

BULK TABLE

Village of Upper Nyack Zoning Code Article V §19: Tables of General Regulations

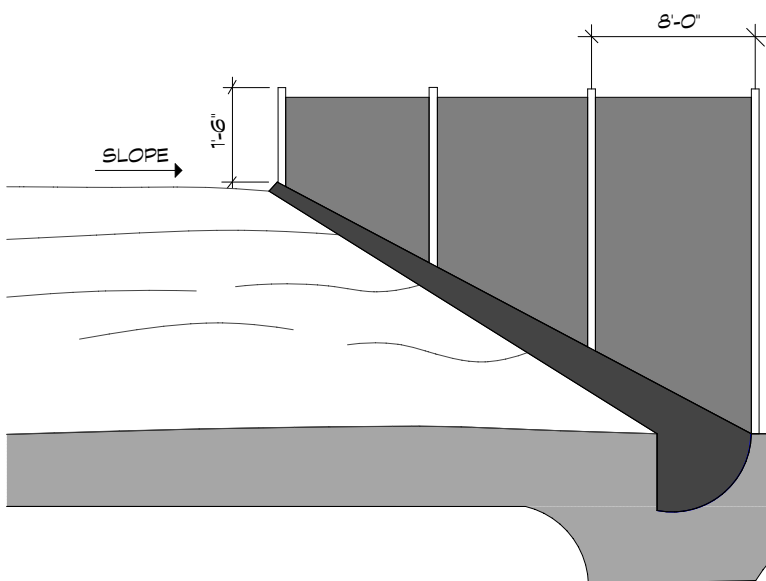
Owners of Record: Trina Hunn & Nick Underwood
 Property Address: 325 North Broadway
 Section/Block/Lot: 60.18-1-35
 Zone: R-4/General Residential
 Current Use(s): Single-Family Dwelling
 Proposed Use(s): Single-Family Dwelling

| | REQUIRED/ ALLOWABLE | EXISTING | PROPOSED | NET CHANGE |
|--|------------------------|-----------|------------|---------------|
| Minimum Total Lot Size | 10,000 sf | 9,898 sf | 9,898 sf * | none |
| Minimum Street Frontage | 90 | 63.36 | 63.36 * | none |
| Maximum Primary Building Lot Coverage | 20.00% | 14.28% | 19.78% | +5.5% |
| Maximum Total Lot Coverage | 40.00% | 17.88% | 23.38% | +5.5% |
| Minimum Livable Floor Area for (2) Floor Dwellings | 1st Floor | 750 sf | 1,028 sf | +288 sf |
| | 2nd Floor | 600 sf | 1,028 sf | +288 sf |
| Minimum Front Yard | 35' | 24.5' | 24.5' * | none |
| Minimum Side Yard (north @ existing house) | 25' | 0.6' | 0.6' * | none |
| Minimum Side Yard (north @ new deck) | 25' | 16.2' | 16.2' † | none |
| Minimum Side Yard (south @ existing house) | 25' | 22.2' | 22.2' * | none |
| Minimum Side Yard (south @ existing garage) | 25' | 2.2' | 2.2' * | none |
| Minimum Side Yard (south @ new deck/house) | 25' | 26.4' | 26.4' * | none |
| Minimum Rear Yard (to new addition) | 25' | 99.8' | 82.8' | -17.0' |
| Minimum Rear Yard (to new deck & stairs) | 25' | 81.5' | 60' | -21.5' |
| Maximum Building Height | 35 1/2 st | 28.6/2 st | 28.6/2 st | none |

* denotes an existing nonconformity proposed not to be made worse
 † denotes variance required; variance granted at Upper Nyack ZBA meeting of 18 May 2021



