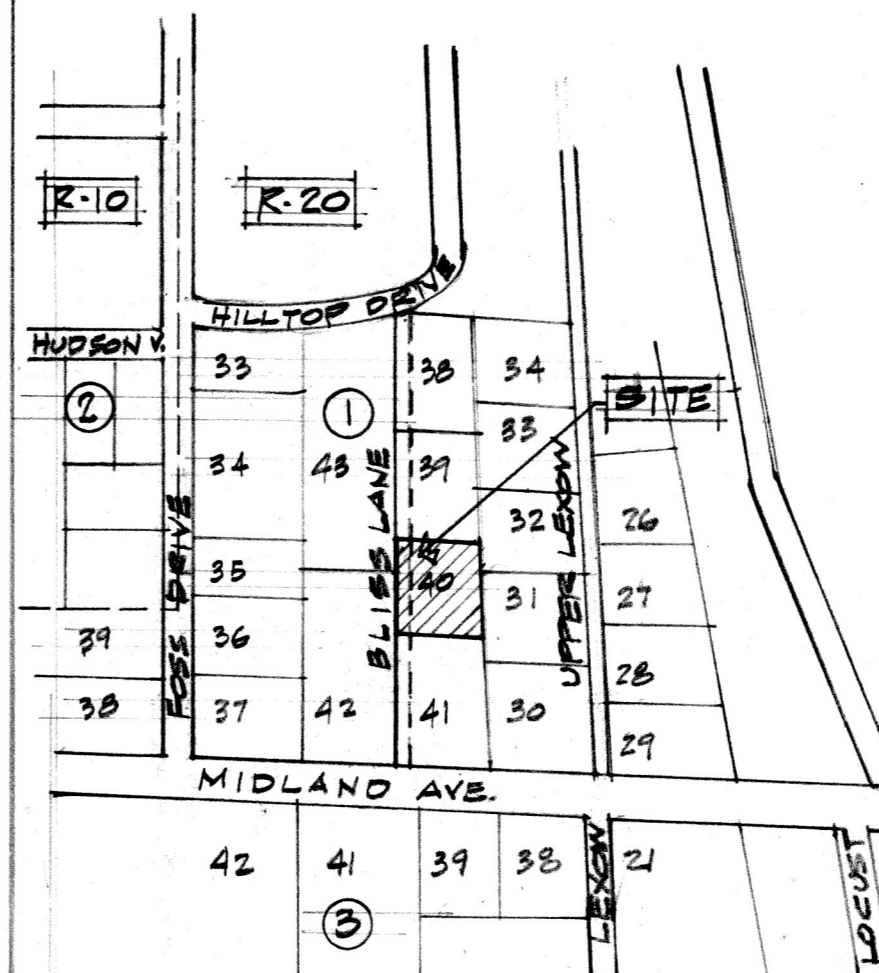


CELLAR PLAN
SCALE 1/4" = 1'-0"



LOCATION MAP
1" = 500'

LEGEND

- PROPERTY LINE
- SETBACK LINE
- CONTOUR AT 2' INTERVAL
- ① NEW WOOD DECK ABOVE GRADE
- ② CONCRETE PAVES ON GRADE
- ③ AREA ON PROPERTY WITH SLOPE IN EXCESS OF 25%
- ④ PROPOSED LOCATION OF STORM WATER RETENTION AREA
- - - EXISTING STRUCTURE TO BE REMOVED
- - - NEW CONTOUR

DEVELOPMENT COVERAGE

EXISTING	AREA #
RESIDENCE	1534
PATIO + CONCRETE WALK	350
ROADWAY PAVING	1645
DRIVEWAY PAVING	1150
TOTAL EXISTING	4679 #
NEW COVERAGE	
ADDITION	444
WALK	100
POOL	316
RETAINING WALL	70
TOTAL NEW	930 #
LESS EXISTING TO BE REMOVED	-600
TOTAL COVERAGE	5009 #

STORM WATER RETENTION

INCREASE OF IMPERVIOUS = 330 # SURFACE
THE INCREASE IN RUN-OFF WILL BE MITIGATED BY A SURFACE DETENTION BASIN. THE BASIN WILL BE SET AT 125 # - BOTTOM AREA X 2' DEEP AND HAVE A CAPACITY OF GREATER THAN 300 CU.F. SEE DRAWING NO. FOR DETAILS

