

LEGEND

- +141.5 SPOT GRADE
- CB CATCH BASIN/FIELD INLET
- FI CATCH BASIN/FIELD INLET
- DRAIN LINE
- S— S— SANITARY MANHOLE / PIPE
- SFM— SFM— SANITARY FORCE MAIN
- E— E— EDGE OF PAVEMENT CURB
- G— G— GAS LINE
- W— W— WATER LINE
- UTILITY POLE
- LIGHT POLE
- RD/FD ROOF DRAIN/FOOTING DRAIN
- ETC UNDERGROUND ELEC., TEL., GAS

REFERENCES:
 1. TITLE REPORT #2006C 106051, CHICAGO TITLE INSURANCE COMPANY
 2. "SUBDIVISION OF PROPERTY FOR CR & DR CLEMENSEN" BY ATZL & SCATASSA ASSOCIATES, PC FILED SEPT. 1, 1989 AS MAP #6367.
 3. FILED MAP "REVISED PLAN, SUBDIVISION OF PROPERTY FOR GERALD R. GUTERL" FILED FEB. 7, 1980 AS MAP #5120.
 4. BOUNDARY SURVEY FOR GREG FISHER BY ATZL, SCATASSA & ZIGLER, PC DATED FEB. 15, 2006.

BULK TABLE ZONE R-30

	GROSS LOT AREA	MIN NET LOT AREA (SF)	MIN LOT WIDTH	MINIMUM FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	MIN TOTAL SIDE YARDS	MIN REAR YARD	MAX BLDG HEIGHT	PROPOSED MAX. DEVELOPMENT COVERAGE (TOTAL)	PROPOSED MAX LOT COVERAGE (PRIMARY BLDG)	MAX F.A.R.	MIN DISTANCE BETWEEN BLDGS ON SAME LOT	MIN SETBACK FOR PARKING AREAS & ACCESS DRIVEWAYS FROM ANY LOT LINE	PROPOSED AREA OF DISTURBANCE (SEE SHT #4)
REQUIRED	N/A	30,000 SF	100' Δ	100' Δ	35'	25' Δ	50' Δ	25' Δ	28' Δ	25% Δ	12% Δ	0.20 Δ	10'	5'	SEE BELOW
PROPOSED	44,694 SF	26,361 SF	180' ±	0'	62.3' TO RIVER	41.0'	100.2'	67.1'	33.5' Δ	39.4% Δ	11.0% Δ	0.376 Δ	N/A	N/A	SEE BELOW Δ

SLOPE CATEGORIES

SLOPE CATEGORIES	TOTAL AREA	SLOPE DEDUCTION	LIMITATION OF DISTURBANCE PER SECT. 6.7.1	AMOUNT OF DISTURBANCE PROPOSED
■ SLOPE 40% OR GREATER	7437 SF	100%	(NO DISTURBANCE PERMITTED WITHOUT PL BOARD PERMISSION) Δ	46.5% Δ
■ SLOPE 25%-39%	5142 SF	50%	NO MORE THAN 20% OF THIS AREA MAY BE DISTURBED WITHOUT PL BOARD PERMISSION) Δ	7.0% Δ
■ SLOPE 15%-24%	4359 SF	0%	NO MORE THAN 35% OF THIS AREA MAY BE DISTURBED WITHOUT PL BOARD PERMISSION) Δ	4.6% Δ

① EXIST. NON-COMFORMING
 ② PREVIOUSLY R-2 DID NOT HAVE F.A.R. MAX
 ③ PREVIOUSLY R-2 ALLOWED 35' HEIGHT
 Δ VARIANCE GRANTED 7/05/22
 Δ PLANNING BOARD PERMISSION REQUIRED

