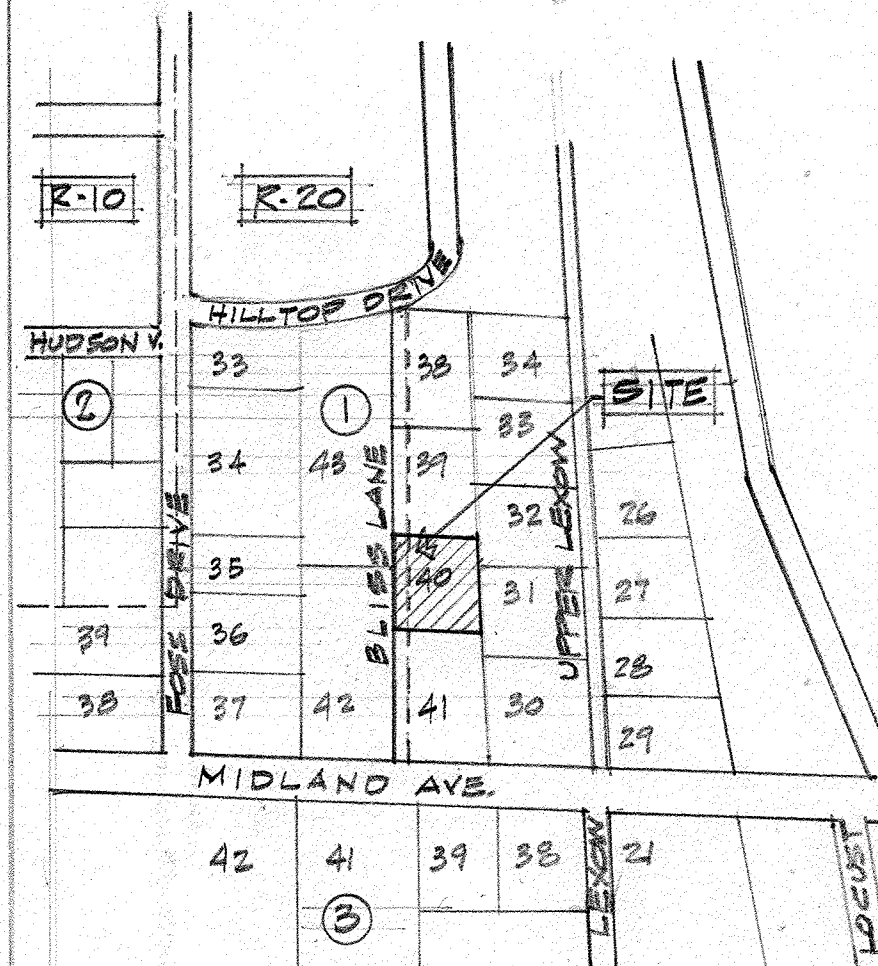


CELLAR PLAN
SCALE 1/4" = 1'-0"



LOCATION MAP
1" = 300'

LEGEND

- PROPERTY LINE
- SETBACK LINE
- CONTOUR AT 2' INTERVAL
- [Hatched Box] NEW WOOD DECK ABOVE GRADE
- [Hatched Box] CONCRETE PAVES ON GRADE
- [Hatched Box] AREA ON PROPERTY WITH SLOPE IN EXCESS OF 15%
- [Hatched Box] PROPOSED LOCATION OF STORM WATER RETENTION AREA
- [Dashed Box] EXISTING STRUCTURE TO BE REMOVED
- [Solid Box] NEW CONTOUR

DEVELOPMENT COVERAGE

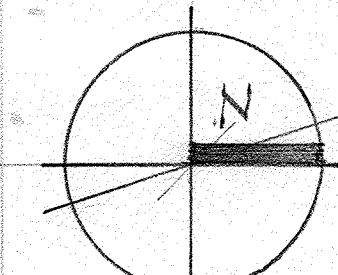
EXISTING	AREA #
RESIDENCE	1534
PATIO + CONCRETE WALK	350
ROAD + DRIVEWAY	2795
TOTAL EXISTING	4679 #
NEW COVERAGE	
ADDITION	1444
PATIO + WALKS	518
POOL	330
RETAINING WALL	100
TOTAL NEW	1442 #
LESS EXISTING TO BE REMOVED	-350
TOTAL COVERAGE	5771 #

