

# KELLEY ADDITION

## 508 N. MIDLAND AVE, UPPER NYACK, N Y 10960

TAX MAP # SECTION 60.09-2-58

### INDEX TO DRAWINGS

COVER SITE PLAN & BULK TABLE  
 A-1 PLAN AND ELEVATIONS

BULK REQUIREMENTS				
ZONE DISTRICT: R-20 USE: DWELLING - ONE FAMILY				
REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	ACCESSORY STRUCTURES
PRINCIPAL BUILDING:	REQUIRED	EXISTING	PROPOSED	REQUIRED EXISTING PROPOSED
LOT AREA, MIN. S.F.	20,000	36,911.09	NO CHANGE	
MIN. LOT WIDTH	100	102.38	NO CHANGE	
FRONTAGE MIN.	100	102.38	NO CHANGE	
FRONT YARD MIN.	35	101.5	NO CHANGE	
SIDE YARD MIN.	25	19*/32.4	NO CHANGE	25
TOTAL SIDE YARD MIN.	50	51.4	NO CHANGE	
REAR YARD MIN.	25	231.2	220.92	
MAX. BUILDING HEIGHT	28	31.9	NO CHANGE	15
MAX. DEVELOPMENT COVERAGE	25% (9,228)	10% (3,642)	10% (3,645)	
MAX. BUILDING COVERAGE	12% (4,429)	4% (1,300)	NO CHANGE	
FAR	20% (7,382)	7% (2,626)	8% (2,864)	
MIN. DISTANCE BETWEEN BUILDINGS	10	NA	NO CHANGE	10
MIN. SETBACK FOR PARKING AND DRIVEWAY	5	1.58*	NO CHANGE	

\* EXISTING NON-CONFORMING



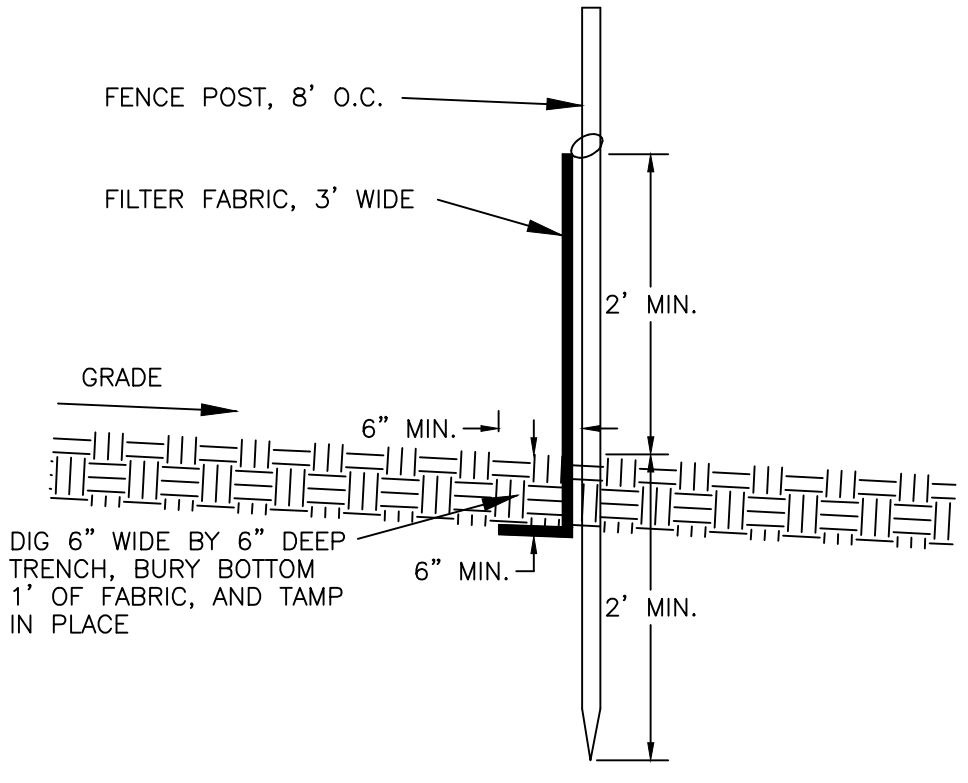
2 VICINITY MAP  
 C N.T.S.

