

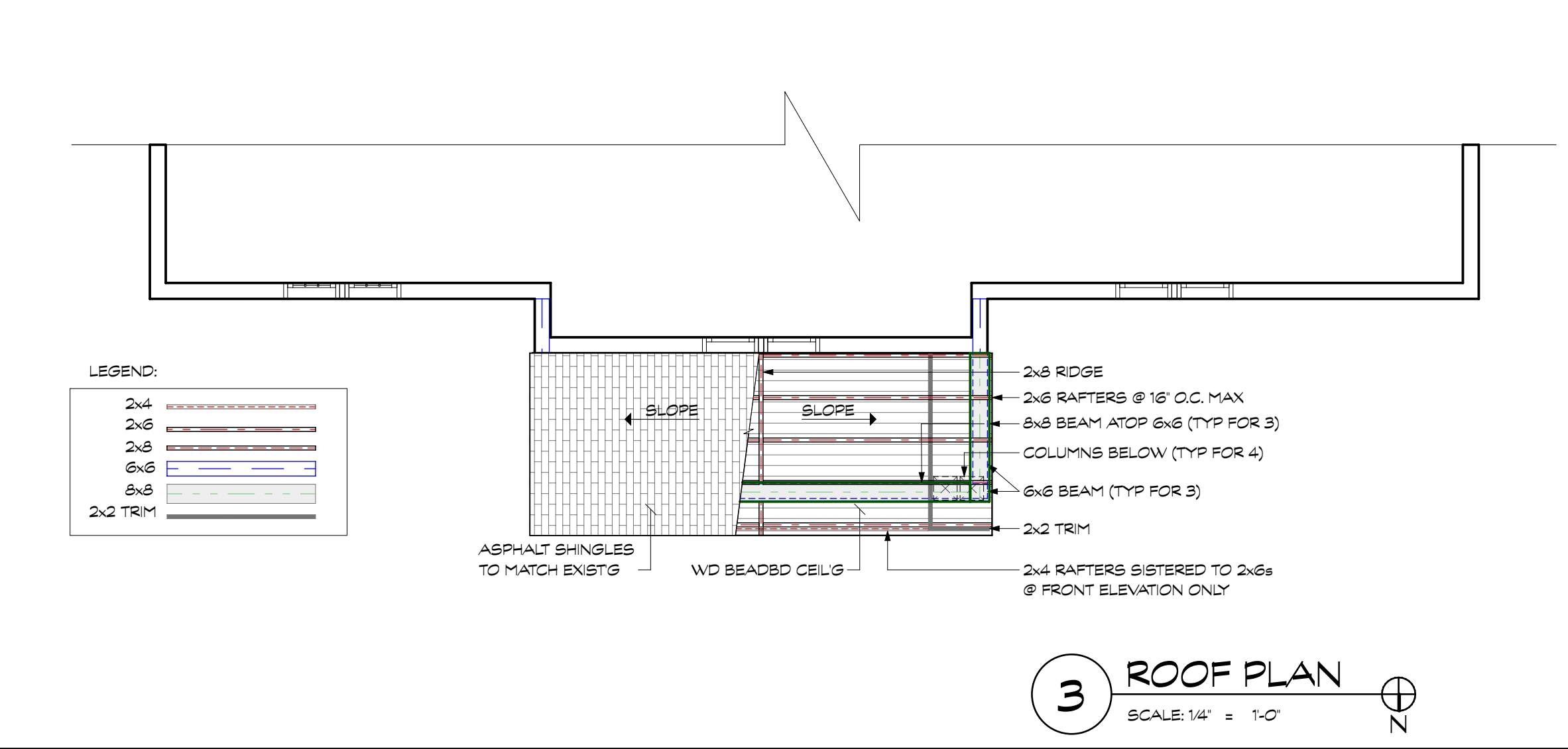


4C EAST (PARTIAL)