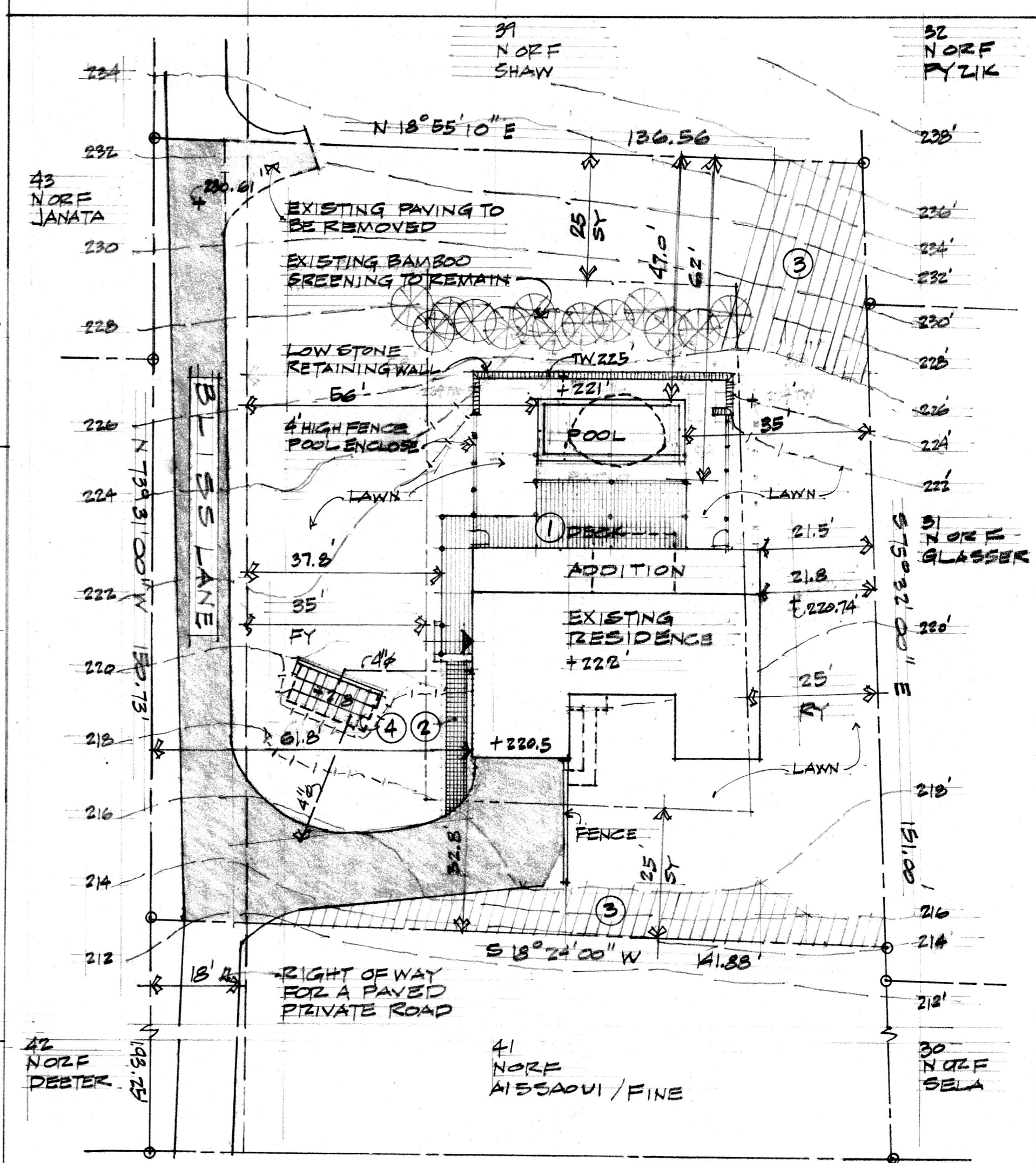
ZONING DATA

TAX LOT NO. - 60.09/1/40 | ZONING DISTRICT - R-20 RESIDENTIAL

BULK REQUIREMENTS

REGULATION	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT SIZE	20,000 #	20,252 # *	NO CHANGE
MIN. FRONTAGE	100'	0' PRIVATE RD. **	NO CHANGE
MIN. LOT WIDTH	100'	150'	NO CHANGE
MIN. FRONT YARD	35'	43.8'	37.8'
MIN. SIDE YARD	25'	32.8' EAST 83' WEST	32.8' EAST 61' WEST
MIN. TOTAL SIDE YARD	50'	115.8'	87.8'
MIN. REAR YARD	25'	21.3' **	21.5' ***
MAX. FLOOR AREA RATIO	0.20	0.079	0.140
MAX. HEIGHT	28'	12'	21' (SEE DNG. NO. 4)
MAX. BUILDING COVERAGE	12%	7.57%	9.77%
MAX. TOTAL COVERAGE	25%	23.1%	24.73%
PARKING SET BACK	5'	45' SOUTH 15' EAST	NO CHANGE
SWIMMING POOL SETBACK	30' BY E & W	NA	56' BY 47' BY 35' BY

* NET LOT AREA - EXIST. LOT AREA 20,912 # LESS SLOPE AREA 725 # H40 # = 20,252 #
** EXISTING NON-CONFORMING BULK
*** VARIANCE REQUIRED



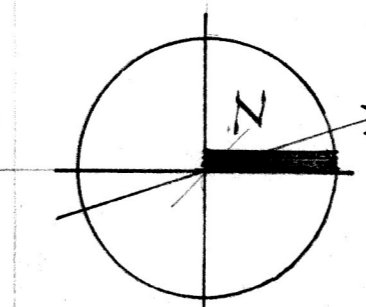
MIDLAND AVENUE

SITE PLAN

SCALE 1" = 20'
THIS SITE PLAN IS BASED ON A SURVEY OF PROPERTY FOR CYNTHIA TURNER BY ROBERT E. SORACE, PLS DRAWING NO. R07969 DATED 9/9/2016