### TREE PROTECTION NOTES

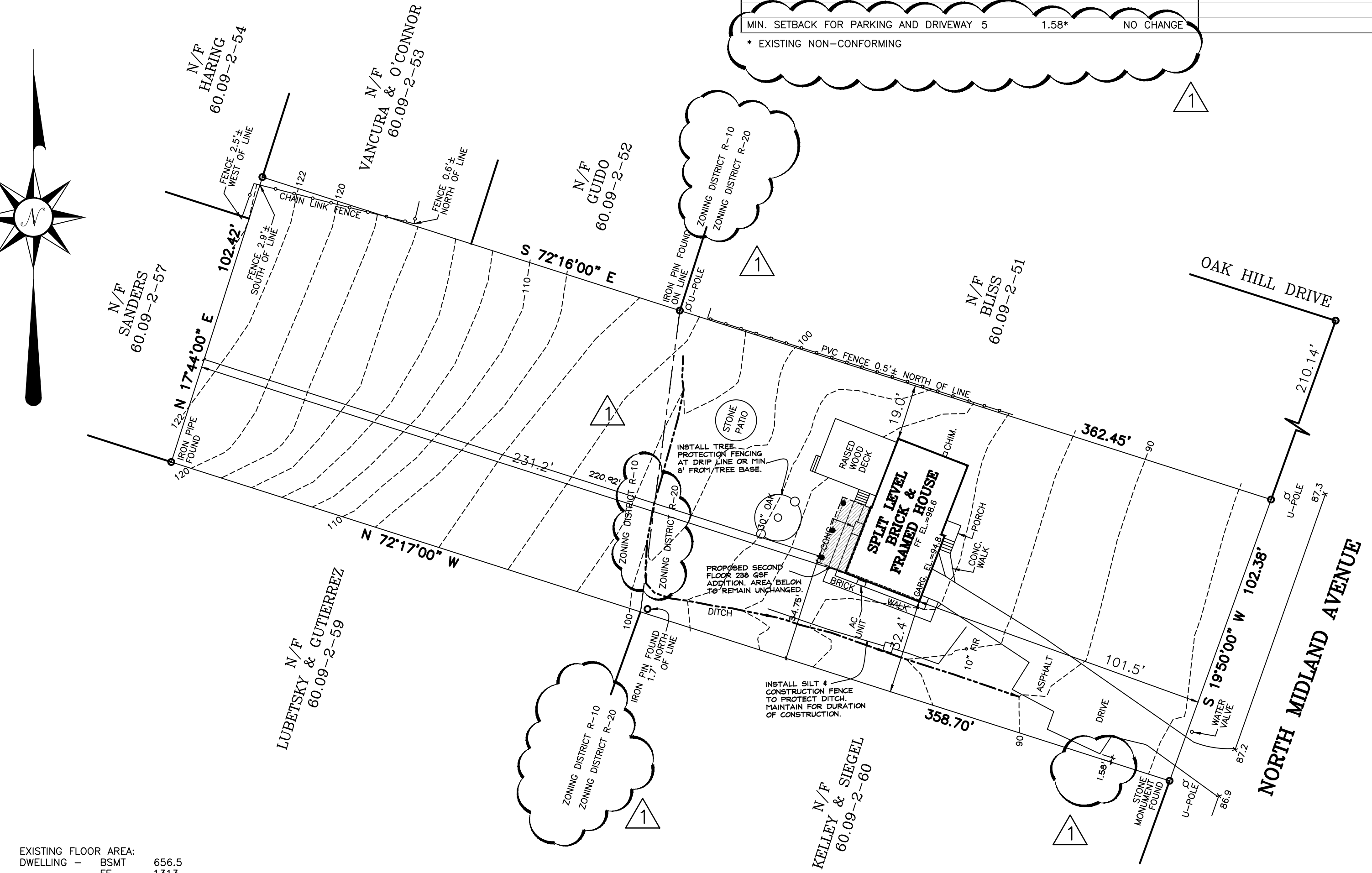
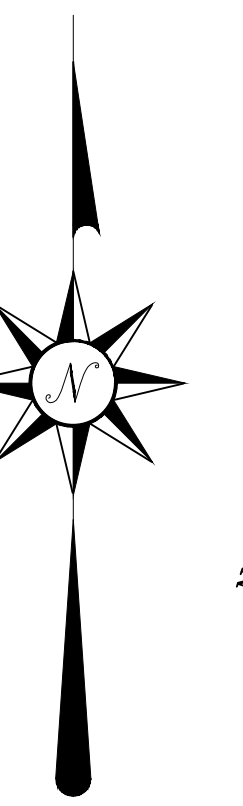
1. EXISTING TREES SHOWN ON THIS PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES TO REMAIN ARE TO BE PROTECTED WITH A 6 FOOT HIGH WOODEN FENCE WITH POSTS PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE SHOWN TO REMAIN THAT IS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A 4" CALIPER SHADE TREE AS DIRECTED BY THE VILLAGE LANDSCAPE ARCHITECT. WHEN AN AREA OF EXISTING TREES IS SHOWN TO BE SAVED, AND AREA OF SUCH TREES HAS BEEN REMOVED, A 2 1/2" - 3" CAL. SHADE TREE SHALL BE REPLACED FOR EACH 200 SQUARE FEET OF AREA DISTURBED.

