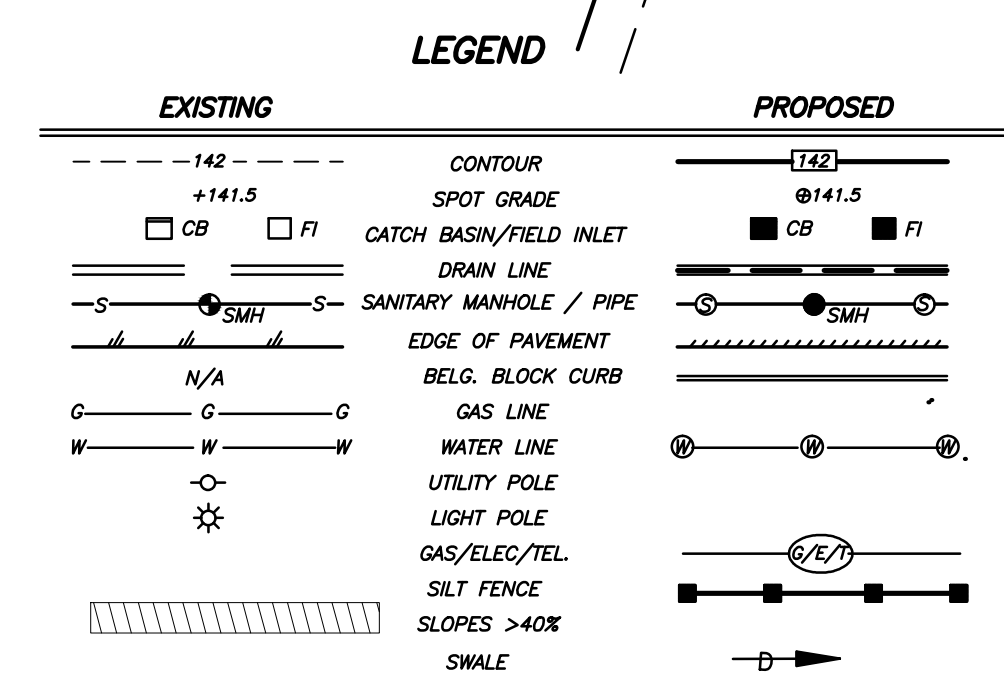


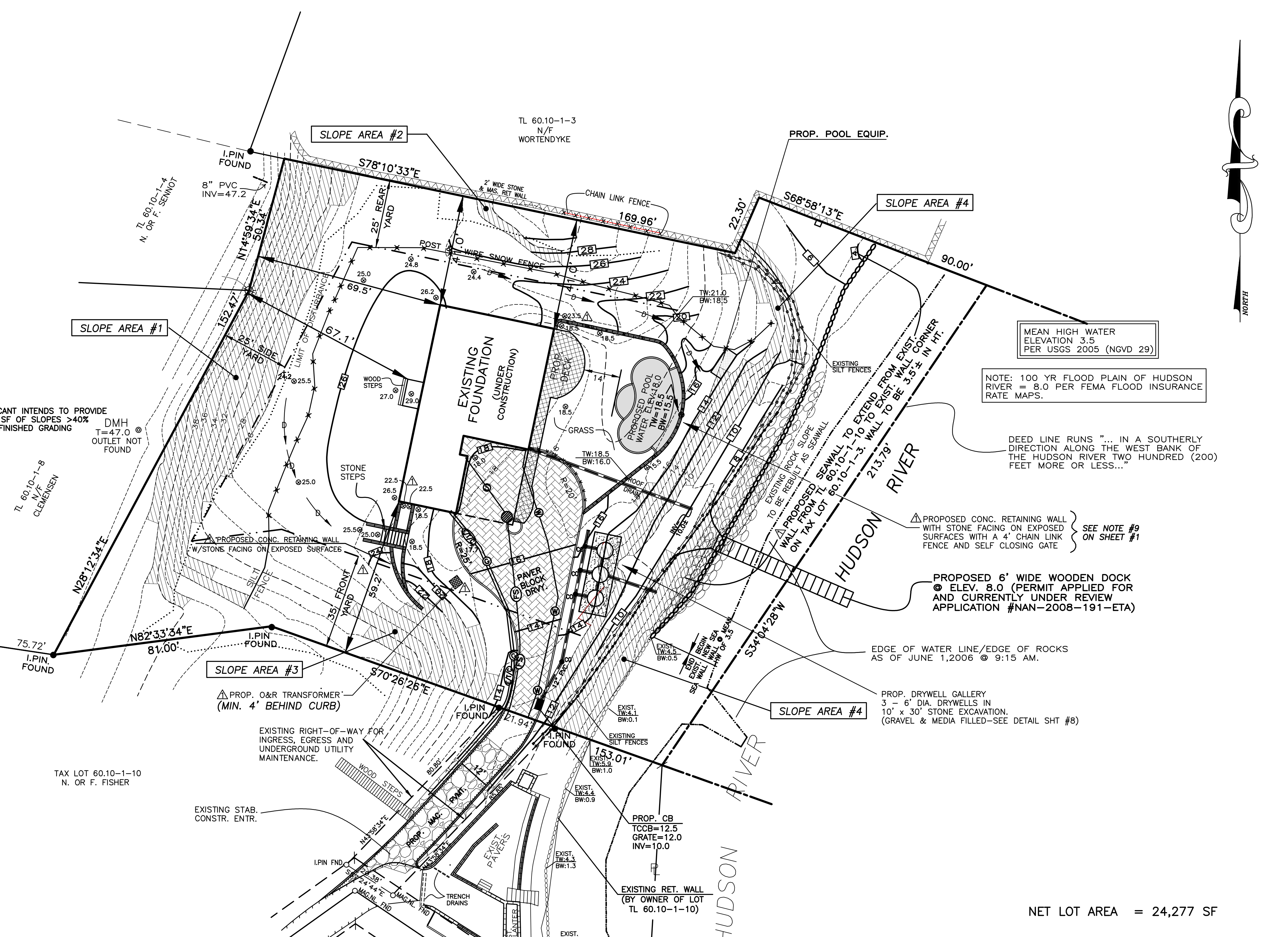
ZONING	REQUIRED	PROVIDED	COMMENTS
R-2			
MIN. LOT AREA	30,000 SF	24,277 SF	PRE-EXISTING, NON-CORPORATE
MIN. STREET FRONTAGE	100 FT	97 FT	VARIANCE GRANTED PER N.Y.U.L.C.
MIN. FRONT SETBACK	35 FEET	69 FT	CONFORMS
MIN. SIDE SETBACK	25 FEET	37 FT	CONFORMS
MIN. REAR SETBACK	25 FEET	37 FT	CONFORMS
MIN. FLOOR AREA OF STORY	11,000 SF	17,350 SF	CONFORMS
MAX. BLDG. HEIGHT	25 FT	37 FT	CONFORMS
MAX. COVERAGE BY PRIMARY BUILDING	32%	27.4%	VARIANCE REQUIRED
MAX. COVERAGE BY ALL BUILDINGS	25%	27.4%	VARIANCE REQUIRED
MAX. BLDG. HEIGHT	25 FT	37 FT	CONFORMS
MAX. COVERAGE BY PRIMARY BUILDING	32%	27.4%	VARIANCE REQUIRED
MAX. COVERAGE BY ALL BUILDINGS	25%	27.4%	VARIANCE REQUIRED

NOTES:

1. ORIGINAL ZBA APPROVAL ALLOWED 27% COVERAGE. REQUESTED MODIFICATIONS WOULD ALLOW WOOD STEPS AND PORCH ENTRANCE AT WEST SIDE, MODIFICATION TO POOL AREA, WALLS AND STEPS AT SOUTHWEST CORNER OF HOUSE. THE PROPOSED SEA WALL SHOWN INCLUDES 170 SF OF STONE WALL TO BE CONSTRUCTED FROM EXISTING BOULDERS AND PORTIONS OF EXIST. DILAPIDATED WALL.
2. ORIGINAL SITE HAD 9330 SF SLOPES >40%
APPROVED PLAN SHOWED 6248 SF SLOPES >40% TO REMAIN
PROPOSED AMENDED PLAN SHOWS THE FOLLOWING AREAS OF >40% SLOPES:
AREA #1 - 3727 SF TO REMAIN AS SHOWN
AREA #2 - 57 SF TO BE DISTURBED AS SHOWN (PROPOSED GRADING)
AREA #3 - 1142 SF TO REMAIN AS SHOWN
AREA #4 - 3798 SF TO BE DISTURBED AS SHOWN (PROPOSED GRADING) AND TO BE MODIFIED FOR SEA WALL INSTALLATION (SEE SHIT. 6)



2616



MEAN HIGH WATER ELEVATION 3.5 PER USGS 2005 (NGVD 29)

NOTE: 100 YR FLOOD PLAIN OF HUDSON RIVER = 8.0 PER FEMA FLOOD INSURANCE RATE MAPS.

DEED LINE RUNS "... IN A SOUTHERLY DIRECTION ALONG THE WEST BANK OF THE HUDSON RIVER TWO HUNDRED (200) FEET MORE OR LESS..."

