

# PROJECT

## 500 CAMBOAN ROAD NYACK, NEW YORK

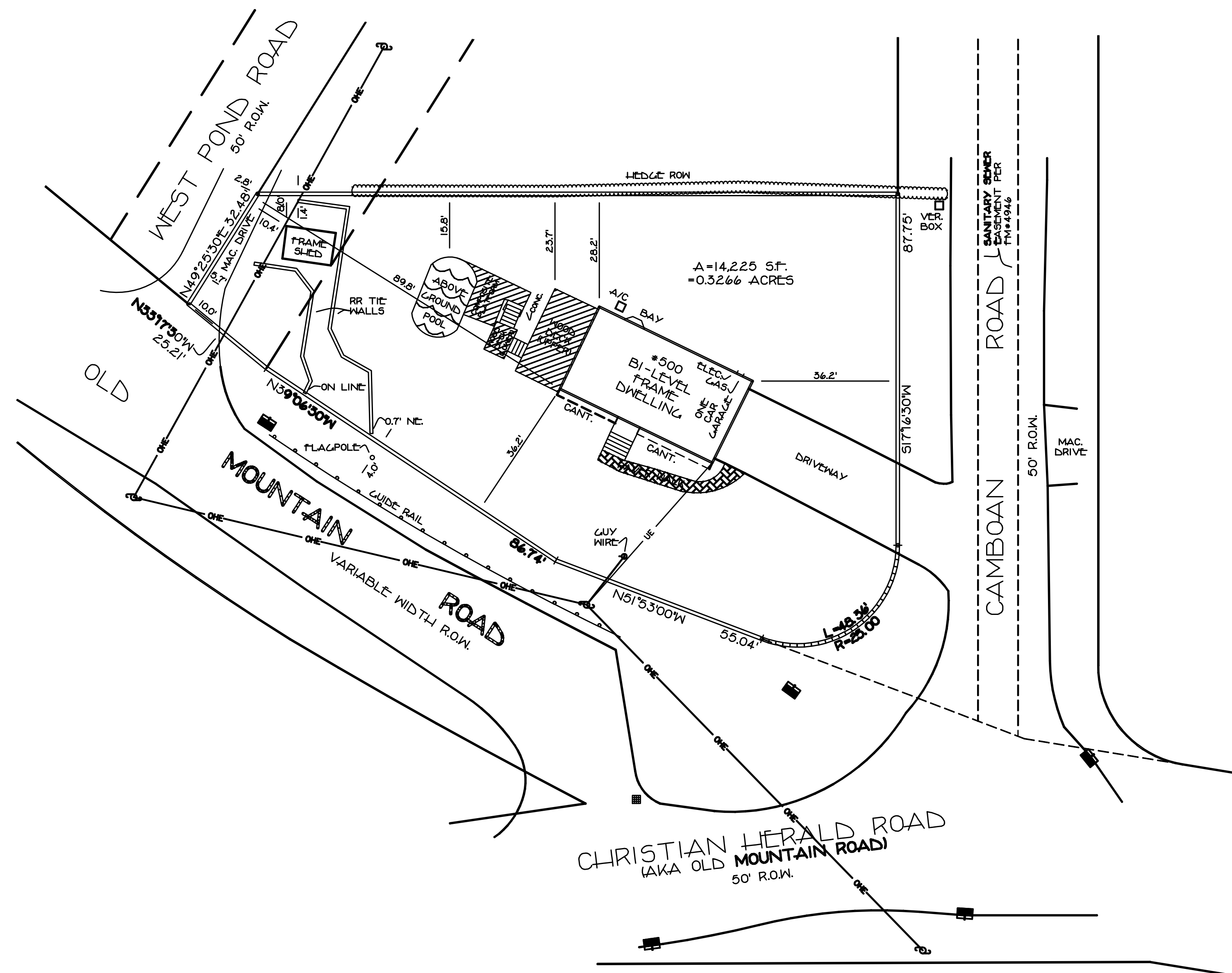
### TITLE SHEET

#### PROPERTY ADDRESS

500 CAMBOAN RD  
NYACK NEW YORK 10960

#### APPLICANT / OWNER

MELODI POMEROY  
JOHN POMEROY

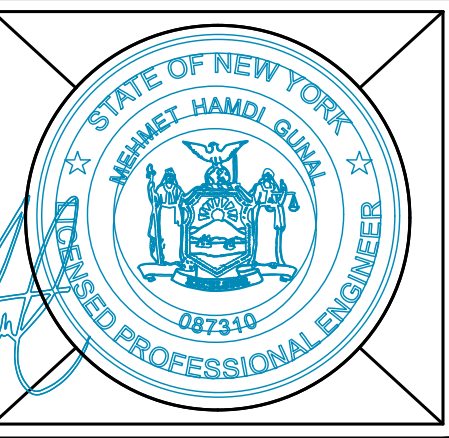


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**M. HAMDI GUNAL, PE, P.C.**  
164 HILL SIDE AVENUE  
NYACK, NEW YORK 10960  
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FAX: (845) 215-0096  
E-MAIL: m.hamdigunal@gmail.com