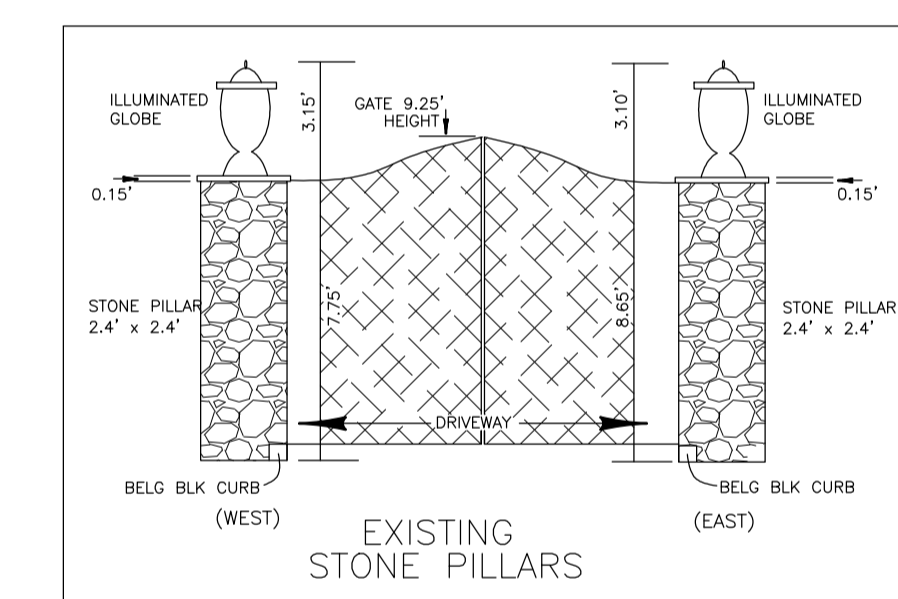
SEE COVER SHEET IN THIS PLAN SET FOR NOTES

NOTE: ALL STRUCTURES/IMPROVEMENTS ARE EXISTING EXCEPT FOR PROPOSED WALL AT WESTERLY PORTION OF SITE.

GROSS LOT AREA (TO CLOSING LINE) = 44,694 SF (INCLUDES PART OF LAND UNDERWATER)

NOTES:
 1. DEED LINE RUNS ... IN A SOUTHERLY DIRECTION ALONG THE WEST BANK OF THE HUDSON RIVER ...
 2. 100 YR FLOOD PLAIN OF HUDSON RIVER MAPS; NGVD (7.0' NAVD 88) Δ
 3. MEAN HIGH WATER ELEVATION: 3.5

TOGETHER WITH ALL RIPARIAN RIGHTS (A BENEFICIAL EMPLOYMENT GRANT) APPERTAINING TO THOSE CERTAIN LANDS BETWEEN THE HIGH AND LOW WATER MARK OF THE HUDSON RIVER AND ALSO UNDER THE SURVEYED AND UNDEVELOPED LANDS OF THE SUBJECT PROPERTY, AS SHOWN AND EXTENDING EASTERLY FROM THE ORIGINAL HIGH WATER MARK OF THE HUDSON RIVER, AS MADE BY THE LETTERS PATENT/WATER RIGHTS OF GEORGE GREENE DATED JULY 2, 1823 IN LIBER 83 OF DEEDS RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE FOR SEPTEMBER 12TH, 1823 UNDER THE WATER RIGHTS OF SAID GEORGE GREENE, AS DESCRIBED THEREIN.



NOTE: VARIANCE GRANTED (7/05/22) FOR HEIGHT

DATE	REVISIONS	TAX LOT #
2/06/23	UP NY REVS OF NEW YORK STATE	60.10-1-9
1/24/23	ZBA/PB REVS GREENWELL PLS	AREA
6/07/22	REVISIONS	SEE ABOVE

AMENDED SITE PLAN FOR CHAITIN

VILLAGE OF UPPER NYACK
 ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC

LAND SURVEYING - LAND PLANNING
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DESIGNED	JAG	DATE	05/04/22
DRAWN	LDW	JOB NO.	2616
CHECKED	JAG	SCALE	1"=20'
APPROVED	JAG		