

PROJECT  
500 CAMBOAN ROAD  
NYACK, NEW YORK

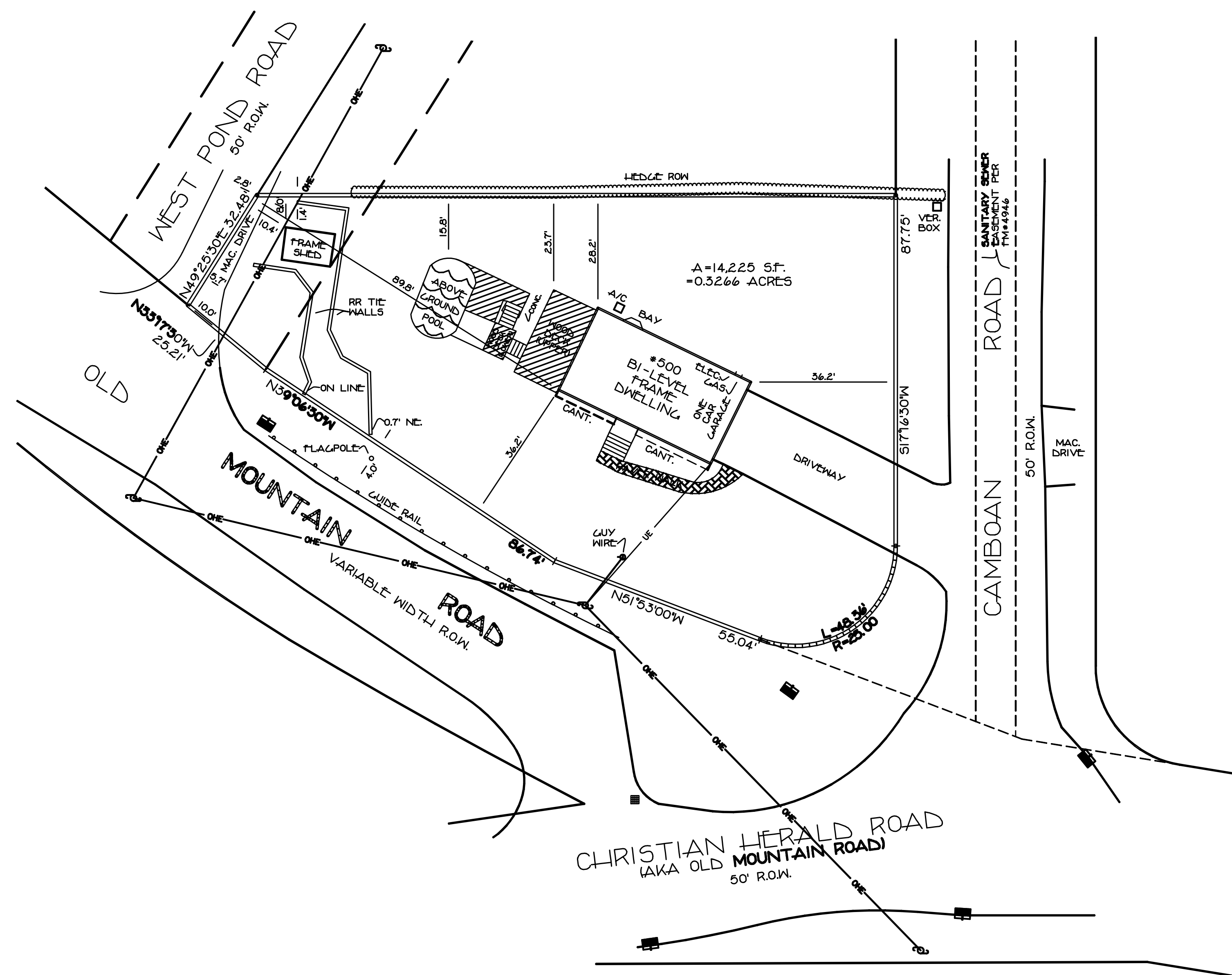
TITLE SHEET

PROPERTY ADDRESS

500 CAMBOAN RD  
NYACK NEW YORK 10960

APPLICANT / OWNER

MELODI POMEROY  
JOHN POMEROY

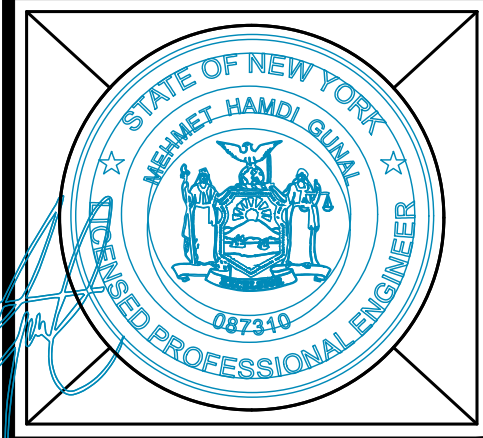


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164 HILL SIDE AVENUE  
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E-MAIL: m.hamdigunal@gmail.com



NO.	DATE
Δ	02/05/2024
Δ	04/22/2024

PROJECT NUMBER	500 CAMBOAN RD.
SCALE	AS NOTED
DATE	8/30/23

DRAWING TITLE  
SITE PLAN,  
PARTIAL SITE PLAN &  
SECTION VIEWS

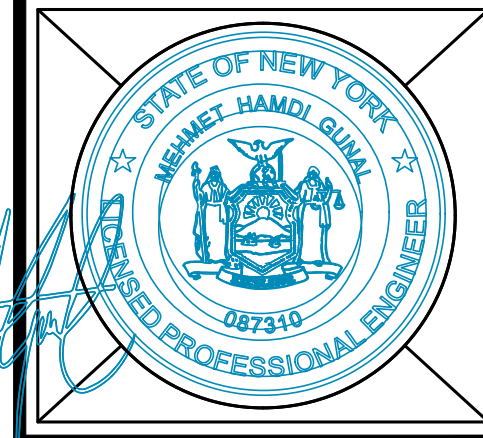
DRAWING NUMBER  
C-102.00  
SHEET 2 OF 2

