



NOTES:

- PROPERTY REFERENCE: TAX MAP SECTION 60.10, BLOCK 1, LOT 9 AS SHOWN ON THE TAX MAP OF THE VILLAGE OF UPPER NYACK.
- OWNER & APPLICANT**
STUART CHAITIN
ASCAP LANDSCAPE AND CONSTRUCTION CORP, 634 ROUTE 303, BLAUVELT, NEW YORK 10913
- SURVEY METES AND BOUNDS TAKEN FROM SURVEY BY JAY A. GREENWELL, PLS LLC
- DATUM ELEVATION NGVD 29
- DISTRICTS
ZONING: R-30
SCHOOL: NYACK UFCD 392404
FIRE: NYACK
WATER: W0011
LIGHTING: LT001
SEWER: TOWN OF ORANGETOWN
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-L&M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- ALL NEW UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
- IRON PINS, 3/4" IN DIAMETER AND MINIMUM 30" LONG, SHALL BE INSTALLED AT ALL LOT CORNERS AFTER FINAL GRADING.
- PLAN IS SUBJECT TO ALL STATE, COUNTY AND LOCAL CONSTRUCTION AND UTILITY STANDARDS AS APPLICABLE.
- THE (DEVELOPER, BUILDER, APPLICANT) SHALL COMPLY WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN & THE "NEW YORK STATE STANDARDS FOR URBAN EROSION AND SEDIMENT CONTROL".
- RETAINING WALLS SHALL BE DESIGNED BY AN ENGINEER LICENSED IN THE STATE OF NY AND DESIGN SHALL BE SUBMITTED FOR REVIEW WITH THE APPLICATION FOR BUILDING PERMIT. CERTIFICATION OF CONSTRUCTION IN ACCORDANCE WITH THE DESIGN, BY A NYS LICENSED PROFESSIONAL ENGINEER, SHALL BE SUBMITTED PRIOR TO APPLICATION FOR CERTIFICATE OF OCCUPANCY.
- Site Plan Approval for this application was granted by resolution of the Village of Upper Nyack Planning Board dated ____ (PB# ____). Once this Site Plan is signed by the Planning Board Chair, it shall expire if a building permit has not been issued for construction in accordance with an approved Site Plan within 3 years of the date that the Site Plan was signed by the Planning Board Chair or if all improvements permitted or required by the Site Plan approval are not completed and a certificate of occupancy and/or certificate of compliance has not been issued within 2 years of the date that the building permit is issued, unless extended pursuant to Village of Upper Nyack Zoning Law (Local Law #5 of 2022), §10.4.1.2.
- This Site Plan is subject to compliance with all laws, regulations, ordinances and specifications of the Village of Upper Nyack.
- No outdoor lighting shall produce illumination beyond the boundaries of the Lot on which it is located, and light sources shall be shielded from adjacent properties.
- Any changes or modifications to this Site Plan require amended Site Plan approval from the Village of Upper Nyack Planning Board.
- The continued validity of any certificate of occupancy or certificate of compliance for the improvements depicted on this plan shall be subject to continued conformance with this Site Plan and the conditions hereto.
- SUBJECT LOT WAS CREATED BY UPPER NYACK ZBA, APPLICATION OF RICHARD JEWETT 7-01-63.
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 THAT WERE IN EFFECT AT THAT TIME.
AT THIS TIME, THE APPLICANT IS SEEKING A NEW VARIANCE OF 39.4% COVERAGE TO ADDRESS ADDITIONAL COVERAGE ITEMS INSTALLED ON THE SITE, AND AS SHOWN ON THE MAP SUBMITTED HERewith. THIS NEW COVERAGE IS BASED UPON REDUCED NET LOT AREA DICTATED BY THE CURRENT SLOPE AREA DEDUCTIONS.

ZONING	MAXIMUM PERMITTED	9/18/07 APPROVAL	4/15/08 APPROVAL	NEW ZONING REQUEST	CURRENT REQUEST
R-2	25%	27.0% (6,555 SF±)	27.4% (6,652 SF±)	R-30	39.4% (10,396 SF)
MAX. COVERAGE OF LOT (BLDG & STRUCTURES)	25%	27.0% (6,555 SF±)	27.4% (6,652 SF±)	MAX. COVERAGE 20% OF NET LOT AREA	39.4% (10,396 SF)

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

- VARIANCE REQUIRED FOR EXISTING ENTRANCE PILLARS THAT EXCEED 8 FEET IN HEIGHT. (SEE SHEET #2)
- APPLICANT IS ALSO SEEKING A VARIANCE TO DISTURB SLOPE AREAS >40% AS SHOWN ON SHEET #4.
- 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, EXCEPT AS MODIFIED HEREIN.

	GROSS LOT AREA	MIN NET LOT AREA (SF)	MIN LOT WIDTH	MINIMUM FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	MIN TOTAL SIDE YARDS	MIN REAR YARD	MAX BLDG HEIGHT	PROPOSED MAX DEVELOPMENT COVERAGE (TOTAL)	PROPOSED MAX LOT COVERAGE (PRIMARY BLDG)	MAX F.A.R.	MIN DISTANCE BETWEEN BLDGS ON SAME LOT	MIN SETBACK FOR PARKING AREAS & ACCESS DRIVEWAYS FROM ANY LOT LINE	PROPOSED AREA OF DISTURBANCE (SEE SHT #4)
REQUIRED	N/A	30,000 SF	150'	150'	35'	30'	60'	30'	28'	20%	10%	0.15	10'	5'	SEE BELOW
PROPOSED	44,694 SF	26,361 SF	180'±	0'	62.3' TO RIVER	41.0'	100.2'	67.1'	33.5'	39.4%	11.0%	0.376	N/A	N/A	SEE BELOW

SLOPE CATEGORIES	TOTAL AREA	SLOPE DEDUCTION	LIMITATION OF DISTURBANCE PER SECT. 6.7.1	AMOUNT OF DISTURBANCE PROPOSED
① SLOPE 40% OR GREATER	7437 SF	100%	(NO DISTURBANCE PERMITTED WITHOUT VARIANCE)	46.5% ①
② SLOPE 25%-39%	5142 SF	50%	NO MORE THAN 20% OF THIS AREA MAY BE DISTURBED WITHOUT VARIANCE)	7.0%
③ SLOPE 15%-24%	4359 SF	0%	NO MORE THAN 35% OF THIS AREA MAY BE DISTURBED WITHOUT VARIANCE)	4.6%

- ① EXIST. NON-CONFORMING
- ② PREVIOUSLY R-2 ALLOWED 25%
- ③ PREVIOUSLY R-2 ALLOWED 12%
- ④ PREVIOUSLY R-2 DID NOT HAVE F.A.R. MAX
- ⑤ PREVIOUSLY R-2 ALLOWED 35' HEIGHT
- ⑥ VARIANCE REQUIRED

EXISTING BUILDINGS

LIST OF DRAWINGS	PREPARED	LAST REV
1. COVER SHEET	5/04/22	6/07/22
2. EXHIBIT SHOWING ADDED COVERAGE AREAS	5/04/22	6/07/22
3. SLOPE AREAS	5/04/22	6/07/22
4. PROPOSED SLOPE REMEDIATION	5/04/22	6/07/22

DATE	REVISIONS
6/07/22	REVISIONS

DESIGNED JAG
 DRAWN LDW
 CHECKED JAG
 APPROVED SC

COVER SHEET

AMENDED SITE PLAN

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

TAX LOT #	60.10-1-9
FILE	2616COVER
SCALE	1"=100'
DATE	5/04/22
JOB NO.	2616
SHEET	1