

ZONING R-2	REQUIRED	PROVIDED	COMMENTS
MIN. LOT AREA	30,000 SF	24,277 SF (SEE NOTE #11 & CALCULATIONS ON SHT.#3)	CONFORMS
MIN. STREET FRONTAGE	100 FT	0'	CONFORMS
MIN. FRONT SETBACK	35 FEET	0'	CONFORMS
MIN. SIDE SETBACK	25 FEET	0' TO E, 8' TO W	CONFORMS
MIN. REAR SETBACK	25 FEET	37±	CONFORMS
MIN. FLOOR AREA (2 STY)	FF:800 SF FL:750 SF	LF:2898 SF 2ND FL: 3510 SF	CONFORMS
MAX. BLDG. HEIGHT	35 FT	SEE BOX AT RIGHT	CONFORMS
MAX. COVERAGE BY PRIMARY DWELING	12%	10.9%	CONFORMS
MAX. COVERAGE OF LOT (BLDG'S & STRUCTURES)	25%	27.4% *	VARIANCE REQUIRED
DISTURBANCE OF AREA WITH SLOPE >40%	-	SEE BELOW	VARIANCE REQUIRED

GROUND FLOOR FOOTPRINT=2655 SF
2655/24,277 = 10.9%
SEE NOTE #1 BELOW
SEE NOTE #2 BELOW

** MEASURED FROM LOWEST POINT IN AREA EXTENDING 10 FEET FROM EXTERIOR BLDG. FACE, PER ARCHITECT'S CALCULATIONS.
* VARIANCE ORIGINALLY GRANTED FOR 27.0%

- NOTES:
- 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.
 - 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 - 87 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 SHT. 6)

APPLICANT INTENDS TO PROVIDE 6248 SF OF SLOPES >40% WITH FINISHED GRADING
DMH T=47.0
OUTLET NOT FOUND

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

NOTE: 100 YR FLOOD PLAN 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 A 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 #NAN-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 SHT #8)

TL 60.10-1-7 N/F CLEMENSEN

5' WIDE GAS AND WATER EASEMENT.

TL 60.10-1-8 N/F CLEMENSEN

TAX LOT 60.10-1-10 N. OF F. FISHER

TL 60.10-1-11 N/F MENUCHA OF NYACK, LLC

EXISTING	PROPOSED
142	142
+141.5	+141.5
CB	CB
FI	FI
DRAIN LINE	DRAIN LINE
SANITARY MANHOLE / PIPE	SANITARY MANHOLE / PIPE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
N/A	BELG. BLOCK CURB
G	GAS LINE
W	WATER LINE
U	UTILITY POLE
*	LIGHT POLE
	GAS/ELEC/TEL
	SILT FENCE
	SLOPES >40%
	SWALE

DATE	REVISIONS	REVISED PLOT PLAN	TAX LOT #
06/11/08	DESIGNED JAG	CHAITIN	60.10-1-9
03/27/08	DRAWN LDW		AREA 24,277 NET
	CHECKED JAG		FILE 2616REVPP
	APPROVED PP	VILLAGE OF UPPER NYACK ROCKLAND COUNTY, NEW YORK	SCALE 1"=20'
		JAY A. GREENWELL, PLS, LLC	DATE 02/14/08
		LAND SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756	JOB NO. 2616