REVISIONS	
NO.	DATE
Δ	02/05/2024

**PROJECT NUMBER**  
500 CAMBOAN RD.

**SCALE** AS NOTED      **DATE** 8/30/23

**DRAWING TITLE**  
SITE PLAN,  
PARTIAL SITE PLAN &  
SECTION VIEWS

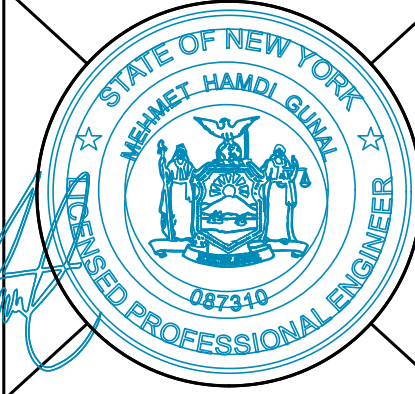
**DRAWING NUMBER**  
C-102.00  
SHEET 2 OF 2

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**NYACK, NEW YORK**

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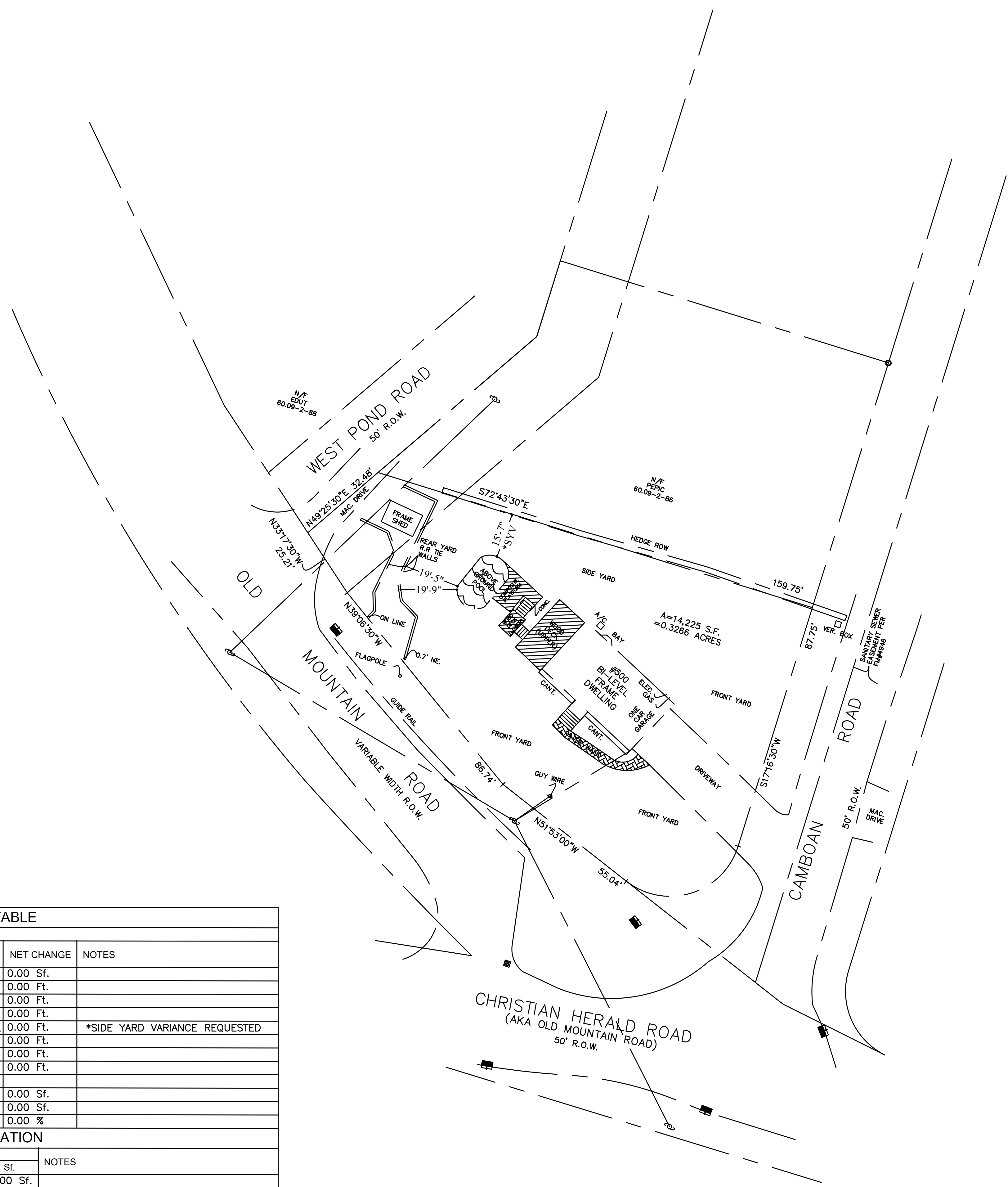
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 SITE PLAN,