PROPOSED CONC. RETAINING WALL WITH STONE FACING ON EXPOSED SURFACES WITH 4" CHAIN LINK FENCE AND SELF-CLOSING GATE

SEE NOTE #9 ON SHEET #1

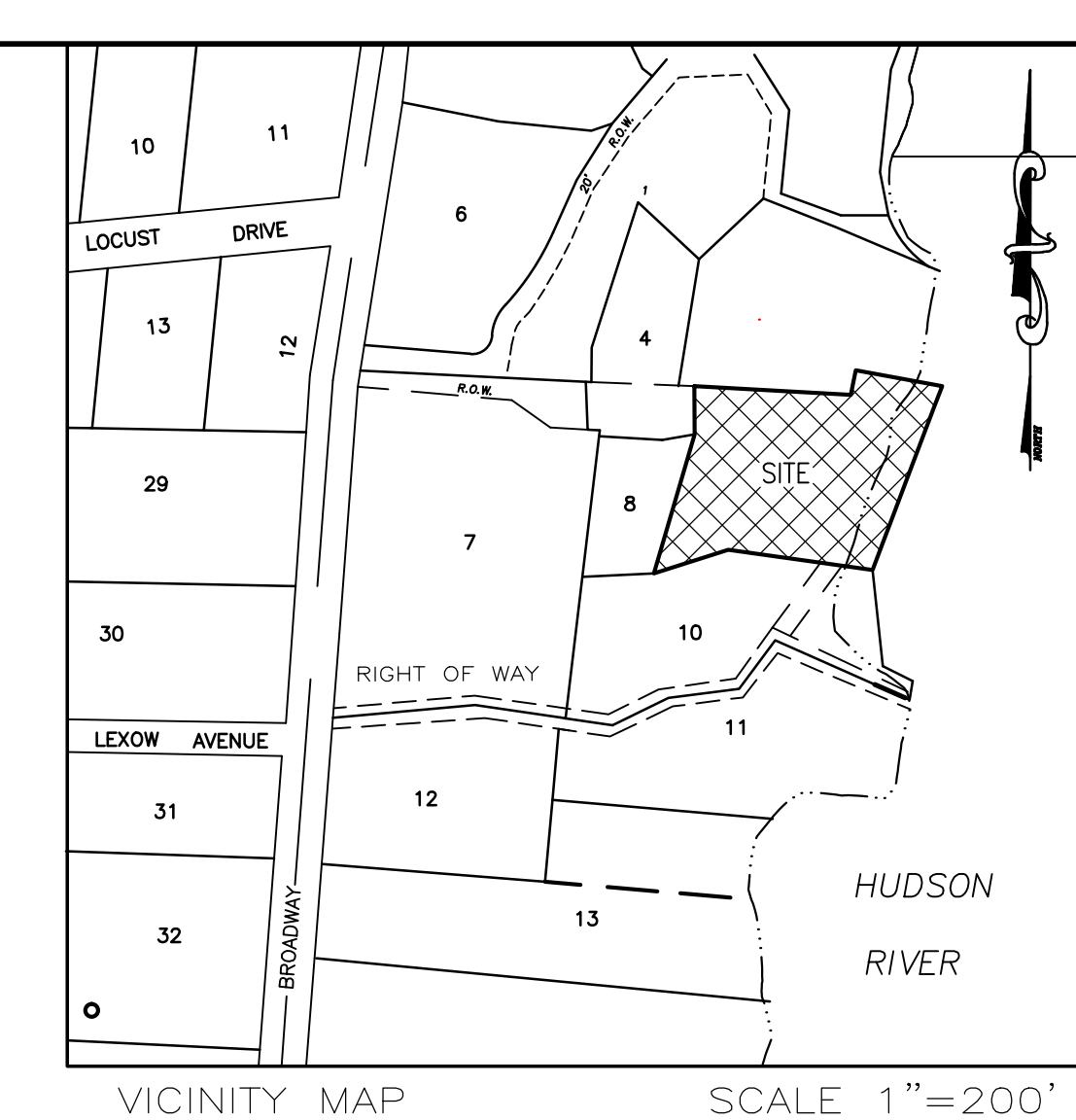