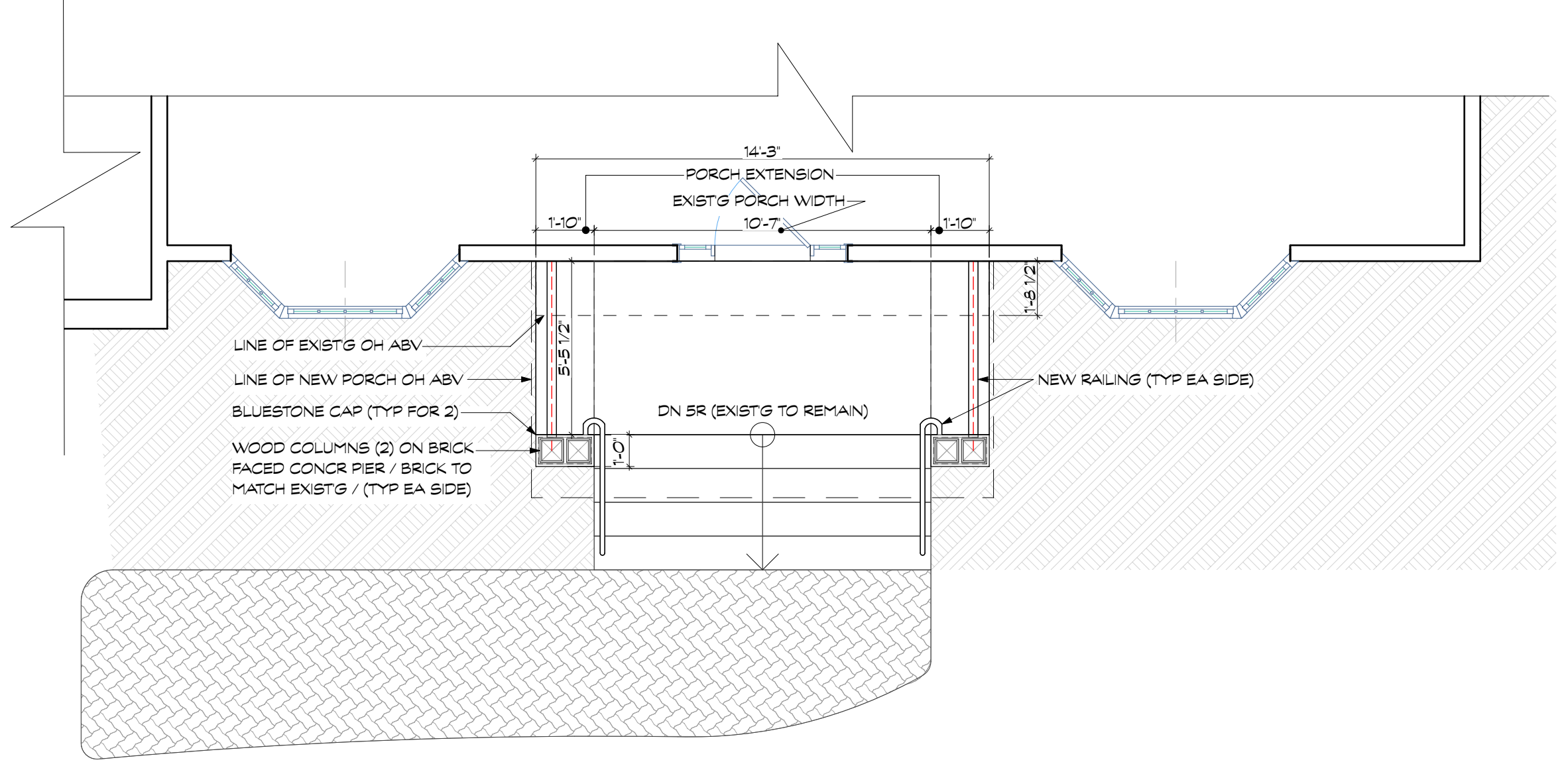
4B NORTH

4A WEST (PARTIAL)

