Project Goose
Planning Board Meeting
June 2022

Contents

1. Narrative

Overview

We are pleased to present Project Goose (the "Project"), a meaningful repositioning of 11 Tompkins Court in Upper Nyack that dramatically enhances the property's aesthetics, environment, and safety. The Project team appreciates the feedback it has received since October 2021 and has incorporated those comments in the following pages. It is noteworthy that the Applicants previewed this Project with its Homeowners Association on April 4, 2022 and in doing so received no comments (Section 8b). In discussion with the HOA, unanimous enthusiasm for the project included appreciated investment in the neighborhood, desire to meaningfully improve existing and deteriorating conditions, and enhancements to property value.

Background

11 Tompkins Court, Tax Lot 60.14-1-12.7 ("Lot 7") on the Town of Clarkstown tax maps, sits proximate to the Hudson River having a net lot area of 36,108 square feet[1] in the R-30 zoning district. Lot 7 is located in the Rose Subdivision, an average density subdivision that established unique bulk requirements for these lots in 1999 (Sections 9a and 5a). The existing dwelling is a traditional, white, two-story single-family house covering 3,293 square feet (9.1%) of Lot 7. Additional structural improvements include a driveway, pool, multiple patios, and walkways with Development Coverage of 11,684 square feet (32.4%), all of which is Impervious Surface Coverage. See Existing Coverage Map, Section 3a.

Repositioning Tenets

We believe our four Project tenets are consistent with The Village of Upper Nyack's Comprehensive Plan of 2021.

1. Substantially improve the overall design aesthetic of the dwelling
2. Improve environmental and safety conditions of the property
3. Beautify the landscape
4. Limit incremental development coverage

Key Project Elements

Barnes Coy and Laguardia Design Group have partnered to deliver a modern, artistic approach to the natural beauty typified by Upper Nyack.

> *Starting with the premise that architecture begins with the site, the theme of the project at 11 Tompkins Court in Upper Nyack is to transform the ordinary existing structure into an architecturally distinguished house, worthy of this extraordinary site.*
>
> *The principal characteristic of the design envisions a complete replacement of the East facade (facing the river), with a glass curtainwall articulated to take advantage of views of the riverscape to the north, east, and south.*
>
> *The other major design intervention is to replace the swimming pool with a longer, slimmer pool which will define the entire width of the terrace from north to south. The pool will feature a zero edge on the river side, creating a visual illusion of the pool water flowing into the river. The pool terrace design also foresees a 2-0" retreat from the river of the terrace and pool retaining wall, as well as replacing the blank white wall below the pool with a glass wall.* ***– Barnes Coy Architects***

[1] Lot 7 area is comprised of 36,108 square feet of Dry Land and 61,522 square feet of Land Underwater. Lot 7 is a part of an average density subdivision as filed 7/9/1999 on Map 7279, Book 120 Page 11 (Section 9a). The subdivision includes a conveyance of the lands underwater via a Letters Patent dated July 23, 1873, recorded in Book 42 of Patents at page 297 which conveyed the 6.099-acre parcel of land (as well as others) to Mr. Voorhis (Section 9a). The Office of General Services has affirmed that the New York State has no interest in the lands under water and that they were legally and appropriately conveyed for the purposes of commerce or the beneficial enjoyment to the landowner.

The landscape design for 11 Tompkins Court is aesthetically pleasing, while also ecologically appropriate. The proposed design reestablishes a connection between the property and its greater environmental context.

The clean lines of the architecture are echoed in the layout of the key landscape spaces.

The edges of the proposed home are softened by lush plantings, blurring the edges between site and structure.

Native plantings will be used throughout the site to provide habitat for local wildlife.

Biofiltration rain gardens will capture and filter site runoff as it recharges into the surrounding watershed.

The result of this holistic landscape design is a project that enhances both the aesthetics and ecological qualities of the site and surrounding area. ***– Laguardia Design Group***

Driveway

- Install an automated gate at entrance of driveway
- Replace the existing non-permeable driveway with a NYSDEC compliant permeable surface[2]

Front Yard

- Meaningfully increase tree and shrub plantings in the front yard to provide a buffer between the house and the driveway
- New koi pond with floating pavers leading to the front door
- Area to support geothermal wells

Roof

- Replace existing composite roof with a black standing seam zinc roof

Western (Front) Elevation

- Enhancements to front elevation are sophisticated yet understated without meaningful height changes so as not to disrupt neighborly views
- Refresh façade with dark, sustainably sourced, shou-sugi-ban cladding and larger windows facing the driveway
- Enhance presence of entryway with a glass and steel butterfly-shaped canopy
- Increase garage capacity from two cars to four cars utilizing a mechanical car lift. Maximum height of dwelling in this area increases two and a half feet.

Northern (Side) Elevation

- Predominately cosmetic changes increasing quantum of windows

Eastern (Rear) Lower Level Elevation

- Northern two-thirds of floor plan extended East by an average of 8 feet and walls and windows replaced with a glass curtain wall
- Southern third of floor plan extended East by 14 feet on the lower level over existing patio and 18 feet on the upper level and includes mostly floor to ceiling windows
- DRPILLA has been retained to calculate and verify the structural adequacy of the (i) glass curtainwall and (ii) glass roof against snow, ice, wind, water, and tectonics

[2] NYDEC website (https://www.dec.ny.gov/docs/water_pdf/swdm2015chptr05.pdf).

Eastern (Rear) Basement Elevation

- Maximizes dwelling improvements while minimizing incremental development coverage through creative buildout under existing pool deck coverage
- Pool deck moved inland a few feet
- Existing southern stairwell replaced and refreshed with a modernized stairwell
- A finished concrete palate used to soften existing white pool wall color and provide a more natural aesthetic
- DRPILLA has been retained to calculate and verify the structural adequacy of the window framing against wind, water, and tectonics

Southern (Side) Elevation

- Additional windows and recladding

Pool Deck Area

- Replacement of in-ground pool with infinity-edge pool
- Inclusion of planters behind deck chairs
- New York State compliant safety fences will be installed around the property

Southern Garden Outside Offices

- Bird and sculpture garden
- Area enclosed by boxwoods
- Specimen tree underneath which bird feeds and a bird bath
- Area remains flat and supported by a retaining wall that improves upon the existing retaining wall's coloration

Northern Yard

- Natural pathway with steppingstones
- Replanting most of area
- Bioswale created to address 800 square feet of existing drainage issues (Section 2c)
- Creation of a Cat Garden to facilitate outdoor interaction of the Applicant's indoor housecats

Northeastern Erosion Area

- Steep slope stabilization and erosion mitigation through vegetative plantings and terraces (Section 2c)
- Nearly 1,300 square feet remediated
- Retaining walls will be no more than six feet and are intended to be complimentary with surroundings
- Existing slopes, as mentioned in the Zoning Summary, are not original to the landscape

Southern Yard

- Bioswale created to address existing drainage issue (Section 2c) - approximately 1,100 square feet of steep slopes improved
- Terraced al fresco dining area next to pool steps improves drainage and site stability - nearly 900 square feet of steep slopes remediated
- Rock retaining wall and patio replaced with stairs from driveway
- Installation of backup generator where existing pool equipment is located resulting in a smaller footprint in this area

Upper Level Floorplan

- Guest bathroom added
- Laundry and mud room expanded

- Bedrooms slightly enlarged
- Installation of an elevator
- Replace straight staircase with a spiral staircase

Lower Level Floorplan

- Open kitchen, living room, dining room floor plan
- Smaller spiral staircase installed to provide access to basement
- Fireplace moved to center of smaller spiral staircase
- Adds two offices
- Kitchen expands
- Existing areas replaced by a library
- Powder room moved
- Existing room replaced with cabana bathroom
- Mechanicals moved

Basement Floorplan

- Entire area built out under existing pool infrastructure, no new development coverage
- New recreation floor to include entertainment area, gym, sauna, bathroom, and massage room
    - Most of this area remains mostly subterranean
- Additional areas built out to include storage rooms and contain pool equipment
    - All of these ceiling heights to be not more than seven feet
- DRPILLA has been retained to calculate and verify the structural adequacy against weight, wind, water, and tectonics
- The Basement elevation targeted at a minimum elevation greater than 9.1 feet (100-year flood plain plus 2.1 feet)

Tree Removal and Replanting Plan

- LaGuardia Design Group has created a comprehensive tree removal and replanting plan in connection with this Project
- Generally, tree removal of any significance is expected to be limited to site improvement or to facilitate construction activities. Indication of tree retention and removal is contained in Section 7.
- Site replanting and restoral activities will be extensive and more abundant than existing conditions. An indicative list and quantum of trees, shrubs, grasses, and vines is contained in Section 7.

Lighting Plan

- Site lighting predominately limited to path lighting and stairwell lighting. See Section 7.
- The proposed electrical plan is developed in compliance with general lighting standards and “dark sky” criteria as described in Section 6.6.1 of the zoning code.

Zoning Summary

As required by §10.5.17 of Local Law #5 of 2022, a comprehensive table of bulk requirements can be found on the Site Plan Section 5a. A summary of the Project's compliance with applicable General Bulk Regulations is found below for Zone Area R-30. As referenced in the Narrative Background, lots in the Rose Subdivision are subject to the bulk regulations and net lot area depicted on the plat at the time the subdivision was created.

Bulk Regulation	Existing	Proposed	Comment
1. Structural setbacks	Full compliance	Full compliance	Pool deck moves inward from rear lot line
2. Building height (35 feet)	31.0 feet	33.5 feet	Maximum height increased by 2.5 feet; average height significantly less than that
3. Development Coverage (25.0%)	32.4%, Impervious 32.4%, Total	24.2%, Impervious 36.2%, Total	• Replace non-permeable driveway with a NYSDEC compliant permeable surface; ~3,000 square feet improved • Removal of one of the pool deck staircases
4. Building Coverage (12.0%)	9.1%	13.8%, 11.1% excluding below pool deck	• 81% of Building Coverage at ground level • 19% of Building Coverage partially subterranean • Subterranean coverage below existing pool deck, i.e. no incremental physical expansion
5. FAR (0.20)	0.13	0.22, 0.18, at ground level	• 18% of FAR in Basement, below existing pool infrastructure
6. Steep Slope Disturbance	NA	Full Site Improvement Plan	• 14% of net lot area subject to steep slopes • Plans to improve nearly all steep slopes • Dramatic improvement to ground stability and drainage

Variances are required for Building Coverage, FAR, and Steep Slope Disturbance. The rationale for requesting variances is as follows:

- *Development Coverage*: The property is existing nonconforming. Total existing Development Coverage is 32.4%, all of which is Impervious Surface Coverage, vs. 25.0% allowable per zoning code. Improvements to the Lot will remove a lot of this impervious hardscape and reduce Impervious Surface Coverage to 24.2%. Most of this reduction will come from the driveway utilizing the latest permeable paver technology that would meet or exceed NYSDEC standards. Including all porous surfaces that meet NYSDEC standards, total proposed Development Coverage increases to 36.2%.
- *Building Coverage*: Applicant has gone to great lengths to contain expansion areas to already-improved locations. Notably, the newly improved area under the pool deck does not increase Development

Coverage while increasing Building Coverage. Fifty-seven percent of the increase in Building Coverage is contained below the pool deck. In fact, the size of this existing infrastructure is reduced to accommodate the design aesthetic. Building this area out as a single story, as opposed to other areas which could accommodate two stories or more, magnifies the adverse calculation of this bulk regulation. Proposed Building Coverage 13.8% vs 12.0% allowable per zoning code. It is notable that 2.7 points of this Building Coverage is below the pool deck, a structure that currently exists. Exclusive of this area the Building Coverage is only 11.1%.

- *FAR*: Aesthetics and structural development under the pool require utilization of more floor area than otherwise necessary building above ground. We believe seeking a variance would be preferable to all interested parties. Proposed FAR 0.22 vs 0.20 allowable per zoning code. It is notable that 0.4 of this FAR is below the pool deck. Exclusive of this area the FAR is only 0.18.
- *Steep Slope Disturbance*: Steep slopes do not comprise a large area (~5,200 square feet), nor are they a significant component of net lot area (less than 15% of total). However, in the interest of safety, aesthetics, and preservation of the environment, the Applicant intends to restore, plant and/or terrace sections of its property that are eroding or subject to significant drainage issues. Terraces, and their supporting retaining walls in compliance with code, are to be added in the rear of the property. In addition to the positive effects of these efforts, it is notable that the areas being disturbed (i) do not have any houses or roads in front of them and (ii) are directly in front of the Hudson River the land and water area for which is privately owned by the Applicant. Finally, it should be noted that the slopes existing at the property today are <u>not</u> the original slopes. In connection with the creation of the subdivision, Lot and residence in 2006, the original slopes were modified / disturbed. Further modification of these slopes has no impact to any natural or historical significance of the area.

Thank you in advance for your time and consideration. We look forward to the comments of this Board and those of the public.

