

PROPOSED FENCE  
NOTE: ALL FENCING AND GATES SHALL COMPLY WITH STATE AND LOCAL POOL ENCLOSURE REQUIREMENTS.

DEED DISTANCE "NINETY (90) FEET MORE OR LESS TO A POINT IN THE WEST BANK OF THE HUDSON RIVER..."

EXHAUST FAN FROM ADJ. BLDG LOCATED AGAINST RET. WALL

8.5' WIDE STEEL & COMPOSITE DECKING FLOATING DOCK DOCK CONSTRUCTED IN ACCORDANCE WITH PERMIT #NAN-2008-00191.ETA BY US ACOE (11/9/2009)

TEMPORARILY REMOVED 3' METAL RAMP

NOTES:  
1. DEED LINE RUNS IN A SOUTHERLY DIRECTION ALONG THE WEST BANK OF HUDSON RIVER TO THE POINT OF BEGINNING OF THE DEED DISTANCE OF 90 FEET MORE OR LESS TO A POINT IN THE WEST BANK OF HUDSON RIVER. THE DEED DISTANCE OF 90 FEET MORE OR LESS TO A POINT IN THE WEST BANK OF HUDSON RIVER IS SET FORTH IN THE ROCKLAND COUNTY CLERK'S OFFICE ON SEPTEMBER 27TH, 1873 UNDER LIBER 137 OF DEEDS, PRESENT WATER GRANT, AS DESCRIBED HEREIN.

TOGETHER WITH ALL RIPARIAN RIGHTS (A BENEFICIAL ENJOYMENT GRANT) APPROPRIATE TO THOSE CERTAIN LANDS BETWEEN THE HIGH AND LOW WATER MARK (OF THE HUDSON RIVER) AND ALSO UNDER THE WATERS OF THE HUDSON RIVER, IN FRONT OF AND ADJACENT TO THE SUBJECT PROPERTY WITH HEREIN MARK SURVEYED AND EXTENDING ALONG THE WEST BANK OF HUDSON RIVER TO THE POINT OF BEGINNING OF THE DEED DISTANCE OF 90 FEET MORE OR LESS TO A POINT IN THE WEST BANK OF HUDSON RIVER, AS SET FORTH IN THE ROCKLAND COUNTY CLERK'S OFFICE ON SEPTEMBER 27TH, 1873 UNDER LIBER 137 OF DEEDS, PRESENT WATER GRANT, AS DESCRIBED HEREIN.

