

SLOPE LEGEND:

SLOPE = 26%-39%

SLOPE = 40%+

LOT AREA CALCULATION

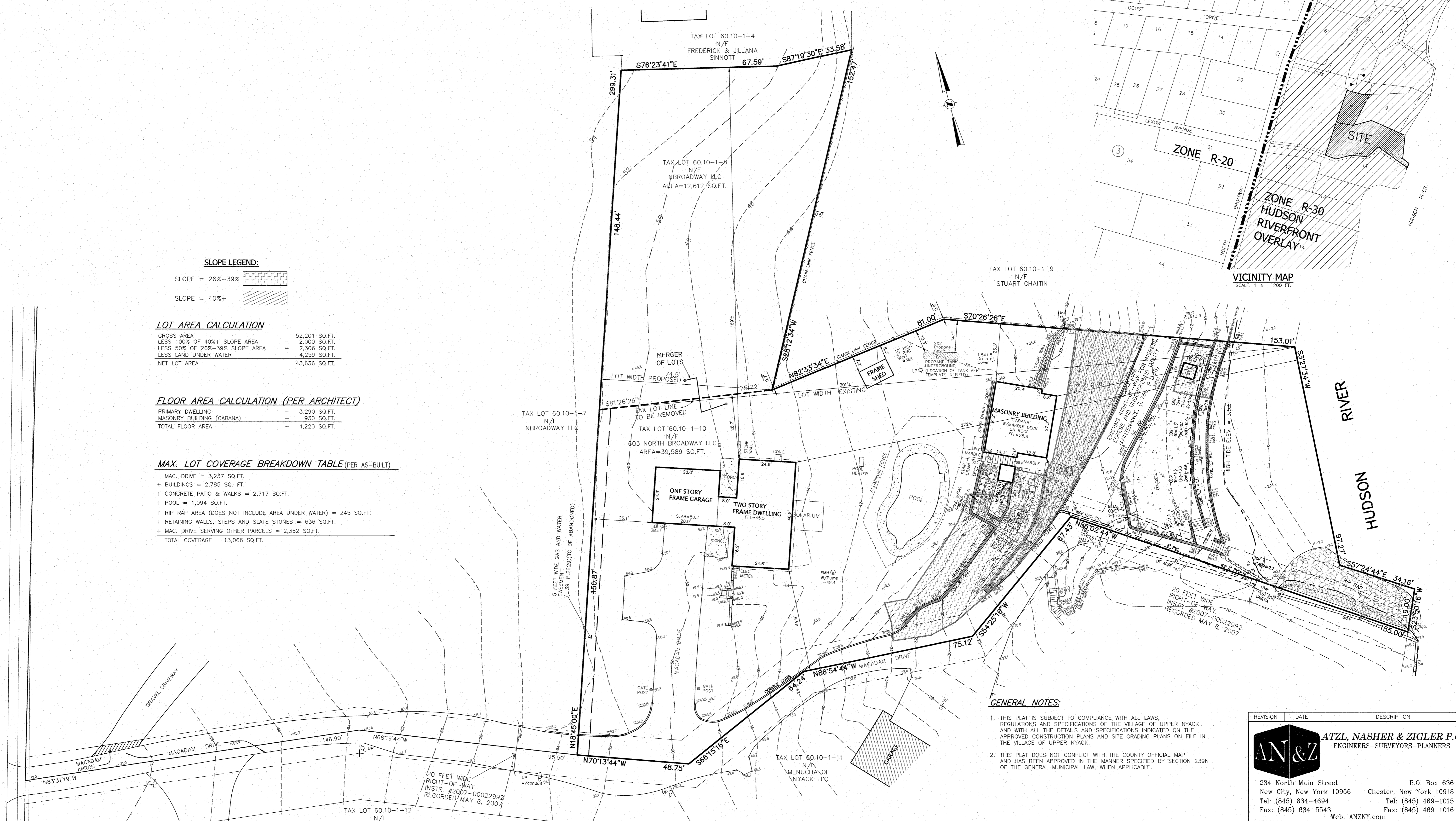
GROSS AREA	=	52,201 SQ.FT.
LESS 100% OF 40%+ SLOPE AREA	=	2,000 SQ.FT.
LESS 50% OF 26%-39% SLOPE AREA	=	2,306 SQ.FT.
LESS LAND UNDER WATER	=	4,259 SQ.FT.
NET LOT AREA	=	43,636 SQ.FT.

FLOOR AREA CALCULATION (PER ARCHITECT)

PRIMARY DWELLING	=	3,290 SQ.FT.
MASONRY BUILDING (CABANA)	=	930 SQ.FT.
TOTAL FLOOR AREA	=	4,220 SQ.FT.

MAX. LOT COVERAGE BREAKDOWN TABLE (PER AS-BUILT)

MAC. DRIVE =	3,237 SQ.FT.
+ BUILDINGS =	2,785 SQ. FT.
+ CONCRETE PATIO & WALKS =	2,717 SQ.FT.
+ POOL =	1,094 SQ.FT.
+ RIP RAP AREA (DOES NOT INCLUDE AREA UNDER WATER) =	245 SQ.FT.
+ RETAINING WALLS, STEPS AND SLATE STONES =	636 SQ.FT.
+ MAC. DRIVE SERVING OTHER PARCELS =	2,352 SQ.FT.
TOTAL COVERAGE =	13,066 SQ.FT.



- GENERAL NOTES:**
- THIS PLAT IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATIONS OF THE VILLAGE OF UPPER NYACK AND WITH ALL THE DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SITE GRADING PLANS ON FILE IN THE VILLAGE OF UPPER NYACK.
 - THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239N OF THE GENERAL MUNICIPAL LAW, WHEN APPLICABLE.

