

**VICINITY MAP SCALE 1"=300'**

**SURVEY NOTES/REFERENCES:**

- (A) DEED REFERENCE (TAX LOT 5.1); INSTR. #1998-00038606
- (B) DEED REFERENCE (TAX LOT 5.2); L-4070; P. 435
- (C) DEED REFERENCE (TAX LOT 6); INSTR. #1997-37842
- MAP REFERENCE: "SUBDIVISION PLAN PREPARED FOR DR. WILLIAM D. HARDY JR. ... FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #6840 ON SEPT. 27, 1994."
- MAP REFERENCE: "SUBDIVISION FOR RASO, MANN, BESSO & ENGLEMOHR" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #6813.
- "BOUNDARY & TOPOGRAPHIC SURVEY OF PROPERTY, LOT 6, BLOCK 1, SECTION 60.06" BY JOHN E. COLLAZUOL & ASSOC. LAST REV. 4/25/03
- DATUM: NVD 29

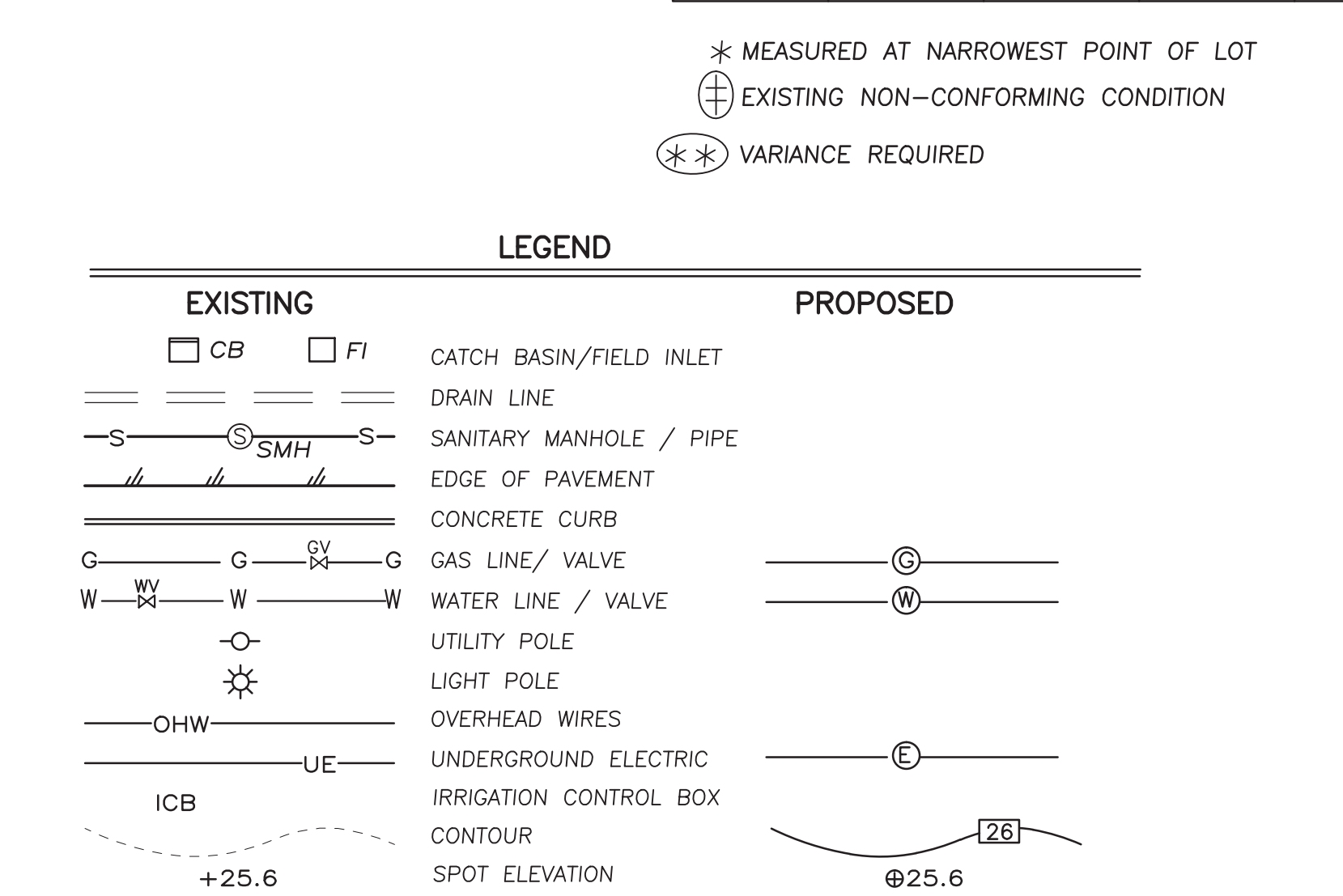
**LETTERS PATENT REGARDING UNDERWATER RIGHTS PER L.130, P.618**

**BULK TABLE ZONE R-40 (HUDSON RIVER OVERLAY)**

GROSS LOT AREA	MIN NET LOT AREA	MIN LOT WIDTH	MINIMUM FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	MIN TOTAL SIDE YARDS	MIN REAR YARD	MAX BLDG HEIGHT	PROPOSED MAX LOT 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 #2)	
REQUIRED	N/A	40,000 SF	150 FT*	150 FT	35 FT	30 FT	60 FT	30 FT	PRINC BLDG=20 FT ACCESS BLDG=15 FT	20% OF NET LOT AREA (9768 SF) (MAX)	0.15	10 FT	5 FT	SLOPE 40% OR GREATER (NO DISTURBANCE ALLOWED) SLOPE 15-24% (NO MORE THAN 20% ALLOWED) SLOPE 15-24% (47% PROPOSED)	
EXISTING	52,260 SF	48,841 SF	±50.0'	150.0'	0 FT	0 FT	0 FT	0 FT	NONE (VACANT LOT)	NONE (VACANT LOT)	NONE (VACANT LOT)	NONE (VACANT LOT)	NONE (VACANT LOT)	N/A	
PROPOSED	52,260 SF	48,841 SF	±50.0'	150.0'	±38' (CARPORT) 300'+ (DWLG)	±32'+ (CARPORT) 35.7' (DWLG)	±67.0' (CARPORT) 68.4' (DWLG)	±475'+ (CARPORT) 105' (DWLG)	±15' (CARPORT) 25'+ (DWLG)	±12.53% (6120 SF±)	±5.94% (2900 SF±)	±0.104	300'+	8 FT	SLOPE 40% OR GREATER (44% PROPOSED) SLOPE 15-24% (47% PROPOSED)

- Site Plan and Landscape Plan Uniform Notes**
- PROPERTY REFERENCE: TAX MAP SECTION 60.06, BLOCK 1, LOT 5.2 AS SHOWN ON THE TAX MAP OF THE VILLAGE OF UPPER NYACK.
  - OWNER: 647 NORTH BROADWAY LLC  
APPLICANT: C/O SCHNEIDER LAW GROUP  
150 BROADWAY, SUITE 900  
NEW YORK, NEW YORK 10038
  - SURVEY METES AND BOUNDS TAKEN FROM SURVEY BY JAY A. GREENWELL, PLS DATED 07/16/2013
  - DATUM ELEVATION: NVD 29
  - DISTRICTS: ZONING: R-40  
SCHOOL: NYACK UFCS 392404  
FIRE: NYACK  
WATER: W0011  
LIGHTING: L1001  
SEWER: TOWN OF ORANGETOWN
  - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
  - ALL NEW UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
  - IRON PINS, 3/4" IN DIAMETER AND MINIMUM 30" LONG, SHALL BE INSTALLED AT ALL LOT CORNERS AFTER FINAL GRADING.
  - PLAN IS SUBJECT TO ALL STATE, COUNTY AND LOCAL CONSTRUCTION AND UTILITY STANDARDS AS APPLICABLE.
  - THE 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 ON ( ) AS INSTRUMENT NUMBER ( ).
  - 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 ( ) (P# ). 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 3 years of the date that the Site Plan was signed by the Planning Board Chair or if all improvements permitted or approved 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 Village of Upper Nyack Zoning Law (Local Law #5 of 2022), §10.4.1.2.
  - This Site Plan is subject to compliance with all laws, regulations, ordinances and specifications of the Village of Upper Nyack.
  - This property has been the subject of review by the Village of Upper Nyack Zoning Board of Appeals [reference continuing approvals] and/or Planning Board [reference continuing approvals]. This approval permits the construction of [describe permitted improvements and changes to prior plans] but does not otherwise affect or alter such prior approvals or any conditions thereto.
  - 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.

- Landscape Plan Uniform Notes**
- All trees planted 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 hereto.
  - Percolation test shall be performed at the time of Building Permit application, with results to be provided to Village Engineer to verify Drywell design. Design shall be revised as required based on percolation rate of site soils.
- All trees planted as shown on a landscape plan approved by the Planning Board which fail to survive 2 growing seasons shall be replaced by the Lot owner. Seed replacement shall be within the longer of 90 days following written notice from the Zoning Inspector or Village Engineer, advising that such replacement is required or the period of time as may be specified in such notice.
  - The planting of any species listed on the NYS DEC's Prohibited and Regulated Invasive Plant list shall be prohibited.
  - All plants shall be nursery grown plants and workmanship shall conform to the American Association of Nurserymen Standards and shall be subject to the approval of the Landscape Architect before and after planting.
  - All planting shall be placed under the direction of the Landscape Architect. Give 48 hours' notice before planting.
  - Place 4" of topsoil on all lawn areas and all areas not paved or built upon.
  - Plant pits shall be 36" wide for trees (minimum of two times root ball diameter) and 24" wide for shrubs and as deep as the root ball. Set plants at same level as originally grown on base of undisturbed soil. The trunk flare and root collar shall be visible at the top of the plant bed at the time of final inspection. Remove all existing soil from plant pit and backfill with a mixture of one part peat humus, one part hydrated cow manure, and four parts topsoil. Fertilize all plants with 2 to 3 oz. per foot of shrub height and 2 to 3 lbs. per inch of tree trunk of 5-10-5 fertilizer. For evergreen planting, add 1 lb. Per 100 square feet of plant bed each of ammonium sulfate and superphosphate. Loosen soil around edges of plant pit.
  - Fertilize areas before seeding or sodding with 15 lbs. per 1000 square feet of 10-20-10 fertilizer or approved equivalent. Repeat after 8 weeks.
  - Mulch all plants and planted areas with a 4" depth of shredded pine, oak bark or other shredded bark, treated for fire repellency. Do not place mulch against tree or shrub trunk. The trunk flare and root collar shall be visible at the top of the plant bed with no mulch against trunk. Do not create mound of mulch around tree. Finish grade to be same as originally grown.
  - Lawn areas shall be seeded at 5 lbs. per 1000 square feet with the following seed mixture: 20% Jamestown II Chewings Fescue, 60% Baron Kentucky Bluegrass, and 20% Palmer II Perennial Ryegrass, or approved equivalent. Mulch newly seeded lawn at 90 lbs. per 1000 square feet with hay or straw mulch.
  - The contractor is responsible to plant the total quantities of all plants shown on the planting plan. The quantities of planting shown graphically on the plan shall govern.
  - Existing trees shown on this plan are to remain undisturbed. All existing trees shown to remain are to be protected with a 6-foot-high wooden fence with posts placed at the drip line of the branches or at 80 percent of the critical root radius.
  - Seed mix for seeding in and along the interior slopes of the water quality basin shall be ERNMX-127 retention basin floor seeding for wildlife and plant diversity mix or equivalent, planted at 20 lbs. per acre.



