

TL 60.10-1-7  
N/F  
CLEMENSEN

TL 60.10-1-8  
N/F  
CLEMENSEN

TL 60.10-1-4  
N. OR F. SINNOTT

TL 60.10-1-3  
N/F  
WORTENDYKE

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

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

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

NOTES:  
1. DEED LINE RUNS IN A SOUTHERLY  
DIRECTION ALONG THE WEST BANK OF  
THE HUDSON RIVER TWO HUNDRED (200)  
FEET MORE OR LESS.  
2. 100 YR FLOOD PLAN OF HUDSON  
RIVER = 8.0 PER FEMA FLOOD INSURANCE  
RATE MAPS.  
3. MEAN HIGH WATER ELEVATION: 3.5

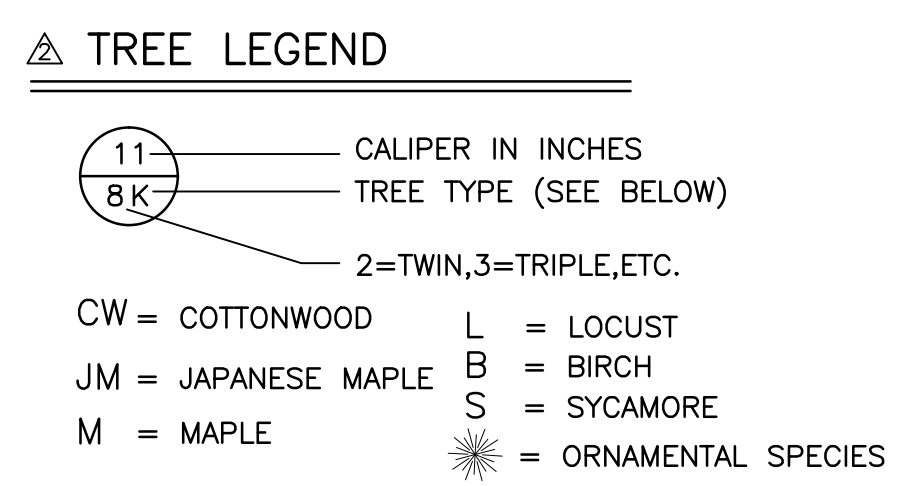
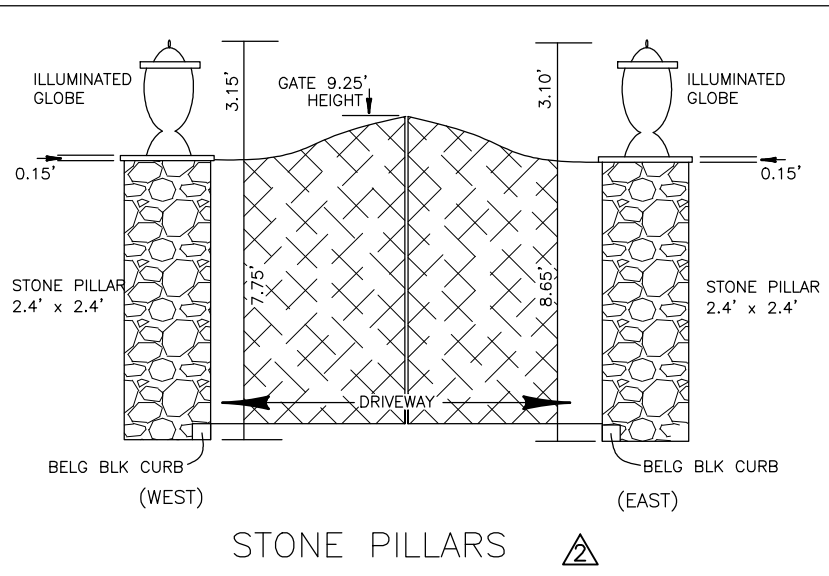
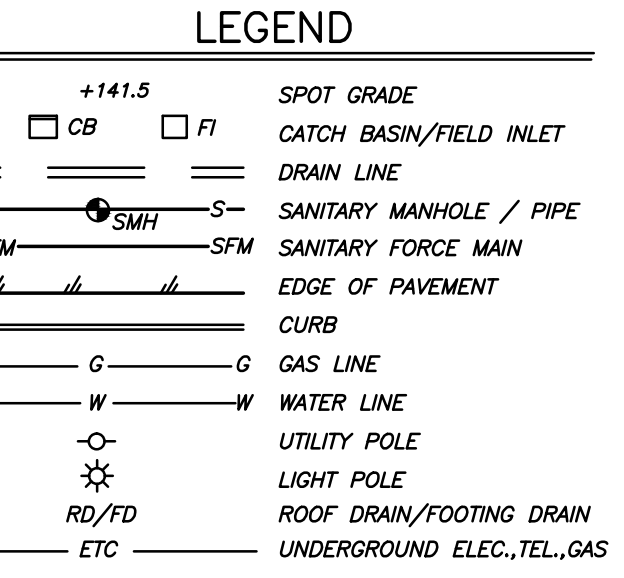
TOGETHER WITH ALL REPARATION RIGHTS (A BENEFICIAL EMPLOYMENT  
GRANT APPEARING TO PROTECT CERTAIN LANDS BETWEEN THE HIGH AND LOW WATER MARK  
OF THE HUDSON RIVER AND ADJACENT TO THE SUBJECT PROPERTY HEREIN BY NEW YORK  
SURVEYOR AND EXAMINED AND ALSO UNDER THE WATER OF THE HUDSON RIVER AND ADJACENT  
HUDSON RIVER. HIS DEED ALSO UNDER THE WATER OF THE HUDSON RIVER AND ADJACENT  
GEORGE GREEN DIED JULY ZANER MARK IS SET FORTH IN THE RECORD COUNTY CLERK'S OFFICE ON SEPTEMBER 27TH 1877 IN VOLUME 83 OF DEEDS  
PAGE 124 UNDER THE WATER(S) OF THE HUDSON RIVER FOR A DISTANCE OF 800' THEREFROM TO THE EASTERN LINE BOUNDS OF SAID DEEDS.  
PATENT/WATER GRANT, AS DESCRIBED THEREIN.

**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
MAX. COVERAGE BY PRIMARY DWELLING	12%	6.8%
MAX. COVERAGE OF LOT (BLDG & STRUCTURES)	25% **	27.2% **** (27.4% PERMITTED BY ZBA 4/15/08)

11.05' & 11.90' HT OF PILLARS  
9.25' HEIGHT OF GATE  
\*\*\*  
GROUND FLOOR FOOTPRINT=2557 SF  
2557/37,612 = 6.8%  
SEE NOTES 1, 2 & 3 ON COVER SHIT



\* 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

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

- 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.

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
03/15/22	RETAINING WALL

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