**DRAWING NUMBER**  
 A-101.00  
 SHEET 1 OF 2



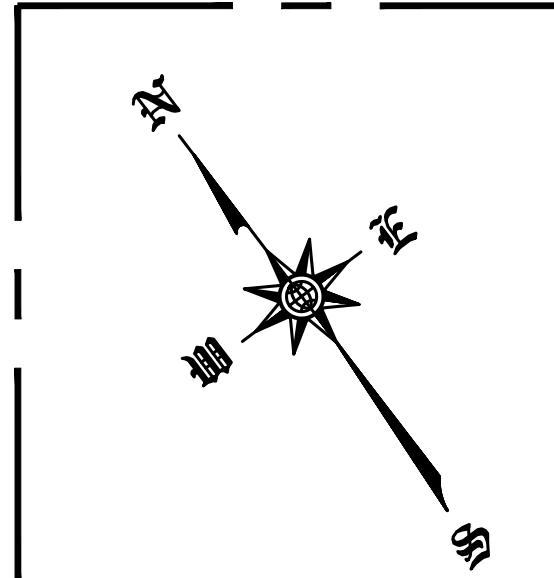
ZONING COMPLIANCE TABLE					
ZONE: R-10 USE: POOL AND DECK ADDITION					
ITEM	REQUIRED /PERMITTED	EXISTING	PROPOSED	NET CHANGE	NOTES
NET LOT AREA	10,000 Sf.	14,225 Sf.	14,225 Sf.	0.00 Sf.	
LOT WIDTH	90 Ft.	159.75 Ft.	159.75 Ft.	0.00 Ft.	
LOT FRONTAGE	90 Ft.	135.36 Ft.	135.36 Ft.	0.00 Ft.	
FRONT YARD(S)	35 Ft.	36.2 Ft.	36.2 Ft.	0.00 Ft.	
SIDE YARD(S)	25 Ft. ea.	36.2/15.8 Ft.	36.2/15.8 Ft.	0.00 Ft.	*SIDE YARD VARIANCE REQUESTED
TOTAL SIDE YARD(S)	50 Ft.	52 Ft.	52 Ft.	0.00 Ft.	
REAR YARD(S)	25 Ft.	25 Ft.	25 Ft.	0.00 Ft.	
BUILDING HT PRINCIPAL	28 Ft.	28 Ft.	28 Ft.	0.00 Ft.	
BUILDING HT ACCESSORY					
BUILDING COVERAGE	2845 Sf.	1031 Sf.	1031 Sf.	0.00 Sf.	
DEVELOPMENT COVERAGE	5690 Sf.	1419 Sf.	1419 Sf.	0.00 Sf.	
FAR	3556/25%	2100/14.7%	2100/14.7%	0.00 %	