**CIVIL DESIGN WORKS LLC**  
- CIVIL ENGINEERING CONSULTANTS AND DESIGNERS -  
WWW.CIVILDESIGNWORKS.COM

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DESIGNED TR. DATE: 7/08/22  
DRAWN LDW DATE: 5/24/22  
CHECKED JAG DATE: 4/27/22  
APPROVED JAG DATE: 4/07/22

DATE: 7/08/22  
REVISIONS: ELEV. WALK/BLDG ACCESS BLDG=15 FT

DATE	REVISIONS
7/08/22	ELEV. WALK/BLDG ACCESS BLDG=15 FT
5/24/22	BULK/NETS OF NEW
4/27/22	NOTES FOR CONSTRUCTION
4/07/22	REVISED SITE PLAN

**SITE DEVELOPMENT PLAN**

**647 NO. BROADWAY**

VILLAGE OF UPPER NYACK  
ROCKLAND COUNTY, NEW YORK

**JAY A. GREENWELL, PLS, LLC**  
LAND SURVEYING - LAND PLANNING  
34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901  
PHONE: 845-357-0830

TAX LOT # 60.06-1-5.2  
AREA: SEE ABOVE  
FILE: 21324-647SITE  
SCALE: 1"= 20'  
DATE: 8/26/21  
JOB NO.: 21324



**TREE LEGEND**

11	CALLIPER IN INCHES
8K	TREE TYPE (SEE BELOW)
2=TWIN, 3=TRIPLE, ETC.	
K	OAK
A	ASH
L	LOCUST
M	MAPLE
P	PINE
W	WILLOW
S	SPRUC
HI	HACKBERRY
SY	SYCAMORE
PP	POPLAR
CH	CHERRY
DO	DOGWOOD
MB	MULBERRY
BN	BUTTERNUT
JM	JAP. MAPLE
WC	WEeping CHERRY
CB	COPPER BEECH
X	SPECIES NOT DETERMINED

⊗ = TREE TO BE REMOVED



LETTERS PATENT REGARDING UNDERWATER RIGHTS PER L.130, P.618

UNDERWATER AREA CONVEYED TO DOORBOSCH (FROM LANGERMAN) PER INST. ID-3002-5427 (AND PREVIOUSLY CONVEYED TO LANGERMAN IN 1989, 5.2 PER L.725 P. 1066) AND ALSO INCLUDED IN UNDERWATER LANDS CONVEYED TO POONA (TAX LOT 60.06-1-5.1) PER INST. ID 1998-39606.

SLOPE CATEGORIES	TOTAL AREA	SLOPE DEDUCTION	LIMITATION OF DISTURBANCE PER SECT. 6.7.1	AMOUNT OF DISTURBANCE PROPOSED
<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span> SLOPE 40% OR GREATER	9746 SF	NO CREDIT TOWARD NET AREA (9,746 SF REDUCTION)	(NO DISTURBANCE PERMITTED WITHOUT VARIANCE)	24% (VARIANCE REQUIRED)
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> SLOPE 25%-39%	6460 SF	50% CREDIT TOWARD NET AREA (3,230 SF REDUCTION)	NO MORE THAN 20% OF THIS AREA MAY BE DISTURBED WITHOUT VARIANCE)	20%
<span style="display:inline-block; width:15px; height:15px; background-color:green;"></span> SLOPE 15%-24%	2619 SF	100% CREDIT TOWARD NET AREA (NO REDUCTION)	NO MORE THAN 35% OF THIS AREA MAY BE DISTURBED WITHOUT VARIANCE)	47% (VARIANCE REQUIRED)

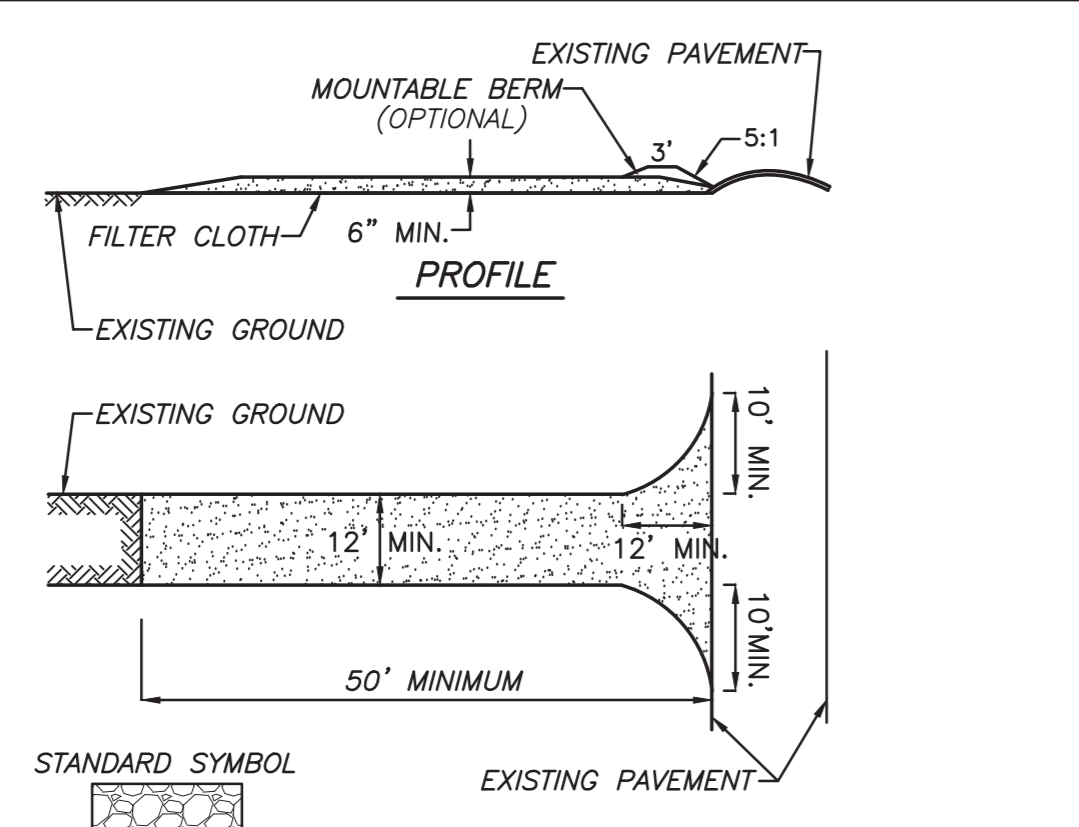
**SLOPE REDUCTION CALCULATION**

GROSS AREA = 62,376 SF  
 -100% (>40%) = 9,746 SF  
 -50% (26-39%) = 3,230 SF  
 -50% AREA BELOW 100 YR FLOOD (ELEV 8) = 559 SF  
 NET ZONING AREA = 48,841 SF

**LEGEND**

□ CB	□ FI	CATCH BASIN/FIELD INLET
—	—	DRAIN LINE
—	—	SANITARY MANHOLE / PIPE
—	—	EDGE OF PAVEMENT
—	—	CONCRETE CURB
—	—	GAS LINE / VALVE
—	—	WATER LINE / VALVE
—	—	UTILITY POLE
—	—	LIGHT POLE
—	—	OVERHEAD WIRES
—	—	UNDERGROUND ELECTRIC
—	—	IRRIGATION CONTROL BOX

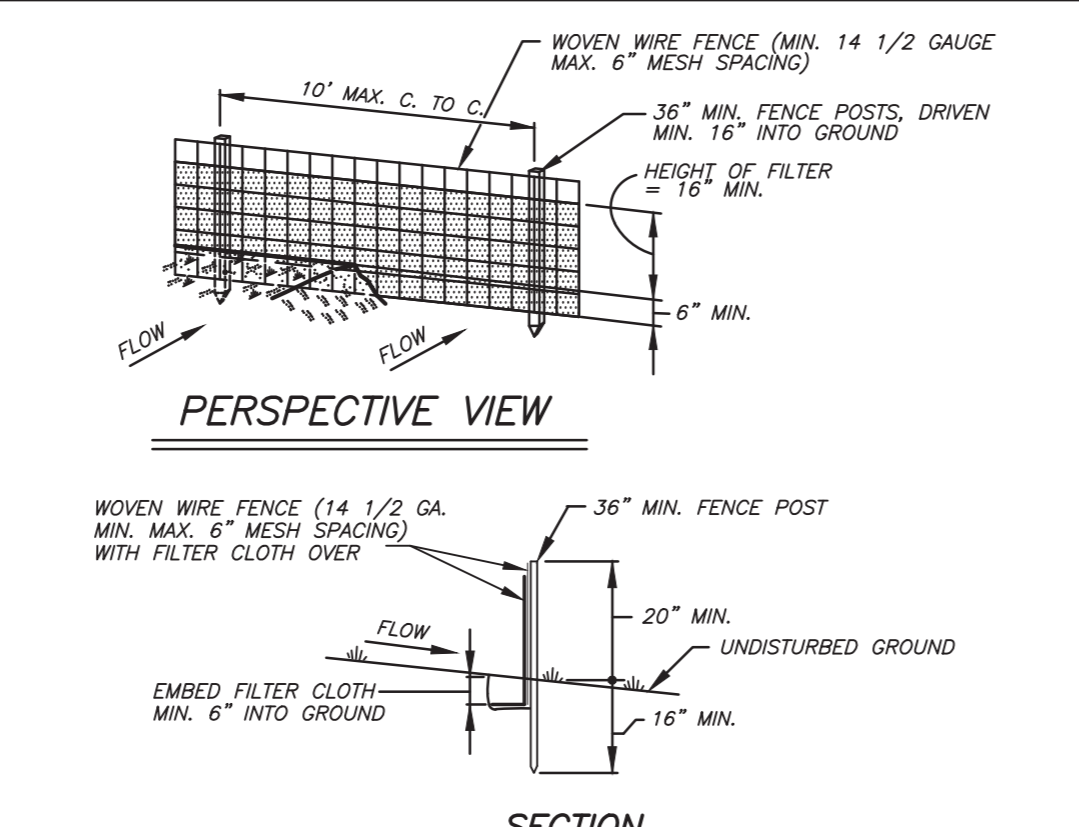
DATE	REVISIONS	<b>SLOPE CATEGORY MAP AND LIMIT OF DISTURBANCE</b> <b>647 NO. BROADWAY</b> VILLAGE OF UPPER NYACK ROCKLAND COUNTY, NEW YORK	TAX LOT # 60.06-1-5.2
			AREA SEE ABOVE
		SCALE 1"=20'	FILE 21324_647SLOPE
		DATE 04/07/22	JOB NO. 21324
DESIGNED JAG		<b>JAY A. GREENWELL, PLS, LLC</b> LAND SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756	
DRAWN LDW			
CHECKED JAG			
APPROVED JAG			



**CONSTRUCTION SPECIFICATIONS**

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN 16" INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR (24) FOOT IF SINGLE ENTRANCE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SHOULD BE DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEGMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