2. Subdivision, Dwelling, and Landscape Photos

2a. Rose Subdivision from the Hudson River

2b. Existing Dwelling Aesthetics

Western view, front

Southeastern view, rear

Northeastern view, rear

Eastern view, rear

2c. Existing Unmaintained Landscape and Drainage Issues

Erosion area on Hudson River

~1,300 sq. ft. – >40% slope

Drainage issue, southern side

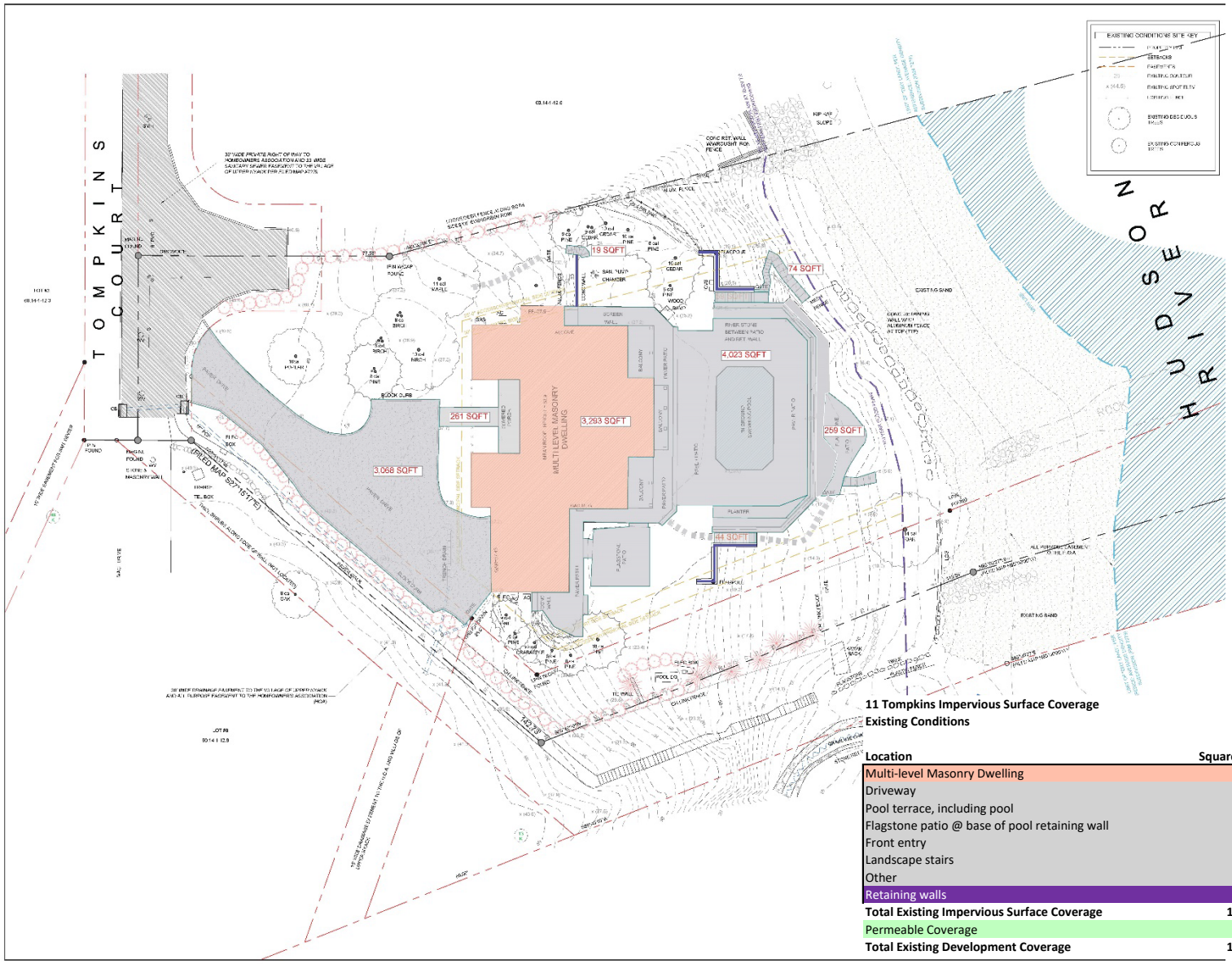
~1,100 sq. ft. – 15 to 24% slope

Drainage issue, northern side

~800 sq. ft. – 15 to 40% slope

3. Coverage Maps

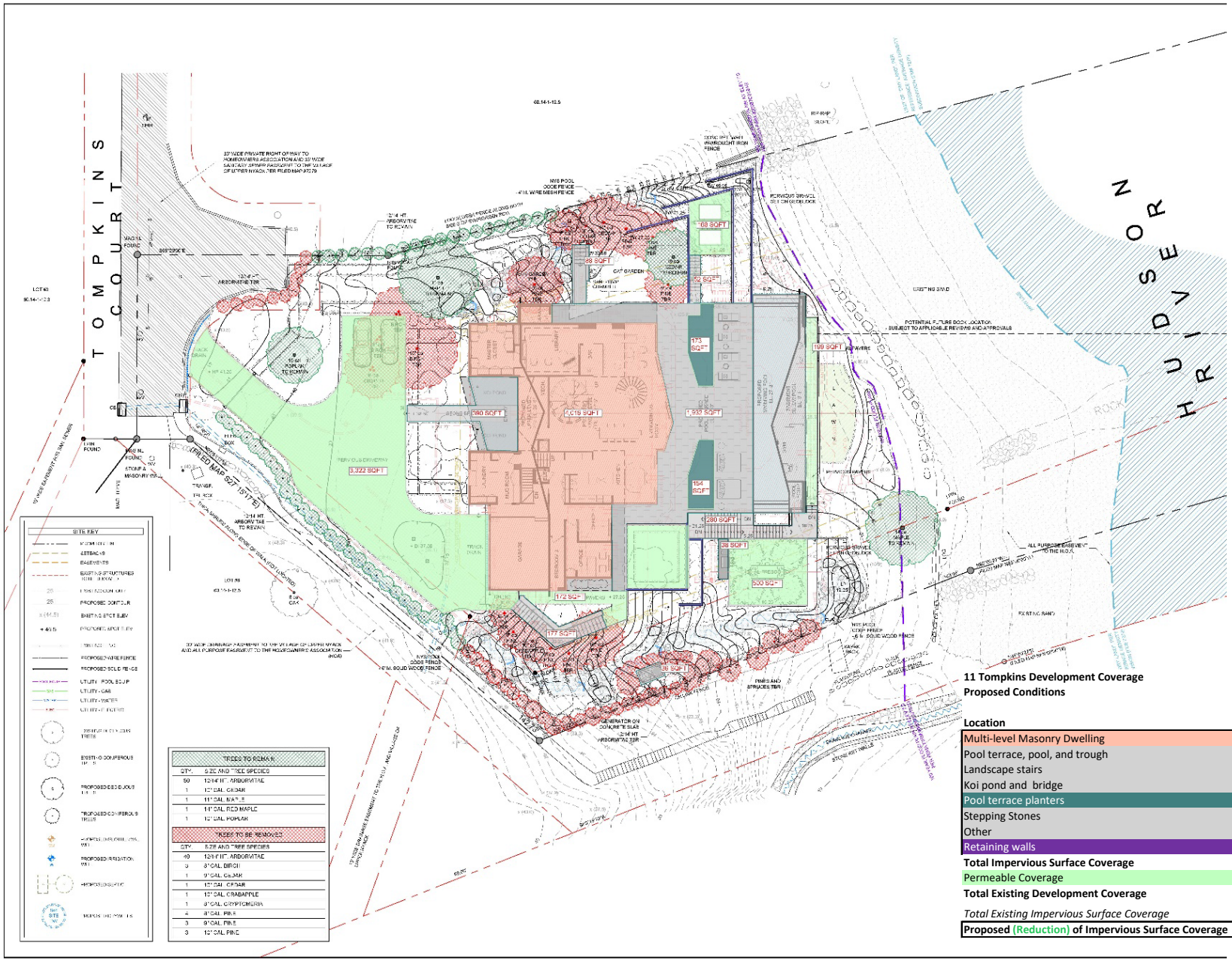
3a. Existing Coverage Map



11 Tompkins Impervious Surface Coverage
Existing Conditions

Location	Square Feet
Multi-level Masonry Dwelling	3,293
Driveway	3,068
Pool terrace, including pool	4,484
Flagstone patio @ base of pool retaining wall	259
Front entry	200
Landscape stairs	196
Other	84
Retaining walls	100
Total Existing Impervious Surface Coverage	**11,684**
Permeable Coverage	0
Total Existing Development Coverage	**11,684**

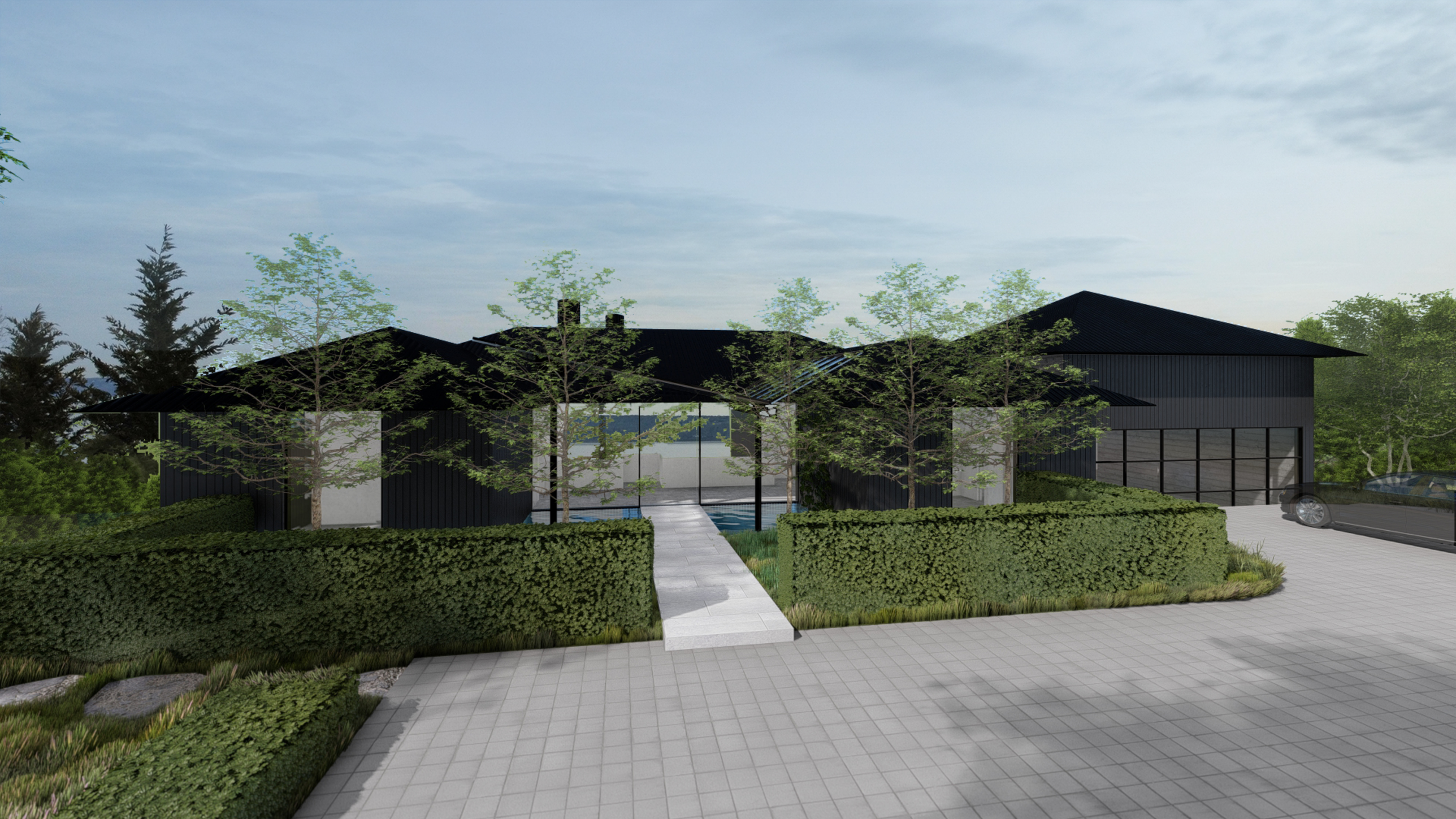
3b. Proposed Coverage Map



11 Tompkins Development Coverage
Proposed Conditions

Location	Square Feet
Multi-level Masonry Dwelling	4,016
Pool terrace, pool, and trough	3,032
Landscape stairs	598
Koi pond and bridge	390
Pool terrace planters	327
Stepping Stones	176
Other	74
Retaining walls	115
Total Impervious Surface Coverage	**8,728**
Permeable Coverage	4,361
Total Existing Development Coverage	**13,089**
Total Existing Impervious Surface Coverage	*11,684*
Proposed (Reduction) of Impervious Surface Coverage	**(2,956)**

4. Renderings



5. Site Plan and SWPPP

5a. Site Plan

Note: All Site Plan Requirements (§10.5) and Site Plan Standards (§10.6) been included and adhered

DRAWINGS PREPARED FOR

PROJECT GOOSE SITE PLAN

VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

OWNER:
ADAM BUDGOR & SORAYA SCROGGINS
11 TOMPKINS COURT
UPPER NYACK NY 10960

APPLICANT:
ADAM BUDGOR & SORAYA SCROGGINS
11 TOMPKINS COURT
UPPER NYACK NY 10960

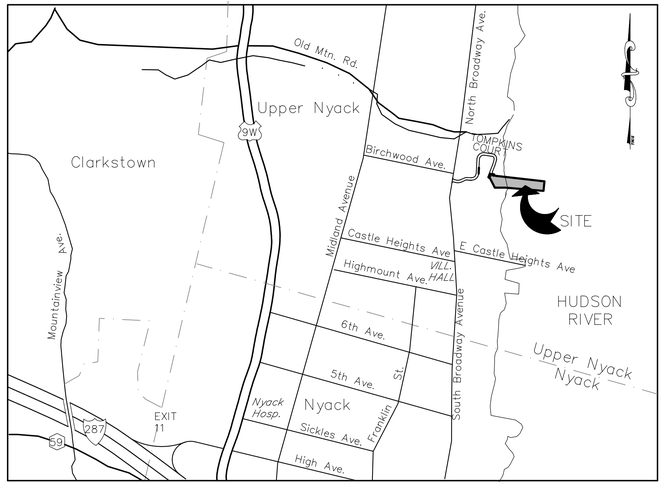
SITE ENGINEER:
BROOKER ENGINEERING P.L.L.C.
74 LAFAYETTE AVENUE, SUITE 501
SUFFERN, NEW YORK 10901
(845) 357–4411

LAND SURVEYOR:
JAY A. GREENWELL, PLS, LLC
34 WAYNE AVE, 2ND. FLOOR
SUFFERN, NY 10901
(845) 357–08301

ARCHITECT:
BARNES COY ARCHITECTS
1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY 11932
(631) 537–3555

ATTORNEY:
DONALD BRENNER, P.E., LL.B.
4 INDEPENDENCE AVENUE
TAPPAN, NY 10983
PHONE: (845) 359–2210

LANDSCAPE ARCHITECT:
LAGUARDIA DESIGN LANDSCAPE ARCHITECT
38 SCUTTLE HOLE ROAD
WATER MILL, NY 11976
(631)–726–1478



LOCATION MAP
SCALE 1" = 1000'

NOTES:

1. THIS IS A SITE PLAN OF LOT 12.7, BLOCK 1, SECTION 60.14 OF THE TOWN OF UPPER NYACK TAX MAPS.
2. PROPERTY ADDRESS: 11 TOMPKINS COURT UPPER NYACK NY 10960
3. AREA OF TRACT: 97,630 SF
4. ZONE: R-30
5. RECORD OWNER: ADAM BUDGOR & SORAYA SCROGGINS
6. APPLICANT: ADAM BUDGOR & SORAYA SCROGGINS
7. FIRE DISTRICT: VAL COTTAGE FD012
8. SCHOOL DISTRICT: NYACK UFCSD 392404
9. WATER DISTRICT: CONSOL. WD011
10. WATER SUPPLY: VEOLIA WATER COMPANY
11. SEWER DISTRICT: VILLAGE OF UPPER NYACK MUNICIPAL SYSTEM
12. DATUM: NAVD 88
13. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE CONNECTIONS TO BUILDING SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCHES DIAMETER.
14. MINIMUM SIGHT DISTANCE FROM NEW DRIVEWAY 200'+ TO THE NORTH MEETS AASHTO STANDARDS.

