

# MARSH RESIDENCE

## 661 N. BROADWAY UPPER NYACK, NY 10960



2 VICINITY MAP  
C N.T.S.

- 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.

TAX MAP # SECTION 60.06-1-1

BULK REQUIREMENTS					
ZONE DISTRICT: R-1 USE: SINGLE - FAMILY RESIDENTIAL	REQUIREMENTS			ACCESSORY STRUCTURES	
	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED
PRINCIPAL BUILDING:					
LOT AREA, MIN. S.F.	40,000	44,289.30	NO CHANGE		
FRONTAGE MIN.	150	189.43	NO CHANGE		
FRONT YARD MIN.	35	58.7	NO CHANGE	27*	NO CHANGE
SIDE YARD MIN.	30	35	NO CHANGE	2.3**	NO CHANGE
REAR YARD MIN.	30	93.6	NO CHANGE	112.5	NO CHANGE
LIVABLE AREA: 2 FLOORS	800/750	800/750	NO CHANGE		
MAX. BUILDING HEIGHT	35	<35	NO CHANGE		
BUILDINGS & STRUCTURES COV. %	40% (17,716)	17,235 SF 38.9%	NO CHANGE		
PRIMARY DWELLING COVERAGE %	20%(8,858)	5,847 SF 13.2%	NO CHANGE		

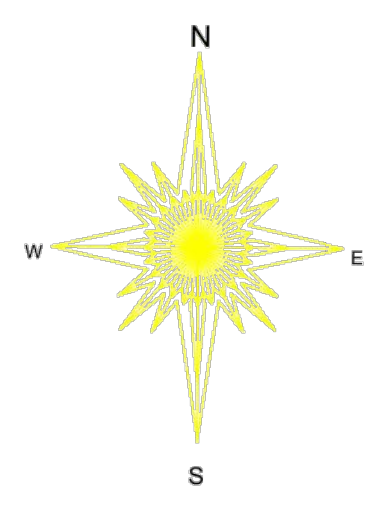
\* VARIANCE REQUIRED  
\*\* VARIANCE GRANTED FOR MIN. 2' SIDE SETBACK JUNE 19, 2980 PERMIT #232A