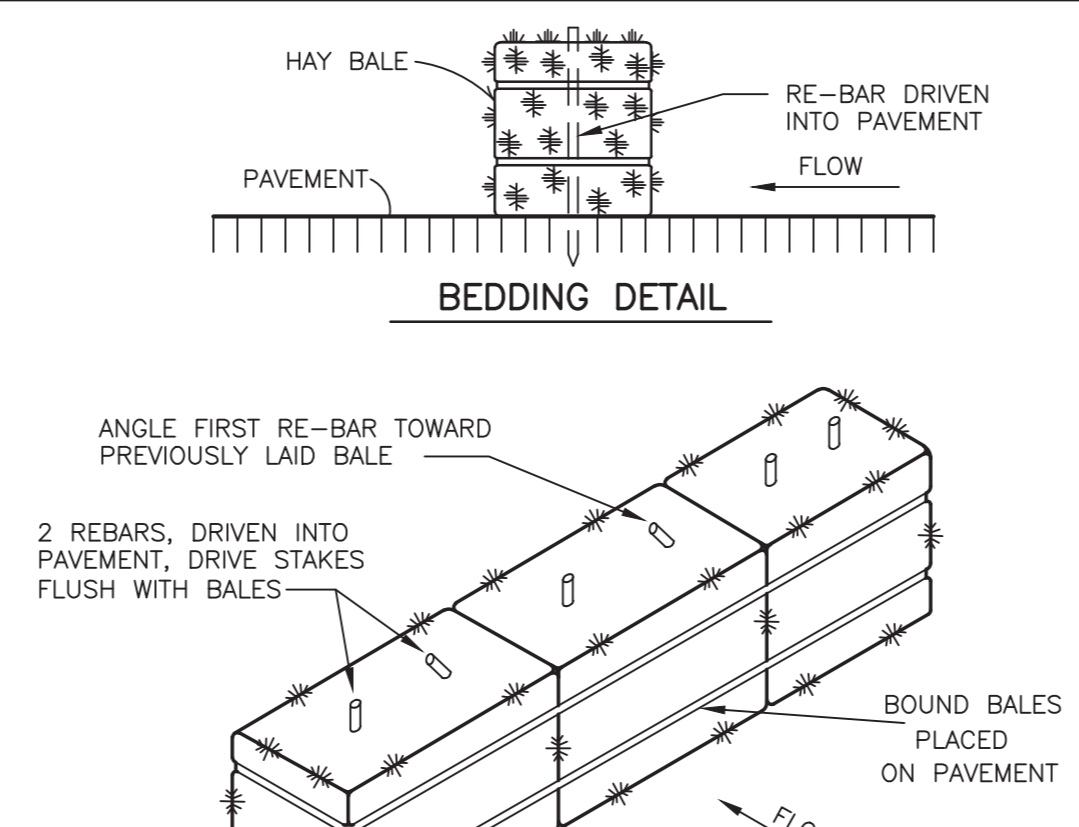
**STABILIZED CONSTRUCTION ENTRANCE**



**CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "TANGLES" DEVELOP IN THE SILT FENCE.

**WIRE REINFORCED SILT FENCE**



**CONSTRUCTION SPECIFICATIONS**

- BALES SHALL BE PLACED AT THE TOP OF THE SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
- BALES SHALL BE PLACED SO THE BINDING ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY TWO RE-BARS DRIVEN THROUGH THE BALE AND INTO THE EXISTING PAVEMENT. THE FIRST STAKE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

**STRAW BALE DIKE**

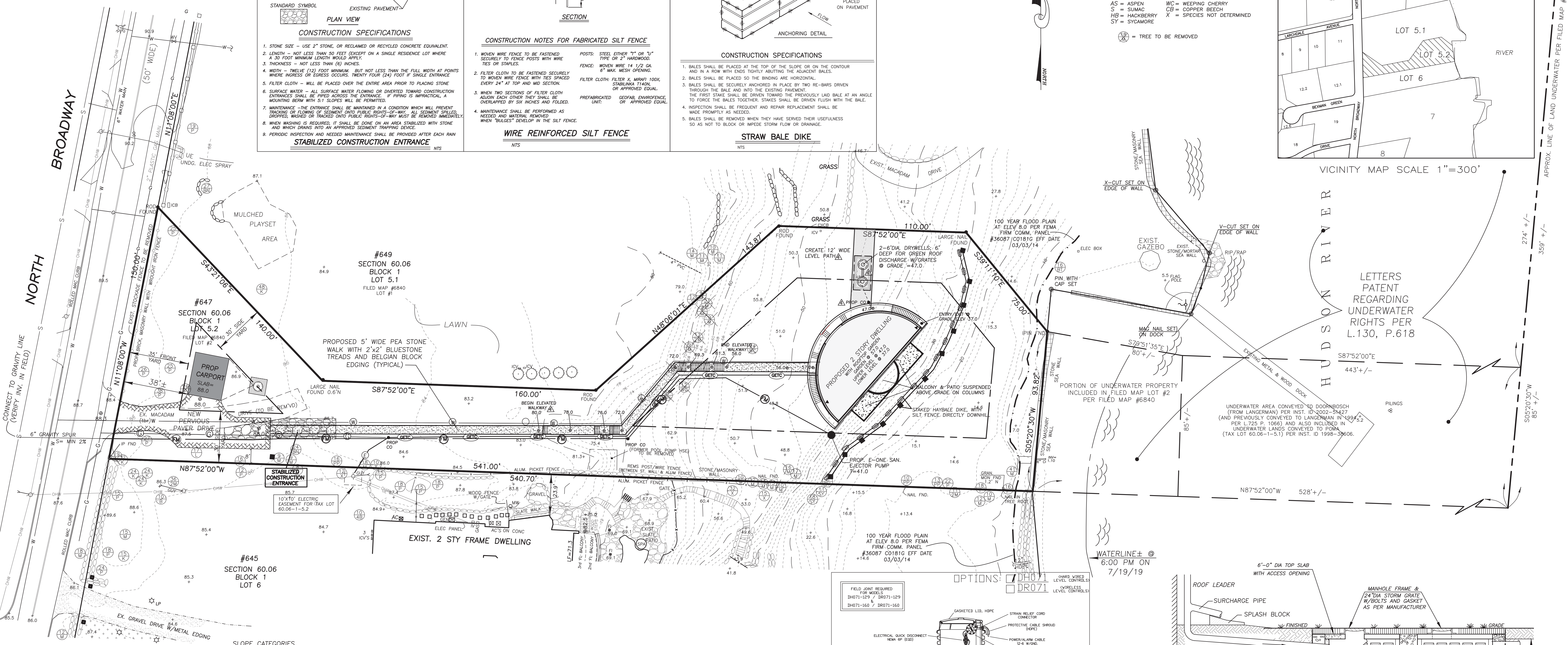
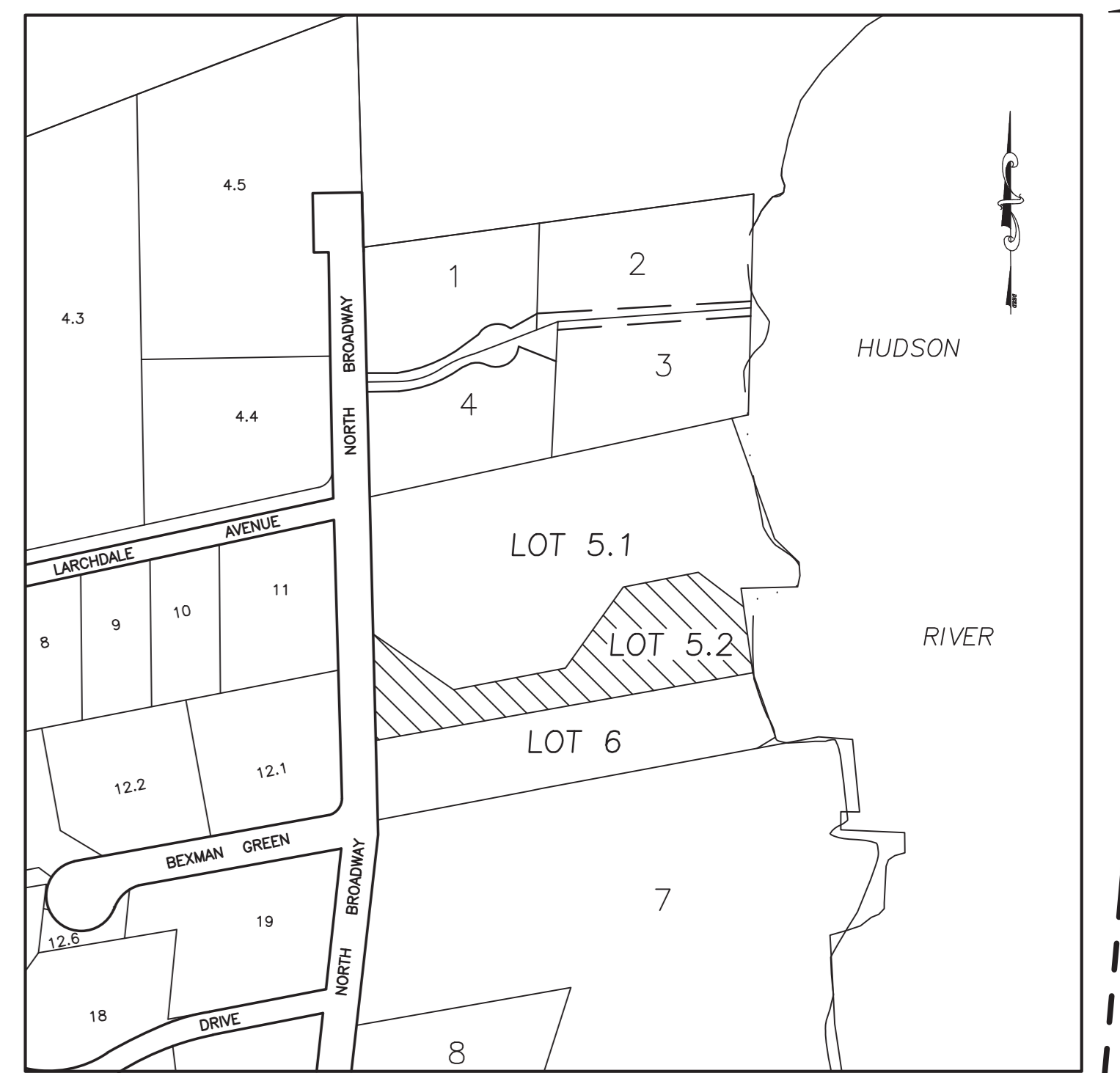
**TREE LEGEND**

11 BK = CALIPER IN INCHES  
 2 = TWIN, 3 = TRIPLE, ETC.  
 TREE TYPE (SEE BELOW)

K = OAK  
 A = ASH  
 L = LOCUST  
 M = MAPLE  
 P = PINE  
 W = WILLOW  
 AS = ASPEN  
 S = SUIAMAC  
 HB = HACKBERRY  
 SY = SYCAMORE