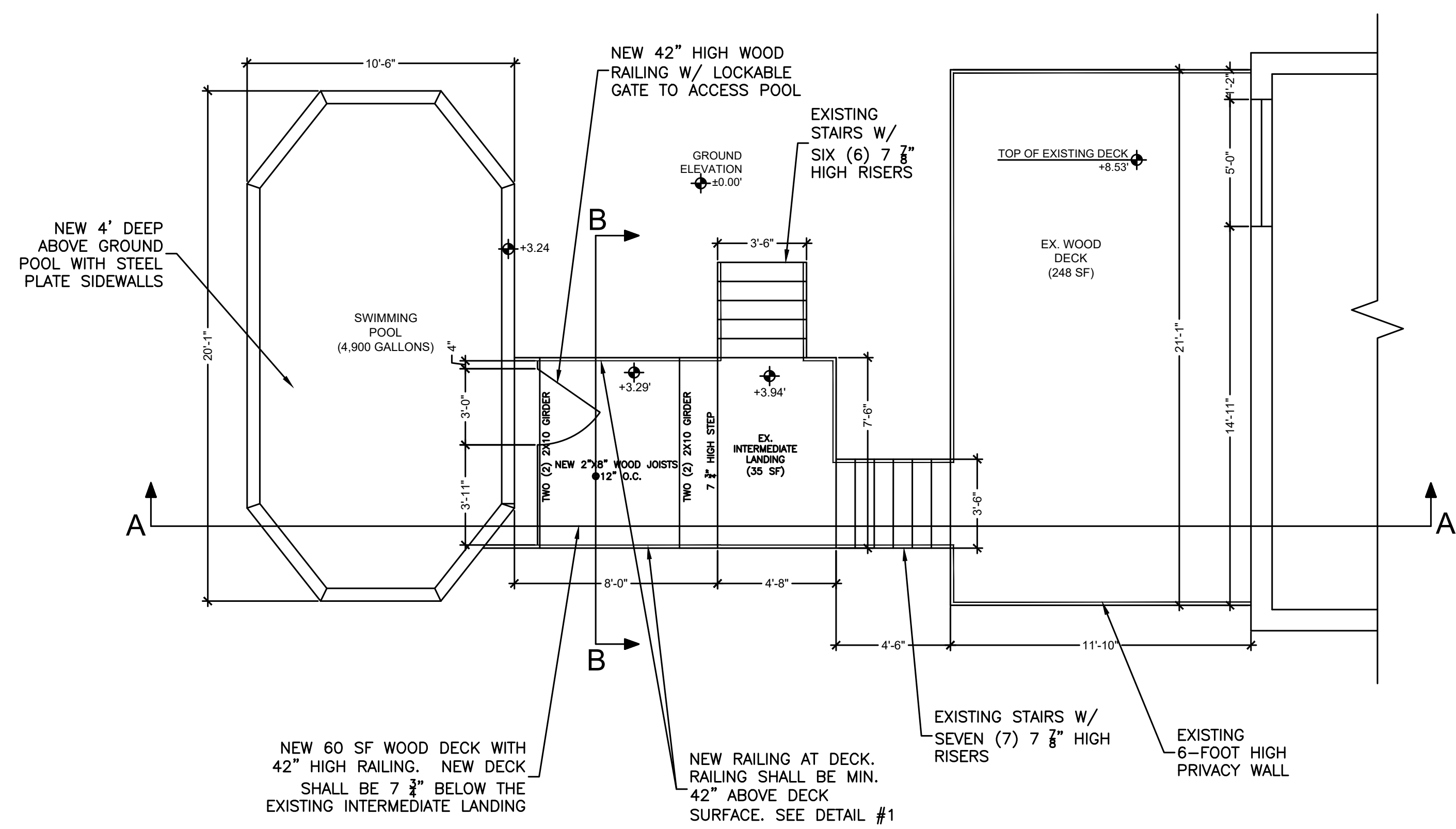
  

NET LOT AREA CALCULATION					
ITEM	SECTION	AREA	REDUCTIONS		NOTES
			%	Sf.	
WETLANDS, ETC	2.1.62.1.1	0.00	0.00 %	0.00 Sf.	
HUDSON RIVER	2.1.62.1.2	0.00	0.00 %	0.00 Sf.	
SLOPES 40% AND OVER	2.1.62.2.1	0.00	0.00 %	0.00 Sf.	
SLOPES 26-39%	2.1.62.2.2	0.00	0.00 %	0.00 Sf.	
OUTCROPS	2.1.62.2.3	0.00	0.00 %	0.00 Sf.	