**DETAIL**  
EXISTING RIGHT-OF-WAY FOR INGRESS, EGRESS AND UNDERGROUND UTILITY MAINTENANCE PER L.775 P.61

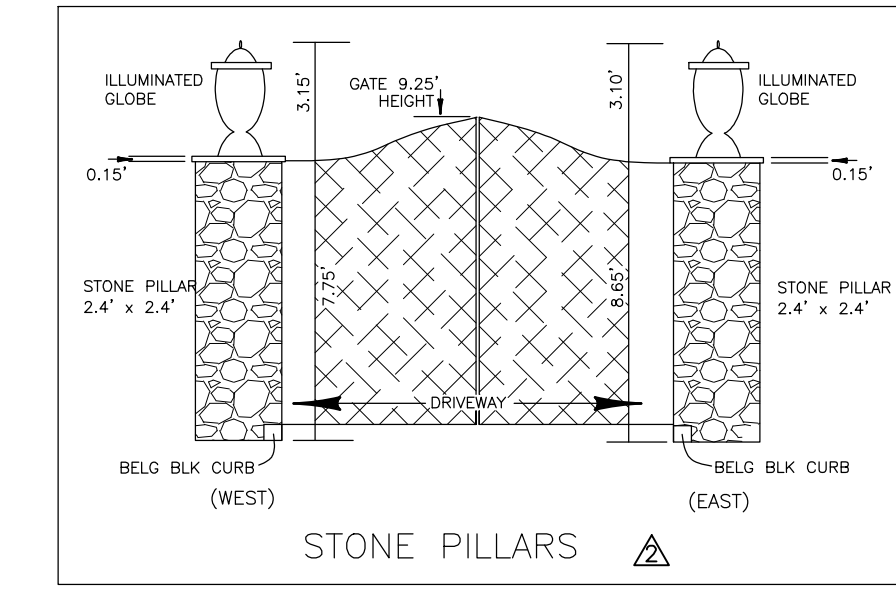
△ BULK TABLE

ZONING	REQUIRED	PROVIDED
R-2		
MIN. LOT AREA	30,000 SF	37,612 SF
MIN. STREET FRONTAGE	100 FT	0' *
MIN. FRONT SETBACK	35 FEET	59.2'
MIN. SIDE SETBACK	25 FEET	(67.1' TO W) (62.3' TO E)
MIN. REAR SETBACK	25 FEET	41.0'
MIN. FLOOR AREA (2 STY)	FF:800 SF 2ND FL:750 SF	LF:2557 SF FF:3274 SF 2ND FL: 3274 SF
MAX. BLDG. HEIGHT ***	35 FT	<35 FT 11.05' & 11.90' HT OF PILLARS 9.25' HEIGHT OF GATE ***
MAX. COVERAGE BY PRIMARY DWELLING	12%	6.8% GROUND FLOOR FOOTPRINT=2557 SF 2557/37,612 = 6.8%
MAX. COVERAGE OF LOT (BLDG'S & STRUCTURES)	25% **	27.2% **** (27.4% PERMITTED BY ZBA 4/15/08)

△ VARIANCE GRANTED 9/18/07  
\*\* VARIANCE GRANTED FOR 27.4% COVERAGE 4/15/08  
\*\*\* MEASURED FROM LOWEST POINT IN AREA EXTENDING 10 FEET FROM EXTERIOR BLDG FACE  
\*\*\*\* VARIANCE REQUESTED

△ TREE LEGEND

11	CALIPER IN INCHES
8K	TREE TYPE (SEE BELOW)
2=	TWIN, 3=TRIPLE, ETC.
CW	COTTONWOOD
JM	JAPANESE MAPLE
M	MAPLE
L	LOCUST
B	BIRCH
S	SYCAMORE
*	ORNAMENTAL SPECIES



LEGEND

+141.5	SPOT GRADE
CB	CATCH BASIN/FIELD INLET
FI	FIELD INLET
---	DRAIN LINE
S	SANITARY MANHOLE / PIPE
SFM	SANITARY FORCE MAIN
---	EDGE OF PAVEMENT
C	CURB
G	GAS LINE
W	WATER LINE
U	UTILITY POLE
LD	LIGHT POLE
RD/FD	ROOF DRAIN/FOOTING DRAIN
---	UNDERGROUND ELEC., TEL., GAS

REFERENCES:  
1. TITLE REPORT #2006C 106051, CHICAGO TITLE INSURANCE COMPANY  
2. "SUBDIVISION OF PROPERTY FOR CR & DR CLEMENSEN" BY ATZL & SCATASSA ASSOCIATES, PC FILED SEPT. 1, 1989 AS MAP #6367.  
3. FILED MAP "REVISED PLAT, SUBDIVISION OF PROPERTY FOR GERALD R. GUTERL" FILED FEB. 7, 1980 AS MAP #5120.  
4. BOUNDARY SURVEY FOR GREG FISHER BY ATZL, SCATASSA & ZIGLER, PC DATED FEB. 15, 2006.

GROSS AREA TO TAKING LINE = 44,694 SF  
- AREA BELOW MEAN HIGH WATER = 7,082 SF  
(PER ORIGINAL SURVEY 5/22/06)

NET LOT AREA = 37,612 SF

DATE	REVISIONS
8/19/20	COVERAGE REVS/NOTES
8/27/20	PROP. FENCE
10/12/20	BULK TABLE ADDED
05/18/21	REV PER PLANNING BOARD

DESIGNED JAG  
DRAWN LDW  
CHECKED JAG  
APPROVED JAG

AMENDED SITE PLAN FOR  
**CHAITIN**  
617 NORTH BROADWAY  
VILLAGE OF UPPER NYACK  
ROCKLAND COUNTY, NEW YORK

**JAY A. GREENWELL, PLS, LLC**  
LAND SURVEYING - LAND PLANNING  
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901  
PHONE 845-357-0830 FAX 845-357-0756

TAX LOT # 60.10-1-9  
AREA SEE ABOVE  
FILE 2616XHC0V  
SCALE 1"=20'  
DATE 01/06/14  
JOB NO. 2616