3 VICINITY MAP
 SCALE: 1" = 300'

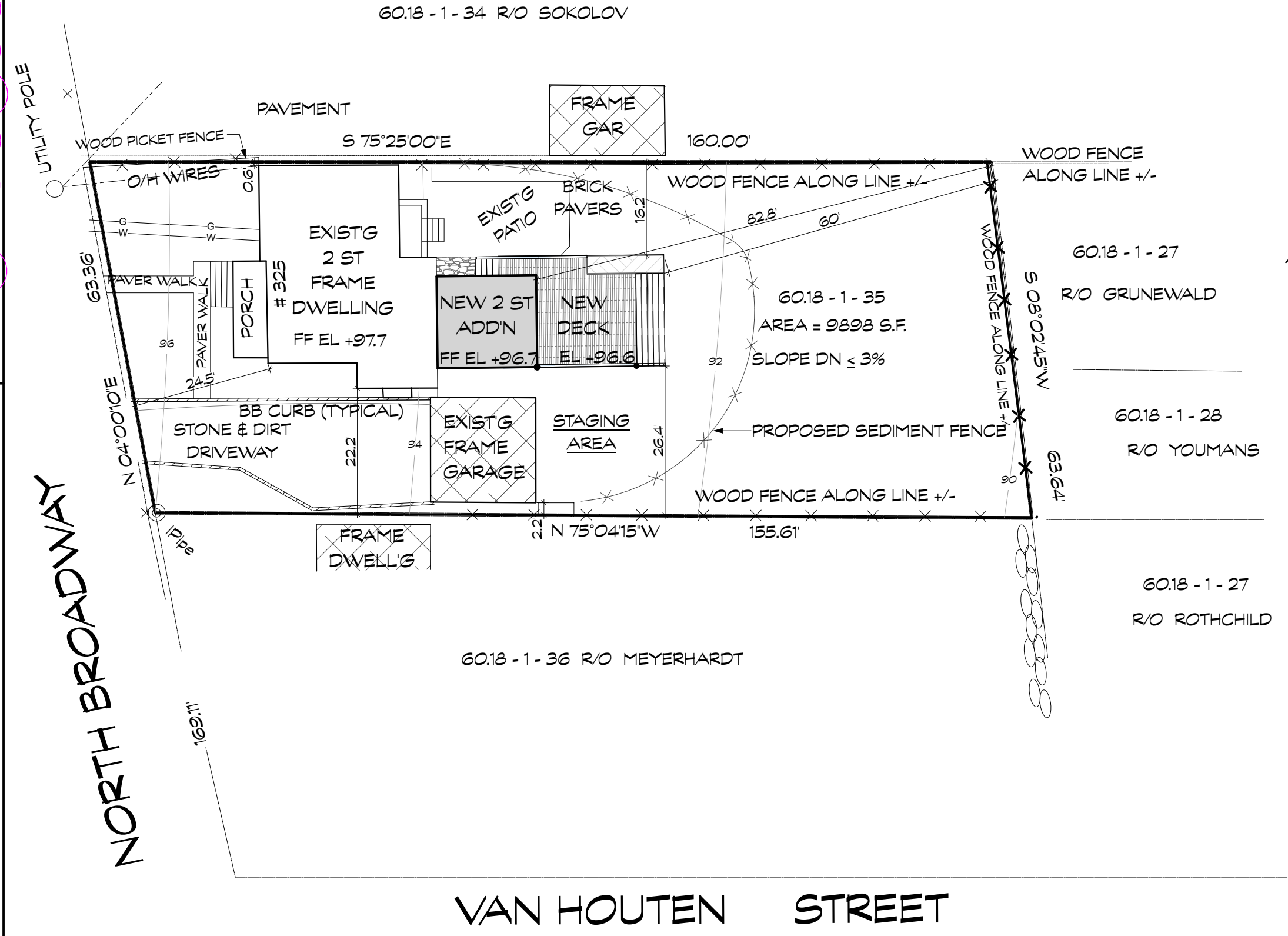


2 SEDIMENT FENCE DETAIL
 NOT TO SCALE

PLANNED PRACTICES & SPECIFICATIONS FOR SEDIMENT & EROSION CONTROL:

1. CONSTRUCT SEDIMENT FENCE AROUND AREA TO BE DISTURBED DURING CONSTRUCTION INCLUDING TEMPORARY SOIL STOCKPILING AREA. SEDIMENT FENCE TO CONTINUE TO EXISTING HOUSE AT EACH END & SHALL COMPLETELY & SEPARATELY ENCLOSE TEMPORARY SOIL STOCKPILE.
2. LOCATE FENCE POST TO DOWNSIDE SIDE OF FENCE FABRIC TO HELP SUPPORT FENCING.
3. FENCE TO BE 16" HIGH MINIMUM ABOVE GRADE. BURY TOE OF FENCE APPROXIMATELY 8" DEEP TO PREVENT UNDERCUTTING.
4. WHERE JOINTS IN FABRIC ARE NECESSARY, SECURELY FASTEN AT A SUPPORT POST W/ OVERLAP TO NEXT POST.
5. FENCING FABRIC TO BE NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN W/ EXTRA STRENGTH; 50 LB/LINEAR INCH MINIMUM W/ FLOW RATE OF 0.3 GALLON / SQ FT MINIMUM. FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.
6. POSTS TO BE 4" DIAMETER PINE, 4' LONG MINIMUM, SPACED 8'-0" O.C. MAXIMUM.
7. LEAVE SEDIMENT FENCE IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND SURROUNDING AREA IS READY FOR SEEDING.

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1 SITE PLAN
 SCALE: 1" = 20'

BASED ON MAP NO. 9846 BY ROBERT R. RAHNEFELD, P.L.S. | P.O. BOX 881 PEARL RIVER, NY 10965 | DATED 8.FEB.2016

NOTES:

- 1) EXISTG GRADE @ SITE IS LESS THAN 3% AND WILL NOT BE CHANGED.
- 2) SITE HAS NO TREES ≥ 16" DIA.
- 3) SITE PLAN APPROVAL EXPIRES AFTER THREE (3) YEARS.
- 4) ALL CONSTRUCTION & ASSOCIATED UTILITIES SHALL CONFORM TO APPLICABLE STATE & LOCAL CODES AS OF THE DATE OF SUBMISSION.
- 5) THE CONTRACTOR SHALL REMOVE ALL UNUSED EXCAVATION MATERIAL FROM THE SITE AS PART OF THE WORK.

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ADDITION & RENOVATIONS TO THE
 HUNN | UNDERWOOD RESIDENCE
 325 NORTH BROADWAY | NYACK NY

| MARK | DATE | DESCRIPTION |
|------|-------------|---|
| 1 | 24 MAY 2021 | UPPER NYACK ZBA |
| 2 | 12 MAY 2021 | AS PER UPPER NYACK ZBA MTD OF 10 MAY 2021 |
| 3 | 20 APR 2021 | UPPER NYACK ZBA |
| 4 | 12 APR 2021 | UPPER NYACK ZBA |
| 5 | 23 MAR 2021 | UPPER NYACK ZBA |
| 6 | 18 MAR 2021 | UPPER NYACK PLANNING BOARD |

SITE PLAN
 SCALE AS NOTED
SP-1
 SEC. # 1902