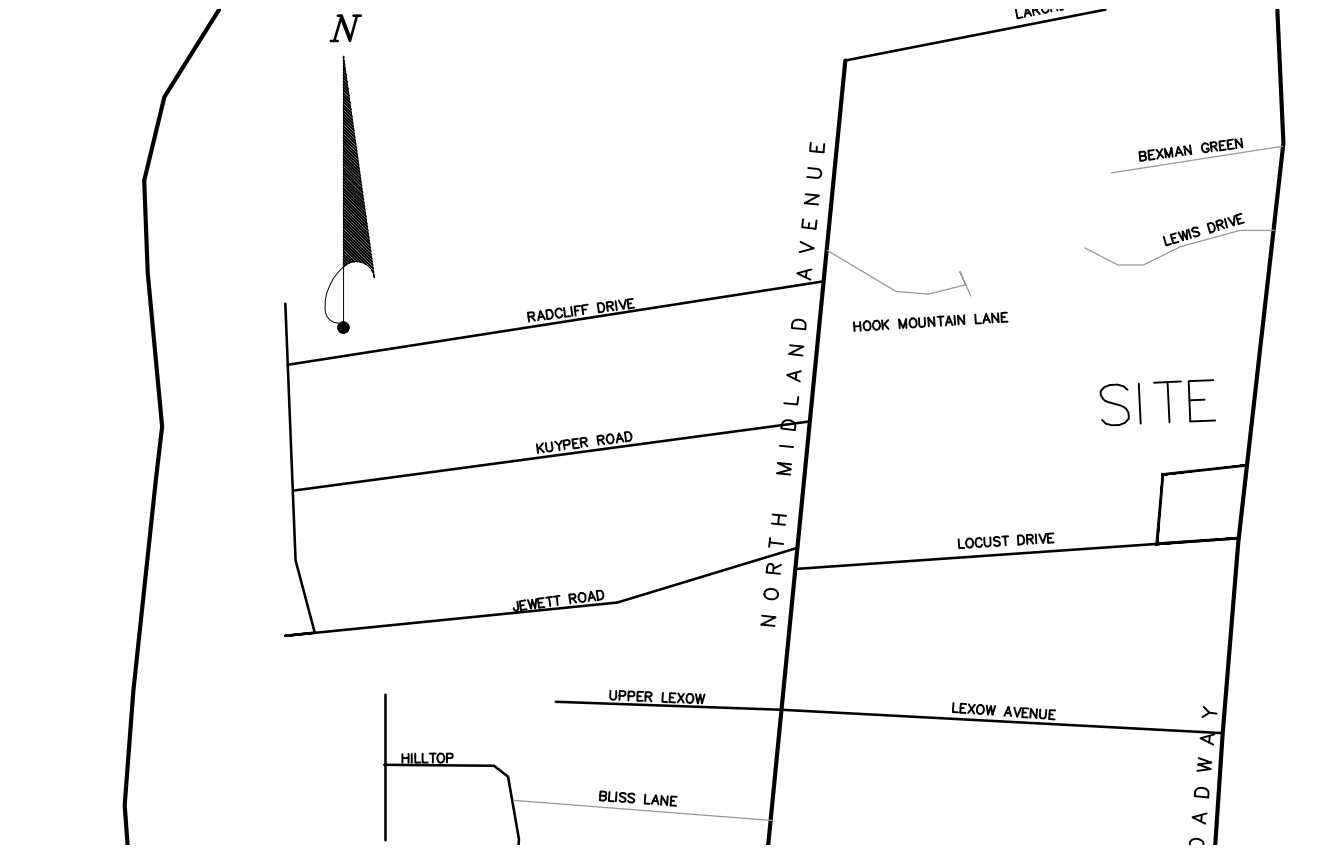


# GRANT RESIDENCE

## 102 LOCUST DRIVE UPPER NYACK, NEW YORK 10960



2  
C  
UPPER NYACK VICINITY MAP  
N.T.S.

**SITE PLAN UNIFORM NOTES**

- PROPERTY REFERENCE: TAX MAP SECTION 60.09, BLOCK 3, LOT 11 AS SHOWN ON THE TAX MAP OF THE VILLAGE OF UPPER NYACK.
- OWNER & APPLICANT: JAMES & PAULA GRANT, 102 LOCUST DRIVE UPPER NYACK, NY 10960
- SURVEY METES AND BOUNDS AND DWELLING LOCATION TAKEN FROM SURVEY BY W.E.JAMES ASSOCIATES DATED JUNE 1, 2015.
- DATUM ELEVATION - COUNTY MAP NAVD 88.
- DISTRICTS ZONING: R-20 ROW 5  
SCHOOL: NYACK UNION FREE  
FIRE: NYACK JOINT FIRE DISTRICT  
WATER: VEOLIA  
LIGHTING: O&R  
SEWER: ORANGETOWN
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-M OF THE NEW YORK STATE GENERAL MUNICIPAL LAW.
- ALL NEW UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
- NOT APPLICABLE
- PLANS 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.
- 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 [ ] 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 18 MONTHS OF THE DATE THAT THE 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 THE VILLAGE OF UPPER NYACK ZONING LAW (LOCAL LAW#5 OF 2022 AS AMENDED) 10.4.1.2.  
B. NOT APPLICABLE.  
C. NOT APPLICABLE.
- THIS SITE PLAN IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS, ORDINANCES AND SPECIFICATION OF THE VILLAGE OF UPPER NYACK.
- NOT APPLICABLE.
- 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 SHALL BE SUBJECT TO CONTINUED CONFORMANCE WITH THIS SITE PLAN AND THE CONDITIONS HERETO.