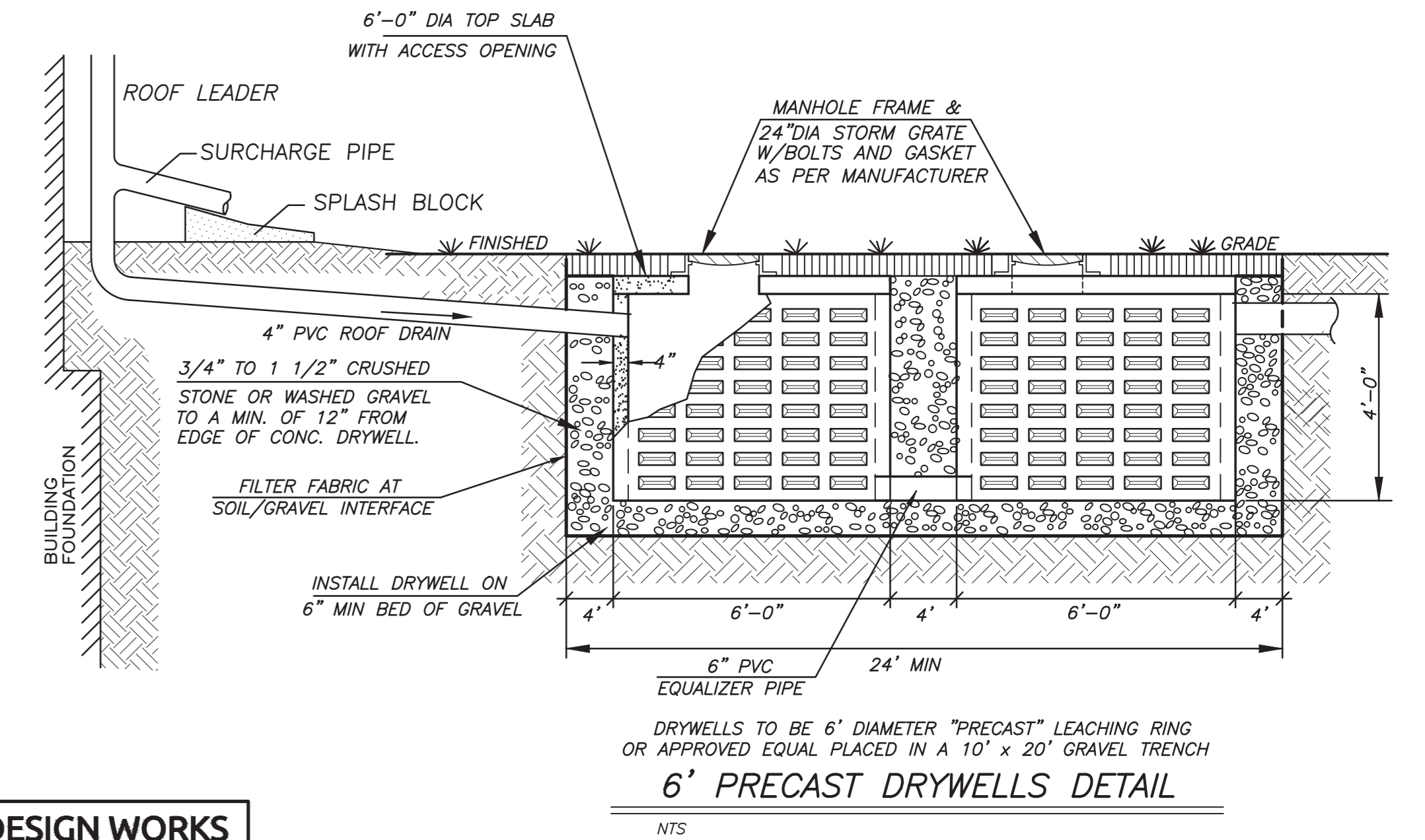
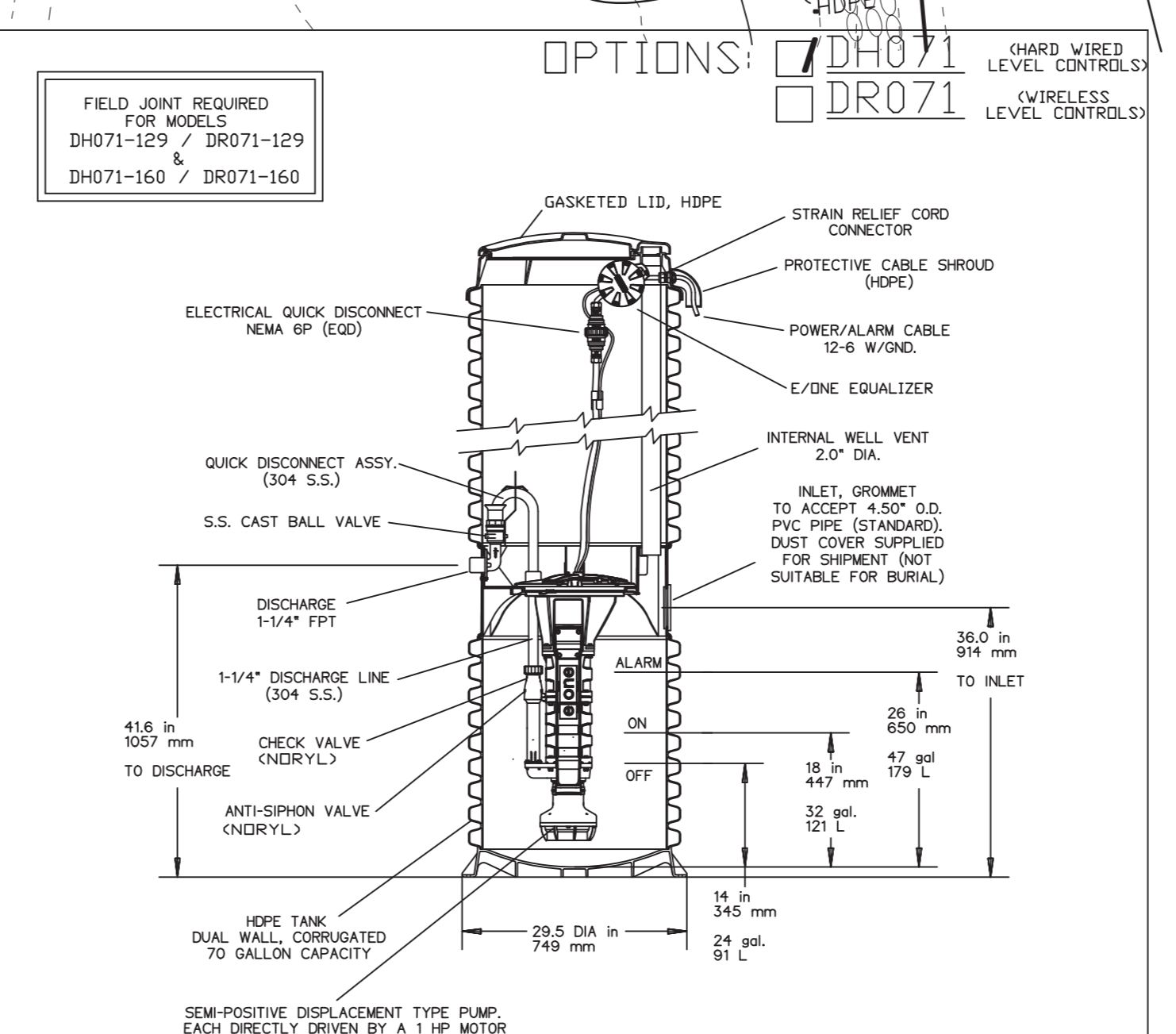
CP = COPPER  
 CH = CHERRY  
 DG = DOGWOOD  
 MB = MULBERRY  
 BN = BUTTERNUT  
 JM = JAP. MAPLE  
 WC = WEEPING CHERRY  
 CB = COPPER BEECH  
 X = SPECIES NOT DETERMINED

(X) = TREE TO BE REMOVED



**LEGEND**

CB = CATCH BASIN/FIELD INLET  
 FI = FIELD INLET  
 DR = DRAIN LINE  
 SMH = SANITARY MANHOLE / PIPE  
 G = GAS LINE / VALVE  
 W = WATER LINE / VALVE  
 U = UTILITY POLE  
 LP = LIGHT POLE  
 OHW = OVERHEAD WIRES  
 UE = UNDERGROUND ELECTRIC  
 ICB = IRRIGATION CONTROL BOX



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NEW JERSEY OFFICE: 17 ARROWHEAD ROAD OAKLAND - NEW JERSEY 07046 TEL: 201-644-7330