STORM WATER RETENTION

INCREASE OF IMPERVIOUS - 1092 # SURFACE
THE INCREASE IN RUN-OFF WILL BE MITIGATED BY A SURFACE DETENTION BASIN. THE BASIN WILL BE SET AT 12.5 # - BOTTOM AREA X 2' DEEP AND HAVE A CAPACITY OF GREATER THAN 330 CU.FT. SEE DRAWING NO. 1 FOR DETAILS

PROPERTY OWNER
CYNTHIA TURNER
206 RADELIEFF DRIVE
UPPER NYACK, NY

M. Esmay



DATES:
PERMIT 12-27-23
REV. 1-22-24

ADDITION & ALTERATION TO THE TURNER RESIDENCE
324 BLAES LANE / UPPER NYACK, NY

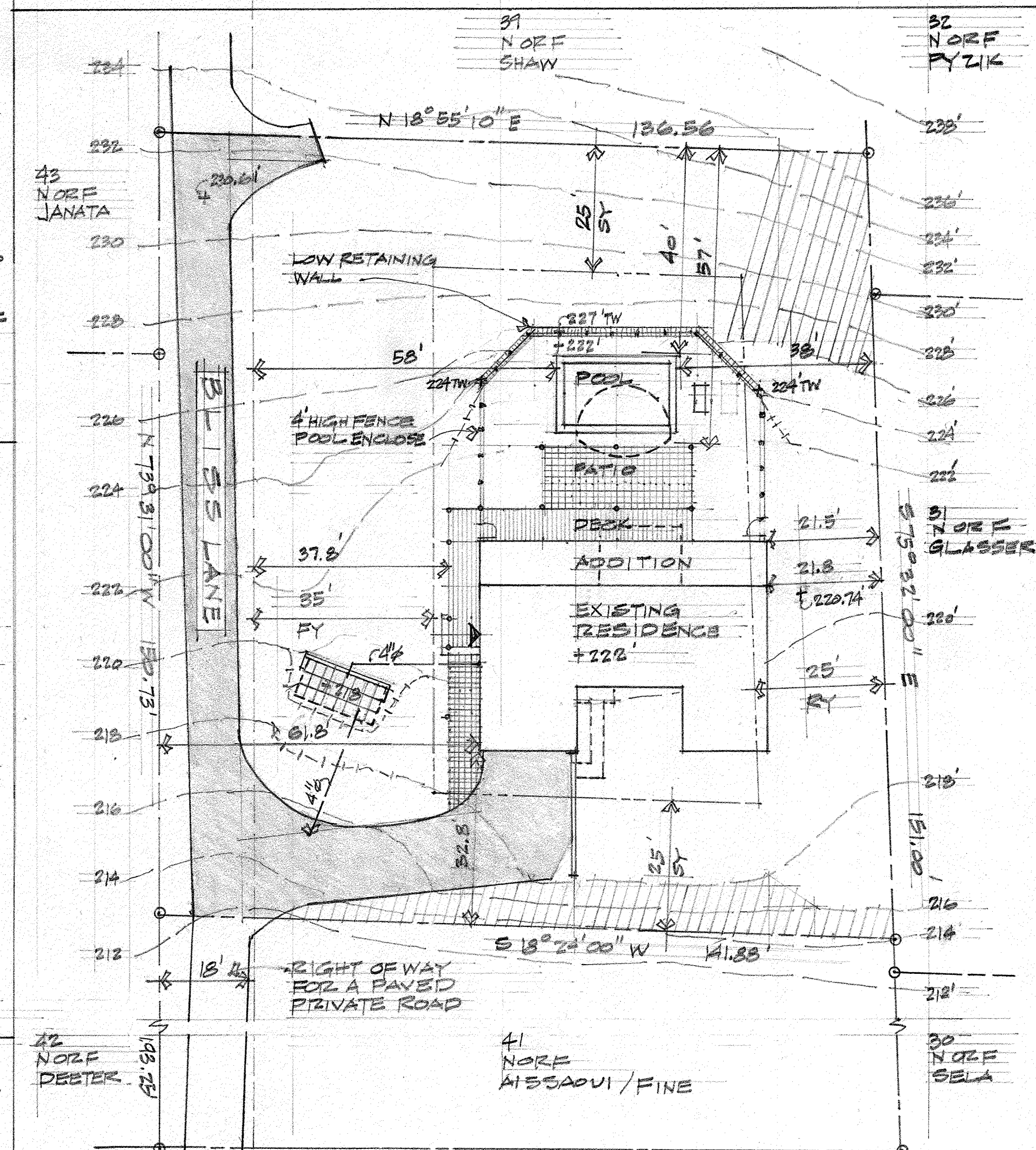
MICHAEL ESMAY / ARCHITECT
17 VAN HOUTEN ST. / UPPER NYACK, NY
TEL: (845) 358-0983 EMAIL: MIKE@ESMAY.COM DWG.

