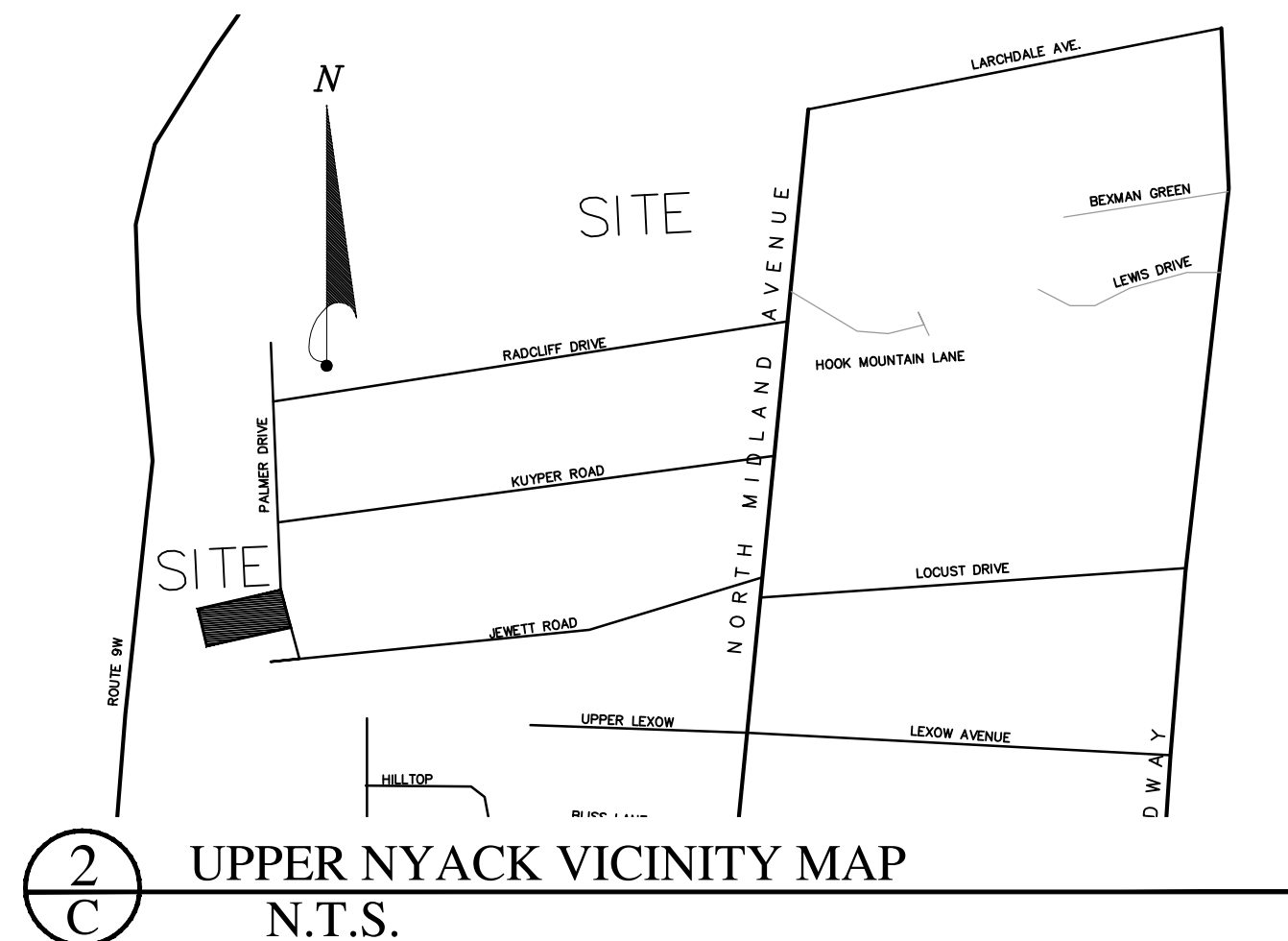


# SITE PLAN

## 602 PALMER DRIVE UPPER NYACK, NEW YORK 10960



2022 ZONING LAW OF THE VILLAGE OF UPPER NYACK

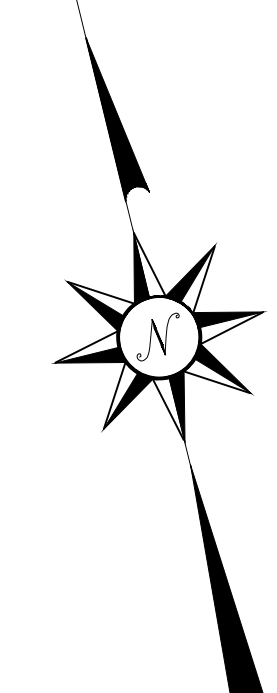
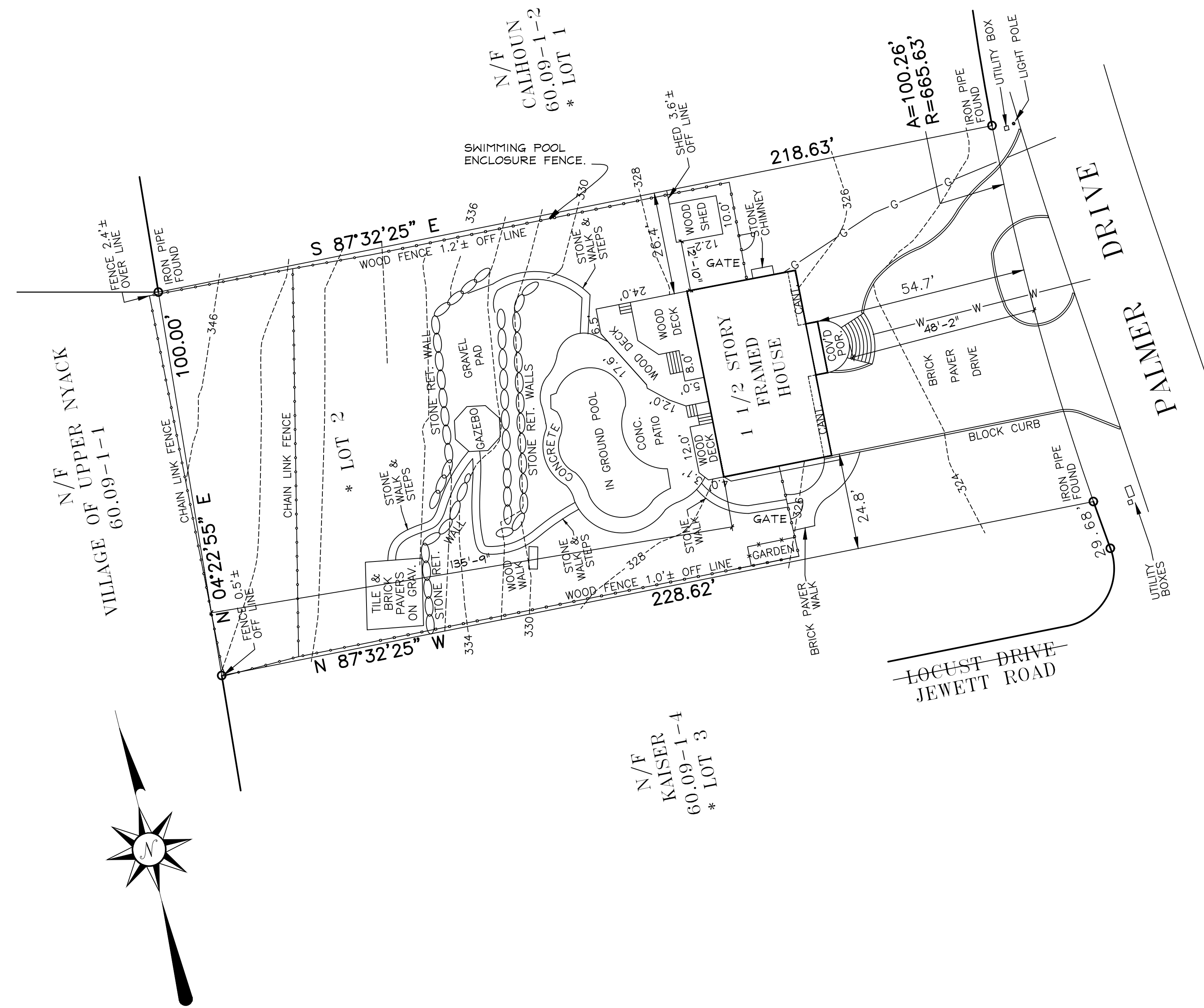
BULK REQUIREMENTS				ACCESSORY STRUCTURES		
REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING:						
LOT AREA, MIN. S.F.	20,000	22,223.89	NO CHANGE			
MIN. LOT WIDTH	100	100.26	NO CHANGE			
FRONTAGE MIN.	100	100.26	NO CHANGE			
FRONT YARD MIN.	35	48.16	NO CHANGE	35	>35	
SIDE YARD MIN.	25	24.8*** / 26.4	NO CHANGE	30	3.6***	
TOTAL SIDE YARD MIN.	50	51.2	NO CHANGE			
REAR YARD MIN.	25	135.75	NO CHANGE			
MAX. BUILDING HEIGHT	28	23.4	NO CHANGE	15	10	
MAX. DEVELOPMENT COVERAGE	27.65% 6,146***	34% 7,479**				
MAX. BUILDING COVERAGE	12% (2,667)	6% 1,418	NO CHANGE			
FAR	20 (4,445)	12 2,719	NO CHANGE			
MIN. DISTANCE BETWEEN BUILDINGS	10	12.8	NO CHANGE	10	12.8	
MIN. SETBACK FOR PARKING & DRIVEWAYS	5	>5	NO CHANGE			

\* EXISTING NONCONFORMING  
 \*\* VARIANCE REQUIRED  
 \*\*\* VARIANCES FOR SIDE YARD AND COVERAGE WERE GRANTED ON SEPT. 20, 2016 & SHED PREDATES CURRENT ZONING. EXISTING COVERAGE AS INDICATED PER VARIANCE.

