

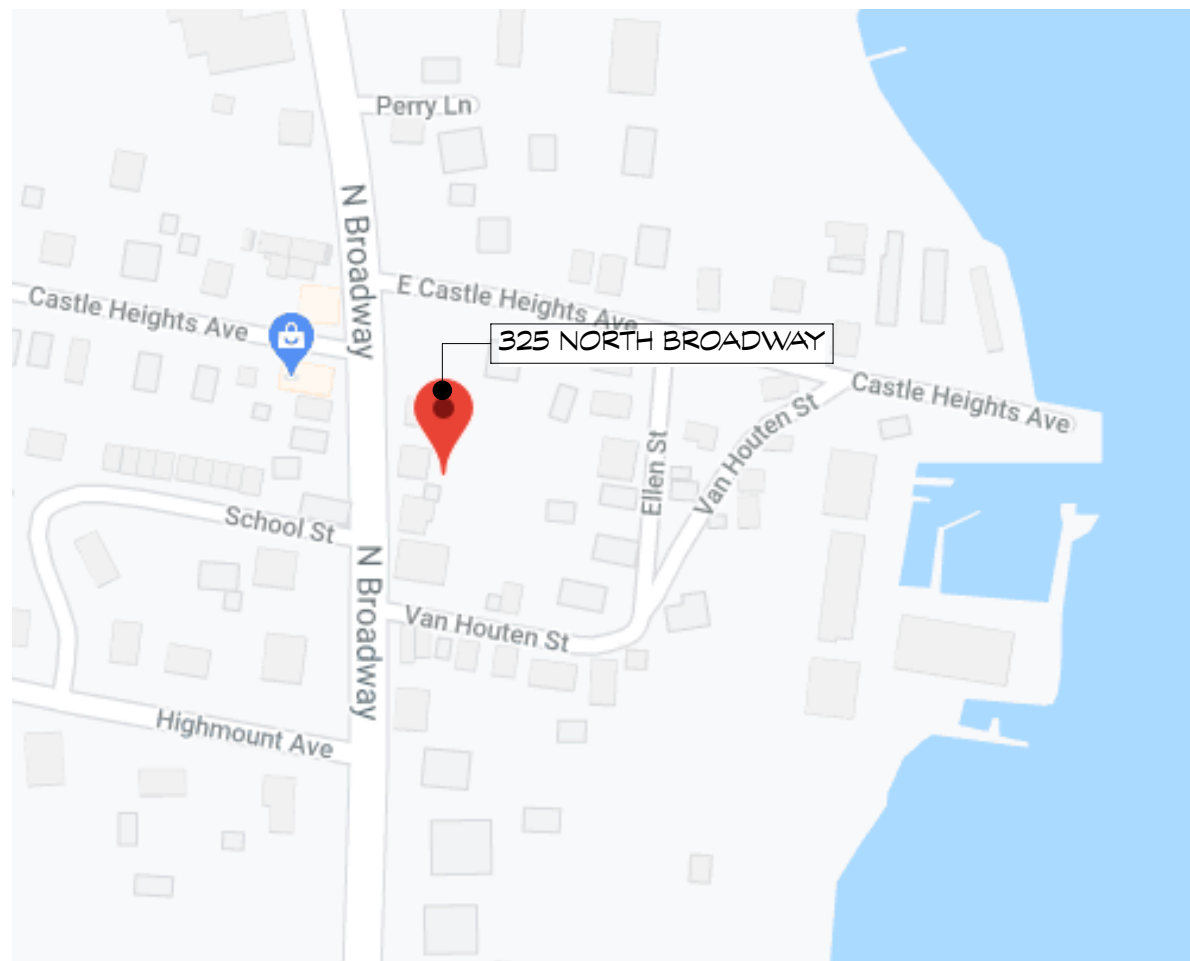
BULK TABLE

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

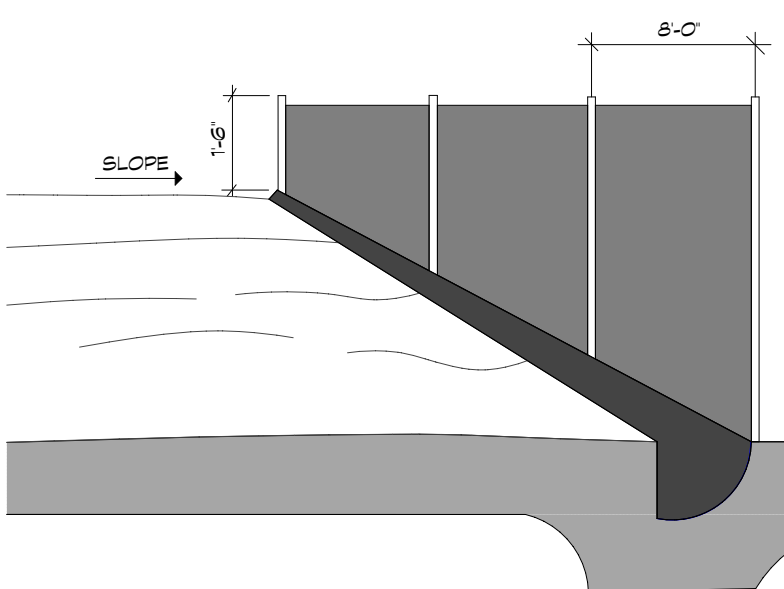
Owners of Record: Trina Hunn & Nick Underwood
 Property Address: 325 North Broadway
 Section/Block/Lot: 60.18-1-35
 Zone: R-4/General Residential
 Current Use(s): Single-Family Dwelling
 Proposed Use(s): Single-Family Dwelling