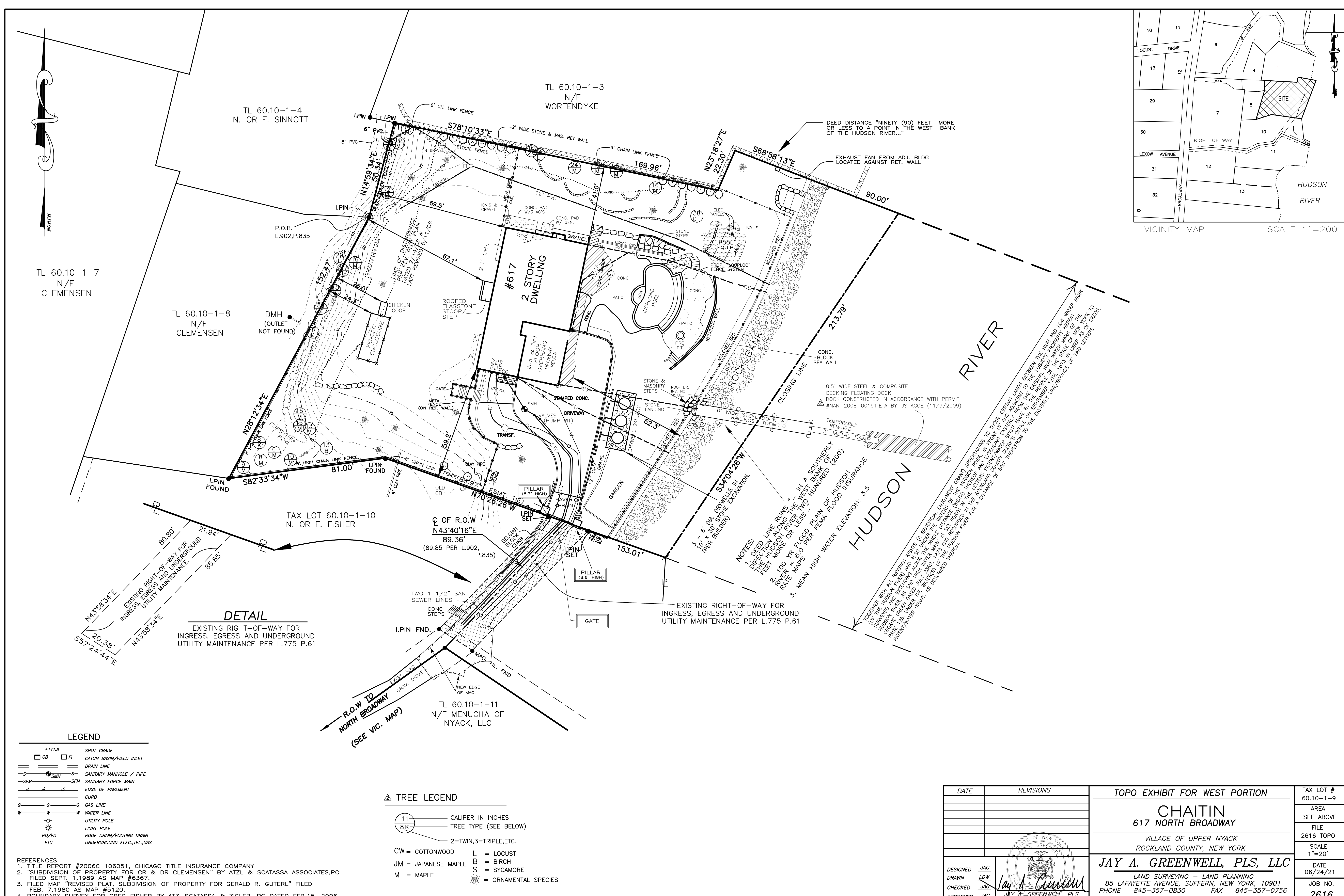
PROPOSED 6' WIDE WOODEN DOCK @ ELEV. 8.0 (PERMIT APPLIED FOR AND CURRENTLY UNDER REVIEW APPLICATION #MAN-2008-191-ETA)