PROPERTY OWNER
CYNTHIA TURNER
206 RADELIF DRIVE
UPPER NYACK, NY

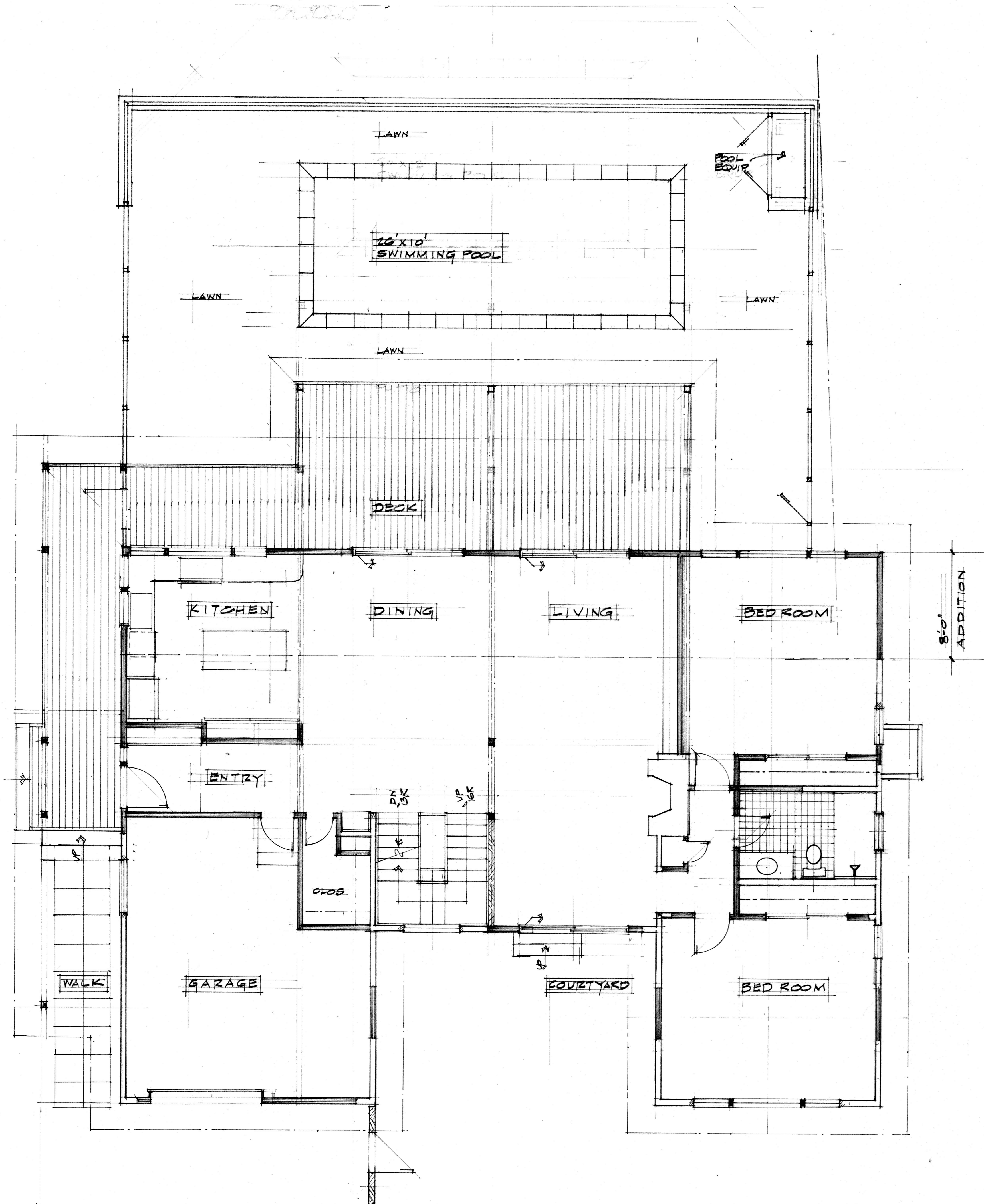
Michael Esmay



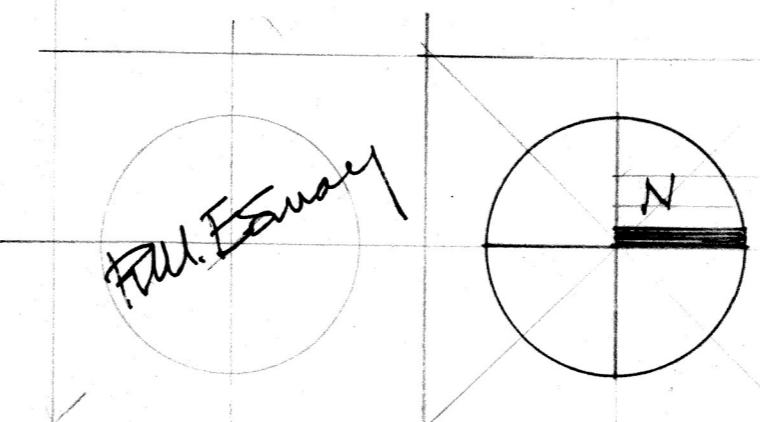
DATES:
PERMIT 12-27-23
REV. 1-22-24

ADDITION & ALTERATION TO THE TURNER RESIDENCE
204 BLISS LANE / UPPER NYACK, NY

MICHAEL ESMAY / ARCHITECT
17 VAN HOUTEN ST. / UPPER NYACK, NY
TEL: (845) 358-0783 EMAIL: MIKE@ESMAY.COM DNG.