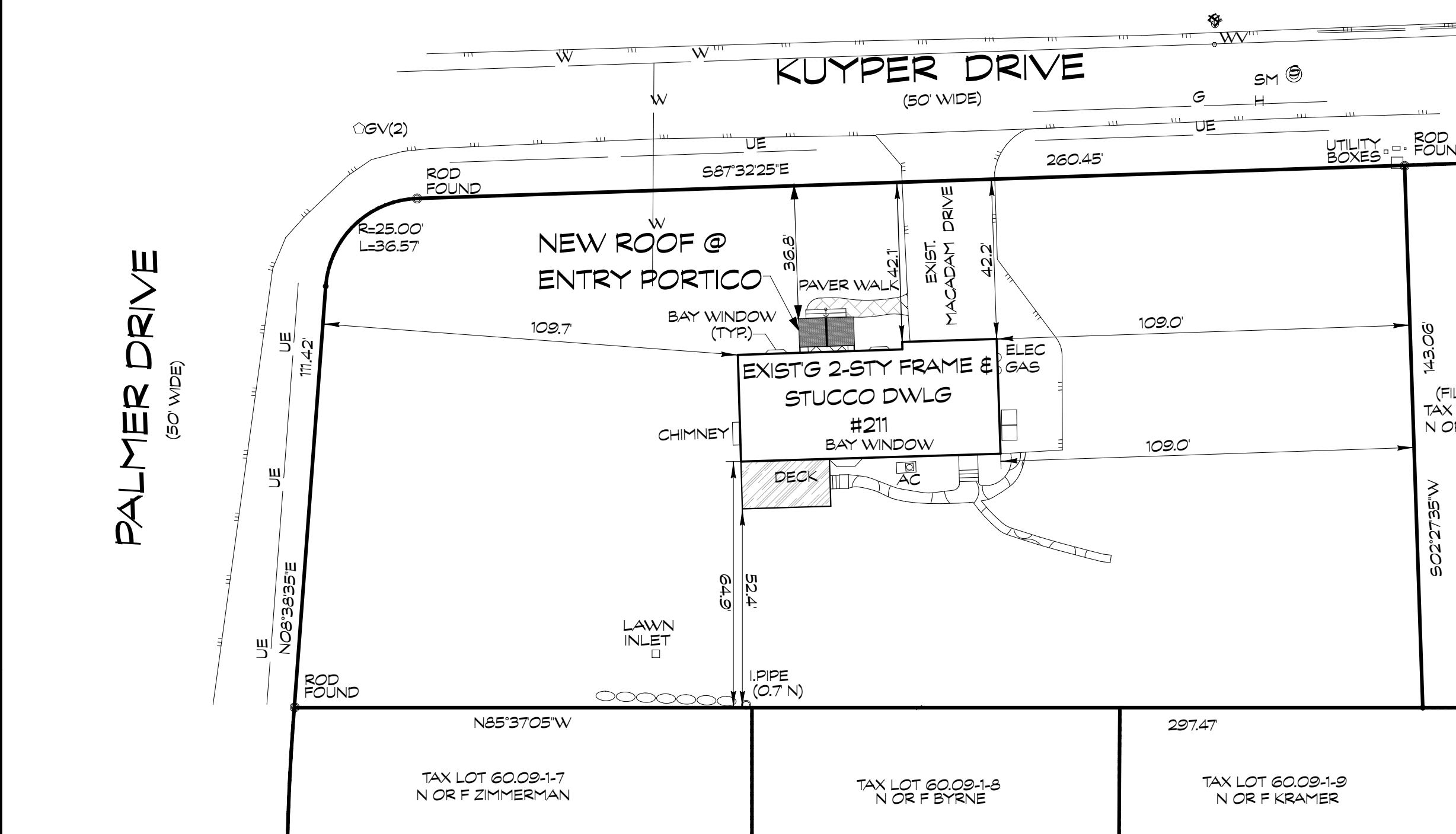
4 EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