### NOTES

1. ALL CONSTRUCTION AND UTILITY WORK MUST COMPLY WITH THE VILLAGE OF UPPER NYACK CONSTRUCTION STANDARDS.  
 2. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.



SILT FENCE



1 SITE PLAN  
 C 1 INCH = 30 FEET

EXISTING FLOOR AREA:	
DWELLING - BSMT	656.5
FF	1313
SF	656.5
TF	1350
TOTAL	2,626

EXISTING FAR 2626 / 36,911.09 = .071 OR 7%

### EXISTING DEVELOPMENT COVERAGE:

EXISTING - DWELLING	1300
DECK & STEPS	471
WALKS & STEPS	317
DRIVEWAY	1398
STONE PATIO	156
TOTAL	3,642

### EXISTING BUILDING COVERAGE:

EXISTING DWELLING	1300
TOTAL	1,300

PROPOSED DEVELOPMENT COVERAGE	
EXISTING	3642
NEW PIER FOUNDATIONS	4
NEW DEVELOPMENT COVERAGE	3,646

ADDITIONAL IMPERVIOUS SURFACES REQUIRING STORM WATER ABATEMENT 4  
 DRAINAGE CALCULATIONS:  
 NEW IMPERVIOUS SURFACES 4 SF  
 .17X45F = .68 CU FT. TOTAL IS INSIGNIFICANT NO RETENTION REQUIRED

LEGEND	
---	PROPERTY LINES
---	SETBACK LINES
---	EXISTING GRADE LINES
---	UTILITIES
---	GAS LINE
---	SILT FENCE OR HAY BALES

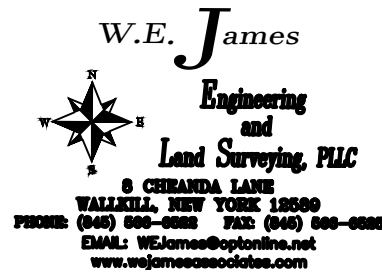
CHAIR SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 UPPER NYACK PLANNING BOARD APPROVAL

CONSTRUCTION SHALL COMPLY WITH ALL UPPER NYACK STANDARDS.

UPPER NYACK PLANNING BOARD APPROVAL IS VALID FOR 3 YEARS

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THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR THOMAS KELLEY & LISA LARSON-KELLEY DATED DECEMBER 26, 2021 BY:



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