- ALL EXCAVATE MATERIAL WILL BE REMOVED FROM THE SITE.
- THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FORM PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY AND CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT.
- NOT APPLICABLE.

NY LIC# 15938

**KIER B. LEVESQUE, RA**  
**ARCHITECT**  
 49 THIRD AVENUE  
 NYACK, NEW YORK 10960  
 845-358-2359

**INDEX TO DRAWINGS**

C COVER

**BULK REQUIREMENTS**

REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING:			
LOT AREA, MIN. S.F.	20,000	33,286.09	NO CHANGE
MIN. LOT WIDTH	100	170.83/196.31	NO CHANGE
FRONTAGE MIN.	100	170.83/196.31	NO CHANGE
FRONT YARD MIN.	35 PD 56.8/45.4 SHED 33.9***	NO CHANGE	NO CHANGE
SIDE YARD MIN.	25 PD 43.2	NO CHANGE	NO CHANGE
TOTAL SIDE YARD MIN.	50	N/A	NO CHANGE
REAR YARD MIN.	25 PD 95.1	NO CHANGE	NO CHANGE
LIVABLE AREA: 2 FLOORS	800/750	1891/953	NO CHANGE
MAX. BUILDING HEIGHT	2 STORY/28	2 STORY/31	NO CHANGE
MAX. DEVELOPMENT COV. %	25% (8,321.52)	21.9% (7,306)	23.5% (7,834)
MAX. BUILDING COVERAGE %	12% (3,994.33)	7% (2,318)	NO CHANGE
MAX. FAR %	.20 (6,657.22)	.085 (2,844)	NO CHANGE

\* EXISTING NON-CONFORMING  
 \*\* NON-CONFORMING VARIANCE REQUIRED  
 \*\*\* EXISTING NON-CONFORMING PLANNING BOARD APPROVAL GRANTED JUNE 23, 1992 NO VOUCHER RECORD OF VARIANCE. FRONT YARD SETBACK REQUIRED.

VARIANCE GRANTED FOR SHED 9/8/15

EXISTING LIVABLE AREA:  
 FFP 1891  
 SFP 953  
 TOTAL 2844

NEW: 0  
 FFP NEW 0  
 SFP NEW 0

FAR 2844/33286.09-.085

BUILDING COVERAGE:

EXISTING - DWELLING 2318

NEW - ADDITION 0

PROPOSED PD COVERAGE  
 2318 SF NO CHANGE

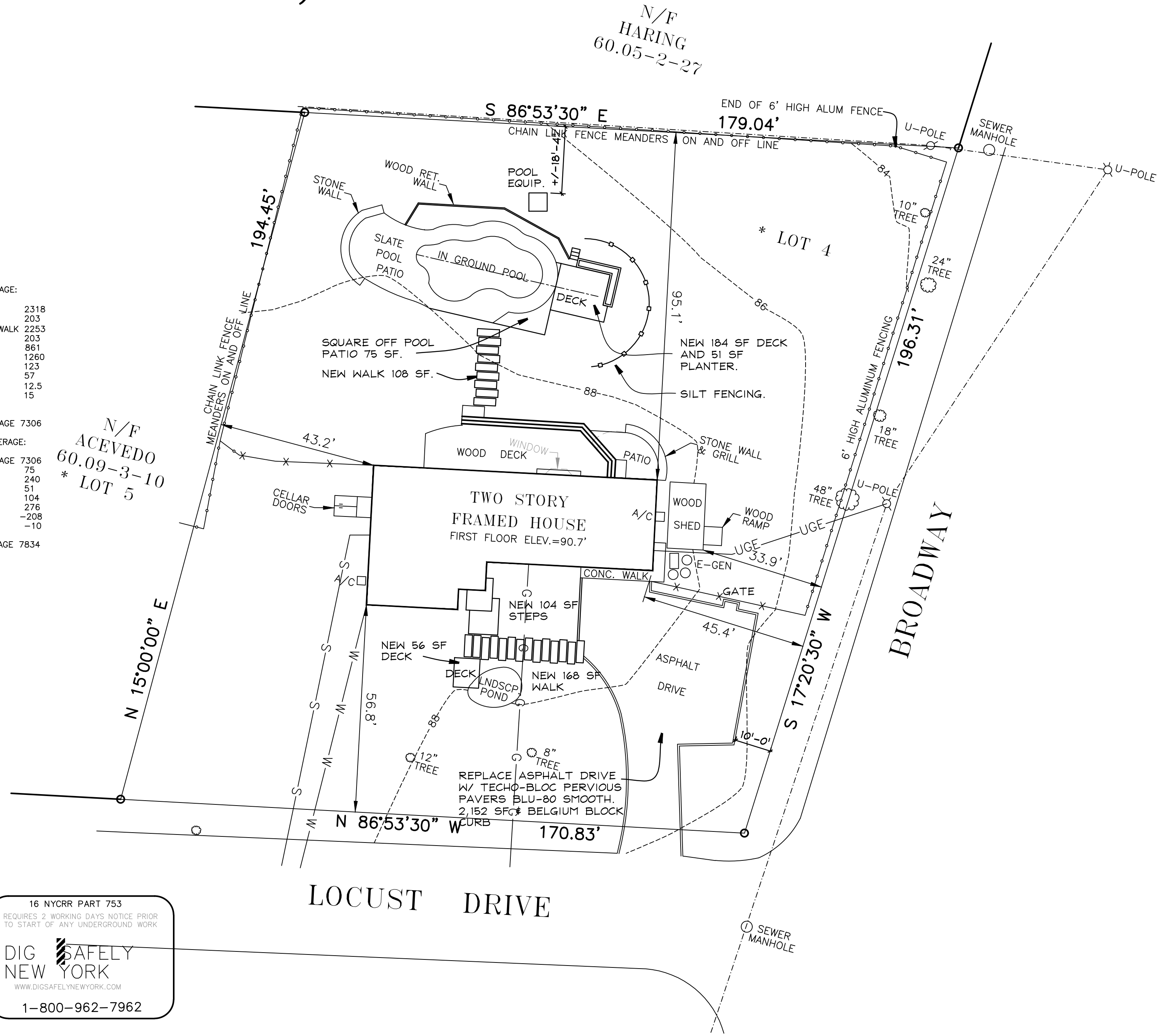
EXISTING DEVELOPMENT COVERAGE:

EXISTING DWELLING/GARAGE 2318  
 SHED & RAMP 203  
 EXISTING PAVED DRIVE/CONC WALK 2253  
 SLATE WALK & PORCH 203  
 DECK & PATIO 861  
 POOL & PATIO 1260  
 FISH POND 123  
 BSMT ENTRY 57  
 2 A/C UNITS 12.5  
 E-GEN 15

EXISTING DEVELOPMENT COVERAGE 7306

PROPOSED DEVELOPMENT COVERAGE:

EXISTING DEVELOPMENT COVERAGE 7306  
 NEW POOL PATIO 75  
 NEW DECKS 240  
 NEW PLANTER 51  
 NEW STEPS 104  
 NEW FRONT & POOL WALKS 276  
 STEPS & WALK REMOVED -208  
 DRIVEWAY REMOVED -10  
 TOTAL PROPOSED B&S COVERAGE 7834



16 NYCRR PART 753  
 REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK  
**DIG SAFELY NEW YORK**  
 WWW.DIGSAFELYNEWYORK.COM  
 1-800-962-7962

1  
C  
SITE PLAN  
 1 INCH = 20 FEET

CONSTRUCTION SHALL COMPLY WITH ALL UPPER NYACK STANDARDS.  
 UPPER NYACK PLANNING BOARD APPROVAL IS VALID FOR 3 YEARS  
 CHAIR SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 UPPER NYACK PLANNING BOARD APPROVAL \_\_\_\_\_

CLARKSTOWN TAX MAP NO: 60.09 - 3 - 11  
 THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR:  
 JAMES & PAULA GRANT DATED: JUNE 1, 2015  
 BY:  
**W.E. JAMES ASSOCIATES**  
 ENGINEERING, SURVEYING & PLANNING  
 8 CHEANDA LANE  
 WALKKILL, NEW YORK 12589  
 PHONE: (845) 566-6522 FAX: (845) 566-6525