DRAWING LIST:

SITE PLAN DRAWINGS (BROOKER ENGINEERING, PLLC)

		ORIGINAL DATE	LAST REVISED DATE
SI-1	TITLE SHEET	05/03/2022	05/10/2022
SI-2	SITE PLAN	05/03/2022	05/10/2022
SI-3	EXISTING CONDITIONS AND DEMOLITION PLAN	05/03/2022	05/10/2022
SI-4	GRADING AND UTILITY PLAN	05/03/2022	05/10/2022
SI-5	SOIL EROSION & SEDIMENT CONTROL PLAN	05/03/2022	05/10/2022
SI-6	CONSTRUCTION DETAILS	05/03/2022	05/10/2022

SURVEY DRAWINGS (JAY A. GREENWELL, PLS, LLC)

	ORIGINAL DATE	LAST REVISED DATE
EXISTING CONDITIONS SURVEY	09/28/2021	05/10/2022
SLOPE CATEGORY MAP	04/18/2021	05/10/2022

LANDSCAPE DRAWINGS (LAGUARDIA DESIGN LANDSCAPE ARCHITECT)

	ORIGINAL DATE	LAST REVISED DATE
L2.1 TREE REMOVALS PLAN	04/29/2022	05/10/2022
L5.1 PLANTING PLAN	04/29/2022	05/10/2022
L6.1 ELECTRICAL PLAN	04/29/2022	05/10/2022

APPROVED FOR FILING

OWNER/APPLICANT ADAM BUDGOR & SORAYA SCROGGINS DATE

APPROVED BY RESOLUTION OF THE VILLAGE OF UPPER NYACK PLANNING BOARD ON _____

CHAIRMAN DATE

REV	DESCRIPTION	BY	DATE
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

BROOKER ENGINEERING, PLLC
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
LAND DEVELOPMENT MUNICIPAL STRUCTURAL HYDROLOGICAL SURVEYING
www.BrookerEngineering.com
74 Lafayette Avenue, Suite 501, Suffern, NY 10901, (845) 357–4411
22 Paris Avenue, Suite 105, Rockleigh, NJ 07647, (201) 684–1221

PROJECT:
PROJECT GOOSE SITE PLAN
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

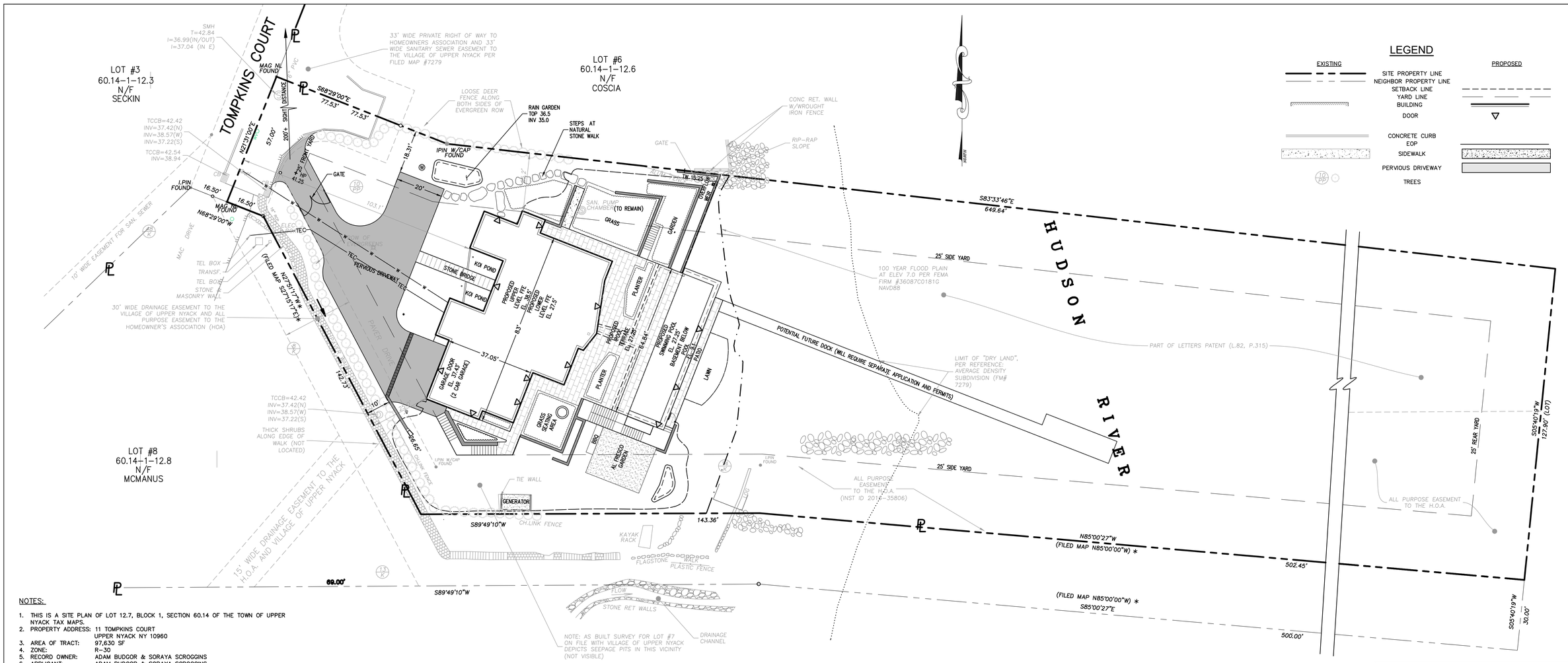
TITLE:
TITLE SHEET

STATE OF NEW YORK — KENNETH H. DEGENNARO — 076214 — LICENSED PROFESSIONAL ENGINEER

KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

PROJECT NO:	DRAWN:	CHECKED:
21240	JO	KD

SCALE: 1"=20
GRAPHIC SCALE: 0 20' 40'
DATE: 05/03/2022
DRAWING NO: **SI–1**



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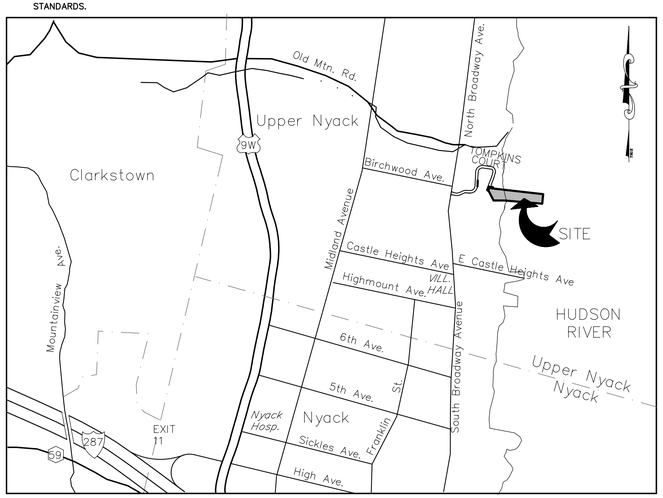

LOCATION MAP
SCALE 1" = 1000'

BULK TABLE ZONE R–30

	GROSS LOT AREA	MIN NET LOT AREA	MIN LOT WIDTH	MINIMUM FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	MIN TOTAL SIDE YARDS	MIN REAR YARD	MAX BLDG HEIGHT	DEVELOPMENT COVERAGE (TOTAL)	BUILDING COVERAGE (PRIMARY BLDG)	F.A.R (MAX.)	MIN DISTANCE BETWEEN BLDGS ON SAME LOT	MIN SETBACK FOR PARKING AREAS & ACCESS DRIVEWAYS FROM ANY LOT LINE	PROPOSED AREA OF DISTURBANCE
REQUIRED	N/A	25,000 SF PER MAP 7279	100 FT	0 FT PER MAP 7279	25 FT PER MAP 7279	25 FT PER MAP 7279	50 FT PER MAP 7279	25 FT PER MAP 7279	35 FT PER MAP 7279	25% PER MAP 7279	12% PER MAP 7279	0.20	10 FT	5 FT	SLOPE 40% OR GREATER (NO DISTURBANCE ALLOWED) SLOPE 25–39% (NO MORE THAN 20% ALLOWED) SLOPE 15–24% (NO MORE THAN 35% ALLOWED)
EXISTING	N/A	36,108 SF [1]	140 FT	57 FT± [2]	103.1 FT	25.0 FT	50.2 FT	500 FT+	31.5 FT	25%	9.1%	0.13	N/A	8.58 FT	N/A
PROPOSED	N/A	36,108 SF [1]	140 FT	57' FT± [2]	103.1 FT	25.0 FT	50.2 FT	500 FT+	33.5 FT	36.2% [3,6]	13.8% [4,6]	0.22 [5,6]	N/A	10.0 FT	SLOPE 40% OR GREATER = 2,125 SF (100% PROPOSED DISTURBANCE) [6] SLOPE 25–39% = 1,847 SF (100% PROPOSED DISTURBANCE) [6] SLOPE 15–24% = 1,238 SF (100% PROPOSED DISTURBANCE) [6]

[1] TOTAL AREA BOUNDED BY RECORD DESCRIPTION = 97,630 SF
TOTAL AREA "DRY LAND" PER REFERENCE FILED MAP AND LOT SURVEYS ON FILE WITH THE VILLAGE OF UPPER NYACK BUILDING DEPARTMENT = 36,108 SF±

[2] FRONTAGE ON A PRIVATE ROAD

[3] DEVELOPMENT COVERAGE: 13,089 SF / 36,108 SF = 36.2% INCLUDING 4,361 SF OF POROUS PAVEMENTS AND FEATURES. EXCLUDING POROUS COVERAGE, IMPERVIOUS SURFACE COVERAGE 8,728 SF / 36,108 SF = 24.2%

[4] BUILDING COVERAGE: 4,979 SF / 36,108 SF = 13.8% INCLUDING 963 SF OF BASEMENT BENEATH THE POOL DECK AT THE GROUND LEVEL. EXCLUDING BASEMENT BENEATH THE POOL DECK, BUILDING COVERAGE 4,016 SF / 36,108 SF = 11.1%

[5] FAR: 8,108 SF / 36,108 SF = 0.22 – UPPER LEVEL: 3,099 SF, LOWER LEVEL: 3,527 SF, BASEMENT BENEATH THE POOL DECK: 1,482. EXCLUDING BASEMENT BENEATH THE POOL DECK, FAR 6,626 / 36,108 SF = 0.18.

[6] VARIANCE REQUIRED

NOTE:
EXISTING FEATURES TO BE REMOVED NOT SHOWN ON THIS PLAN FOR CLARITY. SEE EXISTING CONDITIONS AND DEMOLITION PLAN (DWG # Si–3).

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LAND DEVELOPMENT MUNICIPAL STRUCTURAL HYDROLOGICAL SURVEYING
www.BrookerEngineering.com
74 Lafayette Avenue, Suite 501, Suffern, NY 10901, (845) 357–4411
22 Paris Avenue, Suite 105, Rockleigh, NJ 07647, (201) 684–1221

PROJECT:
PROJECT GOOSE
SITE PLAN
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

TITLE:
SITE PLAN

STATE OF NEW YORK · KENNETH H. DEGENNARO · 076214 · LICENSED PROFESSIONAL ENGINEER

KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

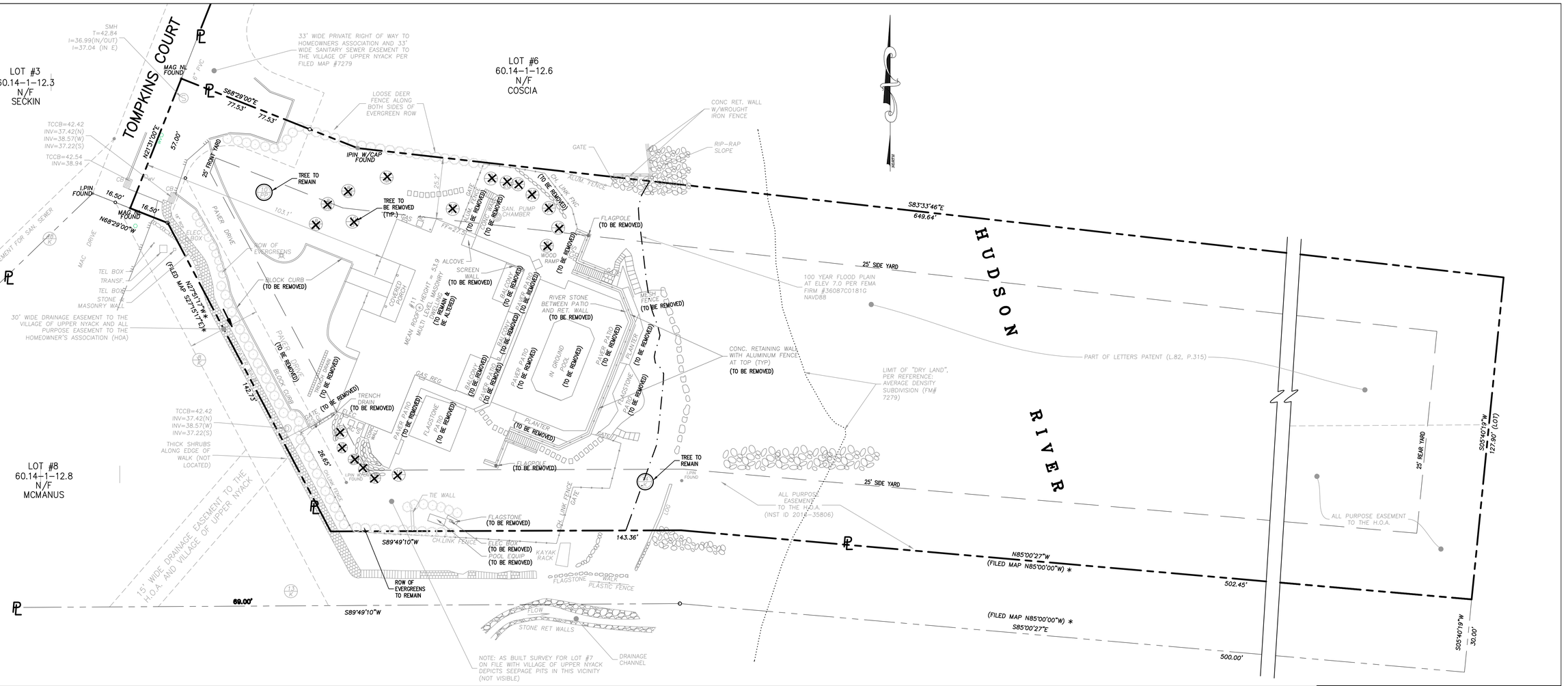
PROJECT NO:	DRAWN:	CHECKED:
21240	JO	KD

SCALE: 1"=20

GRAPHIC SCALE: 0 20' 40'

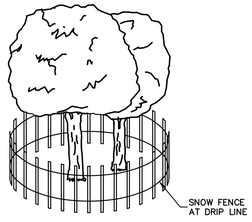
DATE: 05/03/2022

DRAWING NO: Si–2



TREE TO BE REMOVED

TREE TO BE PROTECTED DURING CONSTRUCTION



NOTE:
PROVIDE PROTECTION FOR TREES TO REMAIN WITHIN THE LIMIT OF DISTURBANCE

TREE PROTECTION DETAIL

N.T.S.