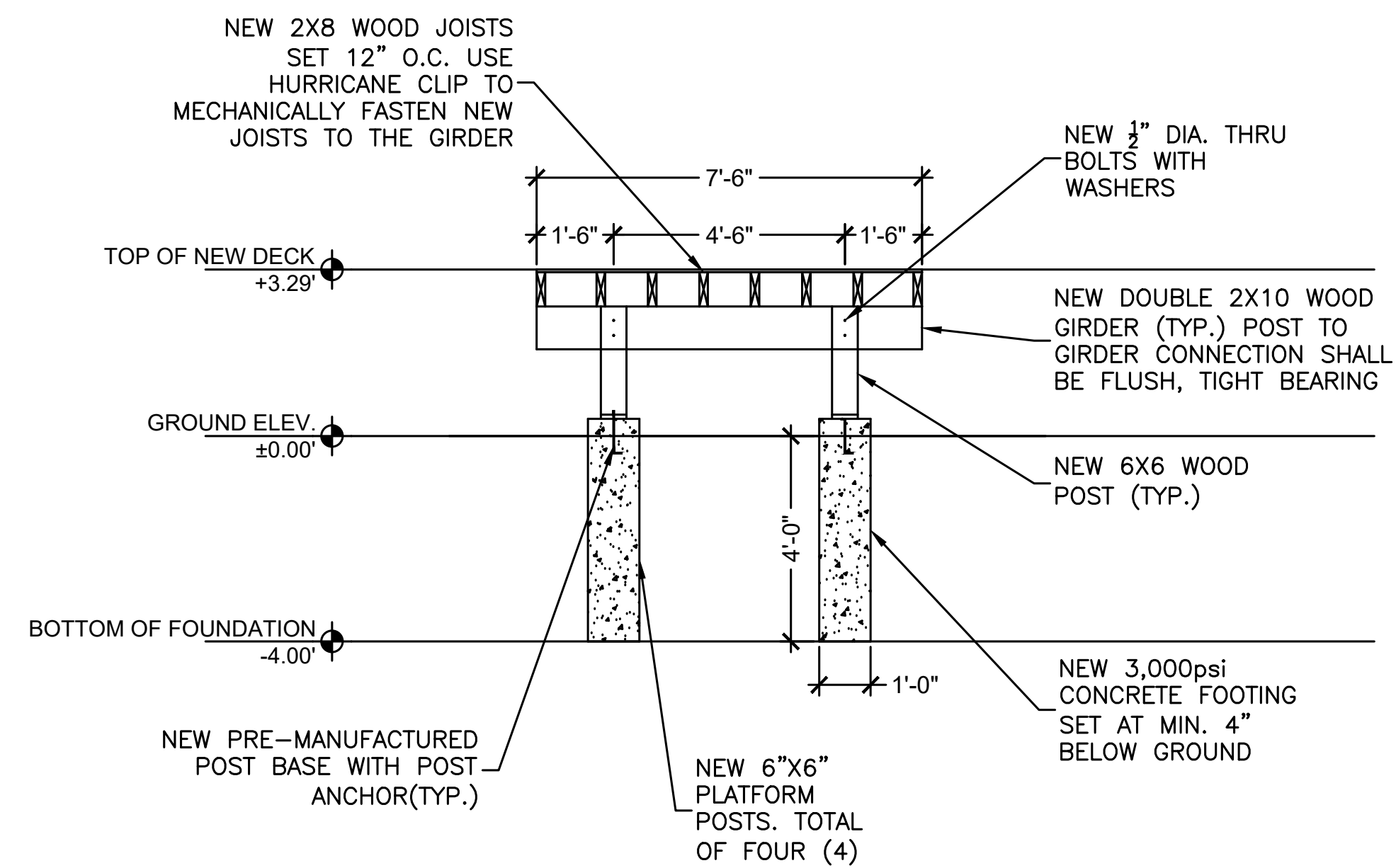
NET LOT AREA	14,225 Sf.
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**SITE PLAN**  
 SCALE: 1 : 200