TAX MAP REFERENCE:
VILLAGE OF UPPER NYACK TAX MAP SECTION 60.10, BLOCK 1, LOTS 8 & 10.

DATUM:
NGVD 1929

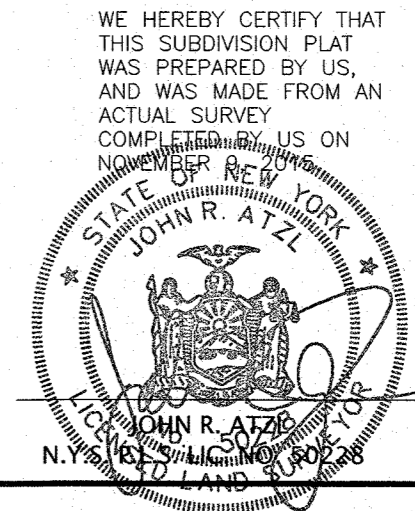
OWNERS:
TAX LOT 60.10-1-8
N/BROADWAY, LLC
600 NORTH BROADWAY
UPPER NYACK, NEW YORK 10960

TAX LOT 60.10-1-10
603 NORTH BROADWAY, LLC
600 NORTH BROADWAY
UPPER NYACK, NEW YORK 10960

APPLICANT:
603 NORTH BROADWAY, LLC
600 NORTH BROADWAY
UPPER NYACK, NEW YORK 10960

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBLEM SHALL BE A VIOLATION OF SECTION 239N OF THE GENERAL MUNICIPAL LAW. ONLY COPIES FROM THE ORIGINAL RECORDING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBLEM SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

VERIFICATION INDICATED HERE ON BEING THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE BOARD OF LAND SURVEYORS AND SUPERVISORS INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OF SUBSEQUENT OWNERS.



REVISION	DATE	DESCRIPTION

AN&Z ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS

234 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-5543

P.O. Box 636
Chester, New York 10918
Tel: (845) 469-1015
Fax: (845) 469-1016
Web: ANZNY.com

PROJECT:
603 NORTH BROADWAY, LLC

**VILLAGE OF UPPER NYACK
TOWN OF CLARKSTOWN
ROCKLAND COUNTY, NEW YORK**

TITLE:
**MINOR SUBDIVISION PLAT
MERGER OF TAX LOT 60.10-1-10 &
TAX LOT 60.10-1-8**

DRAWN BY: VC
DATE: JUNE 24, 2023
PROJECT NO: 3382

CHECKED BY: JRA
SCALE: 1 IN. = 20 FT.
DRAWING NO: 1

BULK REQUIREMENTS: (PARCEL IS WITHIN HUDSON RIVERFRONT OVERLAY)

EXISTING ZONE R-30	REQUIRED	EXISTING TL 60.10-1-10	PROPOSED TL 60.10-1-10
MINIMUM LOT AREA	30,000 SQ.FT.	39,589 SQ.FT. G 31,024 SQ.FT. N	52,201 SQ.FT. G 43,636 SQ.FT. N
MINIMUM LOT WIDTH	100 FT.	222 FT.±	74.5 FT.*
MINIMUM STREET FRONTAGE	100 FT.	0	0
MINIMUM FRONT YARD	35 FT.	44.9 FT. DWG.	44.9 FT. DWG.
MINIMUM SIDE YARD	25 FT.	26.1 FT. DWG.	26.1 FT. DWG.
MINIMUM REAR YARD	50 FT.	248 FT.± DWG.	248 FT.± DWG.
MINIMUM TOTAL SIDE YARD	25 FT.	28.3 FT. DWG.	169.0 FT. DWG.
MAXIMUM LOT COVERAGE (PRIMARY BUILDING)	12%	9%	6%
MAXIMUM LOT COVERAGE	25%	42.1% (1)	30.0% (2)
MAXIMUM FLOOR AREA RATIO	0.20	0.14	0.10
MAXIMUM BUILDING HEIGHT	28 FT.	28 FT.	28 FT.

- * - DENOTES VARIANCE REQUIRED
- (1) VARIANCE WAS GRANTED BY ZONING BOARD OF APPEALS IN JULY OF 2011 PERMITTING 37.3% LOT COVERAGE. PER THE 2022 AMENDMENTS TO VILLAGE CODE, HOWEVER, LOT COVERAGE IS NOW COMPUTED DIFFERENTLY, BASED ON COVERAGE AFTER REDUCTIONS FOR STEEP SLOPES. ACCORDINGLY, THE CURRENT 42.1% NUMBER REFLECTS THE SAME SQUARE FOOTAGE OF LOT COVERAGE AS WAS PERMITTED BY THE 2011 LOT COVERAGE VARIANCE. IT IS A PRE-EXISTING NON-CONFORMING CONDITION.
- (2) 30% PROPOSED COVERAGE IS COMPUTED UNDER THE 2022 CODE AMENDMENTS. IF COMPUTED BASED ON PRIOR CODE, PROPOSED LOT COVERAGE WOULD BE 27.3%.

OWNER or REPRESENTATIVE APPROVAL FOR FILING		APPROVED ROCKLAND COUNTY DRAINAGE AGENCY	
OWNER OR REPRESENTATIVE	DATE	CHAIRMAN	DATE
FINAL PLANNING BOARD APPROVAL		THE OWNER OR HIS REPRESENTATIVE HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE VILLAGE OF UPPER NYACK ALL THE STREETS, EASEMENTS AND REQUIRED UTILITIES SHOWN ON THE WITHIN SUBDIVISION PLAT AND CONSTRUCTION PLANS.	
CHAIRPERSON, PLANNING BOARD	DATE	OWNER OR REPRESENTATIVE	DATE

NORTH BROADWAY

LEXOW AVENUE

HUDSON RIVER