



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

- NOTES:
- 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 OF THOSE 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 OUTCROPPS, 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. 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 R-2	MAXIMUM PERMITTED	9/18/07 APPROVAL	4/15/08 APPROVAL	CURRENT REQUEST
MAX. COVERAGE OF LOT (BLDG'S & STRUCTURES)	25%	27.0% (6,555 SF±)*	27.4% (6,652 SF±)**	
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
- 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.

△ BULK TABLE

ZONING R-2	REQUIRED	PROVIDED
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
MAX. COVERAGE BY PRIMARY DWELLING	12%	6.8%
MAX. COVERAGE OF LOT (BLDG'S & STRUCTURES)	25% **	27.2% ****

GROUND FLOOR FOOTPRINT=2557 SF
 2557/37,612 = 6.8%
 SEE NOTES 1, 2 & 3 AT RIGHT

* 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 (IF REQ'D)

DATE	REVISIONS	SURVEY SHOWING COVERAGE AND PROPOSED FENCING FOR		TAX LOT #
8/19/20	COVERAGE REVS/NOTES	CHAITIN 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		60.10-1-9
8/27/20	PROP. FENCE			AREA SEE ABOVE
10/12/20	BULK TABLE ADDED			FILE 2616EXHC0V
DESIGNED JAG	LDW	SCALE 1"=20'	DATE 01/06/14	
CHECKED JAG	JAG	JOB NO. 2616		
APPROVED JAG	JAG			

LEGEND

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

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