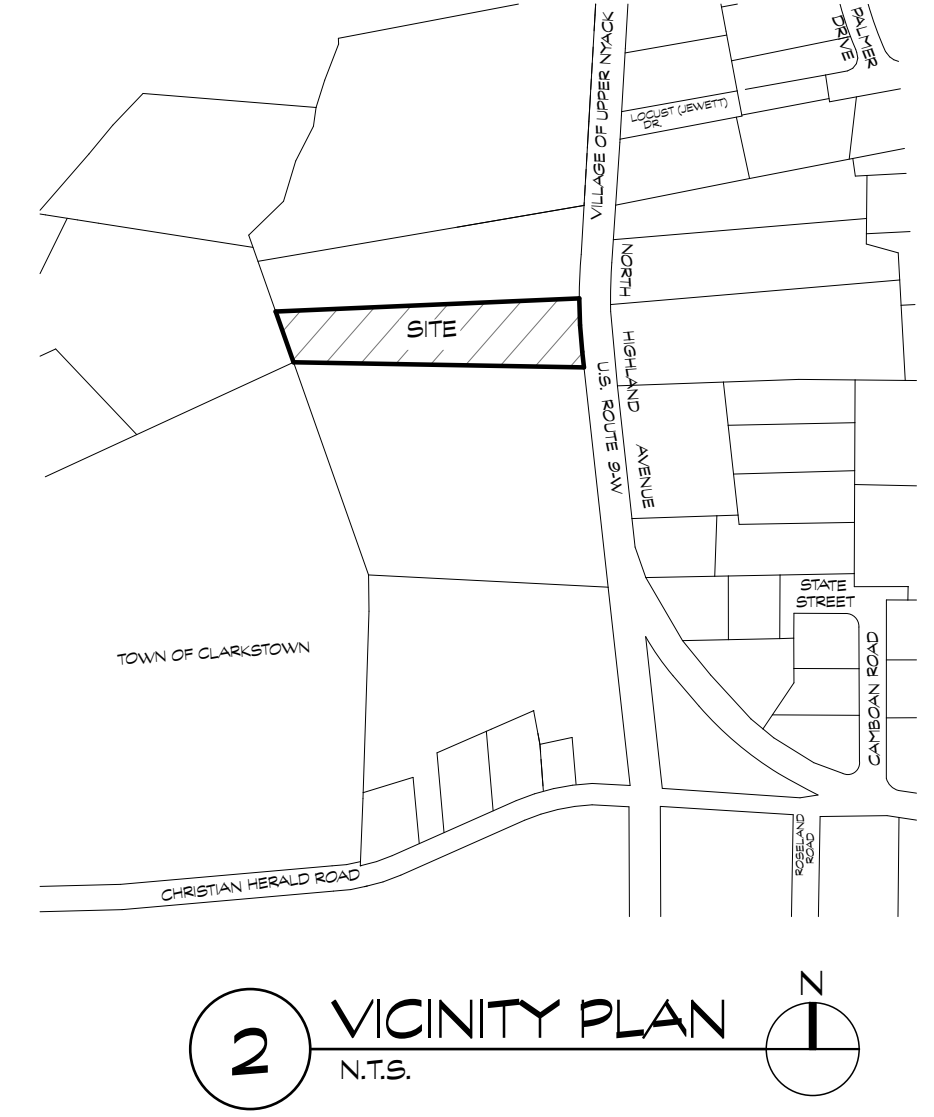
(5) Parking Spaces for the first service bay + (3) Parking Spaces for each additional bay
 (2) bays = (5) + (3) = (8) Parking Spaces

(1) Loading Space for the initial 10,000 SF of Floor Area + (1) Loading Space for each additional 25,000 SF or fraction thereof
 Floor Area = 4,073 SF = (1) Loading Space