REV	DESCRIPTION	BY	DATE
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

DISCLAIMER:
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BROOKER ENGINEERING, PLLC
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LAND DEVELOPMENT MUNICIPAL STRUCTURAL HYDROLOGICAL SURVEYING
www.BrookerEngineering.com
74 Lafayette Avenue, Suite 501
Suffern, NY 10901
(845) 357-4411
22 Paris Avenue, Suite 105
Rockleigh, NJ 07647
(201) 684-1221

PROJECT:
PROJECT GOOSE
SITE PLAN
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

STATE OF NEW YORK · KENNETH H. DEGENNARO · 076214 · LICENSED PROFESSIONAL ENGINEER

KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

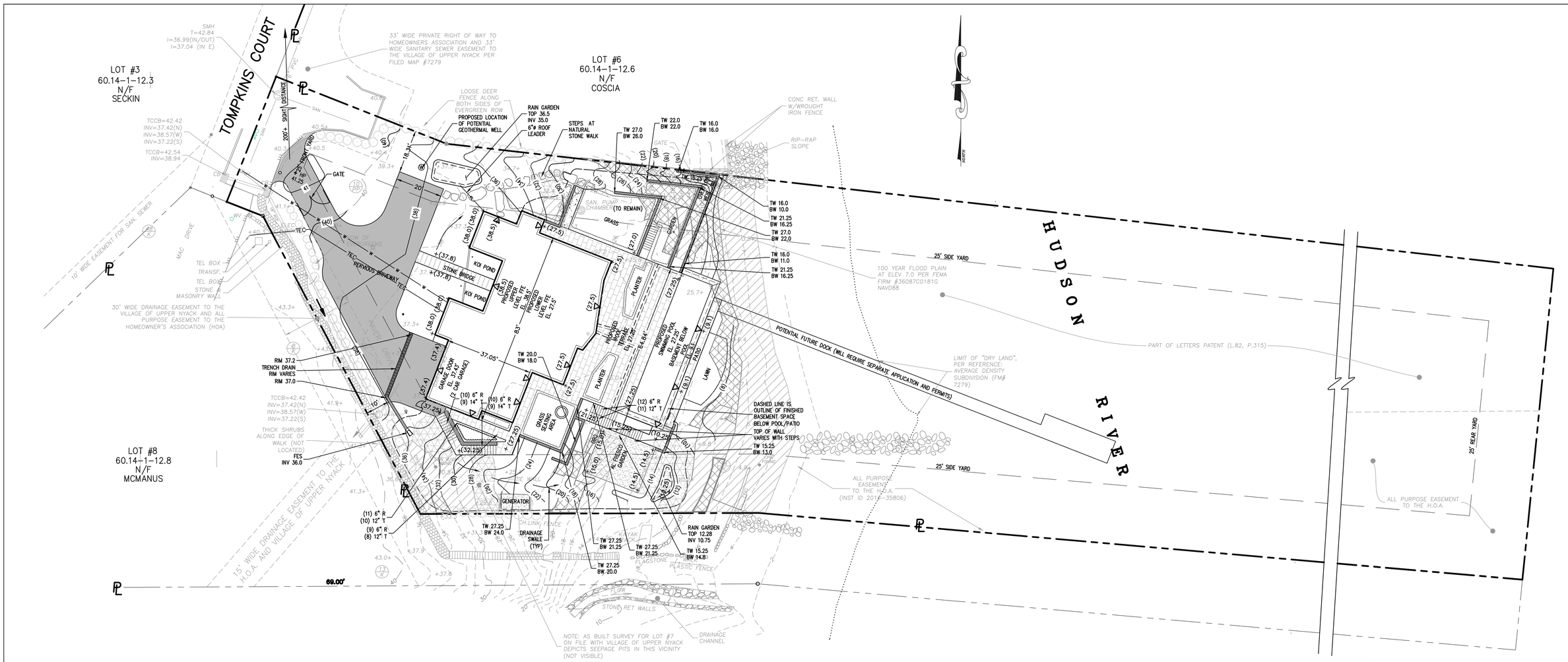
PROJECT NO:	DRAWN:	CHECKED:
21240	JO	KD

SCALE: 1"=20

GRAPHIC SCALE: 0 20' 40'

DATE: 05/03/2022

DRAWING NO: **SI-3**



SLOPE CATEGORIES	TOTAL AREA	SLOPE DEDUCTION	LIMITATION OF DISTURBANCE PER SECT. 6.7.1	AMOUNT OF DISTURBANCE PROPOSED
SLOPE 40% OR GREATER	2125 SF	N/A *	(NO DISTURBANCE PERMITTED WITHOUT VARIANCE)	100%
SLOPE 25%-39%	1847 SF	N/A *	NO MORE THAN 20% OF THIS AREA MAY BE DISTURBED WITHOUT VARIANCE)	100%
SLOPE 15%-24%	1238 SF	N/A *	NO MORE THAN 35% OF THIS AREA MAY BE DISTURBED WITHOUT VARIANCE)	100%

* NET LOT AREA DETERMINED BY AVERAGE DENSITY SUBDIVISION (FILED MAP #7279)

LEGEND

EXISTING		PROPOSED
	SITE PROPERTY LINE	
	NEIGHBOR PROPERTY LINE	
	SETBACK LINE	
	YARD LINE	
	BUILDING	
	DOOR	
	CONCRETE CURB	
	EOP	
	SIDEWALK	
	PERVIOUS DRIVEWAY	
	TREES	
330	CONTOUR	(588)
×318.5	SPOT GRADE	+(325.0)
	CATCH BASIN	
	OUTLET STRUCTURE	
	FLOOR DRAIN	
D	DRAINAGE PIPE	
	DRAINAGE MANHOLE	
S	SANITARY MANHOLE	
	CLEAN OUT	
SAN	SANITARY PIPE	
	SANITARY HOUSE CONNECTION	HC HC
WS WS	WATER SERVICE	W W
	GAS SERVICE	GS GS
U/G TEL	TELEPHONE, ELECTRIC AND CABLE SERVICE	TEL RL
WV	WATER VALVE	
W	WATER MAIN	
GV	GAS VALVE	
G G	GAS MAIN	
OHU	OVERHEAD UTILITIES	

REV	DESCRIPTION	BY	DATE
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

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22 Paris Avenue, Suite 105, Rockleigh, NJ 07647, (201) 684-1221

PROJECT:
PROJECT GOOSE SITE PLAN
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

TITLE:
GRADING AND DRAINAGE PLAN

STATE OF NEW YORK — KENNETH H. DEGENNARO — 076214 — LICENSED PROFESSIONAL ENGINEER

KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

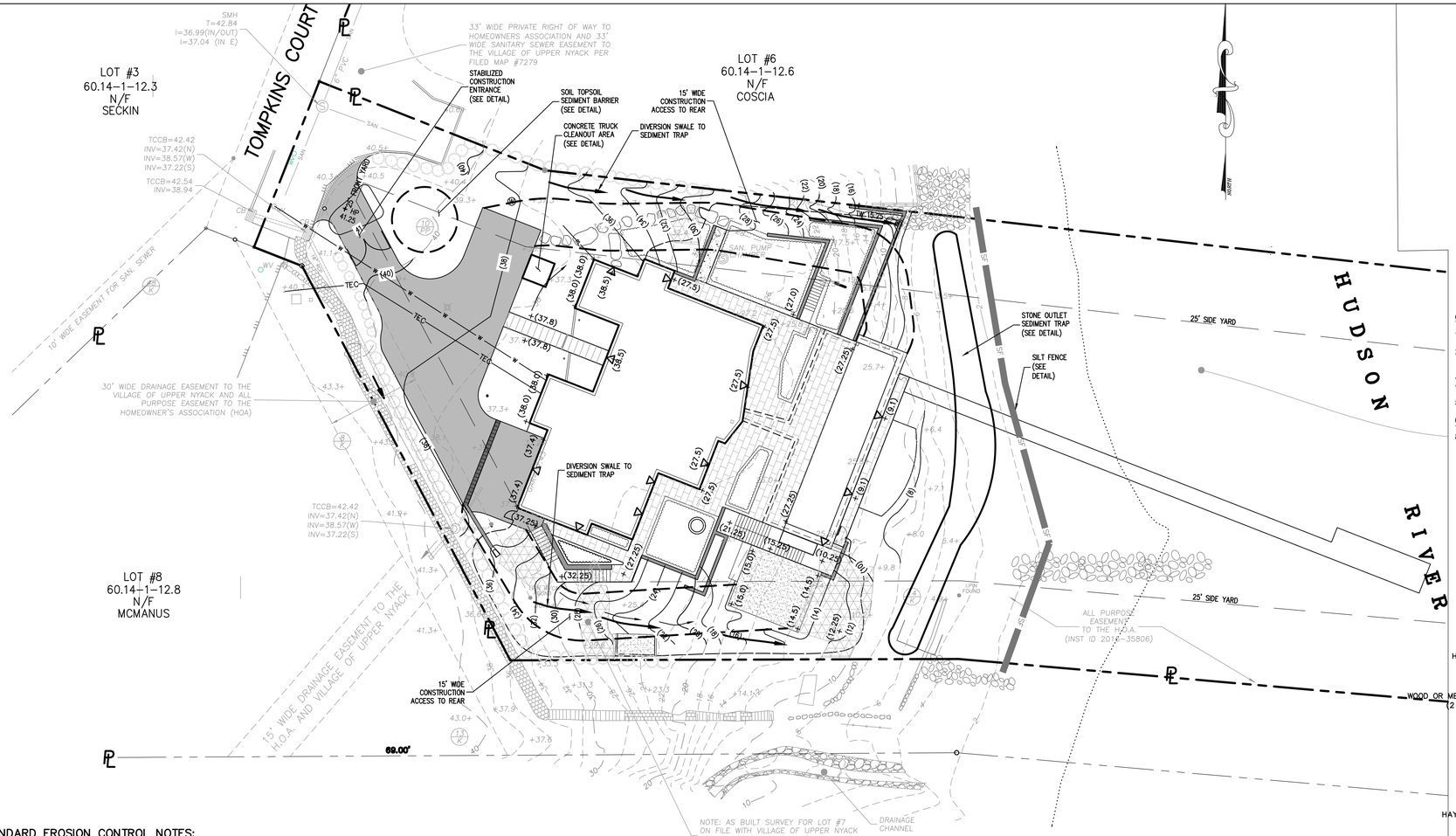
PROJECT NO:	DRAWN:	CHECKED:
21240	JO	KD

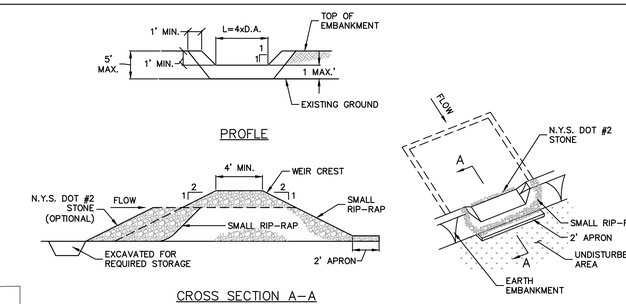
SCALE: 1"=20

GRAPHIC SCALE: 0 20' 40'

DATE: 05/03/2022

DRAWING NO: SI-4



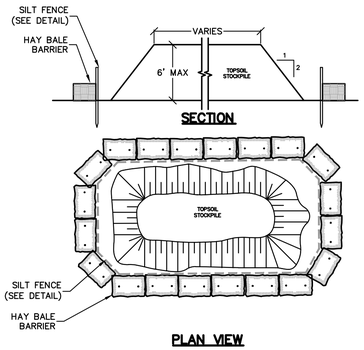


CONSTRUCTION SPECIFICATIONS:

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MATERIAL. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OF OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. THE STONE USED IN THE OUTLET SHALL BE SMALL RIP-RAP 4"-8" ALONG WITH A 1" THICKNESS OF 2" AGGREGATE PLACED ON THE UP-GRADE SIDE ON THE SMALL RIP-RAP OR EMBEDDED FILTER CLOTH IN THE RIP-RAP.
5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN OF THE TRAP, IT SHALL BE PLACED ON SITE AND STABILIZED.
6. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

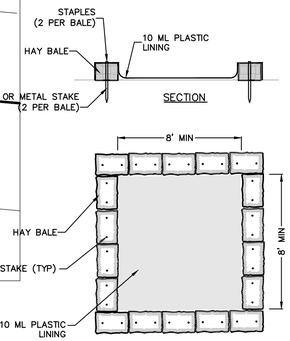
STONE OUTLET SEDIMENT TRAP ST-II

N.T.S.



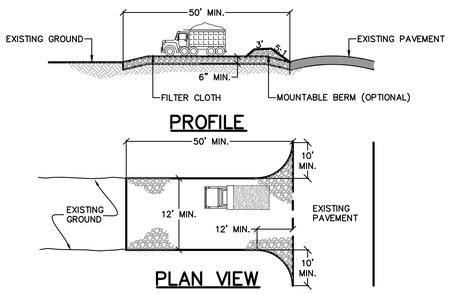
SOIL STOCKPILE SEDIMENT BARRIER

N.T.S.



CONCRETE TRUCK CLEANOUT AREA

N.T.S.