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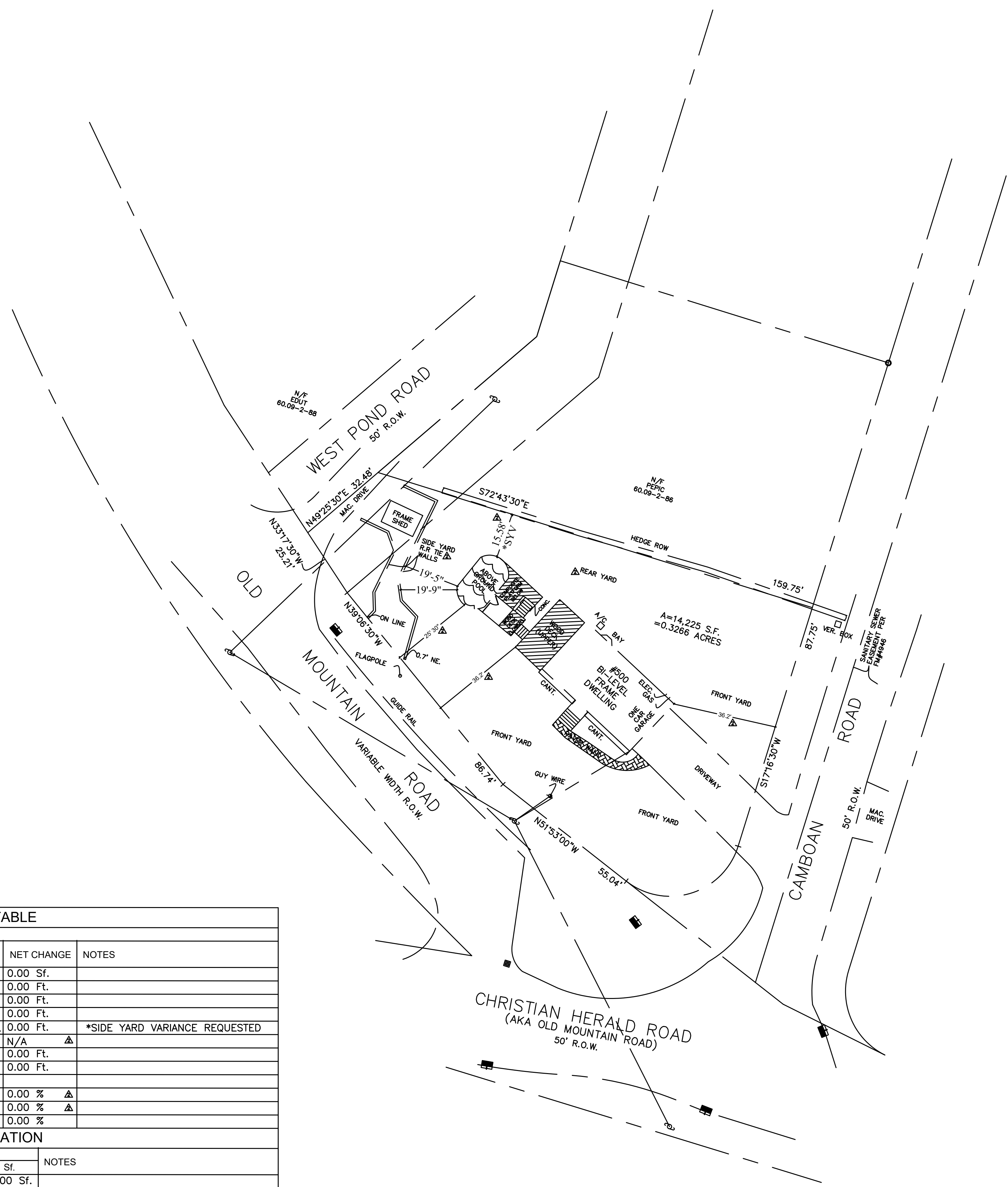
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 SITE PLAN,

**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)	N/A	N/A	N/A	N/A	Δ
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	28.45%	7.24%	7.24%	0.00 %	Δ
DEVELOPMENT COVERAGE	56.89%	9.97%	9.97%	0.00 %	Δ
FAR	3556/25%	2100/14.7%	2100/14.7%	0.00 %	

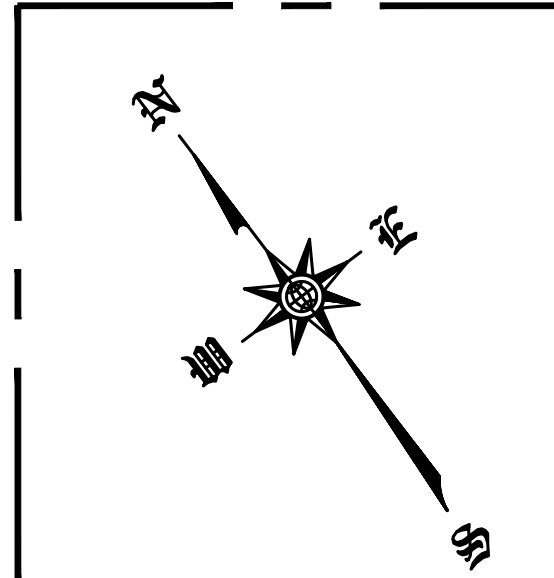
  

NET LOT AREA CALCULATION					
ITEM	SECTION	AREA	REDUCTIONS		NOTES
			%	Sf.	
WETLANDS, ETC	2.1.62.1.1	0.00	0.00 %	0.00 Sf.	
HUDSON RIVER	2.1.62.1.2	0.00	0.00 %	0.00 Sf.	
SLOPES 40% AND OVER	2.1.62.2.1	0.00	0.00 %	0.00 Sf.	
SLOPES 26-39%	2.1.62.2.2	0.00	0.00 %	0.00 Sf.	
OUTCROPS	2.1.62.2.3	0.00	0.00 %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