Parking Required = (8) Parking Spaces + (1) Loading Space = (9) Total Spaces

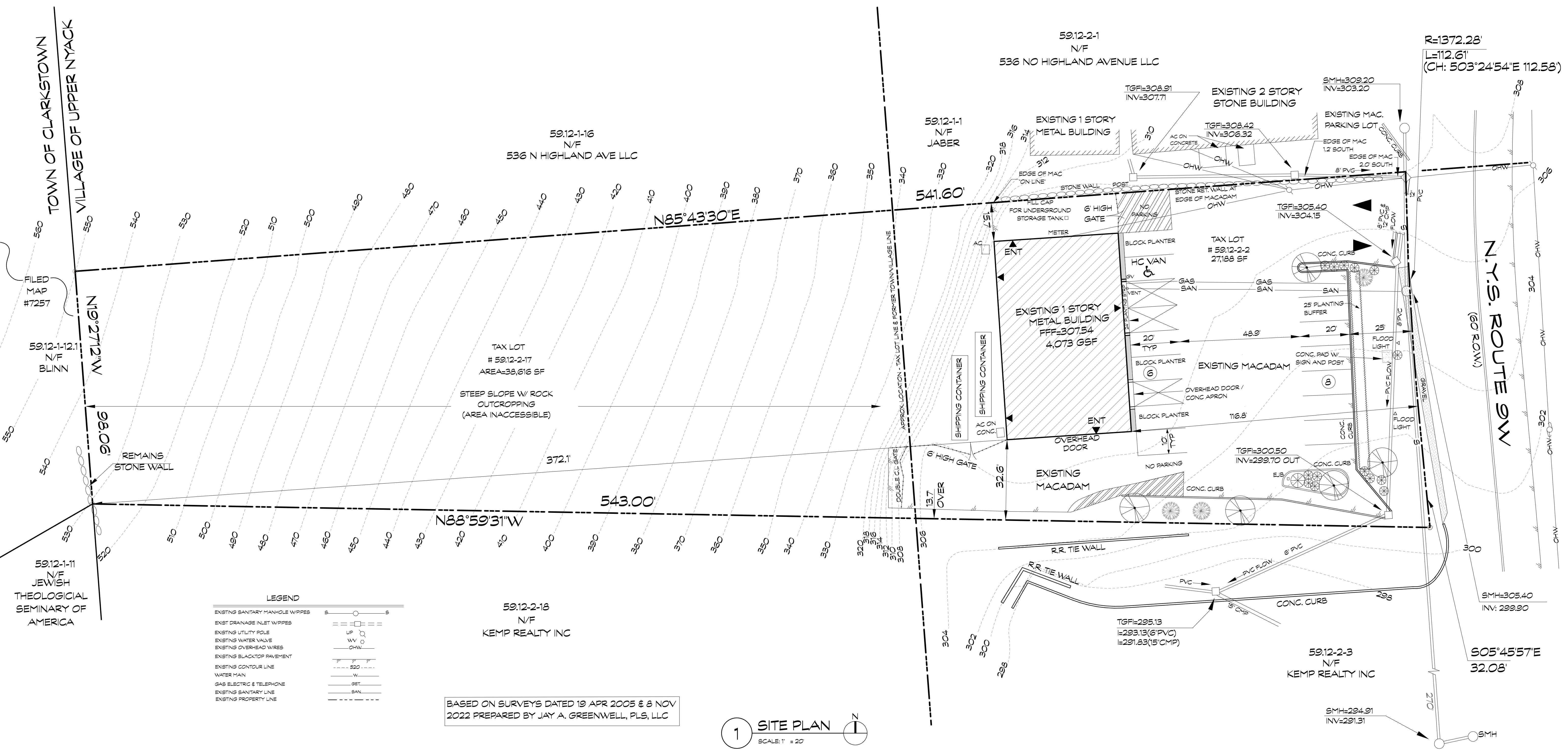
Parking Provided = (14) Total Spaces

Note: §9.6.2 of the Village of Upper Nyack Zoning Code prohibits Parking Areas and the parking of vehicles within required setbacks. (8) existing Parking Spaces are located within the 40' required front yard setback.



S&Co
 Architecture + Design
 41A No. Broadway | T search.com
 Nyack NY 10960 | T 845 353.1112

NYS LICENSE EXP. NOV. 2023
 ALL RIGHTS, TITLE AND INTEREST IN THE DESIGN, DRAWINGS & ANY INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF SECO ARCHITECTURE + DESIGN, WHETHER OR NOT THE PROJECT IS COMPLETED, EXECUTED OR COMPLETED. DESIGN DRAWINGS & SPECIFICATIONS CONTAINED IN THIS SET SHALL NOT BE MADE AVAILABLE TO OR USED BY ANY PERSON OR ENTITY, EXCEPT IN FURTHERANCE OF THE PROJECT FOR WHICH THE PRIOR WRITTEN CONSENT OF SECO ARCHITECTURE + DESIGN.



SPECIAL PERMIT FOR DEMAN MOTORSPORT
 (A/K/A 4-5 MOTORSPORT LLC)
 530 NORTH HIGHLAND AVENUE | UPPER NYACK NY 10960

MARK	DATE	DESCRIPTION
22 JAN 2023	REVISIONS AS PER PLANNING BOARD MEETING	
11 NOV 2022	SPECIAL PERMIT / PLANNING BOARD	

SITE PLAN
 SCALE AS NOTED
A-001
 SECO, # 2216

BASED ON SURVEYS DATED 19 APR 2005 & 8 NOV 2022 PREPARED BY JAY A. GREENWELL, PLS, LLC

1 SITE PLAN
 SCALE: 1" = 20'