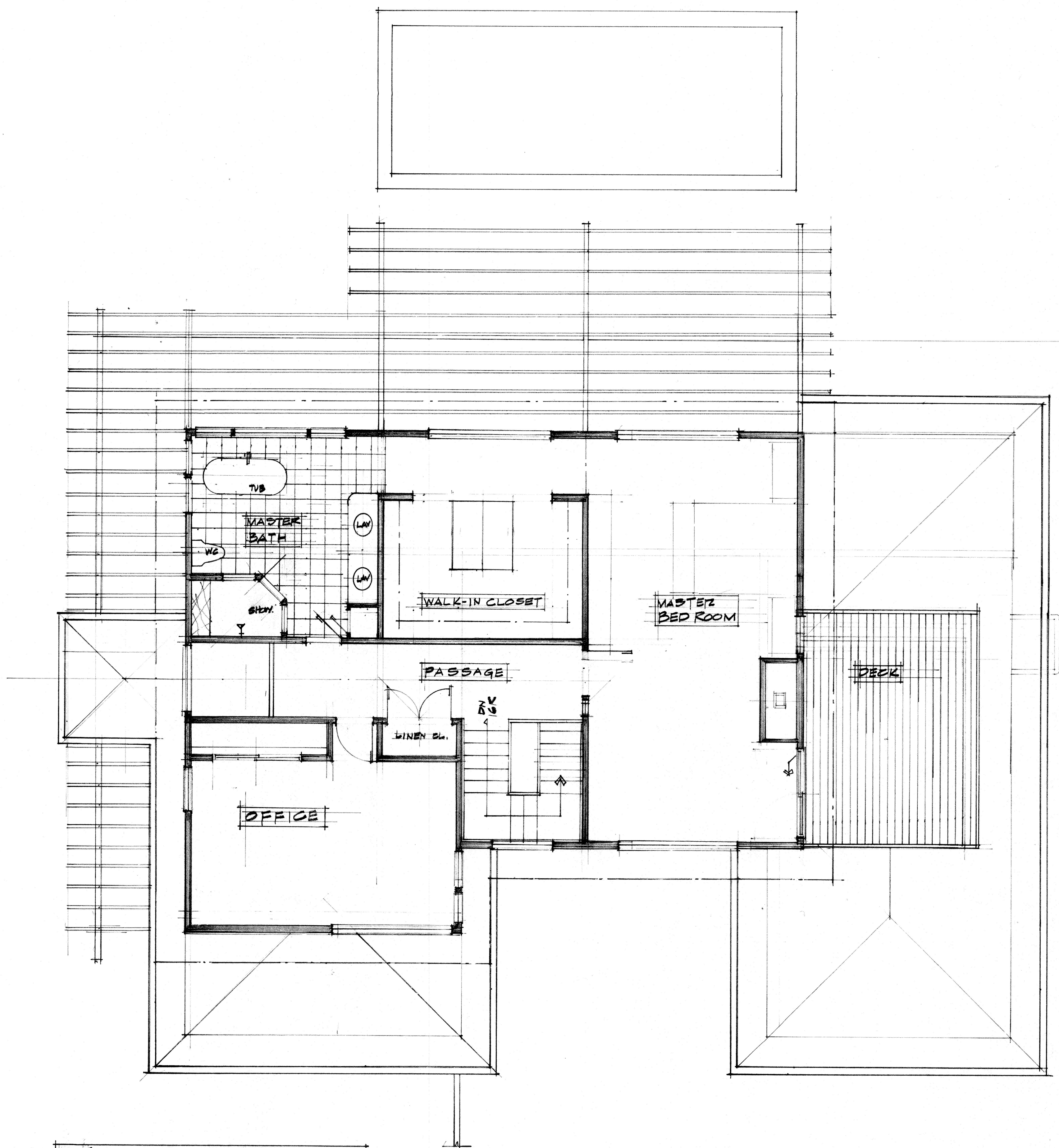


FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

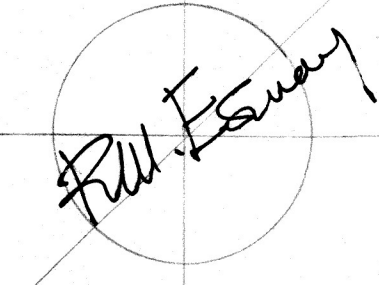
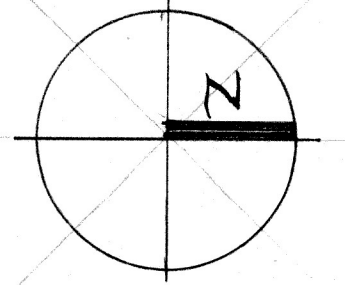


