



- NOTES:
1. RECORD OWNER: STUART & JENNIFER CHAITIN  
ASCAPE LANDSCAPE AND CONSTR. CORP.  
634 ROUTE 303  
BLAUVELT, NY 10913
  2. APPLICANT: STUART & JENNIFER CHAITIN  
ASCAPE LANDSCAPE AND CONSTR. CORP.  
634 ROUTE 303  
BLAUVELT, NY 10913
  3. EXISTING TAX LOT: 60.10-1-9
  4. ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
  5. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
  6. THIS PROPERTY WAS THE SUBJECT OF TWO PRIOR APPLICATIONS TO THE ZONING BOARD OF APPEALS FOR VARIANCE REQUESTS FOR MAXIMUM COVERAGE OF LOT BY BUILDINGS AND STRUCTURES. THE FIRST VARIANCE GRANTED WAS FOR 27% COVERAGE VERSUS 25% PERMITTED, AND THAT WAS GRANTED 9/18/07. THE SECOND VARIANCE WAS FOR 27.4% COVERAGE, AND THAT WAS GRANTED 4/15/08. BOTH REQUESTS WERE BASED ON A NET LOT AREA THAT WAS REDUCED BY SLOPE AREA CALCULATIONS. HOWEVER, SECTION 6.6 OF THE VILLAGE OF UPPER NYACK ZONING ORDINANCE PROVIDES FOR LOT AREA CALCULATIONS THAT REDUCE THE GROSS AREA DUE TO STEEP SLOPES, ROCK OUTCROPS, AND "LAND UNDER WATER" BUT SPECIFICALLY EXCLUDES THE APPLICATION OF THAT SECTION TO ALL LOTS CREATED BEFORE THE FILING DATE OF LOCAL LAW #14 WHICH IS DATED 12/16/04. SUBJECT LOT WAS CREATED BY UPPER NYACK ZBA, APPLICATION OF RICHARD JEWETT 7-01-63. SINCE THIS LOT WAS CREATED PRIOR TO THE INCEPTION OF THE LOCAL LAW, SLOPE AREA REDUCTIONS SHOULD NOT HAVE BEEN APPLIED TO THE GROSS LOT AREA. ACCORDINGLY, THE ACTUAL COVERAGES WOULD BE AS NOTED BELOW, BASED ON THE NET LOT AREA OF 37,612 SF.

ZONING	MAXIMUM PERMITTED	9/18/07 APPROVAL	4/15/08 APPROVAL	CURRENT REQUEST
R-2	25%	27.0% (6,555 SF±)*	27.4% (6,652 SF±)**	
MAX. COVERAGE OF LOT (BLDGS & STRUCTURES)				
ACTUAL COVERAGE		17.4%	17.7%	27.2% †

\* VARIANCE GRANTED BY ZBA FOR 27% (9/18/07)  
 \*\* VARIANCE GRANTED BY ZBA FOR 27.4% (4/15/08)  
 † VARIANCE REQUIRED

7. AT THIS TIME, THE APPLICANT IS SEEKING A REAFFIRMATION OF A VARIANCE OF 27.2% COVERAGE TO ADDRESS ADDITIONAL COVERAGE ITEMS INSTALLED ON THE SITE, AND AS SHOWN ON THE SURVEY SUBMITTED HERewith. THE VARIANCE IS LESS THAN VARIANCE ACTUALLY GRANTED OF 27.4% BACK IN 2008.
8. VARIANCE REQUIRED FOR EXISTING ENTRANCE PILLARS THAT EXCEED 8 FEET IN HEIGHT.
9. THE CONDITIONS OF THE VILLAGE OF UPPER NYACK PLANNING BOARD'S GRANT OF SITE PLAN APPROVAL FOR THE PROPERTY DATED MAY 21, 2008 AND ALL THE CONDITIONS OF THE VARIANCES GRANTED BY THE VILLAGE OF UPPER NYACK ZONING BOARD OF APPEALS FOR THE PROPERTY ON 9/18/07 & 4/15/08 REMAIN IN FULL FORCE AND EFFECT.

EXISTING BUILDINGS

HUDSON RIVER

COVER SHEET

DATE	REVISIONS	TAX LOT #
		60.10-1-9
AMENDED SITE PLAN		FILE
CHAITIN		2616COVER
VILLAGE OF UPPER NYACK ROCKLAND COUNTY, NEW YORK		SCALE
<b>JAY A. GREENWELL, PLS, LLC</b>		1"=100'
LAND SURVEYING - LAND PLANNING		DATE
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901		05/18/21
PHONE 845-357-0830 FAX 845-357-0756		JOB NO.
DESIGNED JAG DRAWN LDW CHECKED JAG APPROVED SC		2616