STANDARD EROSION CONTROL NOTES:

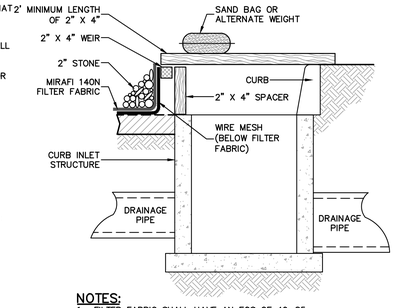
1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND SHALL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. THE SITE AT ALL TIMES SHALL BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND INSPECTING ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
4. STOCKPILES ARE NOT TO BE LOCATED WITHIN A FLOODPLAIN, BUFFER, ON A SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAY BALE SEDIMENT BARRIER OR SILT FENCE.
5. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET SHALL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
6. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE WORK AREA OR ONTO PUBLIC RIGHT-OF-WAY, SHALL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
7. DUST SHALL BE CONTROLLED AT ALL TIMES IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
8. TREES TO REMAIN AFTER CONSTRUCTION WITHIN THE WORK AREA SHALL BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
9. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTION SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
10. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN OPEN OR UNFINISHED FOR MORE THAN 10 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE. A TEMPORARY SEEDING AND/ OR MULCHING SHOULD BE APPLIED TO DISTURBED AREAS THAT ARE LEFT FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS.
11. SILT THAT LEAVES THE SITE SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
12. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS RE-GRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED PLANS.
13. ALL AREAS DISTURBED BY ON-SITE GRADING, THAT WILL NOT BE CONSTRUCTED UPON, SHALL BE STABILIZED WITH PERMANENT VEGETATIVE COVER, USING THE FOLLOWING SEEDING SCHEDULE, OR EQUIVALENT:

	1 LB. PER ACRE	1 LB. PER 1,000 SF
KENTUCKY BLUE GRASS –	20	0.45
CREEPING RED FESCUE	20	0.45
PERENNIAL RYE GRASS –	5	0.10

14. ALL SEEDED AREAS TO HAVE AN APPLICATION OF THE FOLLOWING:
LIME – AMOUNT NEEDED TO OBTAIN A pH OF 5.5
FERTILIZER – 15 LBS. PER 1,000 SF OF 10-20-10 FERTILIZER OR APPROVED EQUAL.
IF NOT LANDSCAPED OTHERWISE, ALL NEW CONSTRUCTED STEEP PERMANENT SLOPED LESS THEN 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE SEEDED WITH THE FOLLOWING:

	1 LB. PER ACRE	1 LB. PER 1,000 SF
CREEPING RED FESCUE –	10	0.45
CROWN VETCH –	15	0.35
BIRDSFOOT TREFOIL –	8	0.20
TALL FESCUE OR SMOOTH BROMEGRASS –	15	0.35
W/PERENNIAL RYE GRASS –	5	0.10

15. ALL SLOPES 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE MULCHED AND STABILIZED WITH CLOTH FABRIC AND PINNED TO THE GROUND.
16. SOD CAN BE USED INSTEAD OF SEED.
CONSTRUCTION SEQUENCE:
a. CONSTRUCT STABILIZING CONSTRUCTION ENTRANCE.
b. INSTALL SEDIMENT BARRIERS AS PER NOTE 1 ABOVE.
c. CONSTRUCT DIVERSIONS SWALES AND DRAINAGE SYSTEMS WITH MINIMUM NECESSARY CLEARING.
d. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
e. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM DRAINAGE SYSTEM.
f. INSTALL SEDIMENT CONTROL BARRIERS AROUND ALL STORM DRAIN INLETS.
g. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OR 30 DAYS AS PER NOTE 2 ABOVE.
h. AFTER COMPLETION OF THE SITE CONSTRUCTION FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTES 5 AND 6 ABOVE.
i. REMOVE SEDIMENT BARRIERS AS PER NOTE 4 ABOVE.
j. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE SPECS.
17. ALL CONSTRUCTION TO MEET CURRENT MUNICIPALITY SPECS.
18. 4" OF TOP SOIL TO BE SPREAD PRIOR TO SEEDING IN ALL DISTURBED AREAS.

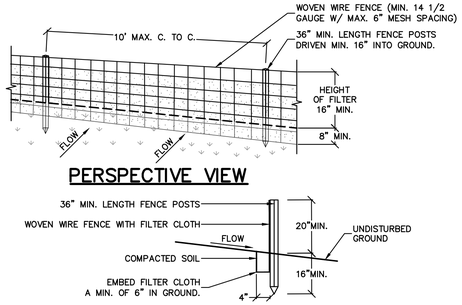


NOTES:

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" X 4" WEIR.
4. THE WEIR SHALL BE SECURELY NAILED TO 2" X 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SAND BAGS OR ALTERNATE WEIGHTS.

CURB INLET PROTECTION DETAIL

N.T.S.



NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

N.T.S.

NOTES:

1. STONE SIZE – USE 1 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS. TWENTY – FOUR (24) FOOT IF SINGLE ENTRANCE SITE.
5. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRES, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

N.T.S.

REV	DESCRIPTION	BY	DATE
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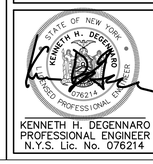
PROJECT:
PROJECT GOOSE SITE PLAN
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

TITLE:
EROSION AND SEDIMENT CONTROL PLAN



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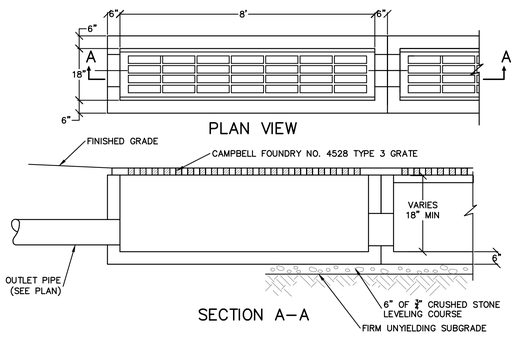
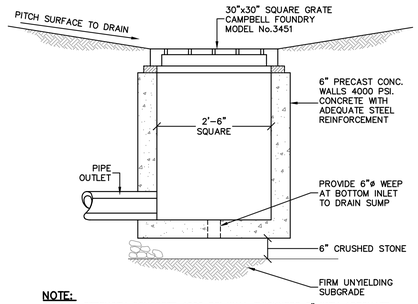
PROJECT NO:	DRAWN:	CHECKED:
21240	JO	KD

SCALE: 1"=20
GRAPHIC SCALE: 0 20' 40'
DATE: 05/03/2022
DRAWNG NO: SI-5

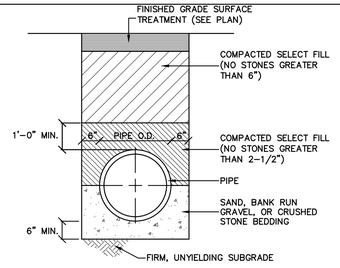


TRENCH DRAIN
N.T.S.

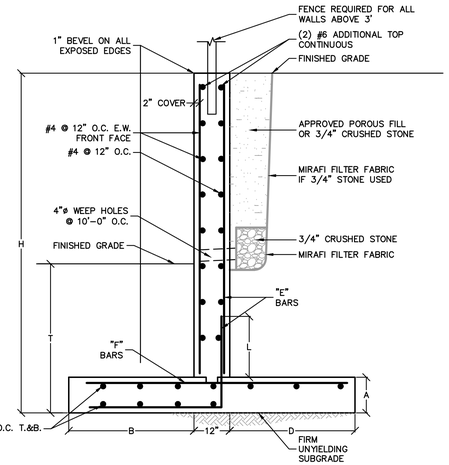


NOTE:
MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 6" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.

YARD DRAIN DETAIL
N.T.S.



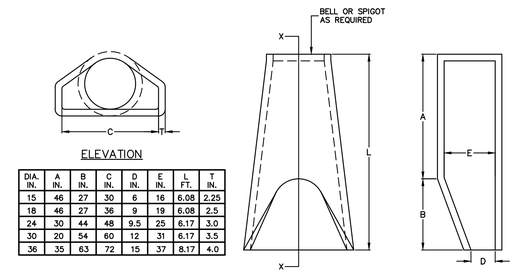
STORM PIPE BEDDING DETAIL
N.T.S.



T	H	B	D	'E'–BARS	'F'–BARS	A	L
3'–6"	5'–0"	3'–9"	–	#4 @ 12" O.C.	#4 @ 12" O.C.	1'–0"	1'–6"
3'–6"	6'–0"	4'–9"	–	#4 @ 10" O.C.	#4 @ 12" O.C.	1'–0"	1'–6"
3'–6"	7'–0"	5'–6"	–	#5 @ 12" O.C.	#4 @ 12" O.C.	1'–0"	2'–0"
3'–6"	8'–0"	6'–6"	–	#5 @ 10" O.C.	#4 @ 12" O.C.	1'–0"	2'–0"
3'–6"	9'–0"	6'–6"	1'–0"	#6 @ 12" O.C.	#4 @ 12" O.C.	1'–0"	2'–6"
3'–9"	10'–0"	6'–6"	1'–0"	#6 @ 10" O.C.	#5 @ 12" O.C.	1'–0"	2'–6"
4'–3"	11'–0"	7'–6"	1'–0"	#8 @ 12" O.C.	#5 @ 10" O.C.	1'–0"	2'–6"
4'–6"	12'–0"	9'–3"	1'–0"	#8 @ 8" O.C.	#5 @ 10" O.C.	1'–0"	3'–0"

NOTES:
1. FINAL DESIGN IS SUBJECT TO REVISION OR AMENDMENT BY A PROFESSIONAL ENGINEER BASED ON FIELD CONDITIONS AND INTEGRITY OF EXISTING ROCK AND SOIL PROFILE.
2. WALL CONSTRUCTION METHODOLOGY AND MATERIAL MAY BE SUBSTITUTED FOR THE CONCRETE WALL DESIGN SHOWN, SUBJECT TO DESIGN AND CERTIFICATION BY A NYS LICENSED PROFESSIONAL ENGINEER.
3. WALLS IN PARKING AREAS SHALL BE INSTALLED WITH A GUIDERAIL AND CONCRETE PARKING BLOCK. IN ADDITION, THE TOP OF WALL ELEVATION SHALL BE RAISED BY ONE FOOT ABOVE FINISHED GRADE.
4. SOIL ENGINEER SHALL PERFORM SUBGRADE INSPECTION AS PER NYS CODE CHAPTER 17 TO VERIFY THE FOLLOWING DESIGN CRITERIA:
   γ= 110 PCF, ϕ= 28°, μ= 0.50, q= 3000 PSF

TYPICAL CONCRETE RETAINING WALL
N.T.S.

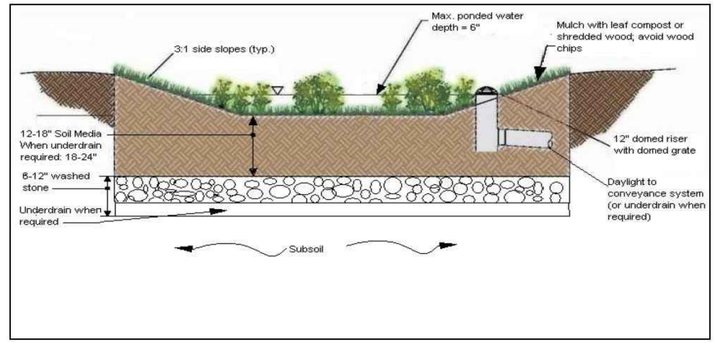


DIA. IN.	A IN.	B IN.	C IN.	D IN.	E IN.	L FT.	T IN.
15	46	27	30	6	16	6.08	2.25
18	46	27	36	9	19	6.08	2.5
24	30	44	48	9.5	25	6.17	3.0
30	20	54	60	12	31	6.17	3.5
36	35	63	72	15	37	8.17	4.0

NOTE:
END SECTIONS MUST BE REINFORCED TO CONFORM WITH CLASS IV PIPE WALL B.

FLARED END SECTION DETAIL
N.T.S.

Figure 5.41 Profile of a typical rain garden



RAIN GARDEN DETAIL
N.T.S.

REV	DESCRIPTION	BY	DATE
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

BROOKER ENGINEERING, PLLC
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
LAND DEVELOPMENT MUNICIPAL STRUCTURAL HYDROLOGICAL SURVEYING
www.BrookerEngineering.com
74 Lafayette Avenue, Suite 501
Suffern, NY 10901
(845) 357–4411
22 Paris Avenue, Suite 105
Rockleigh, NJ 07647
(201) 684–1221

PROJECT:
PROJECT GOOSE
SITE PLAN
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

TITLE:
CONSTRUCTION DETAILS

STATE OF NEW YORK · KENNETH H. DEGENNARO · 076214 · LICENSED PROFESSIONAL ENGINEER

KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

PROJECT NO:	DRAWN:	CHECKED:
21240	JO	KD

SCALE: N.T.S.
GRAPHIC SCALE:
DATE: 05/03/2022
DRAWING NO: **SI–6**

5b. Stormwater Pollution and Prevention Plan8. Regulatory Appendices

BROOKER ENGINEERING PLLC

NY OFFICE
74 Lafayette Avenue, Suite 501 845.357.4411 Tel
Suffern, NY 10901 845.357.1896 Fax

NJ OFFICE
22 Paris Avenue, Suite 105 201.750.3527 Tel
Rockleigh, NJ 07647

May 3, 2022

Village of Upper Nyack
328 North Broadway
Upper Nyack, NY 10960

Attn: Dennis Letson, PE, Village Engineer
Re: Project Goose Site Plan, 11 Tompkins Court, Nyack
Stormwater Pollution Prevention Plan
BBE # 21240

Dear Mr. Letson:

Below please find the narrative response outlining the required SWPPP elements as per Section 7.2.1 of the Village of Upper Nyack Local Law #4 of 2022:

7.2.1.1 *COMMENT: Background information about the scope of the project, including location, type and size of project.*
Response: The project is a redevelopment of the single family home at 11 Tompkins Court (tax lot 60.14-1-12.7). The property was created by average density subdivision of the Rose Subdivision, and the lot was developed in the early 1990s. The property contains a single family home with a driveway in the front and rear patio swimming pool. The redevelopment will keep the existing building footprint and with building additions in the rear. The swimming pool will be reconstructed, with new basement space under the new pool. A series of terraces with gardens and seating areas are proposed along the sides and rear of the property. The site will disturb less than one acre.

7.2.1.2 *COMMENT: Site map/construction drawings for the project, including general location map. At a minimum, the site map should show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface waters; wetlands and drainage patterns that could be affected by the construction activity; existing and final slopes; locations of offsite material, waste, permanent or temporary equipment storage areas and location(s) of the storm water discharge(s).*
Response: The Site Plan and Landscaping Plans include these required elements.

7.2.1.3 *COMMENT: Description of the soil(s) present at the site.*
Response: As per the attached (Appendix A) USDA Custom Soil Report, the site contains Wethersfield Gravelly Silt Loam (WeD) soils throughout the site. Please note the eastern part of the property contains lands under water of the Hudson River; these areas are not to be disturbed for this application.

7.2.1.4 ***COMMENT**: Construction phasing plan describing the intended sequence of construction activities, including clearing and grubbing; excavation and grading; utility and infrastructure Construction phasing plan describing the intended sequence of construction activities, including clearing and grubbing; excavation and grading; utility and infrastructure installation and any other activity at the site that results in soil disturbance. Consistent with the New York Standards and Specifications for Erosion and Sediment*

Response: Construction Schedule including erosion control measures consists of:

1. Install SWPPP inspection mailbox.
2. Demarcate clearing limit lines along the north and side sides of the property with construction fencing.
3. Perform clearing and grubbing of existing trees and vegetation within the clearing limits lines.
4. Strip topsoil and stock at designated topsoil stockpile area.
5. Install silt fence along the downhill limit of disturbance.
6. Install Sediment trap and diversion swales.
7. Install foundation for building addition.
8. Install site retaining walls for proposed plateau areas.
9. Finish grade north, west, and south side of site. Install rain gardens and remove temporary traps and diversion swales.

7.2.1.5 ***COMMENT**: Description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant source in stormwater runoff.*

Response: The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff.

<u>Good Housekeeping:</u>

The following good housekeeping practices will be followed on site during construction:

- An effort will be made to store only enough product required to do the job
- All materials stored on site will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure
- Products will be kept in their original containers with the original manufacturer's label.
- Substances will not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all of a product will be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal will be followed.
- The Job Supervisor will inspect daily to ensure proper use and disposal of materials on site.

<u>Hazardous Products:</u>

The following practices will be used to reduce the risks associated with hazardous materials:

- Products will be kept in original containers unless they are not re-sealable.

- Original labels and material safety data will be retained; they contain important product information.
- If surplus product must be disposed of, manufacturers' or local and State recommended methods for proper disposal will be followed.