DATE	REVISIONS
7/7/22	REV

**EROSION CONTROL PLAN AND DETAILS**

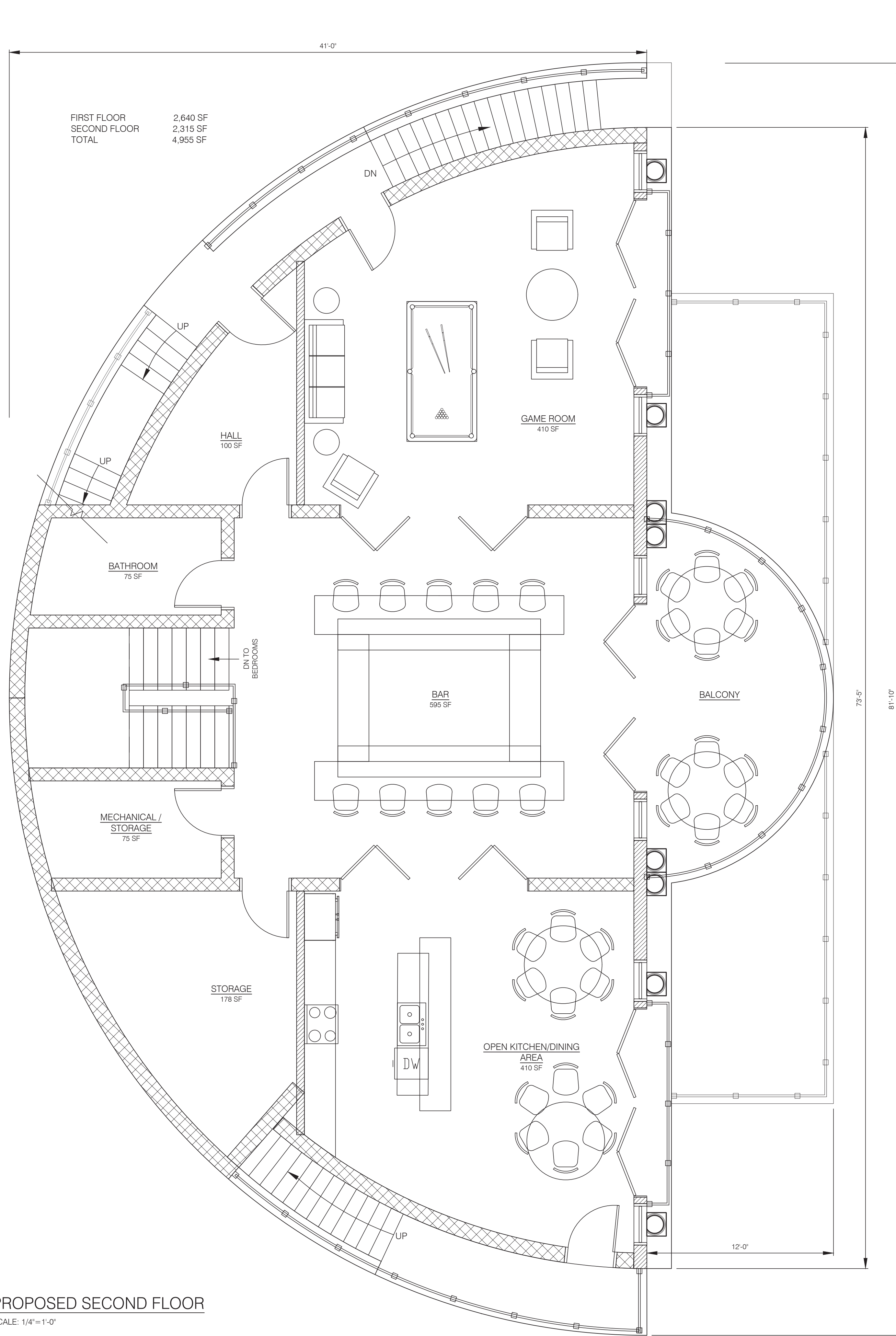
647 NO. BROADWAY

VILLAGE OF UPPER NYACK  
 ROCKLAND COUNTY, NEW YORK

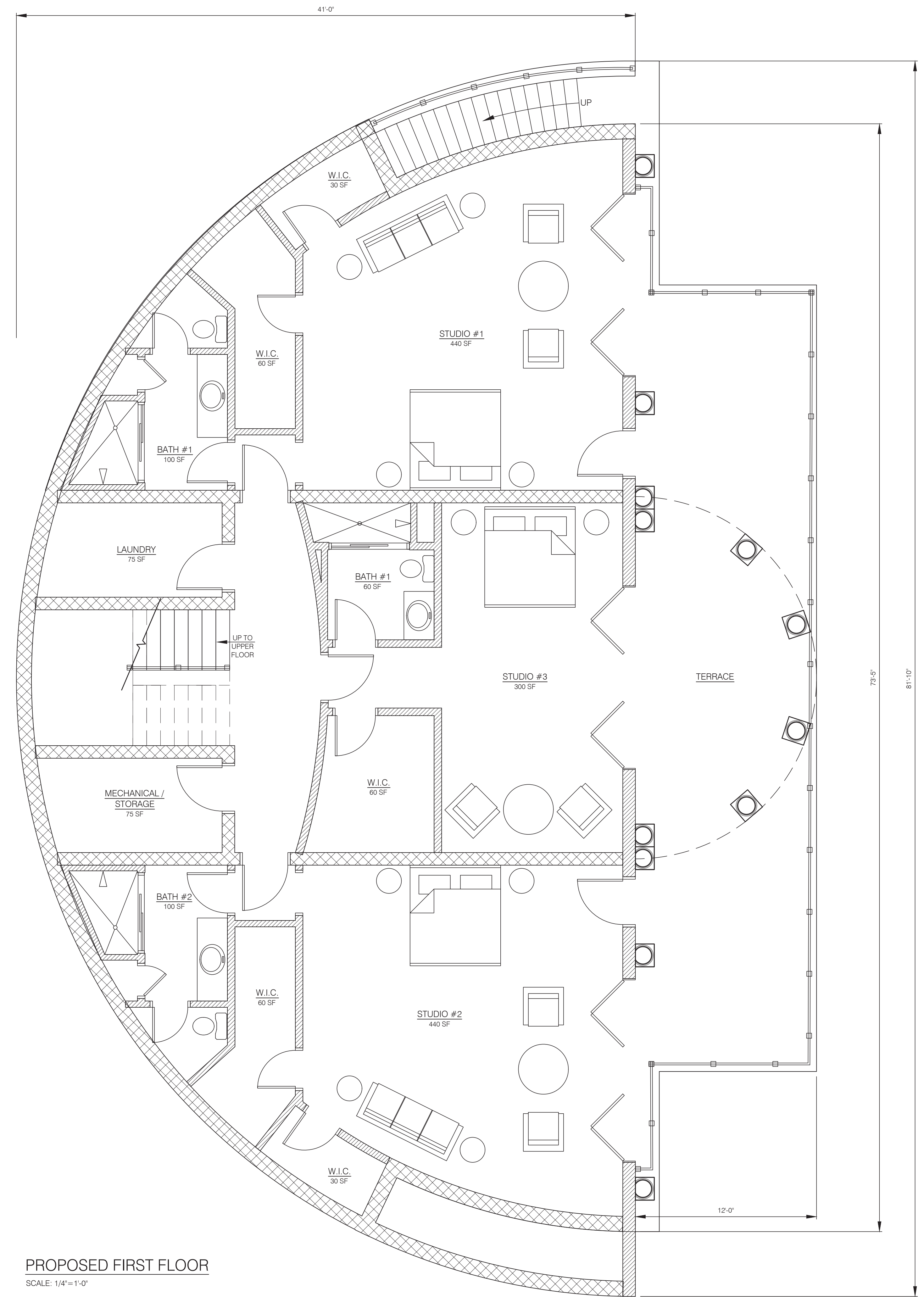
**JAY A. GREENWELL, PLS, LLC**

LAND SURVEYING - LAND PLANNING  
 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901  
 PHONE: 845-357-0830

TAX LOT # 60.06-1-5.2  
 AREA SEE ABOVE  
 FILE 21324-647ERO  
 SCALE 1"=20'  
 DATE 4/07/22  
 JOB NO. 21324



**PROPOSED SECOND FLOOR**  
SCALE: 1/4" = 1'-0"



**PROPOSED FIRST FLOOR**  
SCALE: 1/4" = 1'-0"



T. M. RYBAK AND ASSOCIATES P. C.  
15 WEST ERIE AVENUE  
RUTHERFORD, NEW JERSEY 07070  
201-460-0473 FAX 201-460-0931  
ARCHITECTS-INTERIOR DESIGNERS-ENGINEERS

06-22-22 PLANNING BOARD MEETING  
07-20-22 PLANNING BOARD RESUBMISSION

647 NORTH BROADWAY LLC  
NEW GUEST HOUSE  
RIVERCLIFF  
647 N. BROADWAY  
UPPER NYACK, NY 10960  
ROCKLAND COUNTY  
SECTION 60.06 BLOCK 1, LOT 5.2

DWG. TITLE:  
**PROPOSED FIRST AND  
SECOND FLOOR PLANS**

ARCHITECTURAL LICENSE NUMBERS:

NY 019357-1  
CT 07984 MI 1301040380  
DE 0005320 MN 26586  
DC ARC101043 MO 007521  
IL 001-015551 NH 3078  
KS 4533 NJ 21A100962900  
MD 7823 PA RA-010849-B  
MA 8687

NJ PROFESSIONAL PLANNER:  
33L00355400  
NJ CERTIFIED INTERIOR DESIGNER:  
211000026700

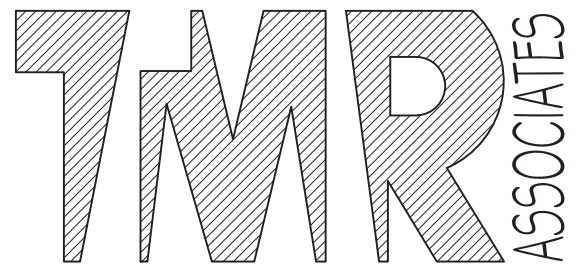


TOMASZ M. RYBAK ARCHITECT

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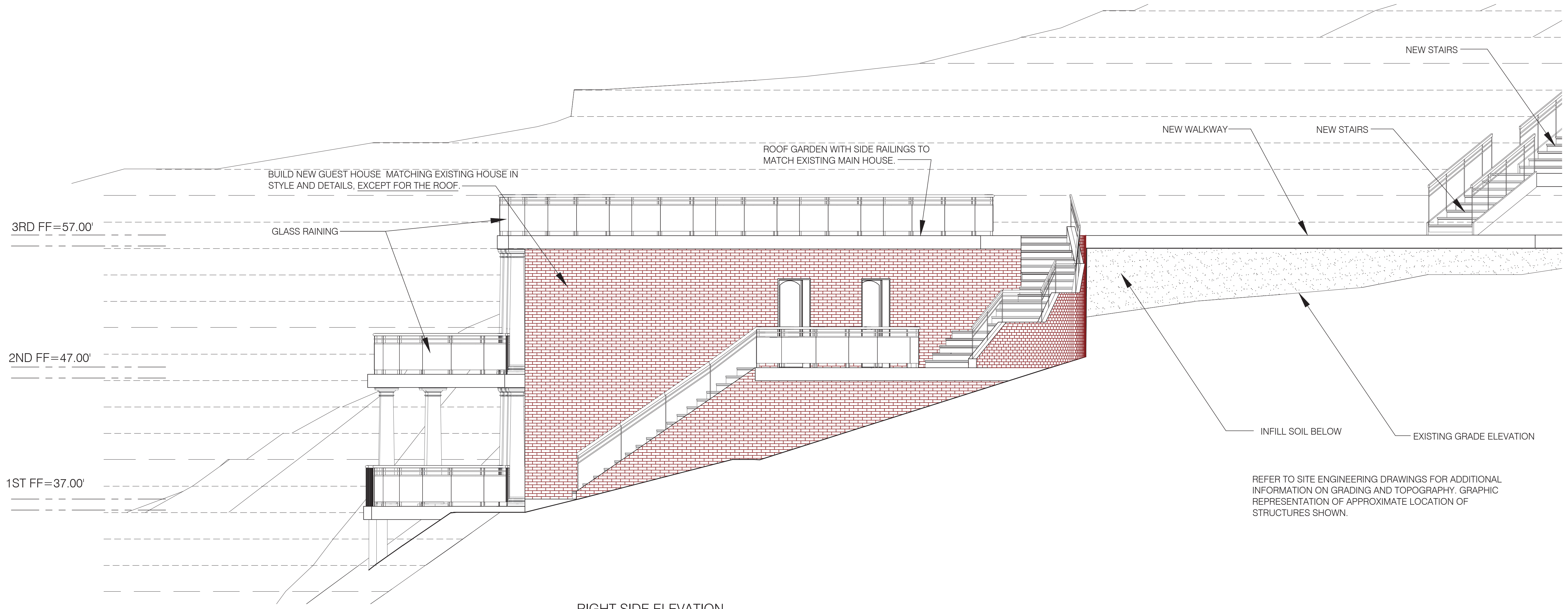
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, BOTH PAPER COPIES AND IN ELECTRONIC FORM, PREPARED BY T.M. RYBAK AND ASSOCIATES, P.C. AND THEIR CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY FOR THIS PROJECT. THEY MAY NOT BE USED FOR ANY PURPOSES BEYOND THE SCOPE OF THIS CONTRACT WITHOUT WRITTEN PERMISSION FROM T.M. RYBAK AND ASSOCIATES, P.C. UNLAWFUL USE OF INSTRUMENTS OF SERVICE SHALL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

DATE: 04-26-22 JOB NO. 17-007  
SCALE: AS NOTED DWG. NO. A-1  
DRAWN BY: RM  
CHECKED BY: GH

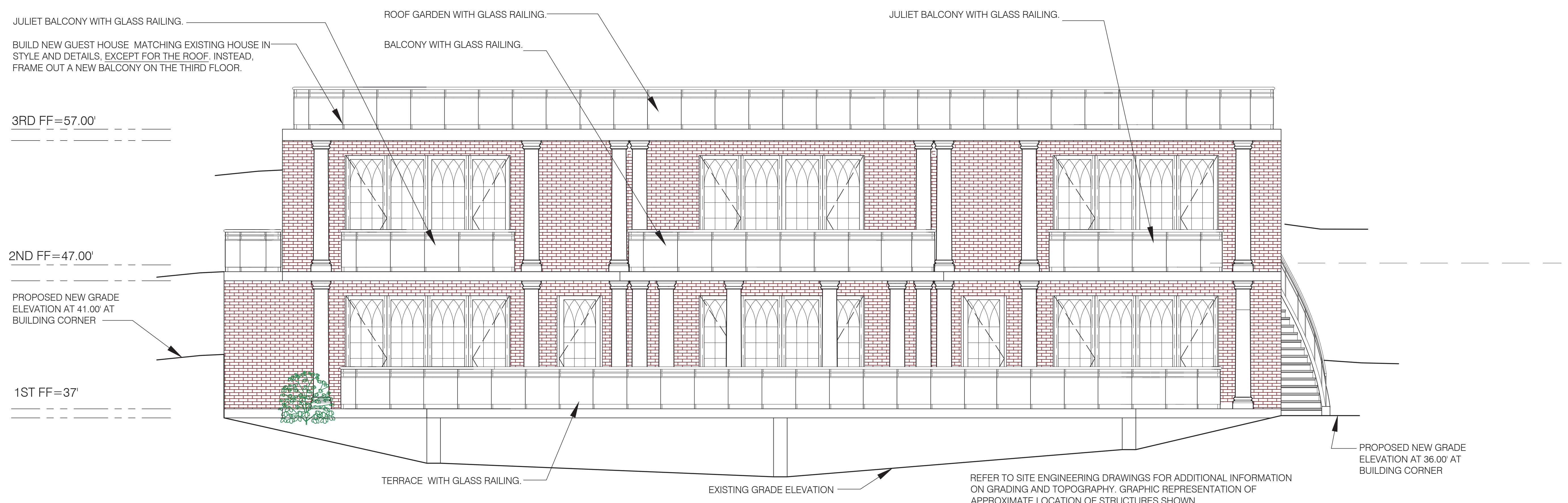


T. M. RYBAK AND ASSOCIATES P. C.  
 15 WEST ERIE AVENUE  
 RUTHERFORD, NEW JERSEY 07070  
 201-460-0473 FAX 201-460-0931  
 ARCHITECTS-INTERIOR DESIGNERS-ENGINEERS