ZONING DATA
TAX LOT NO. - 60.09/1/40 | ZONING DISTRICT - R-20 RESIDENTIAL

BULK REQUIREMENTS

REGULATION	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT SIZE	20,000 #	20,252 # *	NO CHANGE
MIN. FRONTAGE	100'	0' PRIVATE RD. **	NO CHANGE
MIN. LOT WIDTH	100'	150'	NO CHANGE
MIN. FRONT YARD	35'	43.8'	37.8'
MIN. SIDE YARD	25'	32.8' EAST 33' WEST	32.8' EAST 31' WEST
MIN. TOTAL SIDE YARD	50'	115.8'	87.8'
MIN. REAR YARD	25'	21.8' **	21.5' ***
MAX. FLOOR AREA RATIO	0.20	0.079	0.140
MAX. HEIGHT	28'	12'	21'
MAX. BUILDING COVERAGE	12%	7.57%	7.77%
MAX. TOTAL COVERAGE	25%	23.1%	29.9% ***
PARKING SETBACK	5'	45' SOUTH 15' EAST	NO CHANGE
SWIMMING POOL SETBACK	30' EVERY	NA	58' BY 40' BY 38' BY

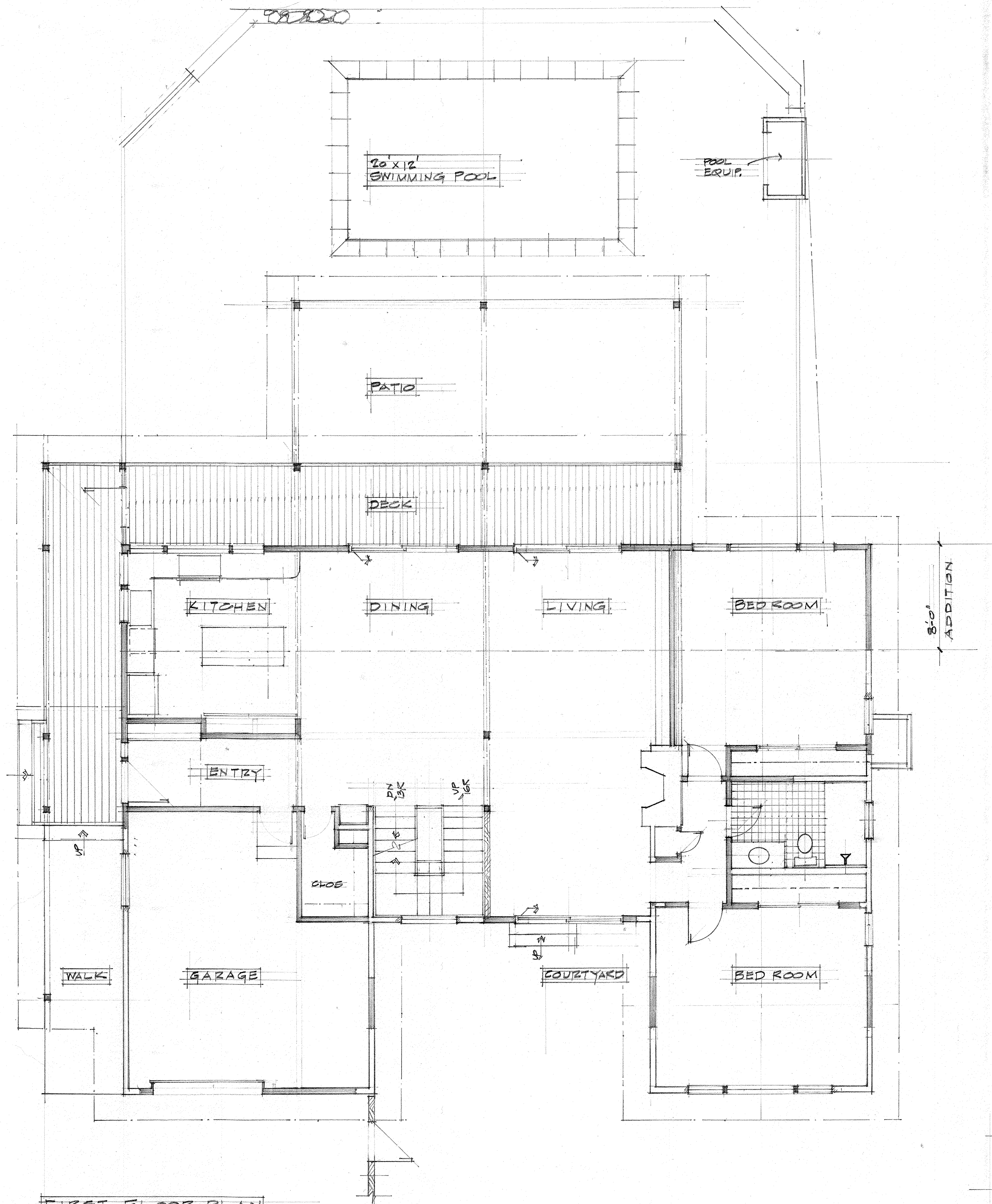
* NET LOT AREA - EXIST. LOT AREA 20,972 # LESS SLOPE AREA 725 # = 20,252 #
** EXISTING NON-CONFORMING BULK
*** VARIANCE REQUIRED