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7.2.1.6 ***COMMENT***: *Description of the pollution and waste materials expected to be stored on-site with updates as appropriate, and a description of controls for each stage of the project from initial land clearing and grubbing to project close-out.*
Response: The following product specific practices will be followed on site.

Petroleum Products:
All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used on site will be applied according to the manufacturer's recommendations.

Fertilizers:
Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer or specified. Once applied fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints:
All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm drainage system, but will be properly disposed of according to manufacturers' instructions or State and local regulations.

Concrete Trucks:
Concrete trucks will be required to wash out or discharge surplus concrete or drum wash on the site at designated approved locations only.

Detergents and Cleaning Solvents:
Detergents and cleaning solvents will only be utilized on site when needed for immediate maintenance of construction equipment. Detergents and cleaning solvents will be stored in sealed containers, and will not be disposed of on the site or discharged to the storm drainage system. Environmentally friendly solvents and cleaners will be utilized when available.

7.2.1.7 ***COMMENT**: Temporary and permanent structural and vegetative measures to be used for soil stabilization, runoff control and sediment control for each stage of the project from initial land clearing and grubbing to project close-out.*
Response: Temporary structural measures include sediment traps, silt fence, anti-tracking pads, diversion swales and topsoil stockpile areas, as indicated on the Sediment and Erosion Control Plan. Permanent measures include installation of the hardscape and landscaping plan as indicated on the Landscaping Plan and Site Plan.

7.2.1.8 ***COMMENT**: Site map/construction drawing(s) specifying the location(s), size(s), and length(s) of each erosion and sediment control practice.*
Response: Sediment control practices (silt fence, anti-tracking pads, temporary sediment traps, and soil stockpile areas are located on the Sediment and Erosion Control Plan (Drawing Si-5).

7.2.1.9 ***COMMENT**: Dimensions, material specifications and installation details for all erosion and sediment control practices, including the siting and sizing of any temporary sediment basins.*
Response: Dimensions and material specifications for all sediment and erosion control measures on the site are contained in the Sediment and Erosion Control Plan (Drawing Si-5). These include:

A. Sediment Basins:

- Sediment basins are temporary basins formed by excavating and/or constructing an embankment so that sediment laden runoff is temporarily detained under slow-moving or inactive conditions, allowing sediment to settle out before the runoff is discharged.
- Sediment basins shall be designed to provide a minimum capacity of 3,600 cubic feet of storage per acre of drainage area contributing to the basin.
- Locate the basin so that it is accessible for maintenance.
- Outflow structures and emergency spillways must be provided.
- When possible, the outflow structure can consist of the permanent outflow structure, provided that the low flow orifice is sufficiently blocked so as to be watertight and non-functional.

B. Stabilized Construction Entrance:

- A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.
- A stabilized pad of aggregate underlain with geotextile fabric.
- The geotextile fabric shall be Mirafi 600X or equal.
- Aggregate shall be a mix of 1" to 4" stone or recycled concrete equivalent.
- Minimum width shall be 12 feet; minimum thickness shall be 6 inches.
- The contractor shall keep the roadways within the project clear of soil and debris and is responsible for any street cleaning necessary during the duration of construction.

C. Silt Fence:

- A silt fence is a temporary linear sediment barrier of permeable fabric designed to intercept and slow the flow of sediment-laden sheet flow runoff. Silt fences allow sediment to settle from runoff before water leaves the construction site.
- Silt fences will be placed below the toe of exposed and erodible slopes; down-slope of exposed soil areas; around temporary stockpiles; along streams and channels; along the perimeter of a project.
- Silt fence fabric shall be Mirafi 100X or equal.
- Wood posts shall be of sound quality hardwood, a minimum 36 inches long and two inches square.
- Metal posts shall be standard T and U section weighing not less than one pound per linear foot.
- Wire fence backing shall be a minimum 14-1/2 gage with a maximum six inch mesh opening and securely attached to fence posts.
- Posts shall extend a minimum of 16 inches into the ground.

D. Hay Bale Barriers:

- A hay bale barrier is a temporary linear sediment barrier consisting of straw bales, designed to intercept and slow sediment-laden sheet flow runoff. Straw bale barriers allow sediment to settle from runoff before water leaves the construction site.
- This BMP will be implemented on a project-by-project basis determined by the Engineer.
- The hay bales will be placed along the perimeter of the site; along streams and channels; below the toe of exposed and erodible slopes; down slope of exposed soil areas; around stockpiles; across minor swales or ditches with small catchments; around above grade type temporary concrete washouts; parallel to a roadway to keep sediment off paved areas.

E. Temporary Stabilization:

- Establishment of Temporary Grass Cover: Prepare seed bed, scarify if compacted, remove debris and obstacles such as rocks and stumps, and seed within 24 hours. Amend soil, lime soil to pH of 6.0 and fertilize at a rate of 1/2 lbs. per 1,000 square feet with a 5-10-10 or equivalent fertilizer. Work amendments a minimum of four inches into soil. If seeding in October/November seed shall be Certified Aroostook winter rye at 100 lbs. per acre, otherwise seed shall be ryegrass (annual).
- Mulch: Small grain straw mulch as specified on the drawings. Straw much shall be applied at a rate of two tons (100 to 120 bales) per acre.

F. Dust Control:

- Treat all disturbed soil surface areas where air movement of dust may cause off-site damage, health hazards, and traffic safety problems.
- For disturbed areas not subject to traffic, vegetation or mulching provide the most practical method of dust control.

- For driving areas and access roads, sprinkling should be used to spray the disturbance area with water until the surface is wet.
- Conform to all local and state regulations governing these activities.

G. Temporary Soil and Rock Stockpiling:

- Stockpile management procedures and practices are designed to reduce or eliminate air and storm water pollution from stockpiles of soil, and paving materials such as Portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub-base or pre-mixed aggregate, asphalt binder (so called "cold mix" asphalt) and pressure treated wood.
- Materials shall not be stockpiled on steep slopes, drainage swales, wetland areas, or wetland setback arrears. Stockpiles shall be surrounded with silt fence and re-vegetated following completion of construction activities.

7.2.1.10 ***COMMENT****: Temporary practices that will be converted to permanent control measures.*

Response: The only temporary practice to be converted to permanent control measures will be the use of temporary swales at the start of construction that will be grass lined/vegetated swales post construction to provide positive drainage away from the structures.

7.2.1.11 ***COMMENT****: Implementation schedule for staging temporary erosion and sediment control practices, including the timing of initial placement and duration that each practice should remain in place.*

Response: Construction Schedule including erosion control measures includes:

1. Install SWPPP inspection mailbox.
2. Demarcate clearing limit lines along the north and side sides of the property with construction fencing.
3. Perform clearing and grubbing of existing trees and vegetation within the clearing limits lines.
4. Strip topsoil and stock at designated topsoil stockpile area.
5. Install silt fence along the downhill limit of disturbance.
6. Install Sediment trap and diversion swales.
7. Install foundation for building addition.
8. Install site retaining walls for proposed plateau areas.
9. Finish grade north, west, and south side of site. Install rain gardens and remove temporary traps and diversion swales.

7.2.1.12 ***COMMENT****: Maintenance schedule to ensure continuous and effective operation of the erosion and sediment control practice.*

Response: SWPPP inspections will be performed weekly as per latest NYSDEC guidelines. Copies of the report will be submitted to the Village of Upper Grandview, General Contractor, Site Contractor, owner, and engineer. Hard copies of the report will be kept in the SWPPP mailbox.

7.2.1.13 ***COMMENT****: Names of the receiving waterbodies (i.e. the Hudson River).*

Response: Stormwater runoff from the site flows east directly toward the Hudson River. Rainfall runoff from the site flows directly to the receiving waterbody without entering neighboring properties.

7.2.1.14 ***COMMENT****: Delineation of SWPPP implementation responsibilities for each part of the site.*
Response: The owner of the construction site for the facility is:

Owner:	**Adam Budgor**
Address:	**11 Tompkins Court**
	Upper Nyack, NY 10960
Contact number:	**212-233-2225**

The owner/operator has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications. The owner/operator shall be responsible to hire and/or retain trained contractors and qualified inspectors to implement the SWPPP plan. The duties of the trained contractors and/or qualified inspectors include the following:

- Provide oversight of maintenance practices identified as BMPs in the SWPPP for both during construction and post construction.
- Implement and oversee employees training.
- Conduct or provide for inspection and monitoring activities.
- Identify other potential pollutant sources and make sure they are added to the plan.
- Identify any deficiencies in the SWPPP and make sure they are corrected.
- Ensure that any changes in the construction plans are addressed in the SWPPP.

7.2.1.15 ***COMMENT****: Description of the structural practices designed to divert flows from exposed soils, store flows, or otherwise limit runoff and discharge from exposed area of the site to the maximum extent practicable.*
Response: A temporary sediment trap will be installed along the downhill limit of disturbance at the start of construction. Temporary swales will be installed along the northern and southern property lines to direct stormwater to the traps. Overflows from the traps will flow through silt fence prior to discharging to the Hudson River. Construction of the retaining walls and building foundation near the pool will be first; as these items are constructed the site will be finished graded and temporarily stabilized. After hardscape construction is complete, the temporary traps will be removed and the planting plan per the Landscape Architect will be installed.

7.2.1.16 ***COMMENT**: Any existing data that describes the stormwater runoff at the site.*
Response: Stormwater runoff flows east toward the Hudson River. Stormwater runoff from the uphill areas are conveyed by the drainage system on Tompkins Court and are piped around the site in an easement to the Village of Upper Nyack. Development coverage is being reduced on the site by the use of pervious pavers and ground cover. The overall stormwater runoff from the site is being decreased by the addition of pervious features. However, rain gardens were conservatively sized to provide stormwater detention for the increases including pervious pavers.

7.2.3.2 *COMMENT: Description of each post construction Stormwater Management Practice.*
Response: There will be two rain gardens proposed. Details are contained in the Site Plan Drawings (Si-5)

7.2.3.3 *COMMENT: Site map/construction drawing(s) showing the specific location(s) and size(s) of each post construction Stormwater Management Practice;*
Response: The three rain gardens are shown on the Grading and Utility Plan (Drawing Si-4). One is located along the northwest side of the house, one is located along the southwest corner of the house. These will each receive rooftop runoff. The third is located along the south east side of the pool and will receive stormwater runoff from the pool area.

7.2.3.4 *COMMENT: Hydrologic and hydraulic analysis for all structural components of the stormwater management system for the applicable design storms (i.e. 50-year storm, 100-year storm).*
Response: See Appendix B for calculation of Water Quality and Quantity for the rain gardens. The project requires 253.1 CF of storage and the rain gardens provide 280.8 CF of storage.

7.2.3.5 *COMMENT: Comparison of post development stormwater runoff conditions with pre-development conditions.*
Response: The flood storage provided decreases the post development runoff from the site by the addition of the rain gardens and use of pervious hardscape features to replace existing features. Quantification of the post construction stormwater runoff rates is not necessary as the site drains directly to the Hudson River (a 4th order watercourse) and the reduction of impervious areas.

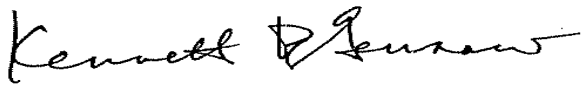
7.2.3.6 *COMMENT: Dimensions, material specifications and installation details for each post-construction Stormwater Management Practice.*
Response: Details for the rain gardens are shown on the Construction Details Drawing (Si-5).

7.2.3.7 *COMMENT: Maintenance schedule to ensure continuous and effective operation of each post-construction Stormwater Management Practice.*
Response: Stormwater maintenance schedule as per Village requirements will be provided prior to final Planning Board approval.

7.2.3.8 *COMMENT: Maintenance easements to ensure access to all Stormwater Management Practices at the site for the purpose of inspection and repair. Easements shall be recorded on the plan and shall remain in effect with transfer of title to the property.*
Response: The post construction stormwater facilities are designed to treat on site private stormwater runoff only; no maintenance easements are required. The form of the maintenance agreement will be to the satisfaction of the Village Engineer and Attorney to ensure long term maintenance of the systems are performed by the property owner.

7.2.3.9 *COMMENT: Inspection and maintenance agreement binding on all subsequent landowners served by the on-site stormwater management measures in accordance with Section 9.*
Response: The post construction stormwater facilities are designed to treat on site private stormwater runoff only; no maintenance easements are required. The form of the maintenance agreement will be to the satisfaction of the Village Engineer and Attorney to ensure long term maintenance of the systems are performed by the property owner.

Very truly yours,



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APPENDIX A

SOIL REPORT

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Rockland County, New York

April 22, 2022

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map (11 Tompkins Court)

Map Scale: 1:536 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 25 50 100 150

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockland County, New York
Survey Area Data: Version 19, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 13, 2021—Sep 14, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (11 Tompkins Court)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
WeD	Wethersfield gravelly silt loam, 15 to 25 percent slope s	0.9	100.0%
Totals for Area of Interest		**0.9**	**100.0%**

Map Unit Descriptions (11 Tompkins Court)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Rockland County, New York

WeD—Wethersfield gravelly silt loam, 15 to 25 percent slope s

Map Unit Setting

National map unit symbol: 9v5n
Elevation: 0 to 640 feet
Mean annual precipitation: 47 to 50 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 135 to 215 days
Farmland classification: Not prime farmland

Map Unit Composition

Wethersfield and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wethersfield

Setting

Landform: Till plains, hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy acid till derived mainly from reddish sandstone, shale, and conglomerate, with some basalt

Typical profile

H1 - 0 to 13 inches: gravelly silt loam
H2 - 13 to 22 inches: gravelly loam
H3 - 22 to 60 inches: gravelly fine sandy loam

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: 20 to 38 inches to densic material
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: F145XY012CT - Well Drained Dense Till Uplands
Hydric soil rating: No

Minor Components

Riverhead

Percent of map unit: 5 percent
Hydric soil rating: No

Charlton

Percent of map unit: 5 percent
Hydric soil rating: No

Cheshire

Percent of map unit: 5 percent
Hydric soil rating: No

Wallington

Percent of map unit: 3 percent
Hydric soil rating: No

Yalesville

Percent of map unit: 2 percent
Hydric soil rating: No

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APPENDIX B

WATER QUALITY CALCULATIONS

BROOKER ENGINEERING, PLLC

NY OFFICE
74 Lafayette Avenue
Suite 501
Suffern, New York 10901
Tel: 845.357.4411
Fax: 845.357.1896

NJ OFFICE
22 Paris Avenue
Suite 105
Rockleigh, New Jersey 07647
Tel: 201.750.3527

Drainage Analysis

May 2, 2022

11 Tompkins Court
11 Tompkins Court, Nyack, NY 10960
Tax Lot: 60.14-1-12.7
BE #21240

The proposed action for this project is the renovation and expansion of a single-family home located on the east side of Tompkins Court, Nyack, NY. As part of the proposed action, the existing pool and patio will be removed and a new pool and patio will be constructed. The existing driveway will be removed and replaced with a permeable pavement driveway. To offset the net increase of approximately 1,000 s.f. in impervious surfaces, an equivalent amount of storage for runoff will be captured and stored elsewhere on site where constructability is more feasible. To offset the net increase in impervious surfaces, two rain gardens are proposed at the base of the driveway near the existing garage and near the northwest corner of the existing dwelling. The proposed rain gardens are designed treatment areas to offset the net increase of impervious coverage. The southern rain garden will be sized 12' x 8' and the northern rain garden will be sized 12' x 18'. Runoff will then be discharged easterly along the northern and southern edge of the property to maintain existing drainage patterns. Rain gardens were selected due to their aesthetically pleasing nature, ease of maintenance, and ability to store the sheet flow created by impervious structures. According to Web Soil Survey, the soil on site is comprised of Wethersfield gravelly silty loam (WeD), hydrologic soil group C. The rain garden has been sized according to the criteria provided by the New York State Stormwater Management Design Manual, Section 5.3: Green Infrastructure Techniques. The calculations are as follows:

Calculations to Size Rain Garden:

Step 1: Calculate water quality volume.