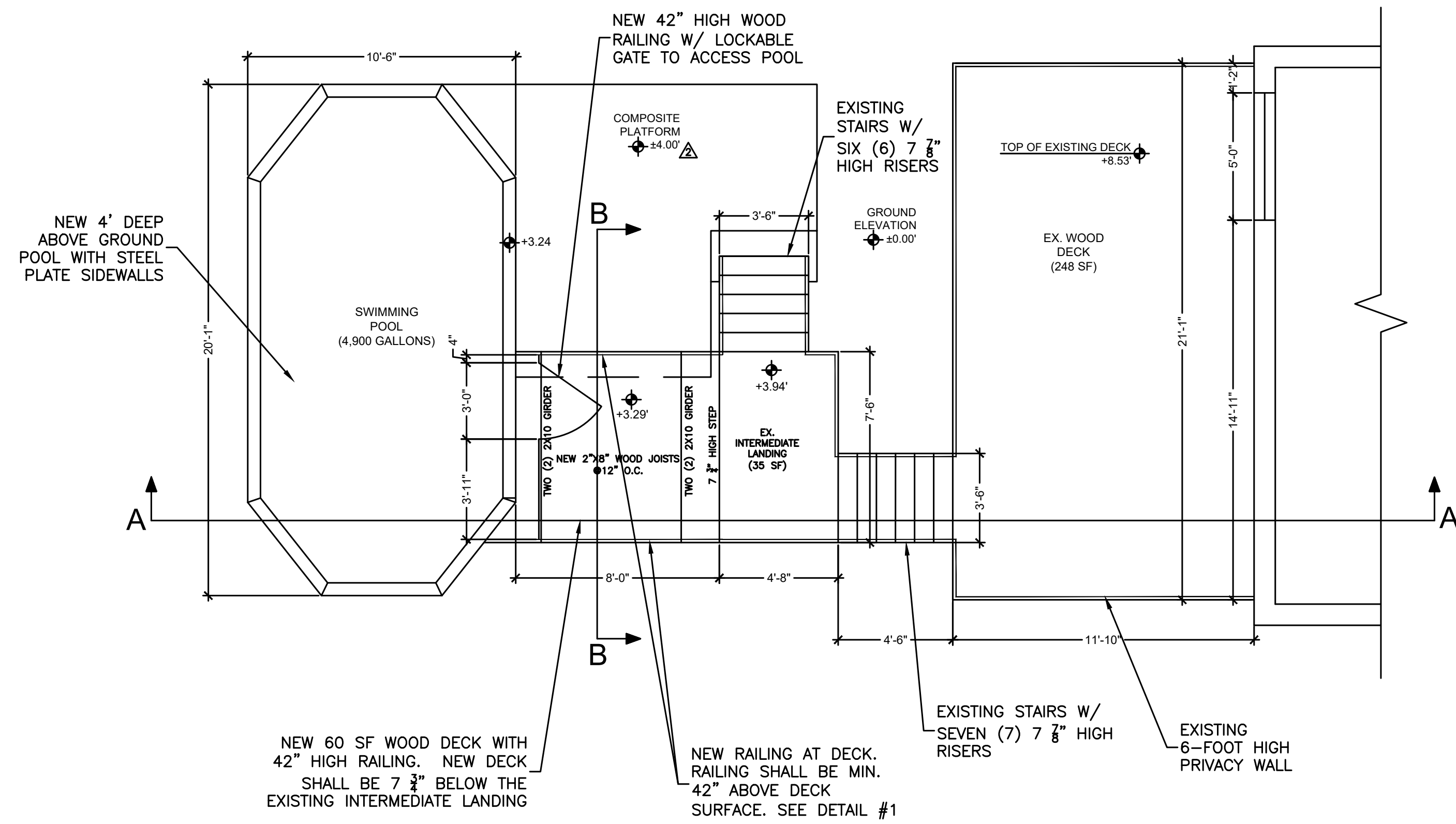
  

NET LOT AREA	14,225 Sf.
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