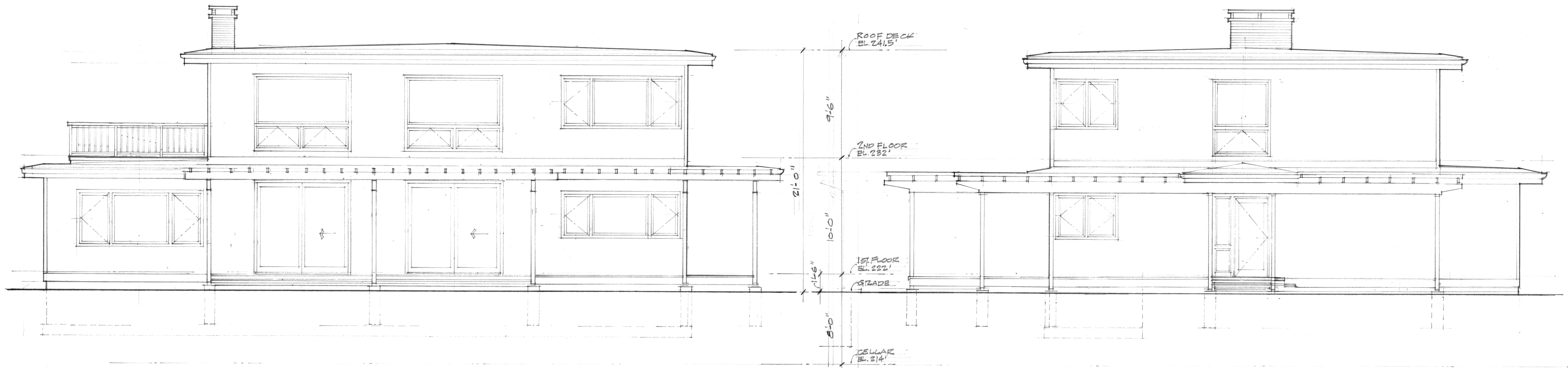
DATES:
PERMIT 12.27.23
REV. 3.4.24

ADDITION & ALTERATION TO THE
TURNER RESIDENCE
204 BLISS LANE / UPPER NYACK, NY
MICHAEL ESMAY / ARCHITECT
17 VANHOUTEN ST. / UPPER NYACK, NY
TEL: (845) 358-0933 / EMAIL: MIKEESMAY@AOL.COM



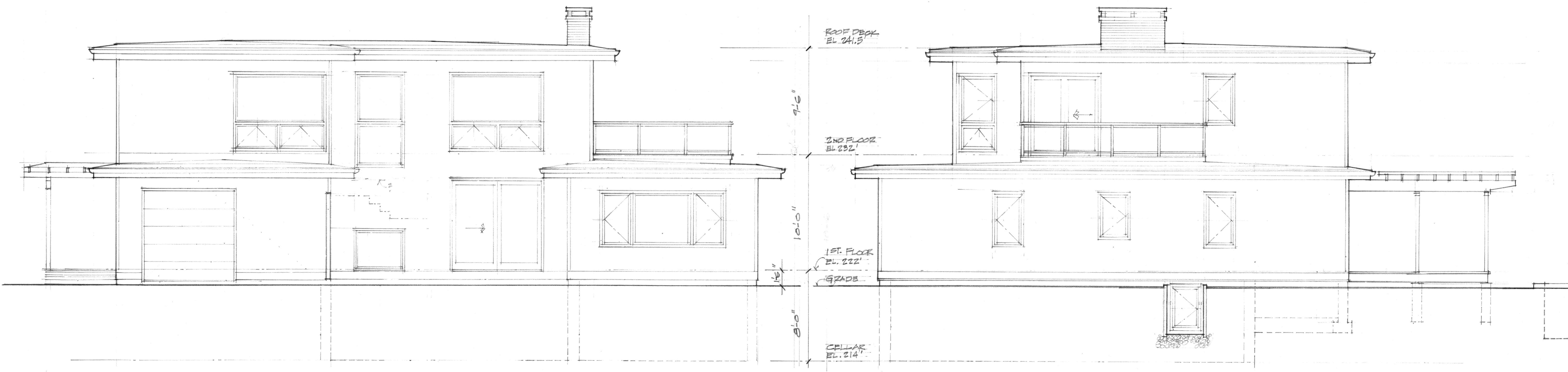
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

		DATES: PERMIT 12.27.23 REV. 3.4.24	ADDITION & ALTERATION TO THE TURNER RESIDENCE 204 BLISS LANE / UPPER NYACK, NY
		MICHAEL ESMAY / ARCHITECT 17 VAN HOUTEN ST. / UPPER NYACK, NY TEL: (845) 388-0933 EMAIL: MIKEESMAY@AOL.COM DWG	



WEST

SOUTH



EAST

NORTH

ELEVATIONS
1/4" = 1'-0"

M. Esmay

DATES: PERMIT 12.27.23 REV. 3.4.24	ADDITION & ALTERATION TO THE TURNER RESIDENCE 204 BLISS LANE / UPPER NYACK, NY	
MICHAEL ESMAY/ARCHITECT 17 VAN HOUTEN ST. / UPPER NYACK, NY TEL: (845) 358-0933 EMAIL: MIKEESMAY@AOL.COM		

DWG.