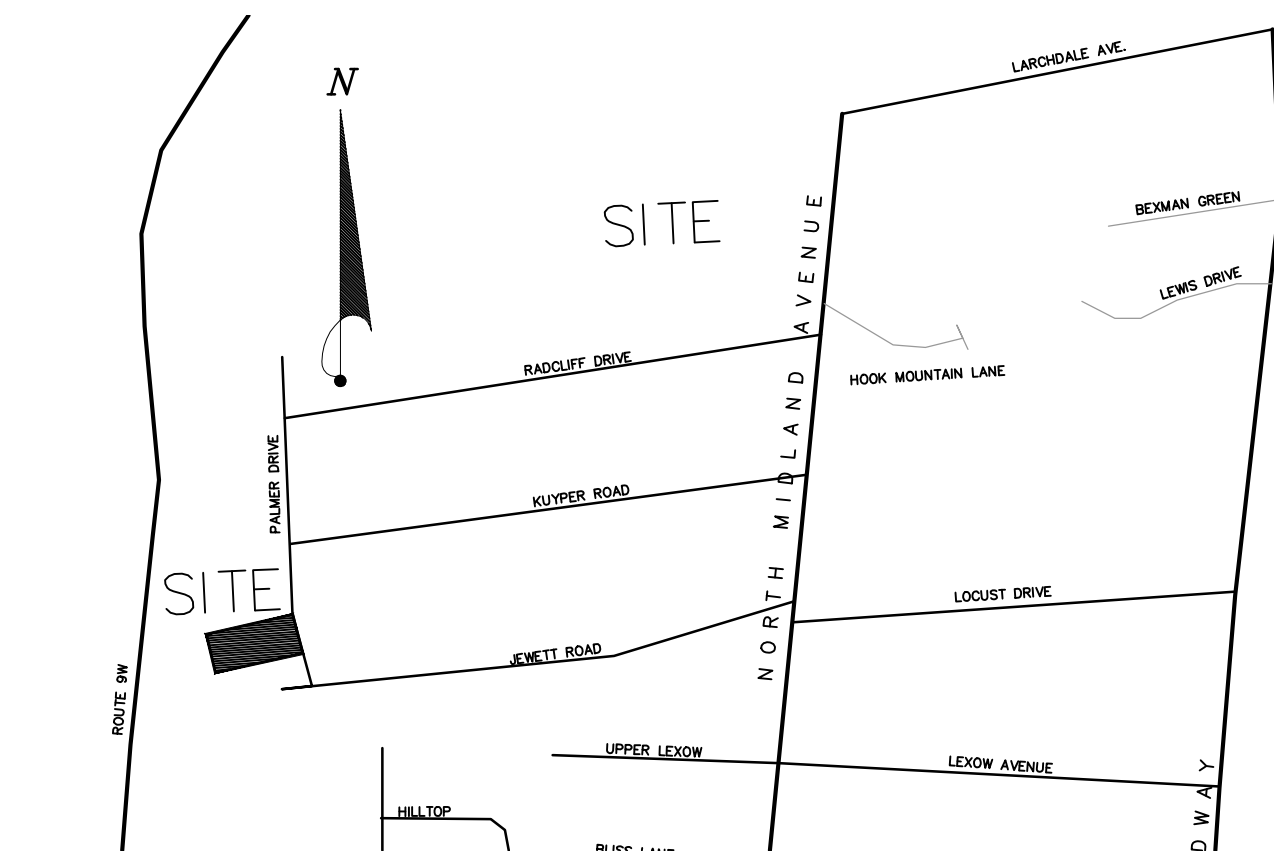


SITE PLAN

602 PALMER DRIVE UPPER NYACK, NEW YORK 10960



2 C UPPER NYACK VICINITY MAP N.T.S.

- 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**
DANIEL & SHIRLEY KRAMER 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. 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.
B. NOT APPLICABLE.
C. 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.

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	2.5 PATIO	25	3.6***	
TOTAL SIDE YARD MIN.	50	51.2	28.9**			
REAR YARD MIN.	25	135.75	39 PATIO			
MAX. BUILDING HEIGHT	28	23.4	NO CHANGE	12	10	
MAX. DEVELOPMENT COVERAGE	25% (5,556)	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.