EDGE OF WATER LINE/EDGE OF ROCKS AS OF JUNE 1, 2006 @ 9:15 AM.

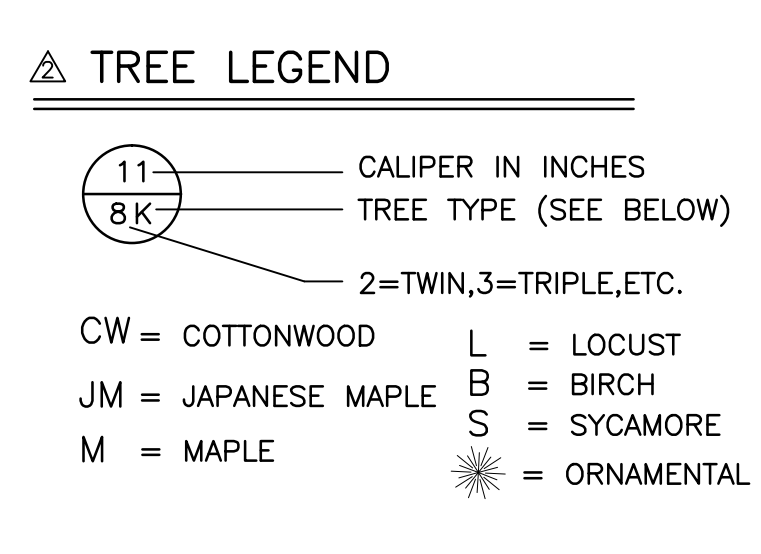
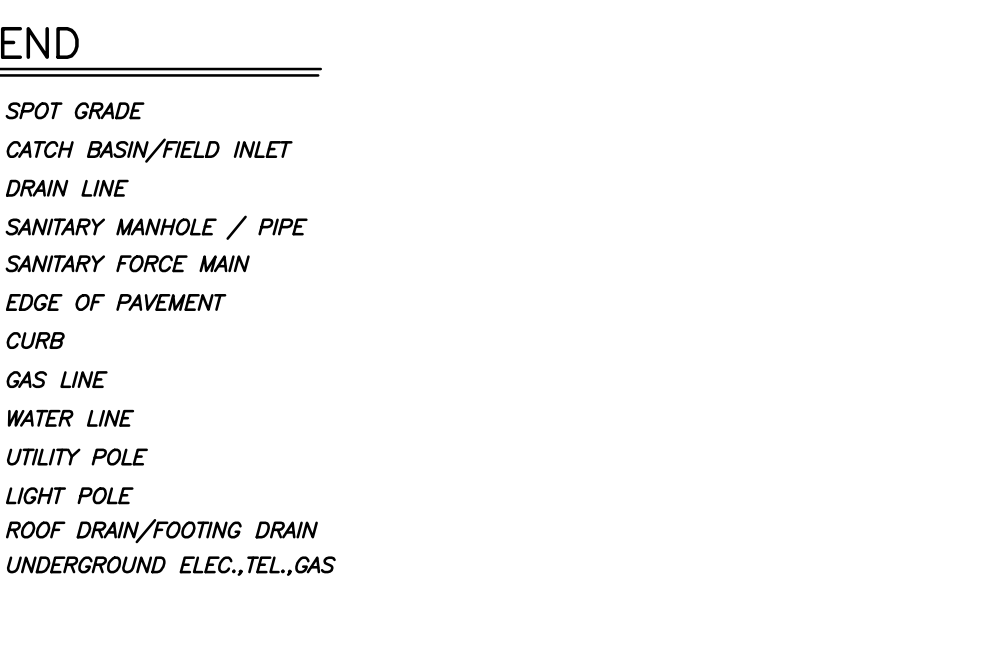
PROP. DRYWELL GALLERY 3-6" DIA. DRYWELLS IN 10' x 30' STONE EXCAVATION (GRAVEL & MEDIA FILLED-SEE DETAIL SHIT #8)

NET LOT AREA = 24,277 SF

DATE	REVISIONS		TAX LOT #
		REVISED PLOT PLAN	60.10-1-9
		CHAITIN	AREA 24,277 NET
		VILLAGE OF UPPER NYACK	FILE 2616REVPV
		ROCKLAND COUNTY, NEW YORK	SCALE 1"=20'
		JAY A. GREENWELL, PLS, LLC	DATE 02/14/08
		LAND SURVEYING - LAND PLANNING	JOB NO. 2616
		85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901	
		PHONE 845-357-0830 FAX 845-357-0756	



VICINITY MAP SCALE 1"=200'



- REFERENCES:
1. TITLE REPORT #2006C 106051, CHICAGO TITLE INSURANCE COMPANY
 2. "SUBDIVISION OF PROPERTY FOR CR & DR CLEMENSEN" BY ATZL & SCATASSA ASSOCIATES, P.C. FILED SEPT. 1, 1988 AS MAP #3267.
 3. FILED MAP "REVISED PLAN" SUBDIVISION OF PROPERTY FOR GERALD R. GUTERL" FILED FEB. 7, 1990 AS MAP #5120.
 4. BOUNDARY SURVEY FOR GREG FISHER BY ATZL, SCATASSA & ZIGLER, P.C DATED FEB. 15, 2006.

DATE	REVISIONS		TAX LOT #
		TOPO EXHIBIT FOR WEST PORTION	60.10-1-9
		CHAITIN	AREA SEE ABOVE
		617 NORTH BROADWAY	FILE 2616 TOPO
		VILLAGE OF UPPER NYACK	SCALE 1"=20'
		ROCKLAND COUNTY, NEW YORK	DATE 06/24/21
		JAY A. GREENWELL, PLS, LLC	JOB NO. 2616
		LAND SURVEYING - LAND PLANNING	
		85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901	
		PHONE 845-357-0830 FAX 845-357-0756	