06-22-22 PLANNING BOARD MEETING  
 07-20-22 PLANNING BOARD RESUBMISSION



RIGHT SIDE ELEVATION  
 SCALE: 1/4"=1'-0"



BUILDING FRONT ELEVATION  
 SCALE: 1/4"=1'-0"

647 NORTH BROADWAY LLC  
 NEW GUEST HOUSE  
 RIVERCLIFF  
 647 N. BROADWAY  
 UPPER NYACK, NY 10960  
 ROCKLAND COUNTY  
 SECTION 60.06 BLOCK 1, LOT 5.2

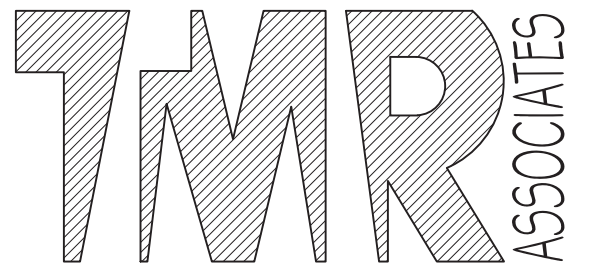
DWG. TITLE:  
 GUEST HOUSE ELEVATIONS

ARCHITECTURAL LICENSE NUMBERS:  
 NY 019357-1  
 CT 07984 MI 1301040380  
 DE 0005320 MN 26586  
 DC ARC101043 MO 007521  
 IL 001-015551 NH 3078  
 KS 4533 NJ 21A100962900  
 MD 7823 PA RA-010849-B  
 MA 8687  
 NJ PROFESSIONAL PLANNER:  
 33L00355400  
 NJ CERTIFIED INTERIOR DESIGNER:  
 21D00026700



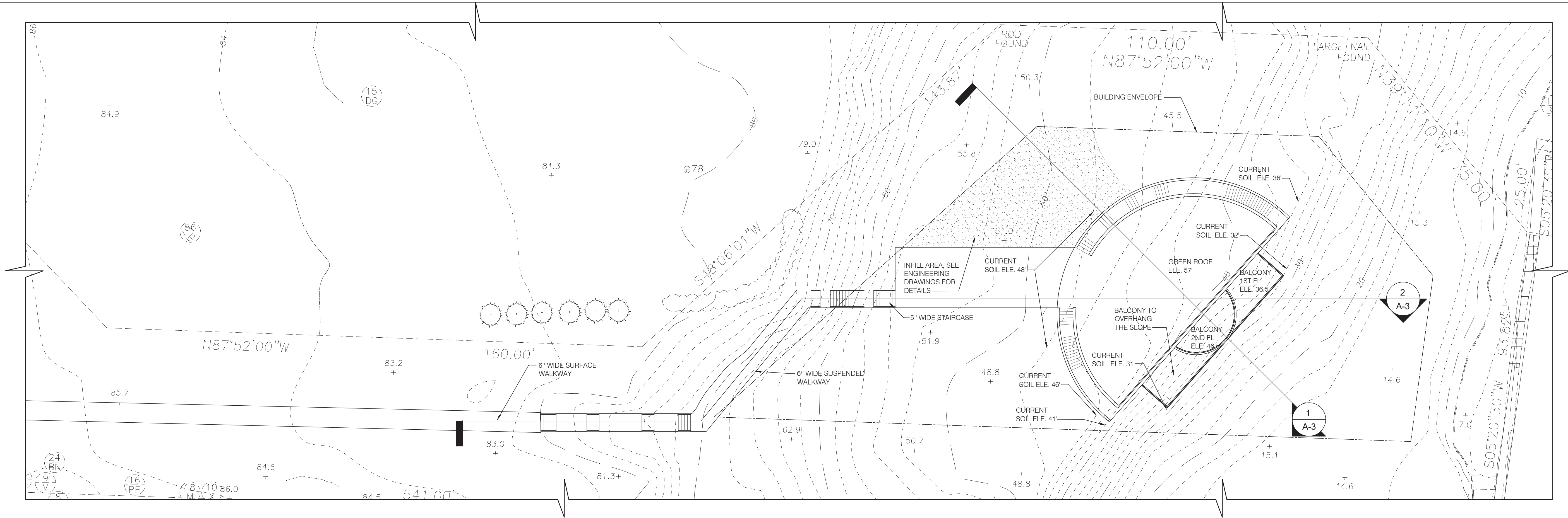
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DATE: 04-26-22 JOB NO. 17-007  
 SCALE: AS NOTED DWG. NO. A-2  
 DRAWN BY: RM  
 CHECKED BY: GH



T. M. RYBAK AND ASSOCIATES P. C.  
 15 WEST ERIE AVENUE  
 RUTHERFORD, NEW JERSEY 07070  
 201-460-0473 FAX 201-460-0931  
 ARCHITECTS-INTERIOR DESIGNERS-ENGINEERS

06-22-22 PLANNING BOARD MEETING  
 07-20-22 PLANNING BOARD RESUBMISSION



**PARTIAL SITE PLAN**  
 SCALE: 1/16"=1'-0"

647 NORTH BROADWAY LLC  
 NEW GUEST HOUSE  
 RIVERCLIFF  
 647 N. BROADWAY  
 UPPER NYACK, NY 10960  
 ROCKLAND COUNTY  
 SECTION 60.06 BLOCK 1, LOT 5.2

DWG. TITLE:  
**PARTIAL SITE PLAN AND SITE SECTIONS**

ARCHITECTURAL LICENSE NUMBERS:  
 NY 019357-1  
 CT 07984 MI 1301040380  
 DE 0005320 MN 26586  
 DC ARC101043 MO 007521  
 IL 001-015551 NH 3078  
 KS 4533 NJ 21A100962900  
 MD 7823 PA RA-010849-B  
 MA 8687

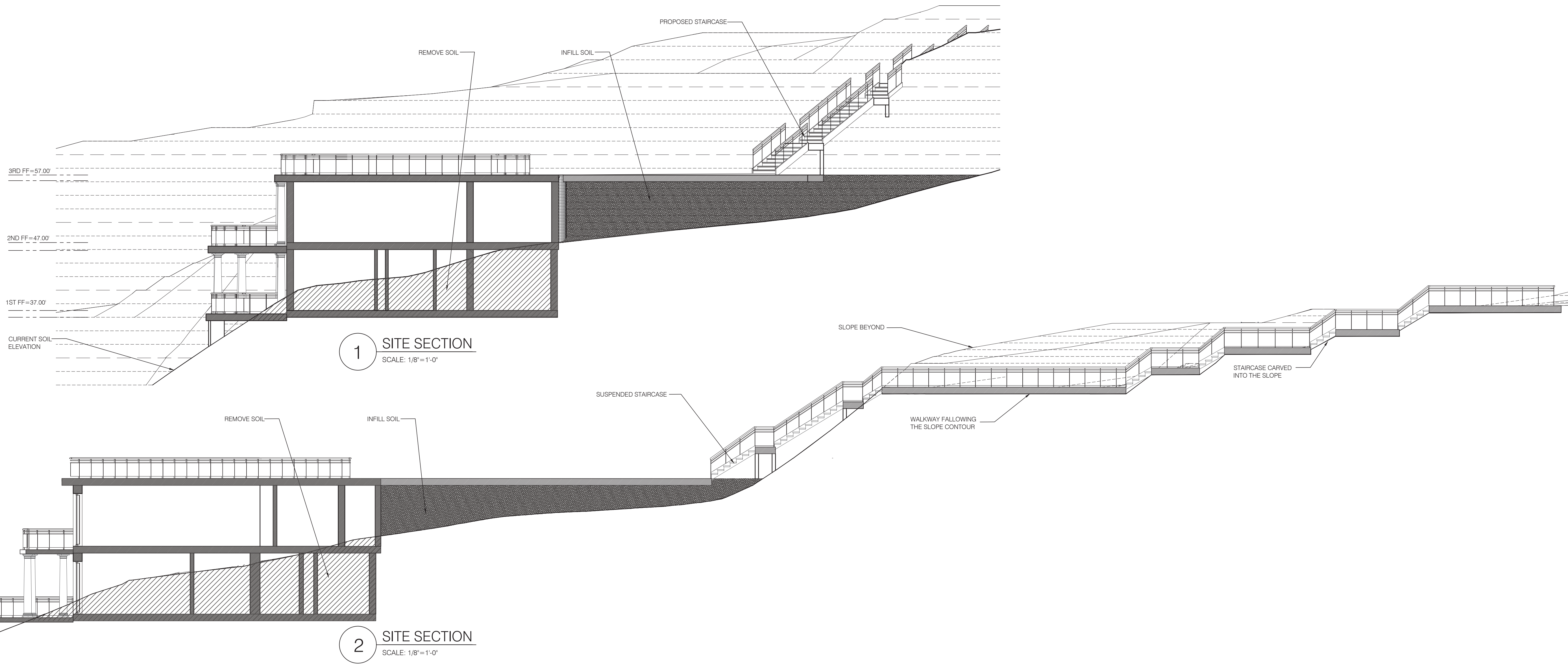
NJ PROFESSIONAL PLANNER:  
 33L00355400  
 NJ CERTIFIED INTERIOR DESIGNER:  
 21D00026700