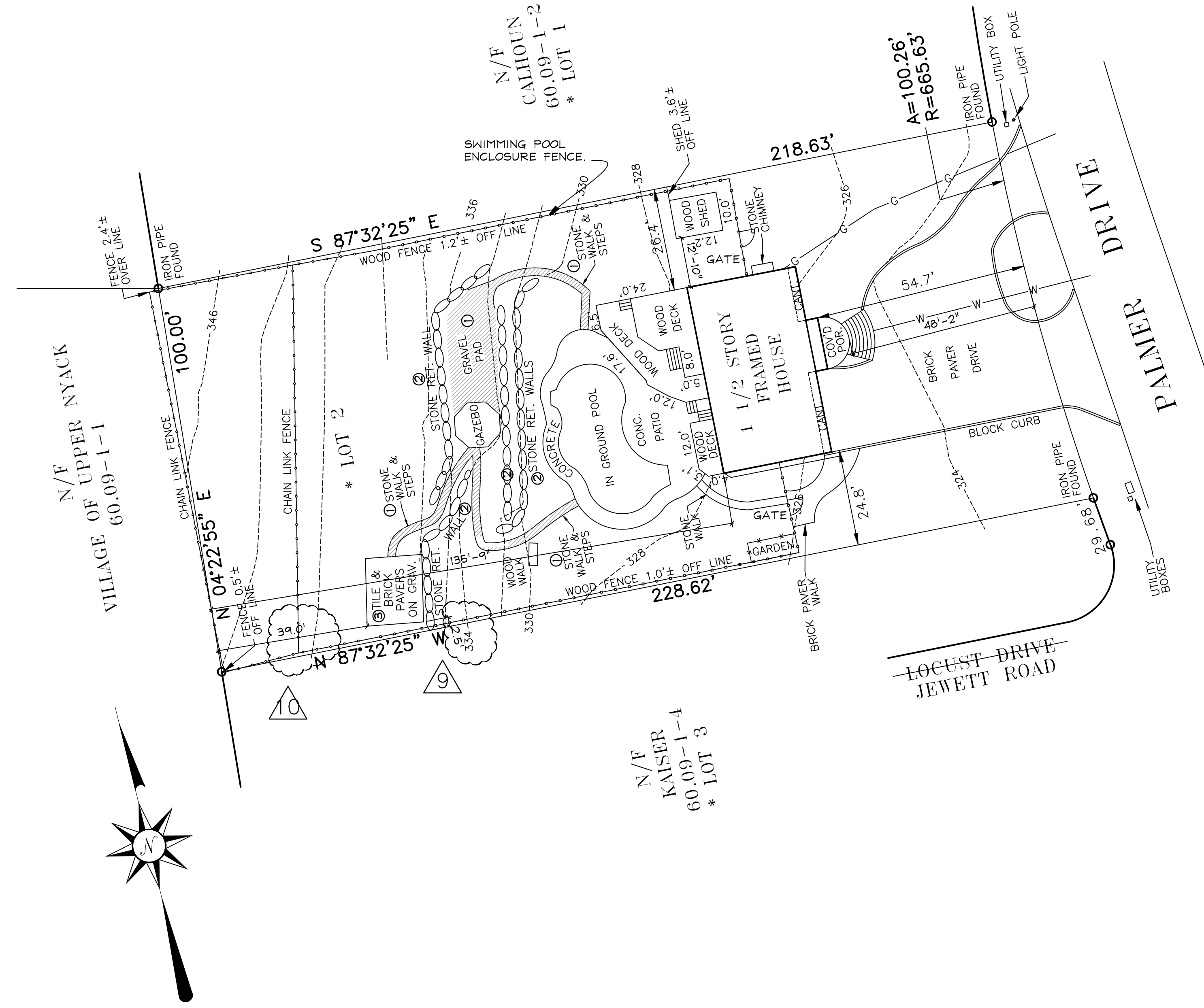
VARIANCES FOR PATIO SIDE YARD AND MAXIMUM DEVELOPMENT COVERAGE GRANTED ON MARCH 12, 2024

EXISTING FLOOR AREA:	EXISTING DEVELOPMENT COVERAGE:
DWELLING - BSMT 1261	EXISTING - 6,146
FF 1388	① - GRAVEL WALKS & PAD 607
COV. PORCH 20	② - BOULDER WALLS 474
TOTAL 2,719 SF	③ - PAVER PATIO 252
	TOTAL 7,479 SF

EXISTING FAR 2719 / 22,223.89 = .12 OR 12%

LEGEND
① - GRAVEL WALKS & PAD 607
② - BOULDER WALLS 474
③ - PAVER PATIO 252
TOTAL 7,479 SF

EXISTING BUILDING COVERAGE:
DWELLING W/ PORCH 1,418



1 C SITE PLAN
1 INCH = 20 FEET

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

BY:
W.E. JAMES ASSOCIATES
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PHONE: (845) 566-6522 FAX: (845) 566-6525

1 9 FEBRUARY 28, 2024
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

10 MARCH 12, 2024

NY LIC# 15938

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

SITE PLAN LEGEND	
	PROPERTY LINE AND HEADING
	EXISTING TREE, SPECIES & CALIPER
	EXISTING CONTOUR: 2ft INTERVAL
	PROPOSED CONTOUR: 2ft INTERVAL
	EXISTING STREAM / SURFACE DRAINAGE
	GAS MAIN
	WATER MAIN
	SEWER MAIN
	STEEP SLOPE AREA: land with a gradient of 20% or more.
	SILT FENCE & CONSTRUCTION FENCE LINE

DECEMBER 23, 2015 JOB# 1555