

- NOTES:**
- EXISTING TAX LOT: 60.13-3-58 AS SHOWN ON THE TAX MAP OF THE VILLAGE OF UPPER NYACK.
 - RECORD OWNER & APPLICANT: NYACK FIELD CLUB, INC. 335 N MIDLAND AVE UPPER NYACK, NY 10960-1526
 - ALL PHYSICAL FEATURES, MEASUREMENTS AND AREAS TAKEN FROM A SURVEY PERFORMED BY WILLIAM E. JAMES, P.E., P.L.S. DATED NOVEMBER 1, 2022. (SEE SHEET 2)
 - DATE: 04/24/23
 - DISTRICTS: ZONING: R-30 SCHOOL: NYACK FIRE: NYACK WATER: VECUA LIGHTING: CONSOL. LT 001 SEWER: TOWN OF ORANGETOWN
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.5(a) OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - ALL UTILITIES ARE EXISTING, ANY NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - MONUMENTS AND PROPERTY MARKERS SHALL BE SET AS REQUIRED. LOT CORNERS SHALL BE MARKED WITH METAL RODS 3/4\"/>
 - PLAN IS SUBJECT TO ALL STATE, COUNTY AND LOCAL CONSTRUCTION AND UTILITY STANDARDS AS APPLICABLE.
 - THE (DEVELOPER, BUILDER, 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 XXXXX. (IF APPLICABLE) (INSERT DATE) AS INSTRUMENT NUMBER XX-X.
 - 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 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 ____ (PB#____). ONCE THIS SITE PLAN IS SIGNED BY THE PLANNING BOARD CHAIR, IT SHALL EXPIRE (P#____).
 - A BUILDING PERMIT HAS NOT BEEN ISSUED FOR CONSTRUCTION IN ACCORDANCE WITH AN APPROVED SITE PLAN WITHIN 3 YEARS OF THE DATE THIS SITE PLAN WAS SIGNED BY THE PLANNING BOARD CHAIR OR IF ALL IMPROVEMENTS PERMITTED OR REQUIRED 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), §104.1.2.
 - FOR ALL PERMITTED COMMERCIAL, INDUSTRIAL OR MARINE USES: THE USE FOR WHICH SITE PLAN APPROVAL WAS GRANTED HAS SUBSTANTIALLY CEASED FOR A PERIOD OF 12 CONSECUTIVE MONTHS. VILLAGE OF UPPER NYACK ZONING LAW (LOCAL LAW #5 OF 2022), §104.1.3.
 - FOR USES PERMITTED PURSUANT TO SPECIAL USE PERMIT APPROVAL: THE SITE PLAN APPROVAL FOR SUCH USE SHALL EXPIRE UPON THE EXPIRATION OF THE SPECIAL USE PERMIT PURSUANT TO SECTION 8.4 OF THE VILLAGE OF UPPER NYACK ZONING LAW (LOCAL LAW #5 OF 2022), VILLAGE OF UPPER NYACK ZONING LAW (LOCAL LAW #5 OF 2022), §104.1.3.
 - THIS SITE PLAN IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS, ORDINANCES AND SPECIFICATIONS OF THE VILLAGE OF UPPER NYACK.
 - (WHERE APPLICABLE, PARTICULARLY FOR SITE PLAN AMENDMENT APPLICATIONS): 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 THEREOF.
 - 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.
 - ANY CHANGES 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.
 - ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
 - CONTRACTOR SHALL VERIFY UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK TO AVOID CONFLICTS.
 - ALL SOUND GENERATION MUST COMPLY WITH VILLAGE OF UPPER NYACK NOISE ORDINANCE. ANY COMPLAINTS REGARDING NOISE TO BE ADDRESSED TO NYACK FIELD CLUB @ 845-356-0226 OR NANCY@NYACKFIELDCLUB.COM

SPECIAL PERMIT BULK TABLE-R-30 ZONE

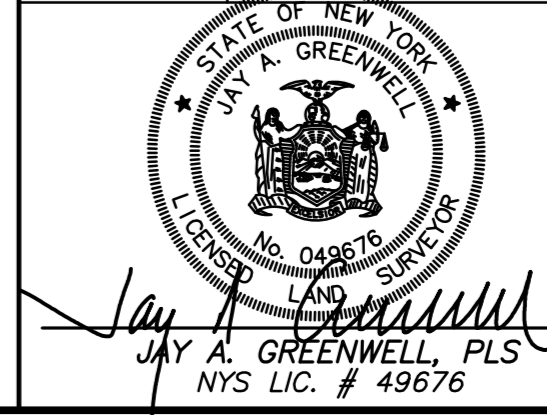
USE: PRIVATE MEMBERSHIP CLUB (SUBJECT TO 9.6.13)