EXISTING FLOOR AREA:  
 DWELLING - BSMT 1261  
 FF 1388  
 COV. PORCH 20  
 TOTAL 2,719 SF  
 EXISTING FAR 2719 / 22,223.89 = .12 OR 12%

DEVELOPMENT COVERAGE:  
 EXISTING - 6,146  
 GRAVEL WALKS & PAD 607  
 BOULDER WALLS 474  
 PAVER PATIO 252  
 TOTAL 7,479 SF

EXISTING BUILDING COVERAGE:  
 DWELLING W/ PORCH 1,418



- SITE PLAN UNIFORM NOTES**
- PROPERTY REFERENCE: TAX MAP SECTION 60.09, BLOCK 1, LOT 3 AS SHOWN ON THE TAX MAP OF THE VILLAGE OF UPPER NYACK.
  - OWNER & APPLICANT: ROBERT & LESLIE BELLANICH 602 PALMER DRIVE AVE. UPPER NYACK, NY 10960
  - SURVEY METES AND BOUNDS AND DWELLING LOCATION TAKEN FROM SURVEY BY W.E. JAMES ENGINEERING AND LAND SURVEYING, PLLC DATED JUNE 23, 2015 LAST REVISED OCTOBER 14, 2023.
  - DATUM ELEVATION - COUNTY MAP NAVD 88.
  - DISTRICTS: ZONING: R-20 ROW 5  
SCHOOL: NYACK UNION FREE  
FIRE: NYACK JOINT FIRE DISTRICT  
WATER: VEOLIA  
LIGHTING: O&R  
SEWER: ORANGETOWN
  - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-M OF THE NEW YORK STATE GENERAL MUNICIPAL LAW.
  - ALL NEW UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
  - IRON PINS, 3/8" IN DIAMETER AND MINIMUM 30" LONG, SHALL BE SET AT ALL LOT CORNERS AFTER FINAL GRADING.
  - PLANS SUBJECT TO ALL STATE, COUNTY AND LOCAL CONSTRUCTION AND UTILITY STANDARDS AS APPLICABLE.
  - THE (DEVELOPER, BUILDER, APPLICANT) SHALL COMPLY WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND THE "NEW YORK STATE STANDARDS FOR URBAN EROSION AND SEDIMENT CONTROL".
  - SUBJECT TO STORMWATER MAINTENANCE AGREEMENT FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
  - RETAINING WALLS SHALL BE DESIGNED BY AN ENGINEER LICENSED IN THE STATE OF NY AND DESIGN SHALL BE SUBMITTED FOR REVIEW WITH THE APPLICATION FOR BUILDING PERMIT. CERTIFICATION OF CONSTRUCTION IN ACCORDANCE WITH THE DESIGN, BY A 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, IT SHALL EXPIRE IF:
    - A BUILDING PERMIT HAS NOT BEEN ISSUED FOR CONSTRUCTION IN ACCORDANCE WITH AN APPROVED SITE PLAN WITHIN 18 MONTHS 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 AND/OR CERTIFICATE OF COMPLIANCE HAS NOT BEEN ISSUED WITHIN 2 YEARS OF THE DATE THAT THE BUILDING PERMIT IS ISSUED, UNLESS EXTENDED PURSUANT TO THE VILLAGE OF UPPER NYACK ZONING LAW (LOCAL LAW#5 OF 2022 AS AMENDED) 10.4.1.2.
    - NOT APPLICABLE.
    - NOT APPLICABLE.
  - THIS SITE PLAN IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS, ORDINANCES AND SPECIFICATION OF THE VILLAGE OF UPPER NYACK.
  - NOT APPLICABLE.
  - 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.
  - THE CONTINUED VALIDITY OF ANY CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE FOR THE IMPROVEMENTS DEPICTED ON THIS PLAN SHALL BE SUBJECT TO CONTINUED CONFORMANCE WITH THIS SITE PLAN AND THE CONDITIONS HERTO.
  - ALL EXCAVATE MATERIAL WILL BE REMOVED FROM THE SITE.
  - THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY AND CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT.
  - NOT APPLICABLE.

NY LIC# 15938

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

**SITE PLAN**  
 1 INCH = 20 FEET

- 8 JANUARY 16, 2024
- 7 NOVEMBER 16, 2023
- 6 OCTOBER 24, 2023
- 5 AUGUST 4, 2022
- 4 PLANNING BOARD APPROVAL DEC. 21, 2016
- 3 DEC. 1, 2016
- 2 JULY 21, 2016
- 1 MAY 16, 2016

CLARKSTOWN TAX MAP NO: 60.09 - 1 - 3  
 THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR:  
 ROBERT & LESLIE BELLANICH DATED: JUNE 23, 2015 revised 3/21/16 walls revised 3/29/16 deck & steps

**W.E. JAMES ASSOCIATES**  
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