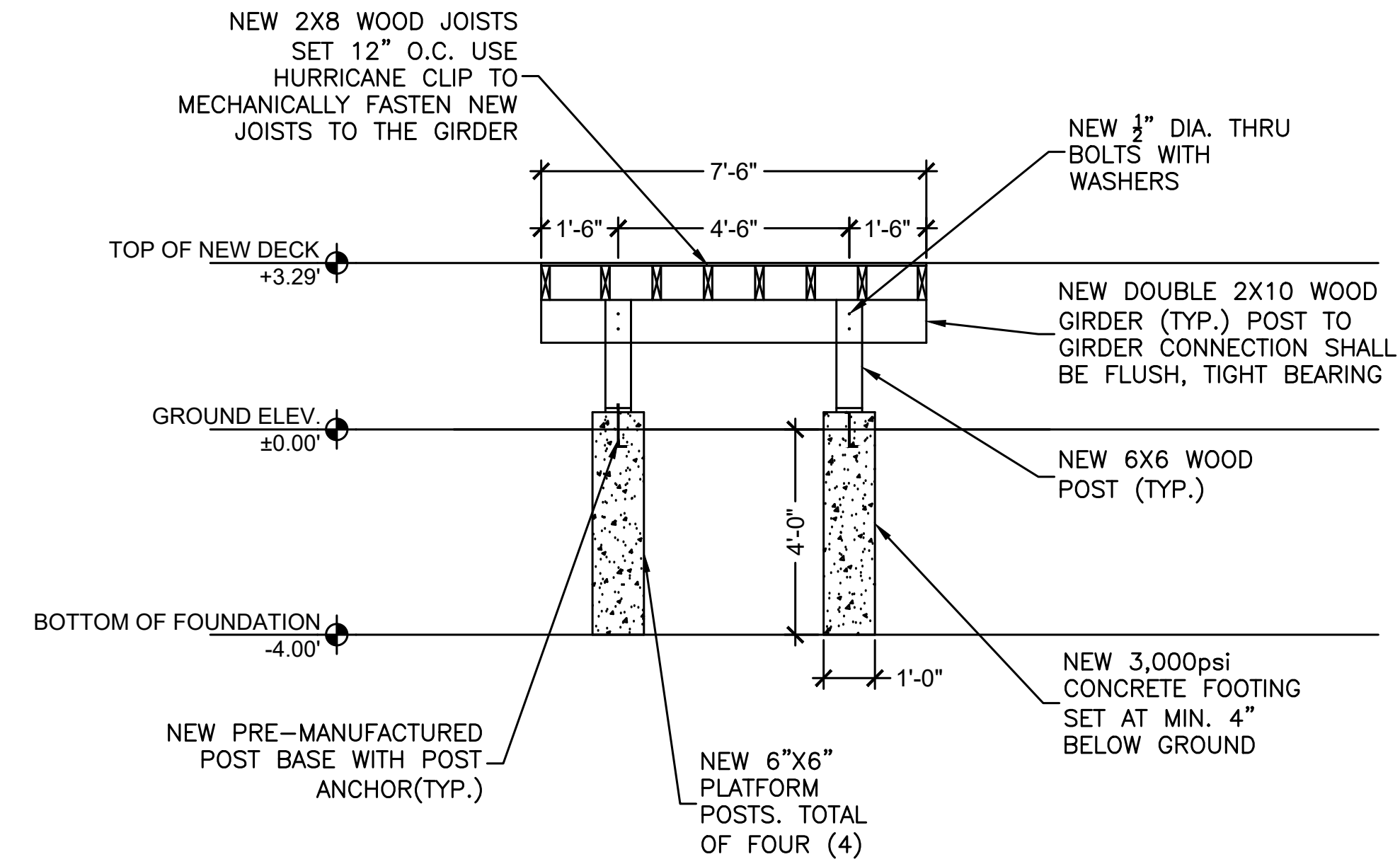
**SITE PLAN**  
 SCALE: 1" = 20'