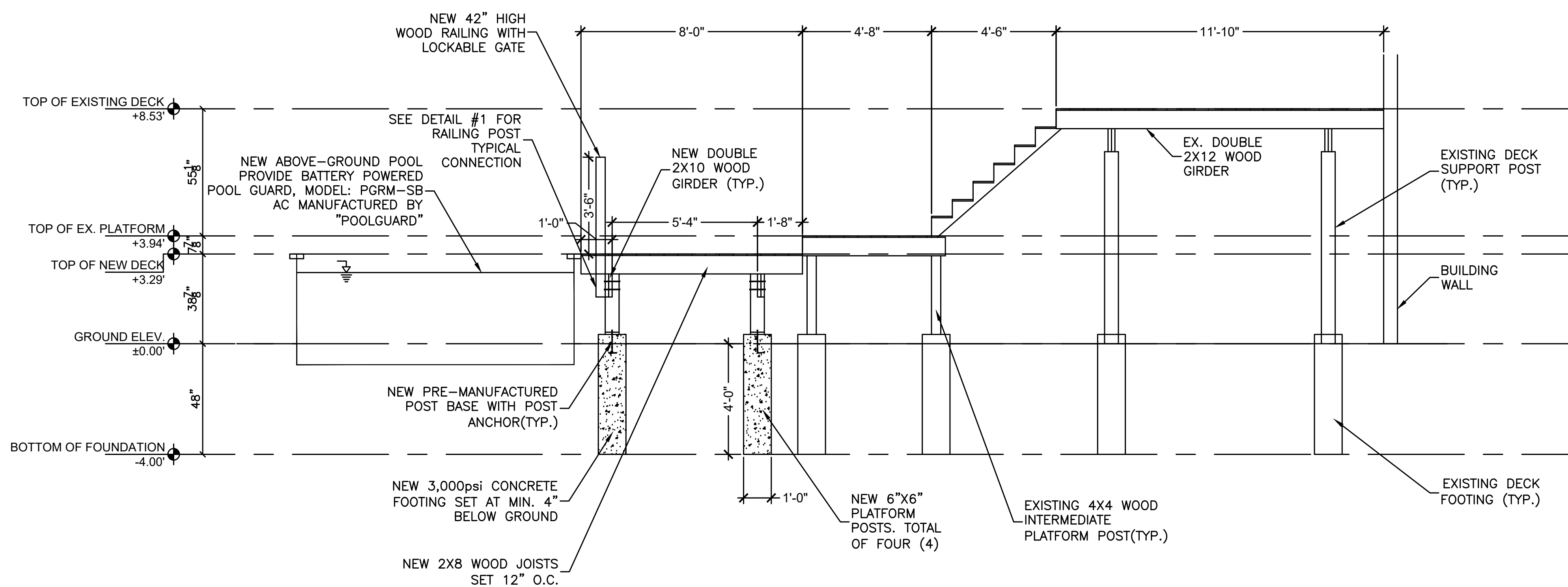




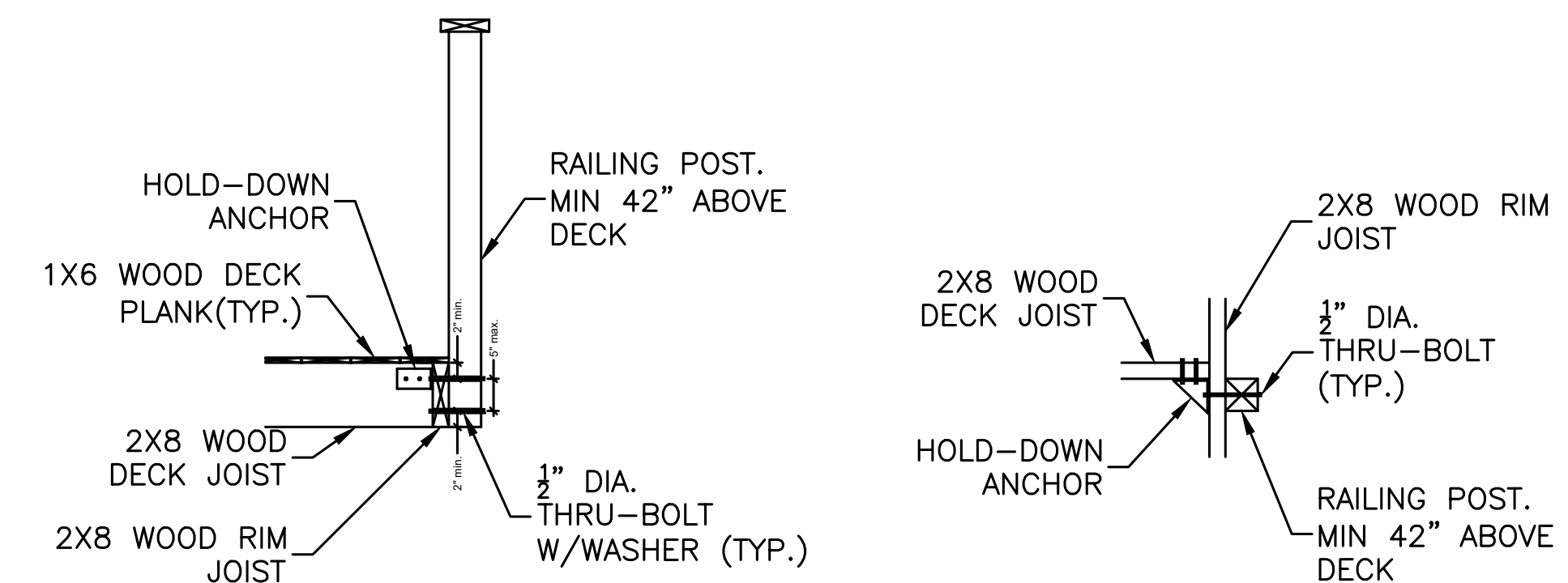
**PARTIAL SITE PLAN AT NEW POOL & DECK**  
SCALE: 1/4" = 1'-0"



**SECTION B-B**  
SCALE: 3/8" = 1'-0"



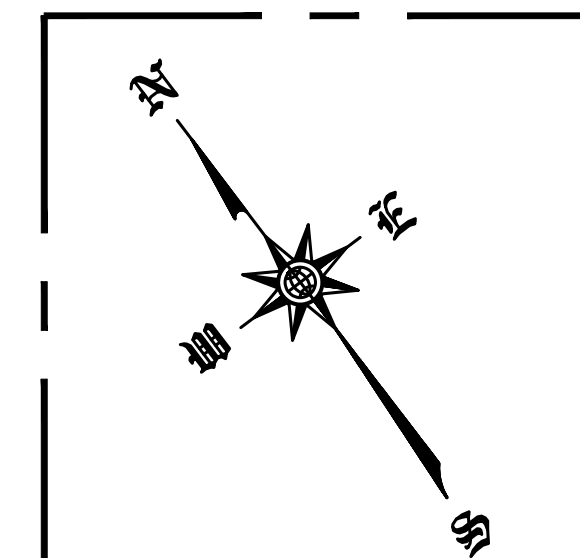
**SECTION A-A**  
SCALE: 3/8" = 1'-0"



**SECTION**

**DETAIL #1**  
NOT TO SCALE

**PLAN VIEW**

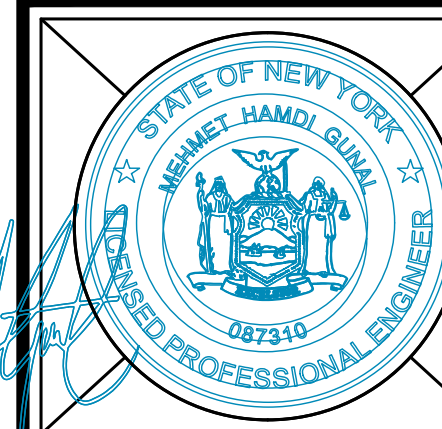


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