	REQUIRED	EXISTING	PROPOSED
LOT AREA, MIN SF	* 3 ACRES	11,941 AC	NO CHANGE
LOT WIDTH, MIN SF	* 100'	165.5' @ NARROWEST	NO CHANGE
FRONTAGE MIN SF	* 150'	NO CHANGE 690.46'	NO CHANGE
FRONT YARD MIN FT	* 50'	N/A	(A) 136.1' TO PICKLEBALL CT ***** (B) 62' TO PARKING LOT NO CHANGE (C) 155.5' TO BASKETBALL CT *****
SIDE YARD MIN FT	* 35'	N/A	(D) 39.7' TO PADDLEBALL CT NO CHANGE (E) 45.5' TO PRO SHOP NO CHANGE (F) 0.0' TO WEST TENNIS CT ***** NO CHANGE
REAR YARD MIN FT	* 35'	272.3'	NO CHANGE
BLDG HT. MAX FT	35'	34.5'±	NO CHANGE
MAX DEVELOPMENT COVERAGE ALL BLDGS AND STRUCTURES	* 25%	*** 28.32%	**** 29.6% Δ
MAX BUILDING COVERAGE ALL BUILDINGS	12%	9,184 SF=1.8%	NO CHANGE
MAX FAR	0.20	13,669 SF=0.0263	NO CHANGE
MIN DISTANCE BETWEEN BLDGS	10'	92.6'	NO CHANGE
SUPP. BULKS FOR CERTAIN STRUCTURES	N/A	N/A	N/A
MIN SETBACK FOR PARKING/ACCESS/WALKS	5'	5.7'	NO CHANGE
MIN PARKING SPACES @ 13,669/200 = 68	68 SPACES	*** 35 SPACES PROVIDED	NO CHANGE
LOADING SPACE	1 SPACE	1 SPACE	NO CHANGE

*R-30 REQUIREMENTS AS MODIFIED BY 9.6.13
 **AS MODIFIED BY NOTE #2 OF BULK TABLE
 ***EXISTING NON-COMFORMING
 ****VARIANCE REQUIRED (GRANTED BY ZBA ON 7/11/23) Δ
 ⊕ GRASS OVERFLOW PARKING AVAILABLE AS NEEDED
 VARIANCE REQUIRED FOR SPORTS COURTS IN FRONT BUILDING SETBACK. (6.10.1) *****
 NOTE: THIS BULK TABLE DOES NOT ADDRESS SETBACKS FOR THE MAINTENANCE BUILDING ON CASTLE HEIGHTS AVE. WHICH IS IN THE R-10 DISTRICT, BUT SUBJECT TO R-30 REQUIREMENTS, IT HAS PRE-EXISTING NON-COMFORMING SETBACKS (FRONT YARD, SIDE YARD) BUT WAS APPROVED BY PRIOR APPLICATION TO THE PLANNING BOARD IN 2008. (FY=22.3, SY=3.2, SY = 13.4) *****
 THE COVERAGE IS INCLUDED IN THE CALCULATIONS.

FOR YARD DIMENSIONS A-H REFER TO THE BULK TABLE.

EXISTING COVERAGE = 146,613 SF
 PROPOSED COVERAGE = 7,350 SF Δ
 TOTAL COVERAGE = 153,963 SF Δ



SITE PLAN FOR IMPROVEMENTS
NYACK FIELD CLUB, INC.

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

JAY A. GREENWELL, PLS, LLC

SURVEYING - LAND PLANNING
 34 WAYNE AVE. SUFFERN, NEW YORK 10901
 PHONE: 845-357-0830 EMAIL: GREENWELLPLS@AOL.COM
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TAX LOT # 60.13-3-58
 AREA 520,157 11,941 AC
 FILE 2023 SITE PLAN
 SCALE 1" = 30'
 DATE 5/24/23
 JOB NO. 21608
 SHEET 1

NEW YORK 811
 BEFORE YOU DIG CALL 811
 OR 800-962-7962

NOTE: ALL PHYSICAL FEATURES, MEASUREMENTS AND AREAS TAKEN FROM A SURVEY PERFORMED BY WILLIAM E. JAMES, P.E., P.L.S. DATED NOVEMBER 1, 2022. (SEE SHEET 2)

NOTE: SITE PLAN FOR MAINTENANCE BUILDING WAS REVIEWED BY VILLAGE OF UPPER NYACK PLANNING BOARD IN 2008.