$WQv = (P)(Rv)A / 12$

Where:

P = 90% rainfall number = 1.5"
Rv = 0.05 + 0.009(I) = 0.05 + 0.009(100) = 0.95
I = Percentage impervious area draining to site = 100%
A = Area draining to treatment areas = 1,000 s.f.

$WQv = (1.5")(0.95)(1,000) / 12 =$ **$118.75\ ft^3$**

Step 2: Solve for drainage layer and soil media storage volume.

$V_{SM} = A_{RG} \times D_{SM} \times P_{SM}$
$V_{DL} = A_{RG} \times D_{DL} \times P_{DL}$

Where:

A_{RG} = proposed rain garden surface area = ([12*18]+[12'*8']) = 312 ft^2
D_{SM} = depth soil media = 1.0 ft (maximum depth in soil type C)
D_{DL} = depth drainage layer = 0.5 ft (minimum depth of drainage layer)
P_{SM} = porosity of soil layer = 0.20 (minimum)
P_{DL} = porosity of soil layer = 0.40

V_{SM} = (312)(1.0)(0.20) = 62.4 ft^3
V_{DL} = (312)(0.5)(0.40) = 62.4 ft^3

D_P = ponding depth = 0.5 ft (maximum ponding depth above surface)

WQv ≤ V_{SM} + V_{DL} + (D_P x A_{RG}) = 62.4 ft^3 + 62.4 ft^3 + (0.5 ft x 312 ft^2) = **280.8 ft^3**
WQv = 118.75 ft^3 ≤ 280.8 ft^3, **OK**

Therefore, the proposed design for treating the 1,000 s.f. impervious area draining to the rain gardens exceeds the WQv requirements.

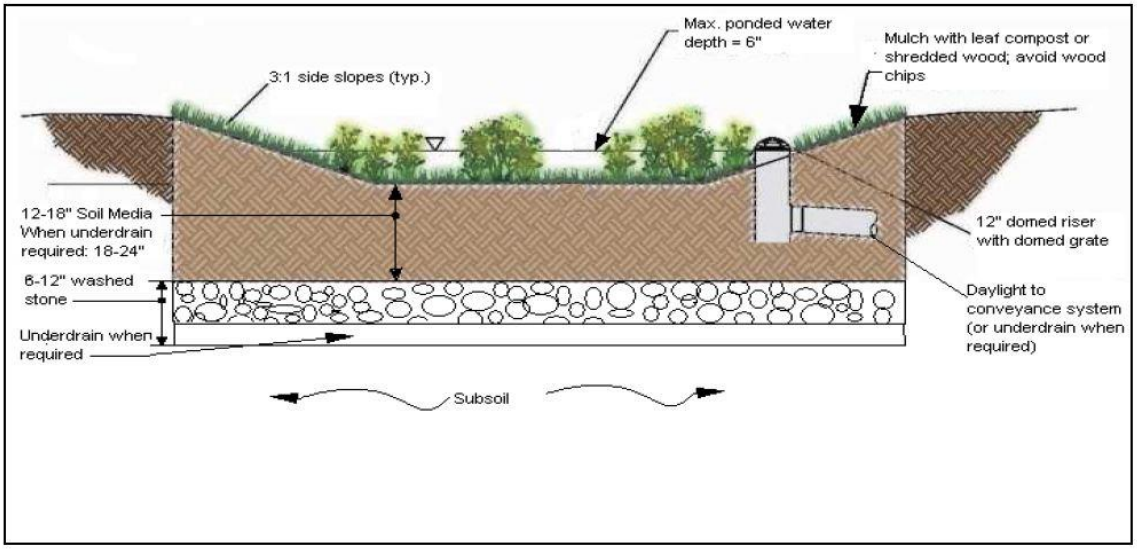
As per NYSSMDM, Section 5.3, specific recommendations for soil and landscaping used in the rain garden are suggested:

Soil: The composition of the soil media should consist of 50%-70% sand (less than 5% clay content), 50%-30% topsoil with an average of 5% organic material, such as compost or peat, free of stones, roots and woody debris and animal waste.

Plant List:

- Shrubs
  - Witch Hazel
  - Winterberry
  - Arrowwood
  - Brook-side Alder
  - Red-Osier Dogwood
  - Sweet Pepperbush
- Herbaceous Plants
  - Cinnamon Coneflower
  - Woolgrass
  - New England Aster
  - Fox Sedge
  - Spotted Joe-Pye Weed
  - Switch Grass
  - Great Blue Lobelia
  - Wild Bergamot
  - Red Milkweed

Figure 5.41 Profile of a typical rain garden



Calculations for Required Storage Volume:

To calculate required storage volume of the site, a 100-year design storm was utilized which resulted in a 9 in. 24-hour rainfall.

Calculate Required Storage Volume

Existing Runoff Curve Number

Hydrologic Group	Cover Description	Soil Name	CN	Area (Acres)	CN x Area
C	Impervious Area	WeD (Wethersfield)	98	0.259	25.382
C	Open Space - Good Condition	WeD (Wethersfield)	79	0.57	45.03
			Totals =	0.829	70.412
			CN_{ex} (weighted) ➡		**84.9**

Proposed Runoff Curve Number

Hydrologic Group	Cover Description	Soil Name	CN	Area (Acres)	CN x Area
C	Impervious Area	WeD (Wethersfield)	98	0.289	28.322
C	Open Space - Fair Condition	WeD (Wethersfield)	79	0.54	42.66
			Totals =	0.829	70.982
			CN_{pr} (weighted) ➡		**85.6**

100 year Design Storm
9 inch 24-hour rainfall

	Existing	Proposed
Curve Number	84.9	85.6
Max Runoff, S (in)	1.77	1.68
Initial Abstraction, Ia (in)	0.35	0.34
Runoff, Vr (in)	7.17	7.26

ΔVr = 0.08 in

Vs = (ΔVr x Area) = 253.1 cf

Storage Required = 253.1 cubic feet
Storage Provided = 280.8 cubic feet (as per Rain Garden sizing calculation above)

Storage Required = 253.1 $ft^3 \leq$ 280.8 ft^3, **OK**

Under existing conditions, there is no stormwater mitigation present to collect run off on site. Providing the rain gardens will allow runoff from the roof (approximately 1,000 square feet of impervious surface) to be collected, stored, and infiltrated. The rain gardens have been positioned to collect flows from the roof of the dwelling and store the runoff during a storm. Therefore, this will offset the net increase of new impervious area (approximately 1,000 square foot increase of impervious).

6. Architectural

6a. Floor Plans, Elevations, and Cross-Sections

REGISTERED ARCHITECT
CHRISTOPHER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

PERMIT SET:

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES
COY
ARCHITECTS

11 TOMPKINS COURT
RESIDENCE

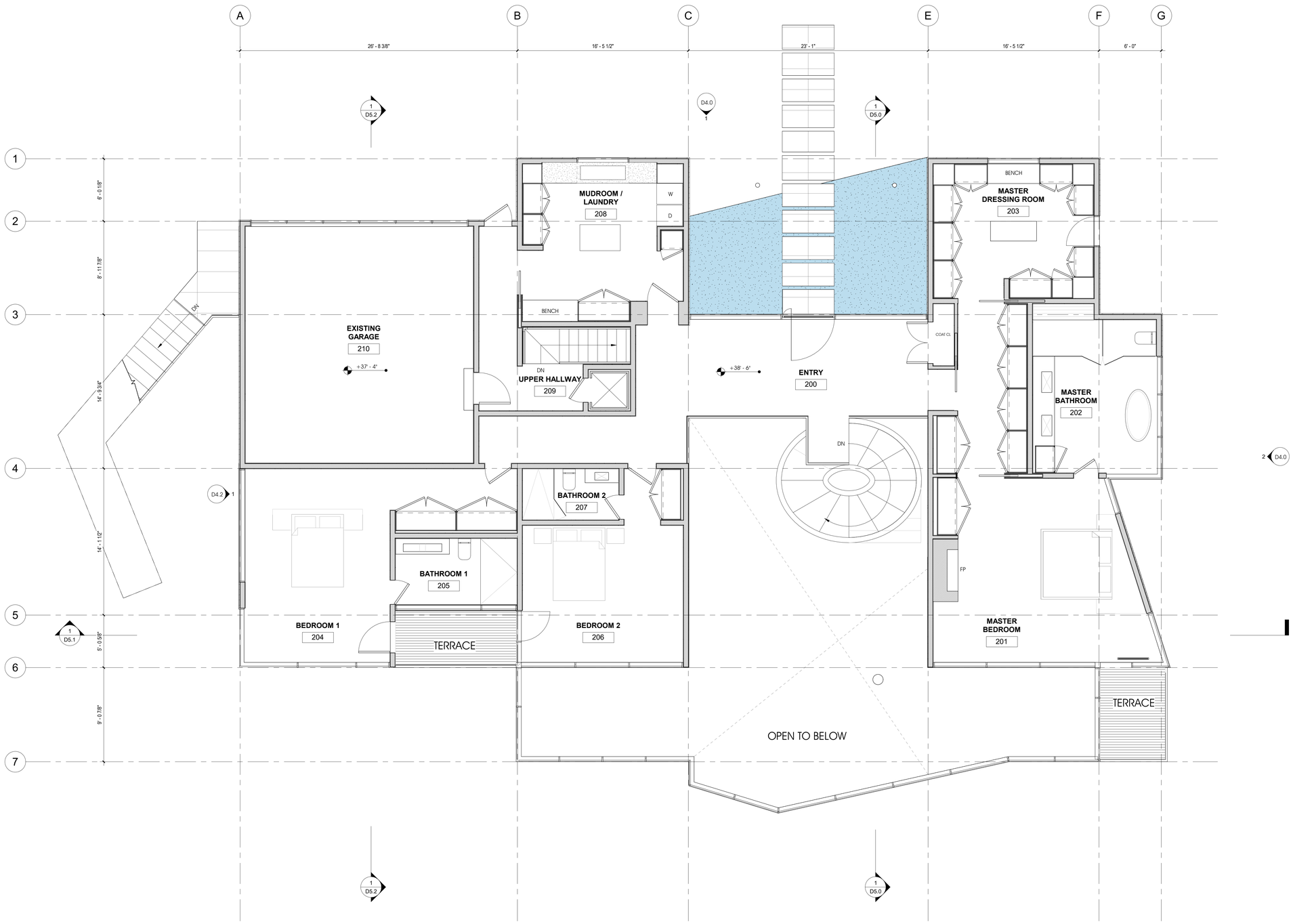
NYACK, NEW YORK

PROPOSED LOWER
LEVEL FLOOR PLAN

A3.1

2022 MAY 12

1 PROPOSED LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"



PROPOSED UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

REGISTERED ARCHITECT
CHRISTOPHER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

PERMIT SET:

CONSTRUCTION SET:

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PO BOX 763
BRIDGEHAMPTON, NY

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FAX: 631.537.0558

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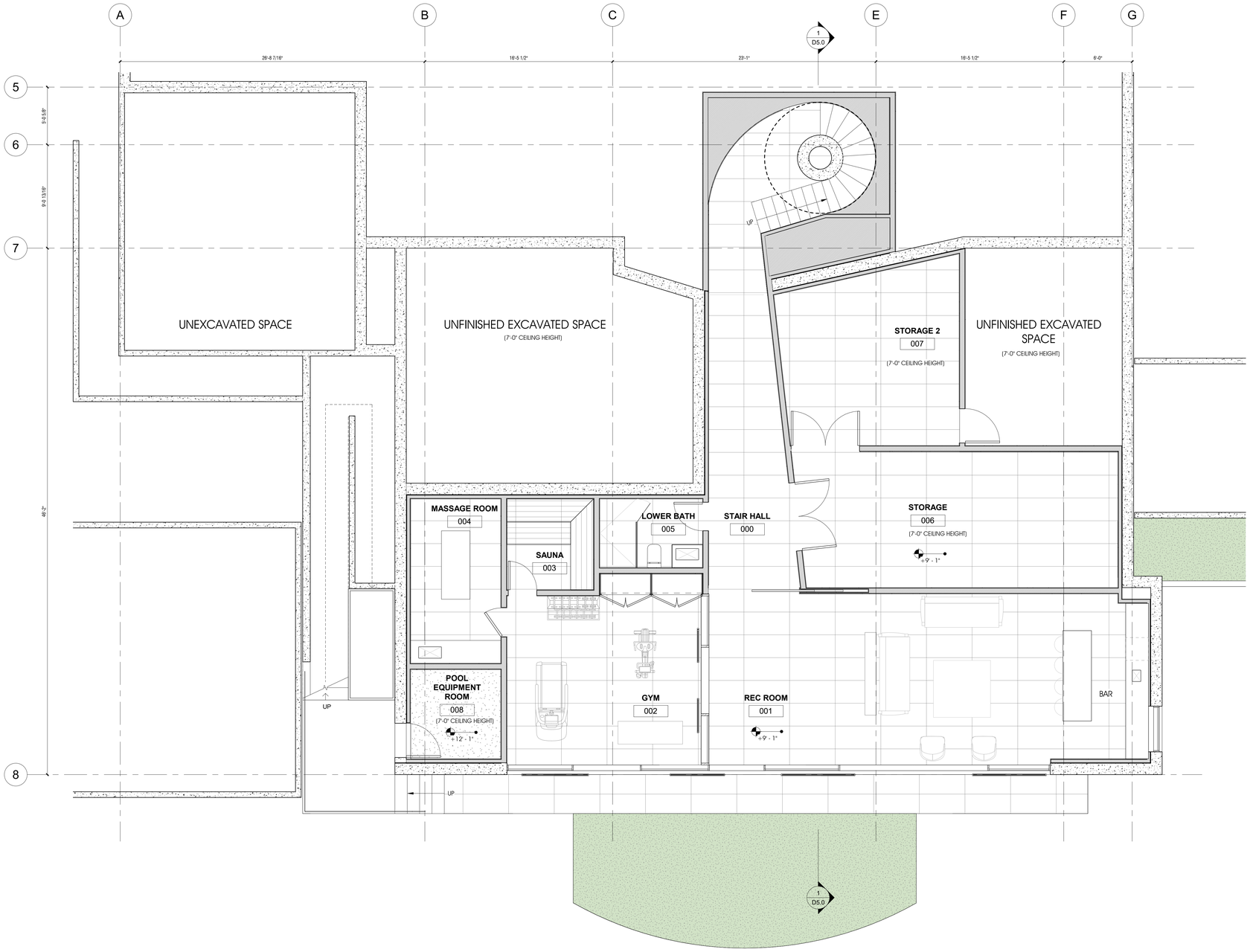
11 TOMPKINS COURT RESIDENCE