TOMASZ M. RYBAK, ARCHITECT

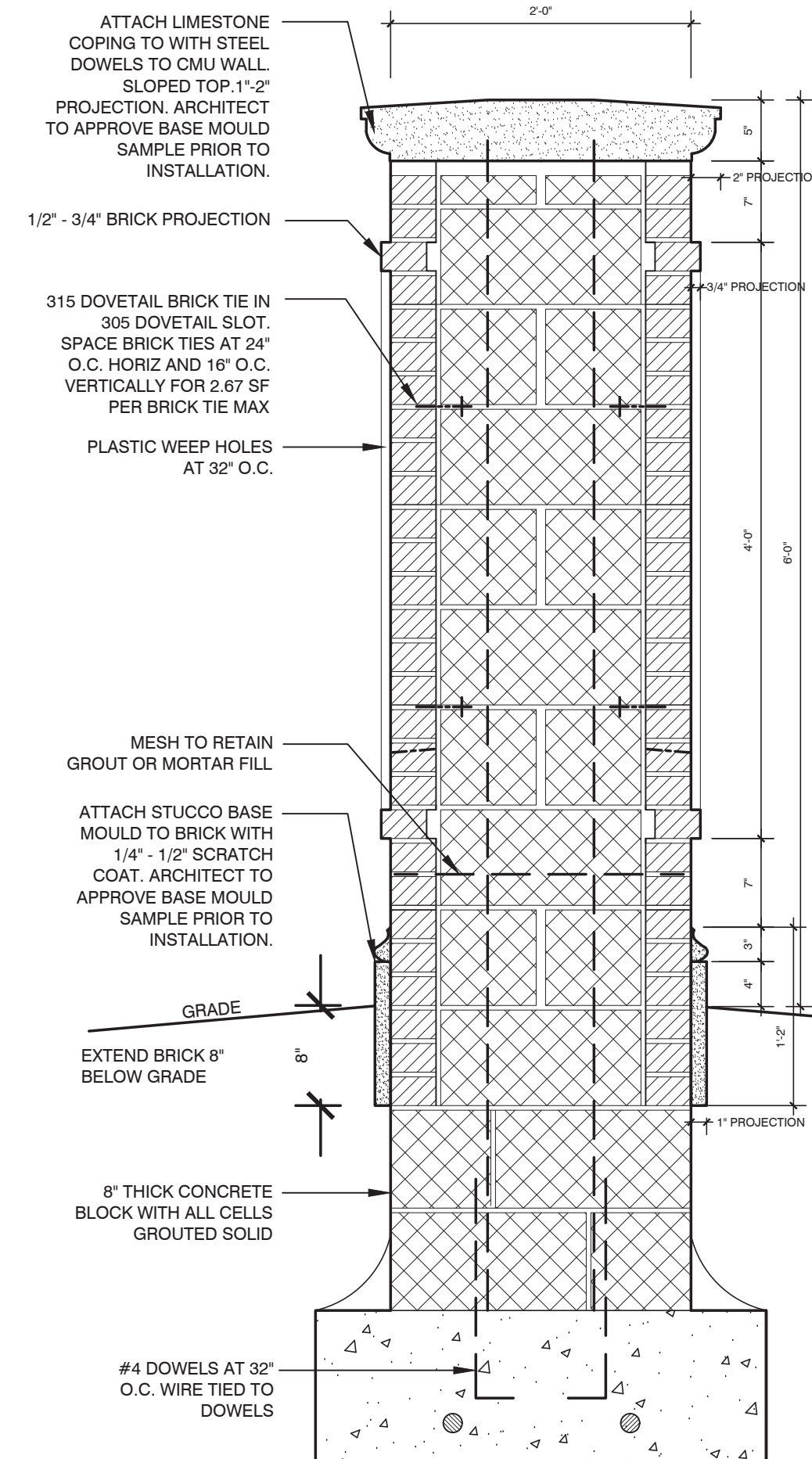
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 THE FULL EXTENT OF THE LAW.

DATE: 04-26-22 JOB NO. 17-007  
 SCALE: AS NOTED DWG. NO. A-3  
 DRAWN BY: RM  
 CHECKED BY: GH

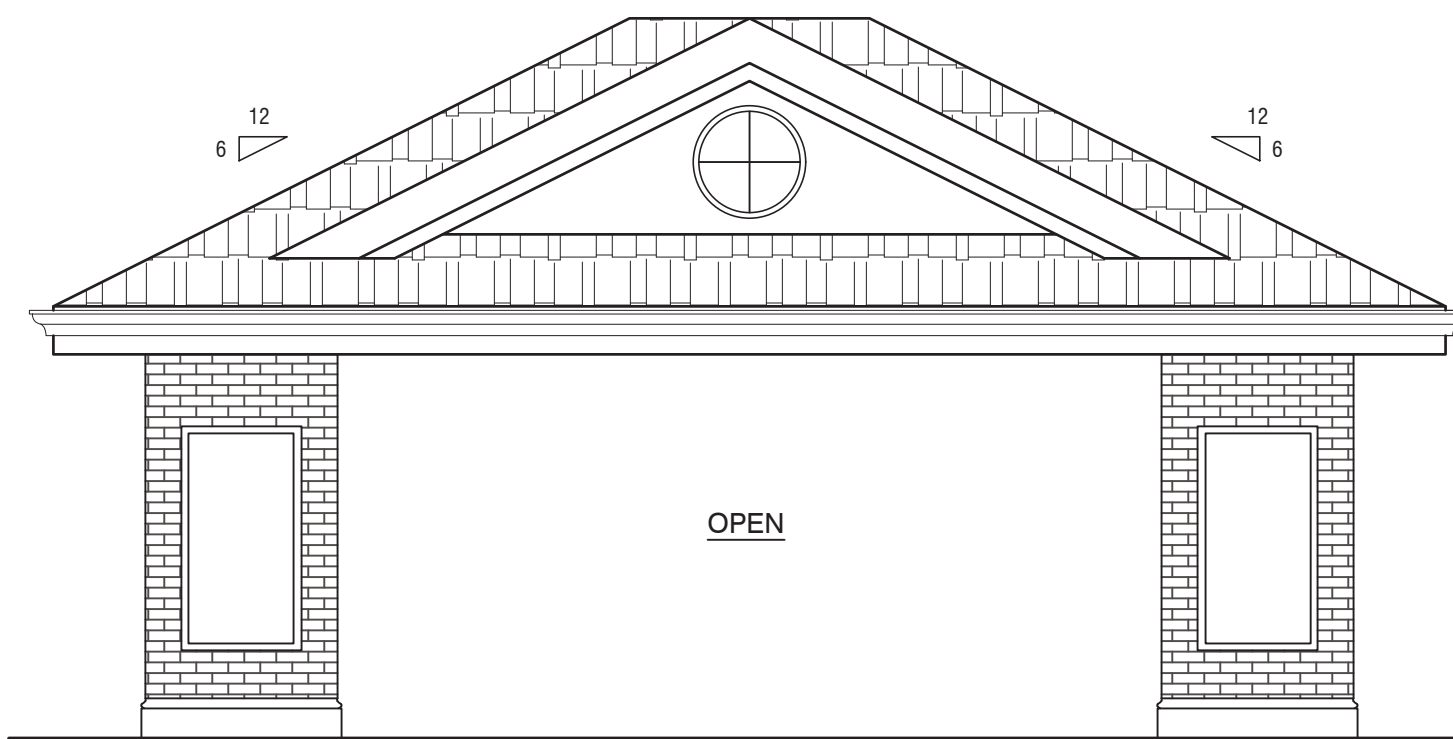
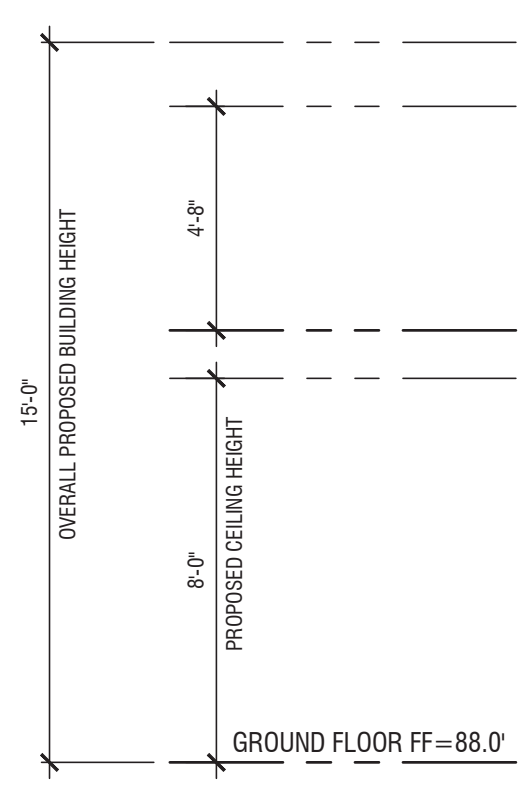


**1 SITE SECTION**  
 SCALE: 1/8"=1'-0"

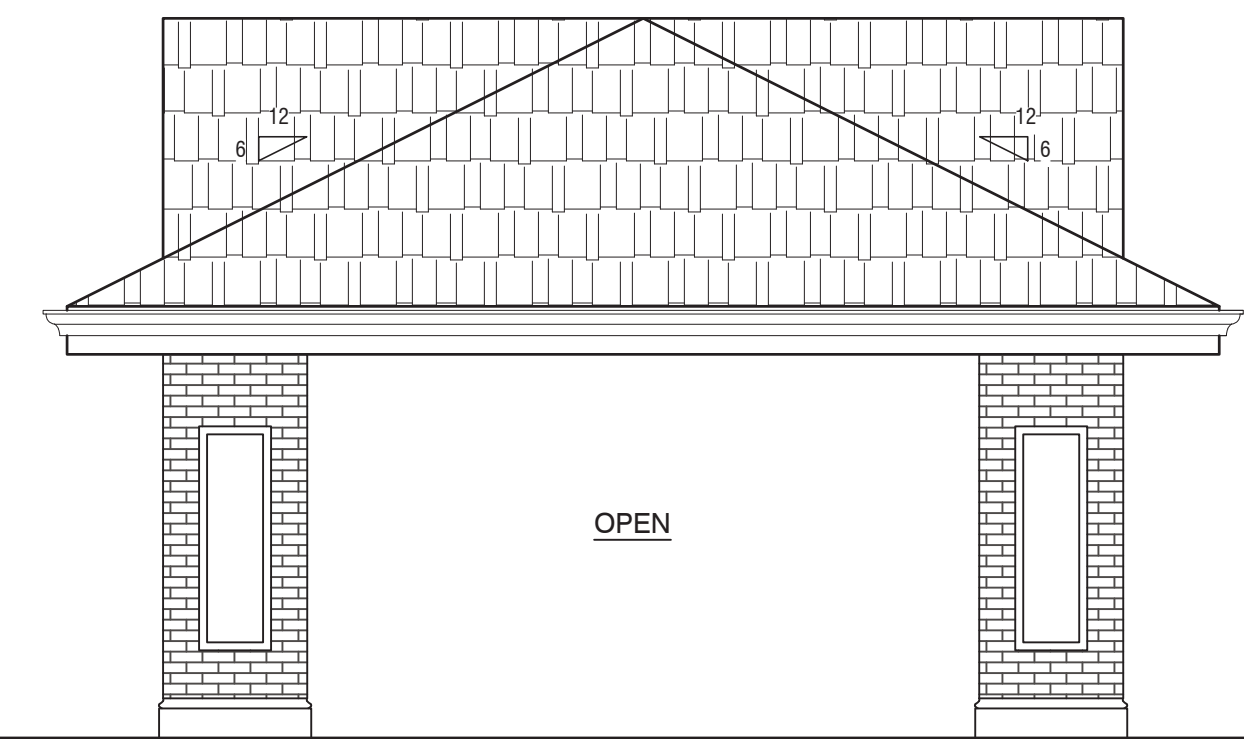
**2 SITE SECTION**  
 SCALE: 1/8"=1'-0"