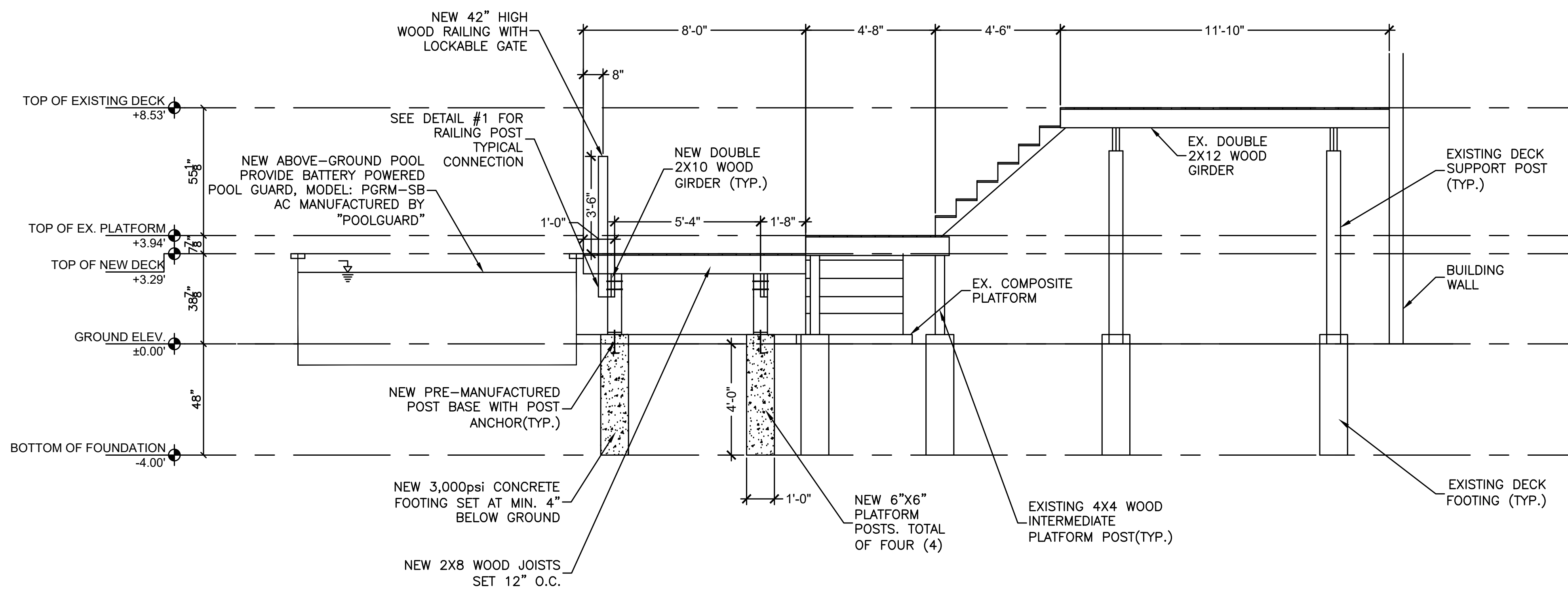




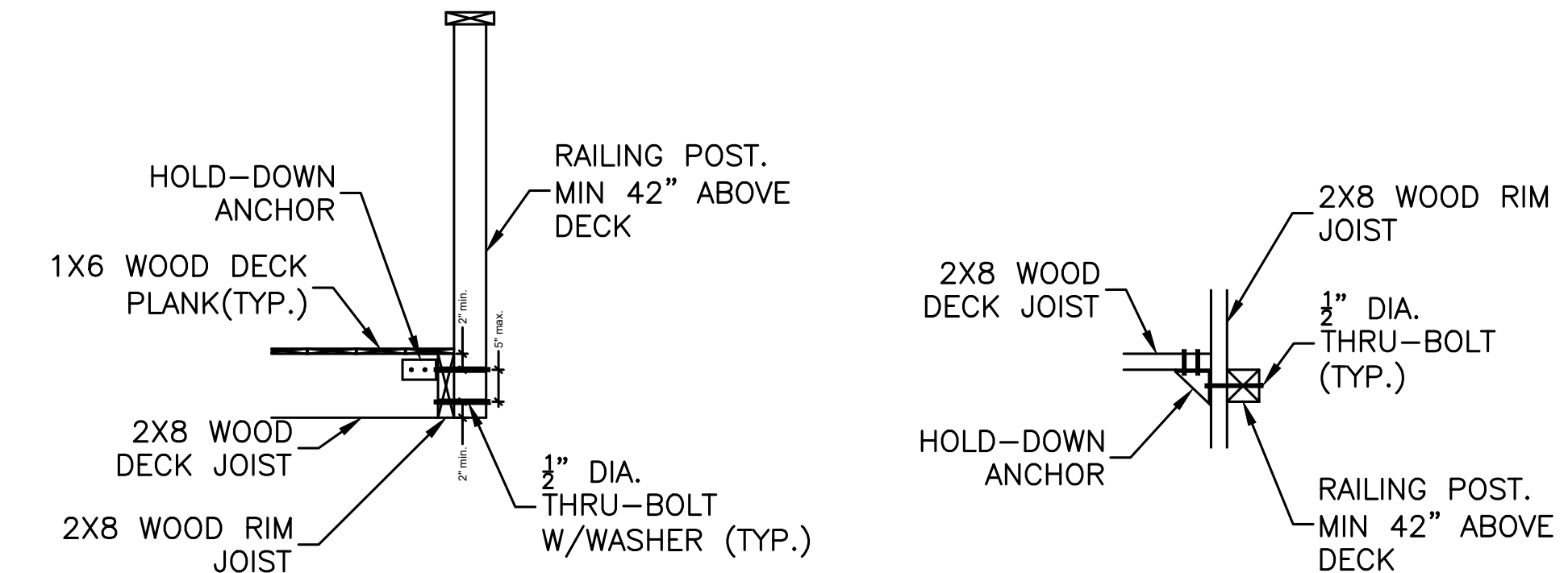
**PARTIAL SITE PLAN AT NEW POOL & DECK**  
SCALE: 1/4" = 1'-0"



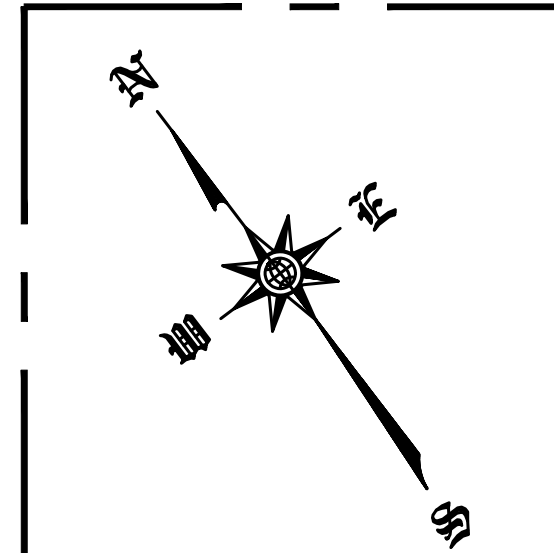
**SECTION B-B**  
SCALE: 3/8" = 1'-0"



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



**DETAIL #1**  
NOT TO SCALE

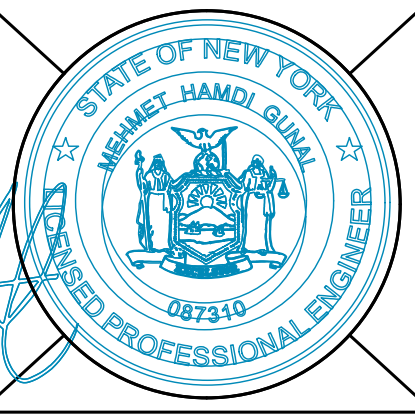


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