	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	+188 sf
	2nd Floor	600 sf	1,028 sf	+188 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 @ 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	35/2 st	32/2st	32/2 st	none

* denotes an existing nonconformity proposed not to be made worse
 † denotes variance required



3 VICINITY MAP
SCALE: 1" = 300'



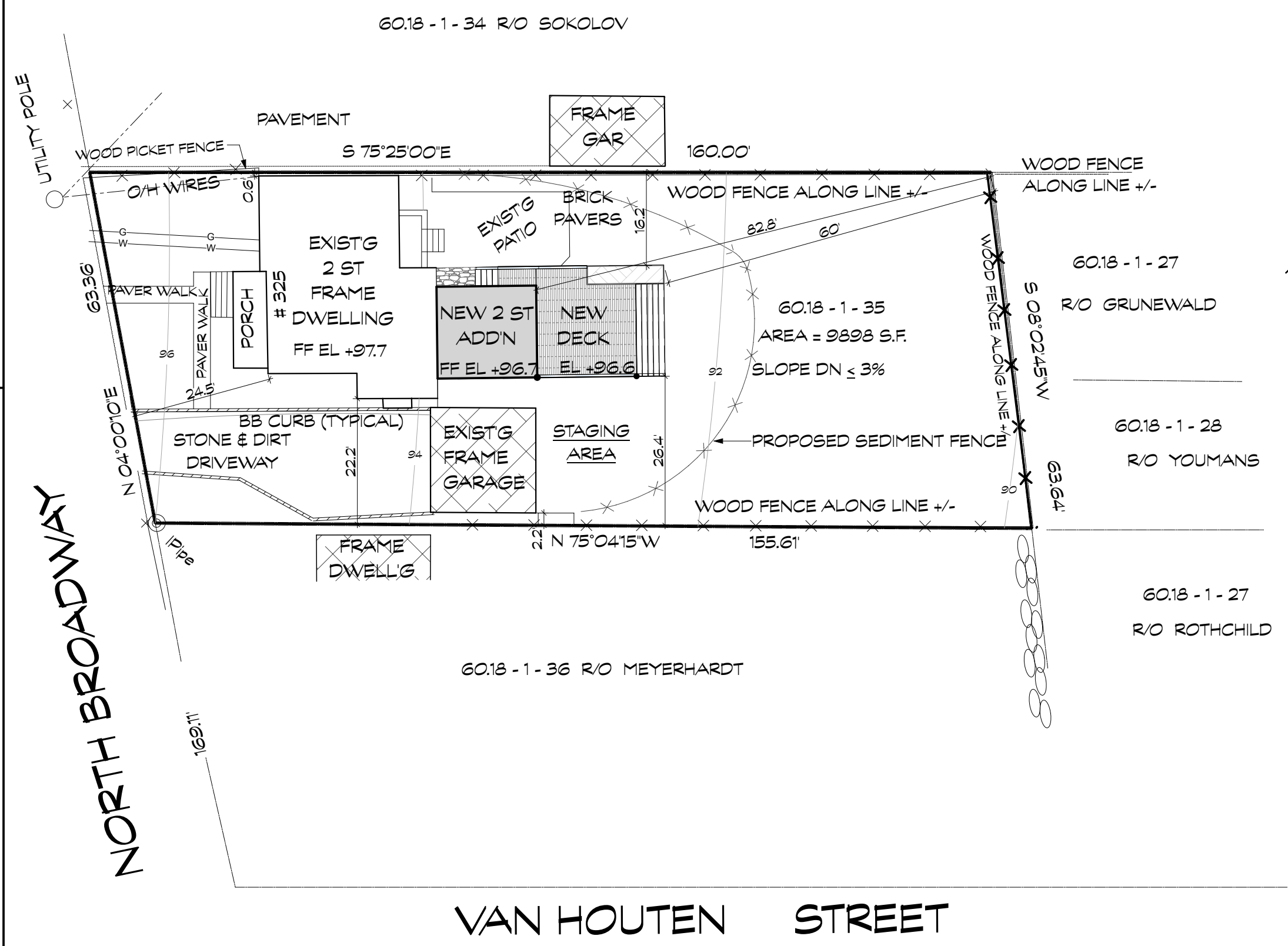
2 SEDIMENT FENCE DETAIL
NOT TO SCALE

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.

ALL RIGHTS, TITLE AND INTEREST IN THE DESIGN, DRAWINGS & ANY SPECIFIC PORTION OR PORTIONS OF SERVICES ARE & SHALL REMAIN THE PROPERTY OF S&C ARCHITECTURE + DESIGN UNLESS OTHERWISE NOTED OTHERWISE. THIS PROJECT IS CONSIDERED ENCLOSED TO CONSULT BY DESIGN. DRAWINGS & SPECIFICATIONS CONTAINED IN THIS SET SHALL NOT BE MADE AVAILABLE TO OR USED BY ANY PERSON OR ENTITY EXCEPT AS AUTHORIZED IN WRITING BY S&C ARCHITECTURE + DESIGN.

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



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.

MARK	DATE	DESCRIPTION
	20 APR 2021	UPPER NYACK ZBA
	12 APR 2021	UPPER NYACK ZBA
	23 MAR 2021	UPPER NYACK ZBA
	18 MAR 2021	UPPER NYACK PLANNING BOARD