### INDEX TO DRAWINGS

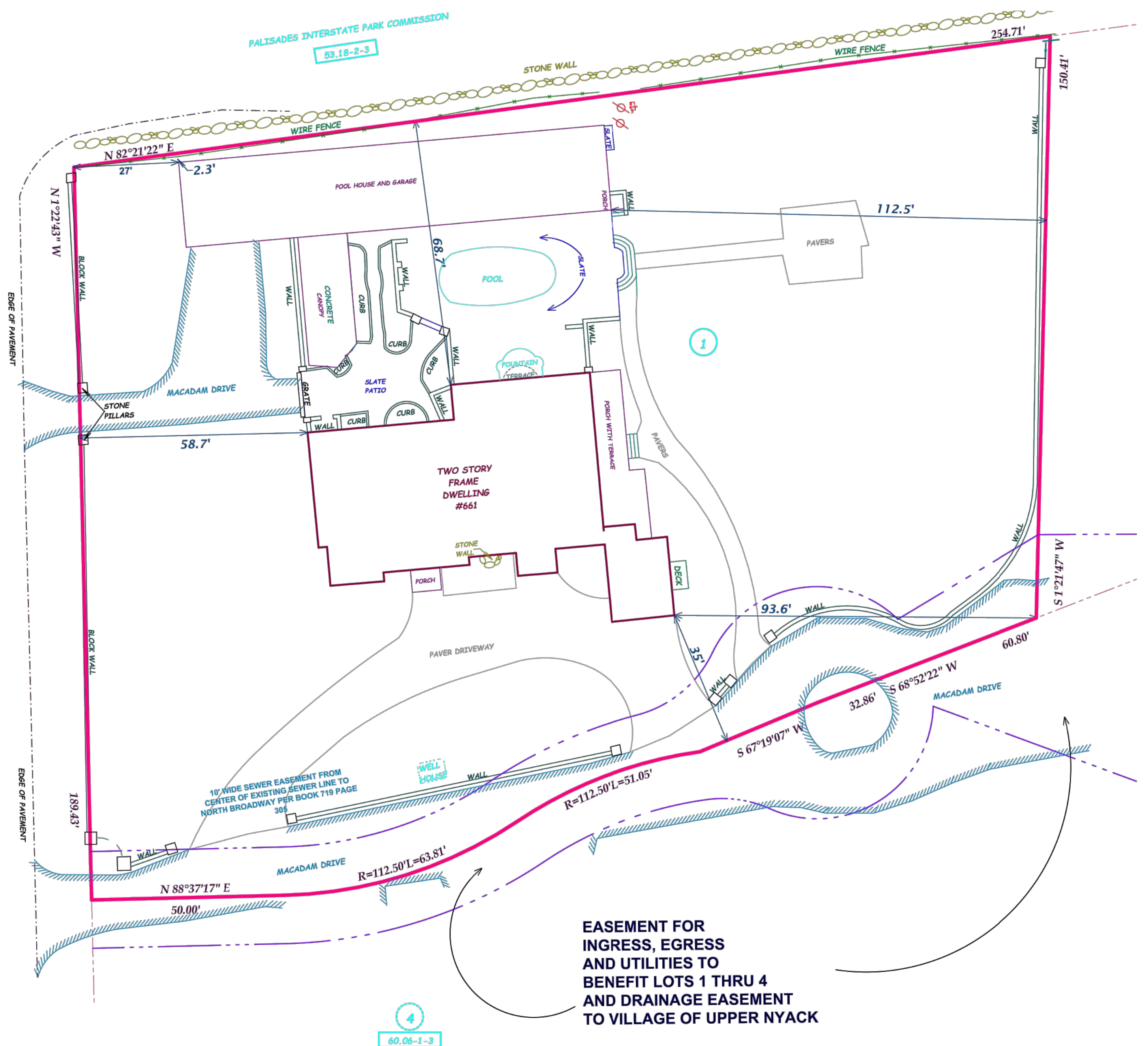
COVER	SITE PLAN & BULK TABLE
EXISTING LIVABLE AREA:	
FFP	3095
SFP	2908
PD COVERAGE:	
EXISTING - DWELLING	3442
GARAGE/CABANA	2405
TOTAL	5847
PROPOSED PD COVERAGE:	
NO CHANGE	
EXISTING B&S COVERAGE:	
EXISTING DWELLING	3442
EXISTING GARAGE/CABANA	2405
EXISTING MACADAM ENTRY DRIVE	3045
PAVER DRIVE	2590
PAVER WALKS	1169
PORCHES & TERRACE	434
POOL PATIO	2630
POOL	-363
CANOPY	445
N. DRIVE	1318
WALL PIERS	120
TOTAL	17,235
EXISTING BUILDINGS & STRUCTURES COVERAGE 17,235	
PROPOSED NEW B&S COVERAGE:	
NONE	

NY LICENSE # 15938

**KIER B. LEVESQUE RA**  
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 845-358-2359



NORTH BROADWAY



CONSTRUCTION SHALL COMPLY WITH ALL UPPER NYACK STANDARDS.

UPPER NYACK PLANNING BOARD APPROVAL IS VALID FOR 3 YEARS

TAX MAP # SECTION 60.06-1-1

THE INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY FOR MARSH DATED SEPTEMBER 16, 2019 BY:

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**LEGEND**

—	PROPERTY LINES
- - -	SETBACK LINES
- 87 -	EXISTING GRADE LINES
⊙ H E	UTILITIES
— GAS	GAS LINE
— SILT	SILT FENCE OR HAY BALES

1 SITE PLAN  
C 1 INCH = 20 FEET

APRIL 22, 2021  
 APRIL 5, 2021  
 JOB #1998