3 ROOF PLAN
SCALE: 1/4" = 1'-0"



2 CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

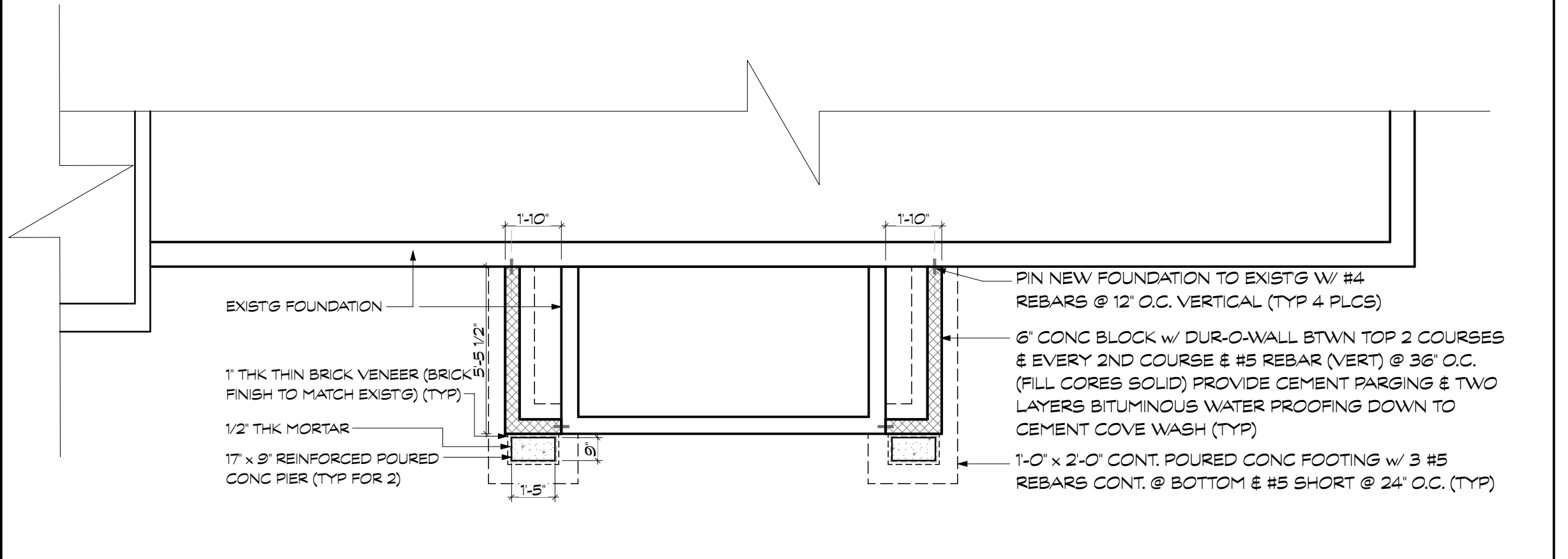


1. DEED REFERENCE, INSTRU. #2018-13128
2. BEING LOT R6 AS SHOWN ON A MAP ENTITLED "SUBDIVISION MIDLAND ACRES..." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON OCT. 10, 1978 AS MAP #44973.

- LEGEND
- CB FI CATCH BASIN/FIELD INLET
 - DRAIN LINE
 - S SMH SANITARY MANHOLE / PIPE
 - EDGE OF PAVEMENT
 - CONCRETE CURB
 - G-GV GAS LINE/ VALVE
 - W-WV WATER LINE / VALVE
 - W-V UTILITY POLE
 - UE UNDERGROUND ELECTRIC

A SITE PLAN
SCALE: 1" = 30'

BASED ON SURVEY BY JAY A. GREENWELL, PLS, LLC | 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK 10901 | DATED 02.APR.2020



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

ZONING ANALYSIS

Address: 211 Kuyper Drive
Upper Nyack NY 10960
Owner: Paul & Melissa Curley
Section/Block/Lot: 60.05-2-33
Zone: R-40
Current Use: Single-Family Residential
Proposed Use: Single-Family Residential
#/Stories: 2.5

NOTES
1) This is a corner lot with (2) front yards; therefore, minimum dimensions are given for the lot width and frontage.
2) The yard to the south of the principal building is designated as the rear yard.

	REQUIRED / ALLOWABLE	EXISTING	PROPOSED
Maximum Net Lot Area	40,000 sf	39,986 sf*	39,986 sf*
Minimum Lot Width	150'	111.42'	111.42'
Minimum Frontage	150'	111.42'	111.42'
Minimum Front Yard	35'	42.1'	36.8'
Minimum Side Yard	30'	109'	109'
Minimum Total Side Yards	60'	109'	109'
Minimum Rear Yard	30'	52.4'	52.4'
Maximum Building Height	35'	24'-6"	24'-6"
Maximum Development Coverage	20% of Net Lot Area = 7,997.6 sf	10.17% = 4,071 sf	10.17% = 4,071 sf
Maximum Building Coverage	10% of Net Lot Area = 3,998.6 sf	4.4% = 1,778 sf	4.6% = 1,838.5 sf
Maximum Floor Area Ratio	0.15	0.089	0.089

*figures existing approximately, not to be made worse