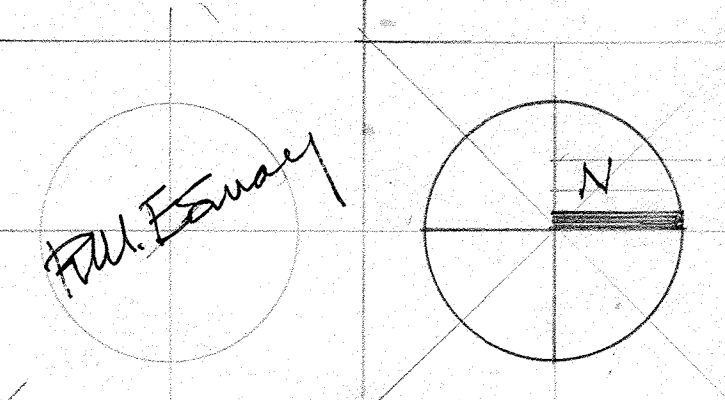
MIDLAND AVENUE

SITE PLAN

SCALE 1" = 20'
THIS SITE PLAN IS BASED ON A SURVEY OF PROPERTY FOR CYNTHIA TURNER BY ROBERT S. SORACE, PLS DRAWING NO. R07969 DATED 9/9/2016

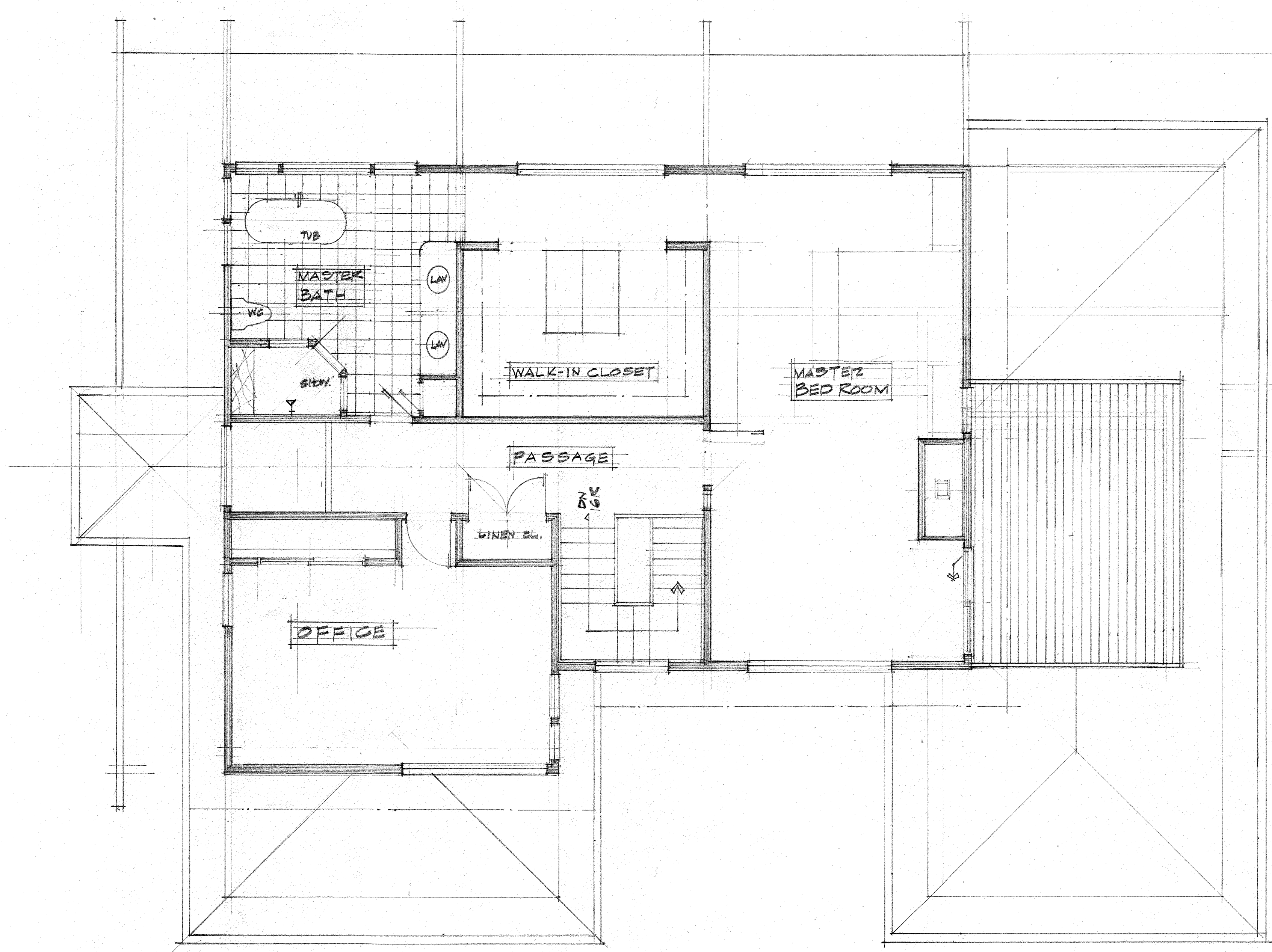


FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



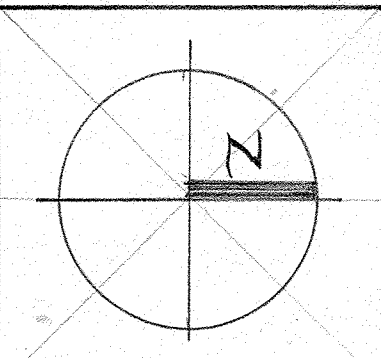
DATES:
PERMIT 12.27.23

ADDITION & ALTERATION TO THE
TURNER RESIDENCE
204 BLISS LANE / UPPER NYACK, NY
MICHAEL ESMAY / ARCHITECT
17 VAN HOUTEN ST. / UPPER NYACK, NY
TEL: (845) 350-0933 / EMAIL: MIKEESMAY@AOL.COM



SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"