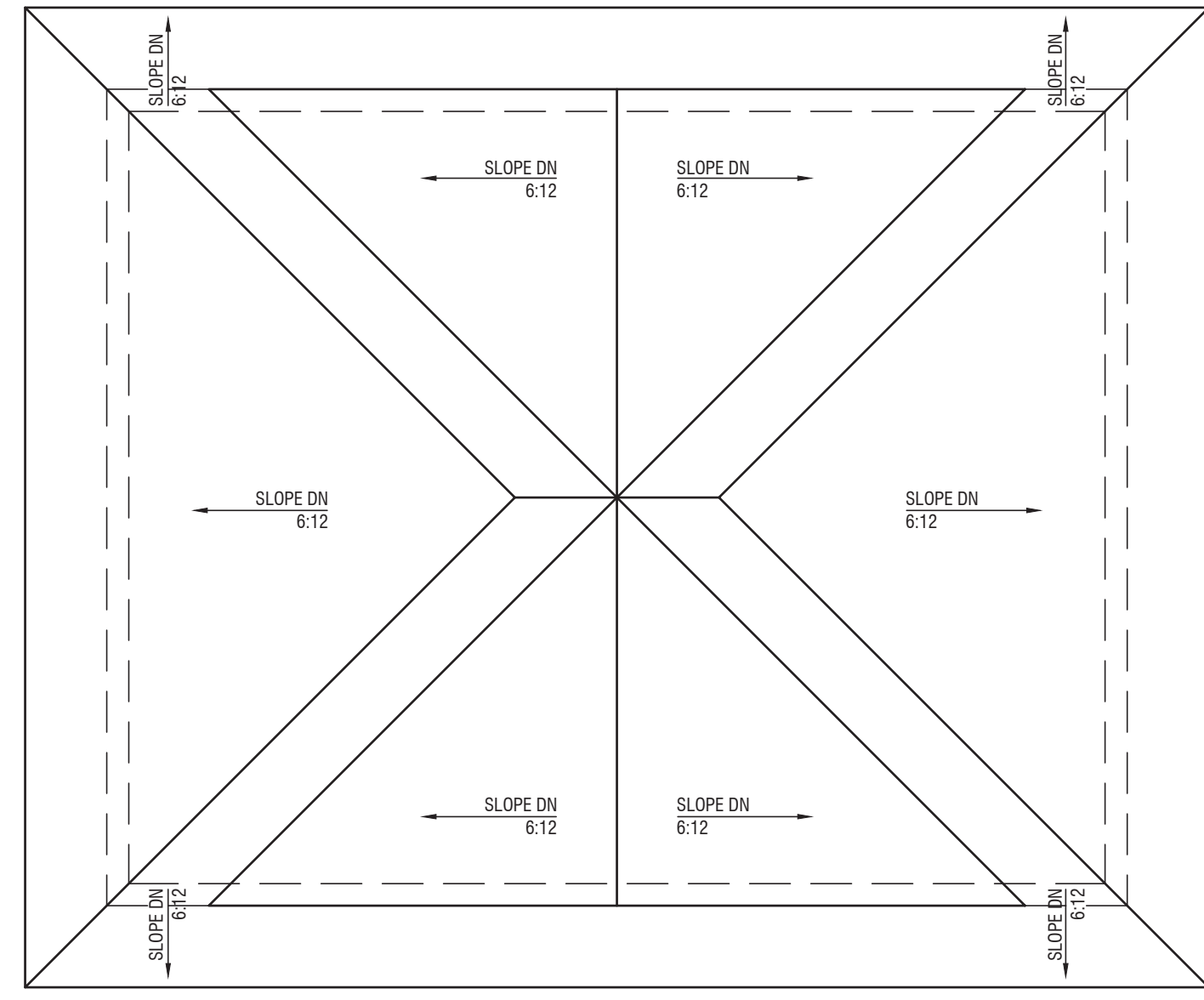
**WALL SECTION THRU BRICK**  
 SCALE: 1"=1'-0"



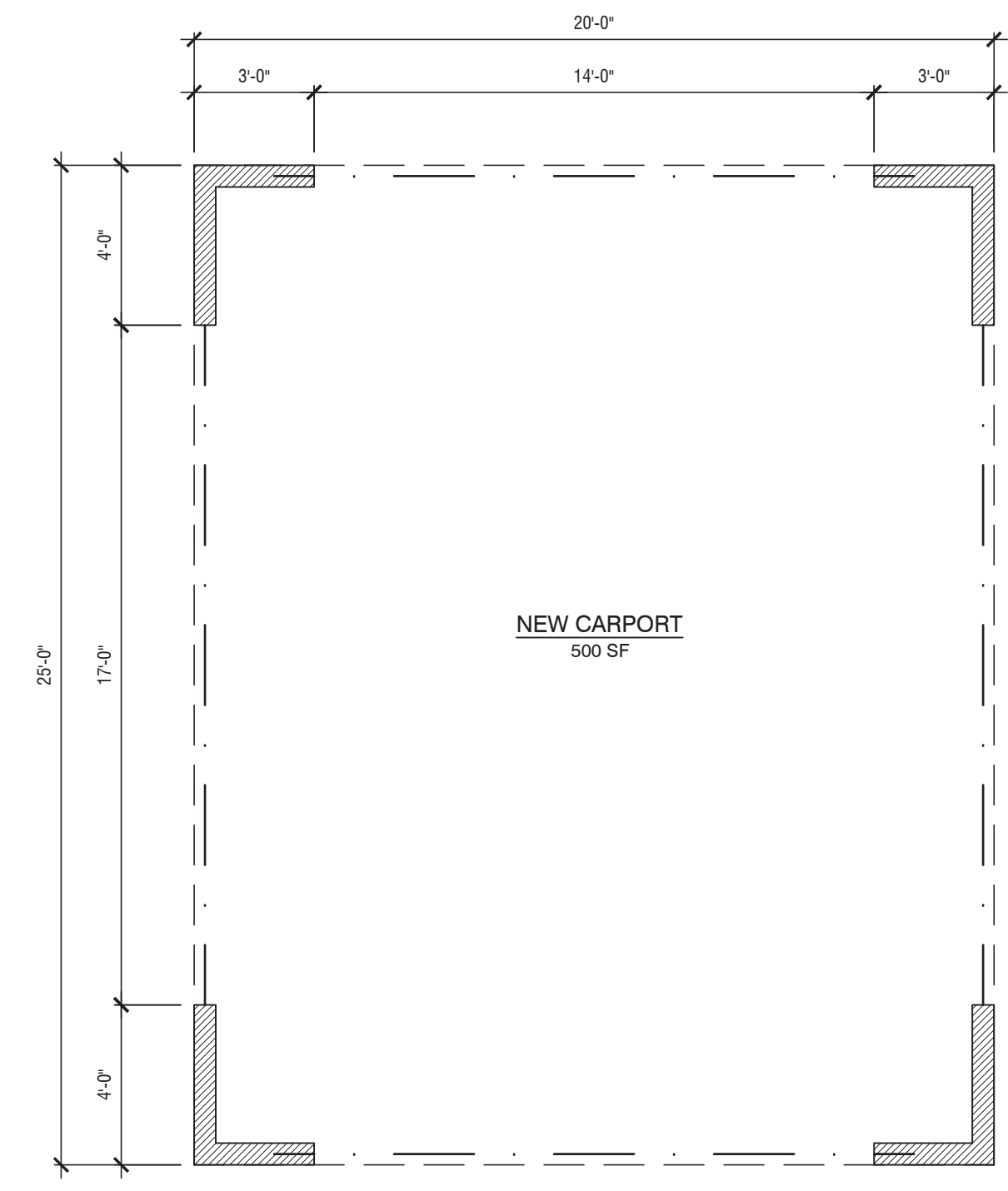
**NEW CARPORT SIDE ELEVATION**  
 SCALE: 1/4"=1'-0"



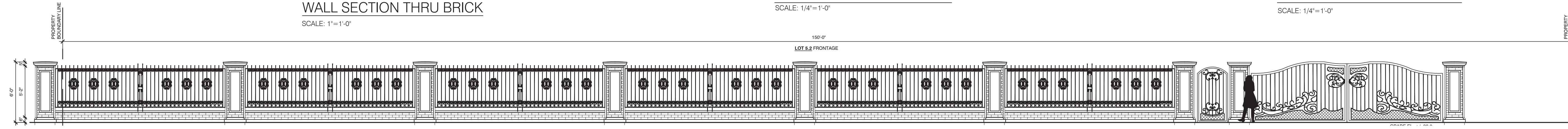
**NEW CARPORT FRONT ELEVATION**  
 SCALE: 1/4"=1'-0"



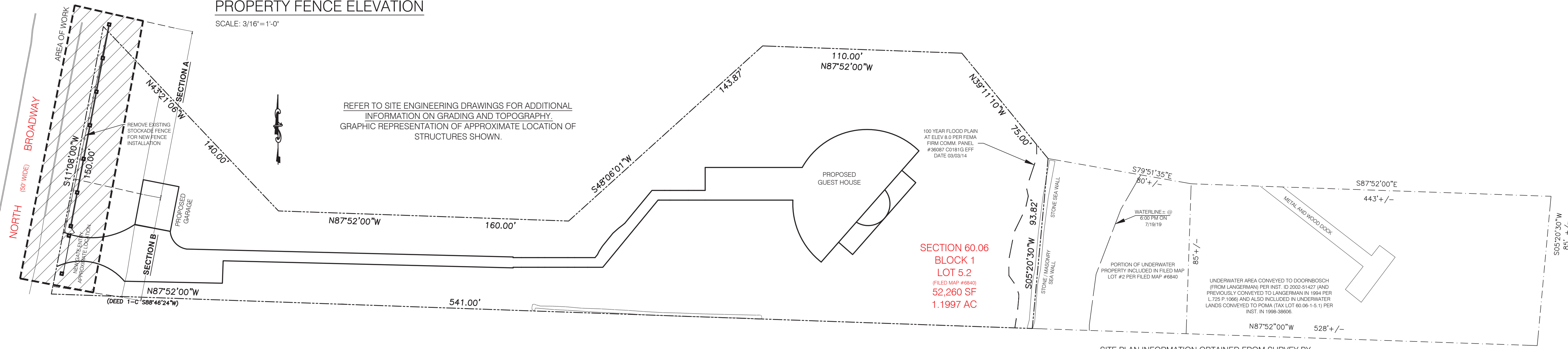
**NEW CARPORT ROOF PLAN**  
 SCALE: 1/4"=1'-0"



**NEW CARPORT FLOOR PLAN**  
 SCALE: 1/4"=1'-0"



**PROPERTY FENCE ELEVATION**  
 SCALE: 3/16"=1'-0"



**PROPERTY SITE PLAN**  
 SCALE: 1/32"=1'-0"

647 NORTH BROADWAY LLC  
 NEW GUEST HOUSE  
 RIVERCLIFF  
 647 N. BROADWAY  
 UPPER NYACK, NY 10960  
 ROCKLAND COUNTY  
 SECTION 60.06 BLOCK 1, LOT 5.2

DWG. TITLE:  
**NEW CARPORT PLANS AND ELEVATIONS AND PROPERTY FENCE**

ARCHITECTURAL LICENSE NUMBERS:  
 NY 019357-1  
 CT 07984 MI 1301040380  
 DE 0005320 MN 26586  
 DC ARC101043 MO 007521  
 IL 001-015551 NH 3078  
 KS 4533 NJ 21A100962900  
 MD 7823 PA RA-010849-B  
 MA 8687

NJ PROFESSIONAL PLANNER:  
 33100355400  
 NJ CERTIFIED INTERIOR DESIGNER:  
 211000026700



TOMASZ M. RYBAK, ARCHITECT

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DATE: 04-26-22 JOB NO. 17-007  
 SCALE: AS NOTED DWG. NO. A-4  
 DRAWN BY: RM  
 CHECKED BY: GH

SITE PLAN INFORMATION OBTAINED FROM SURVEY BY  
 JAY A. GREENWELL, PLS, LLC  
 85 LAFAYETTE, SUFFERN, NEW YORK, 10901  
 845-357-0830, DATED 07-16-13 LIC. NUMBER 49876