Mike Esmay

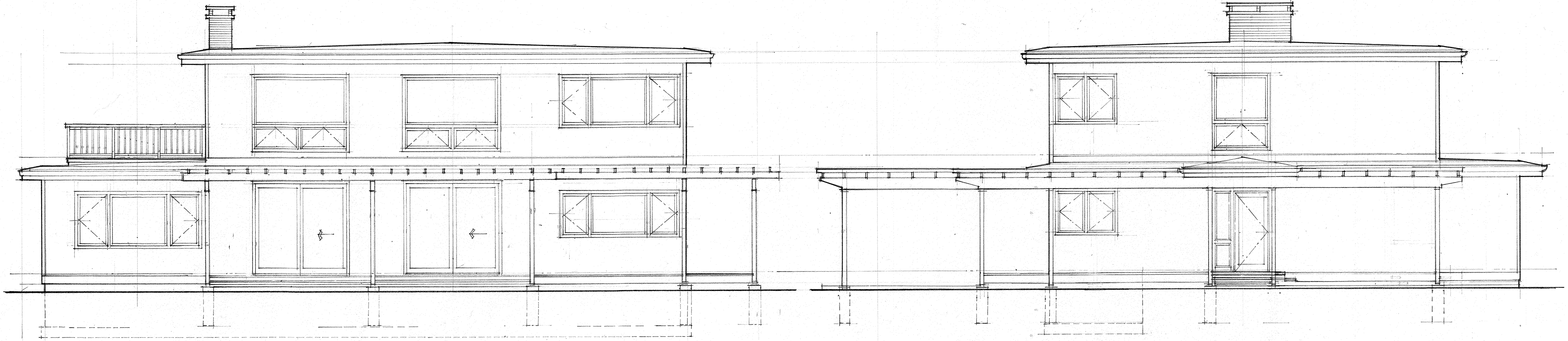


DATES:
 PERMIT 12-27-23

ADDITION & ALTERATION TO THE
 TURNER RESIDENCE
 204 BLISS LANE / UPPER NYACK, NY

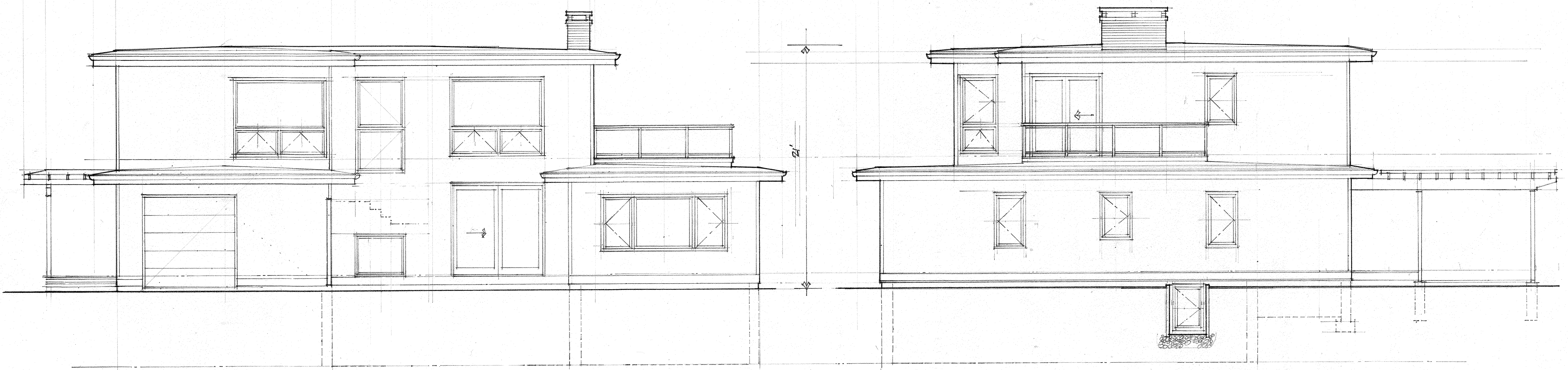
MICHAEL ESMAY / ARCHITECT
 17 VAN HOUTEN ST. / UPPER NYACK, NY
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5



WEST

SOUTH

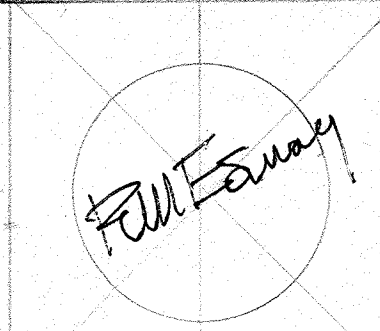


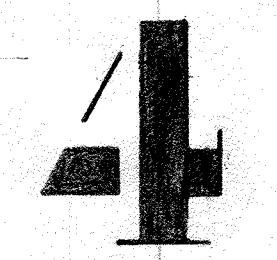
EAST

NORTH

ELEVATIONS

1/4" = 1'-0"



DATES: PERMIT 12-29-23	ADDITION & ALTERATION TO THE TURNER RESIDENCE 204 BLISS LANE / UPPER NYACK, NY	
MICHAEL ESMAY/ARCHITECT 17 VAN HOUTEN ST. / UPPER NYACK, NY TEL: (845) 338-0933 EMAIL: MIKESMAY@AOL.COM		

DWG.