NYACK, NEW YORK

PROPOSED UPPER LEVEL FLOOR PLAN

A3.2

2022 MAY 12



1 PROPOSED BASEMENT FLOOR PLAN

1/4" = 1'-0"

ISSUED:

PLANNING BOARD: 2022.05.12

PERMIT SET:

CONSTRUCTION SET:

REVISION:

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FAX: 631.537.0558

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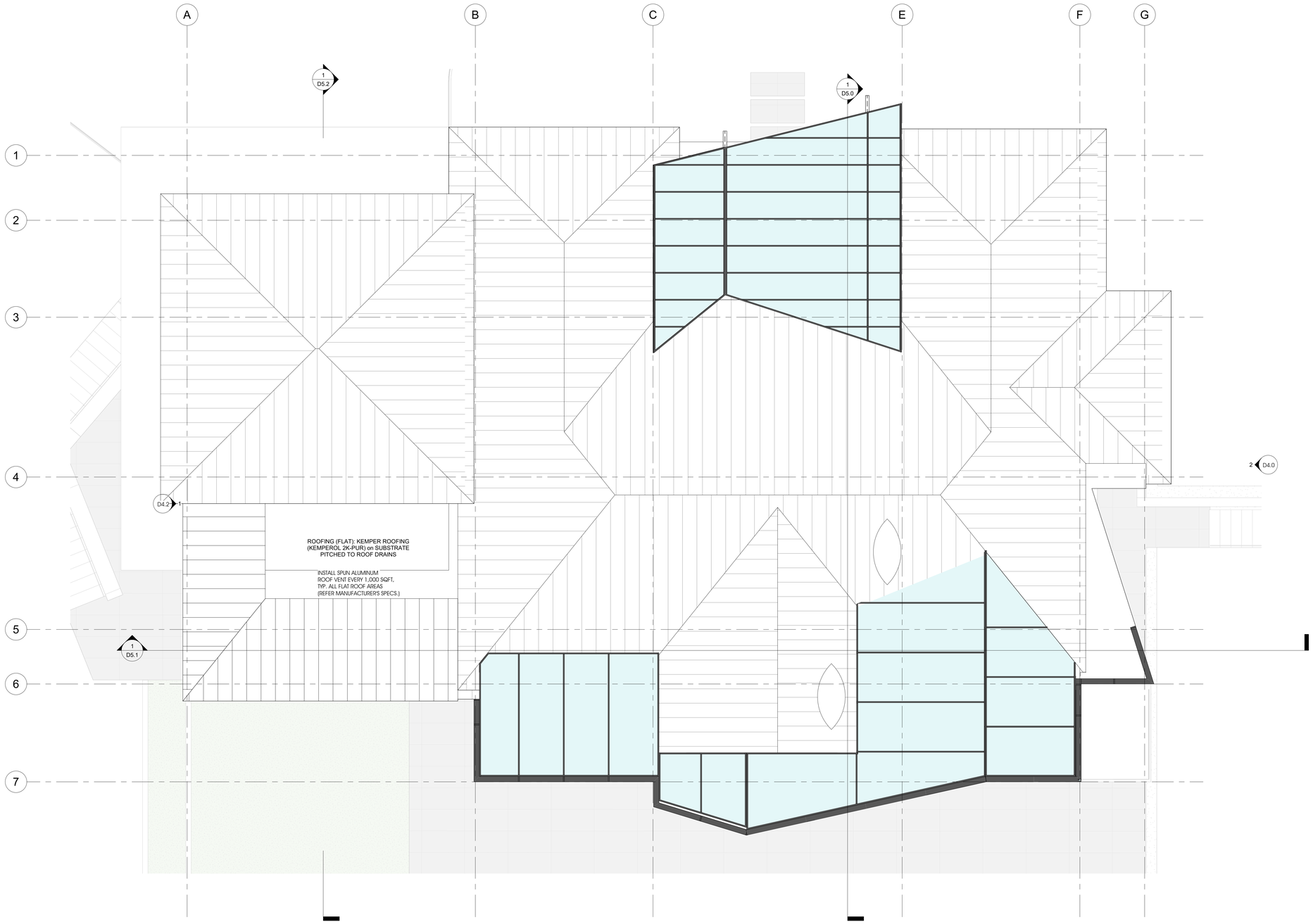
NYACK, NEW YORK

PROPOSED BASEMENT FLOOR PLAN

A3.0

2022 MAY 12



1 PROPOSED ROOF PLAN

1/4" = 1'-0"

REGISTERED ARCHITECT
CHRISTOPHER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

PERMIT SET:

CONSTRUCTION SET:

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FAX: 631.537.0558

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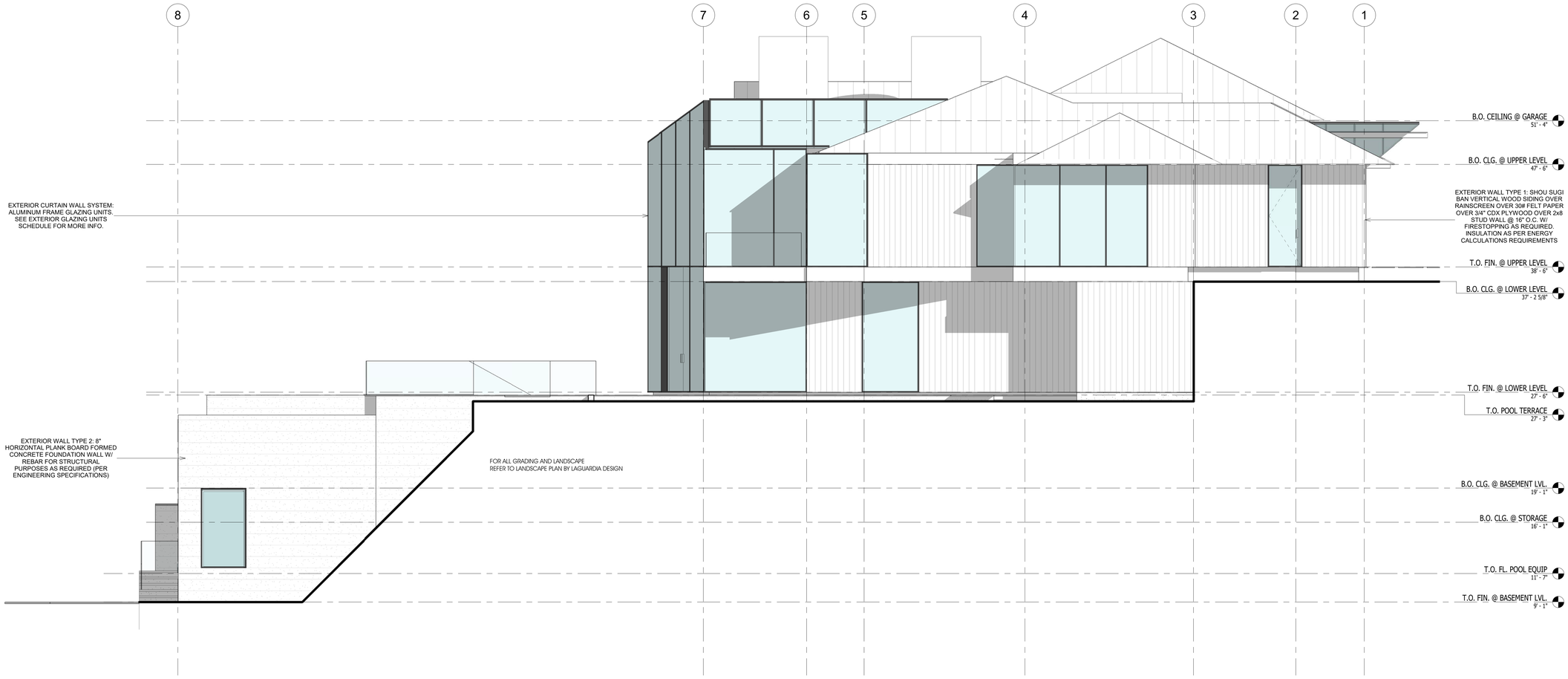
NYACK, NEW YORK

PROPOSED ROOF
PLAN

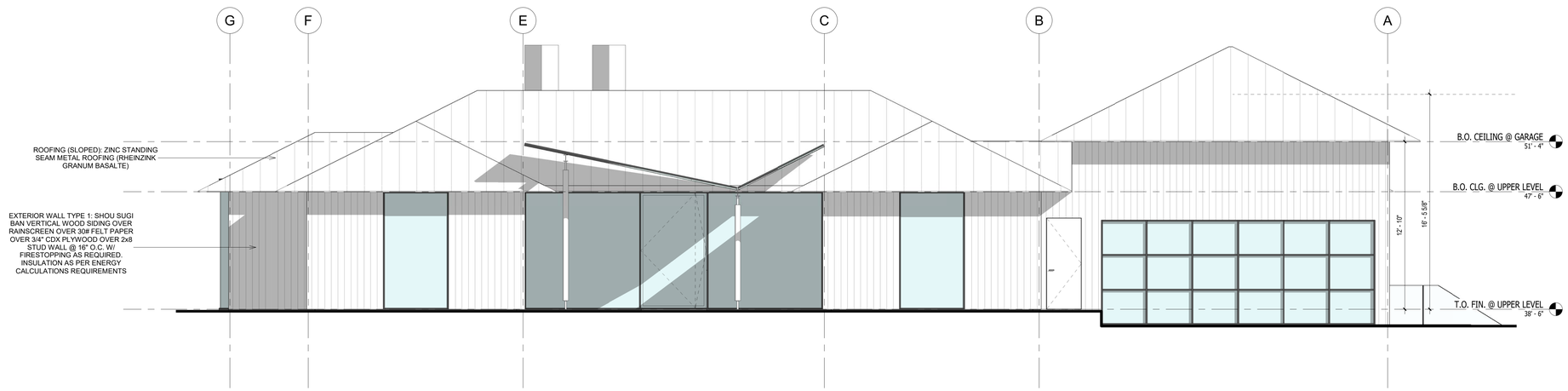
A3.3

2022 MAY 12



1 PROPOSED NORTH ELEVATION

1/4" = 1'-0"



2 PROPOSED WEST ELEVATION

1/4" = 1'-0"

REGISTERED ARCHITECT
CHRISTOPHER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

PERMIT SET:

CONSTRUCTION SET:

REVISION:

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1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

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FAX: 631.537.0558

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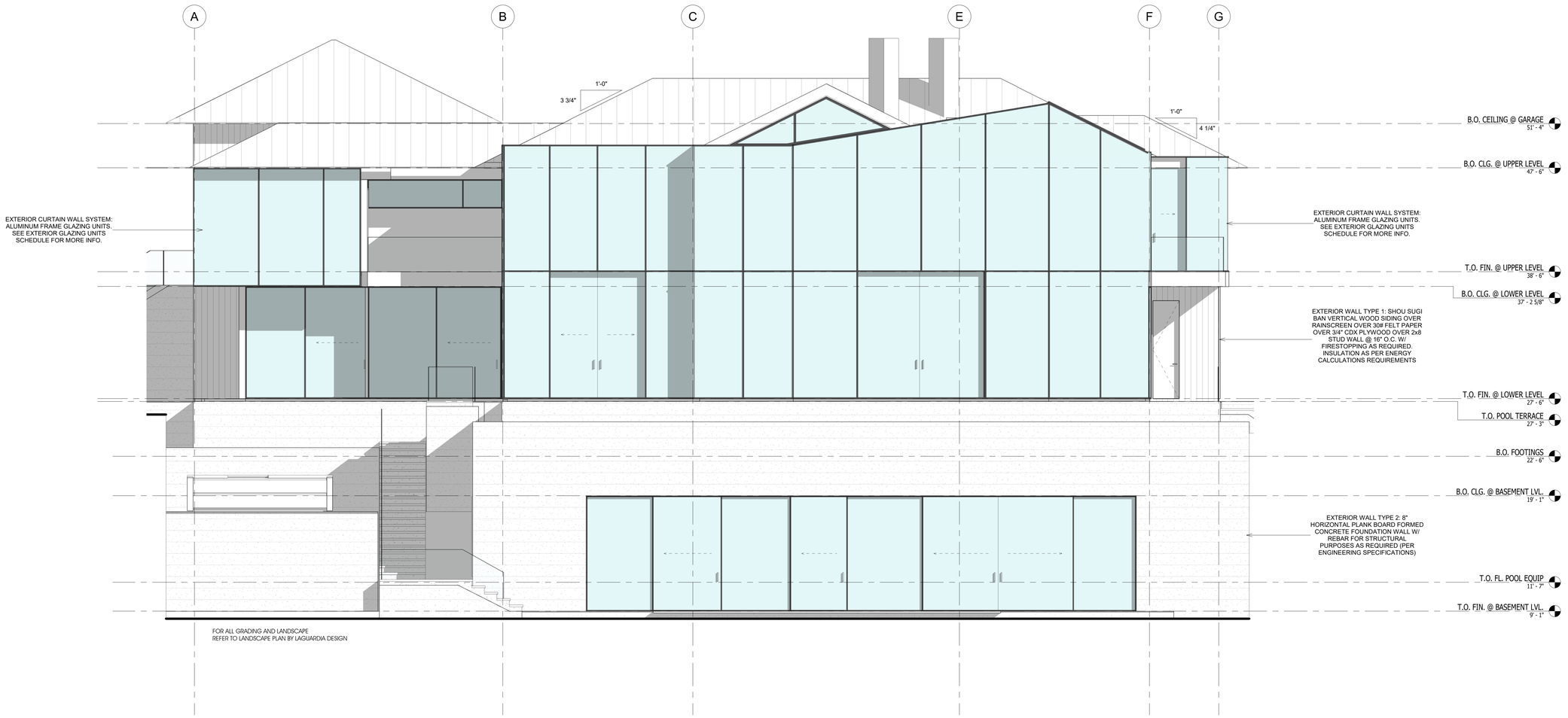
PROPOSED NORTH + WEST EXTERIOR ELEVATIONS

A4.0

2022 MAY 12



1 PROPOSED EAST ELEVATION

1/4" = 1'-0"

REGISTERED ARCHITECT
CHRISTOPHER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

PERMIT SET:

CONSTRUCTION SET:

REVISION:

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1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

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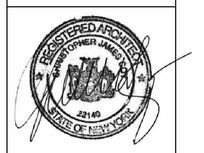
PROPOSED EAST ELEVATION

A4.1

2022 MAY 12



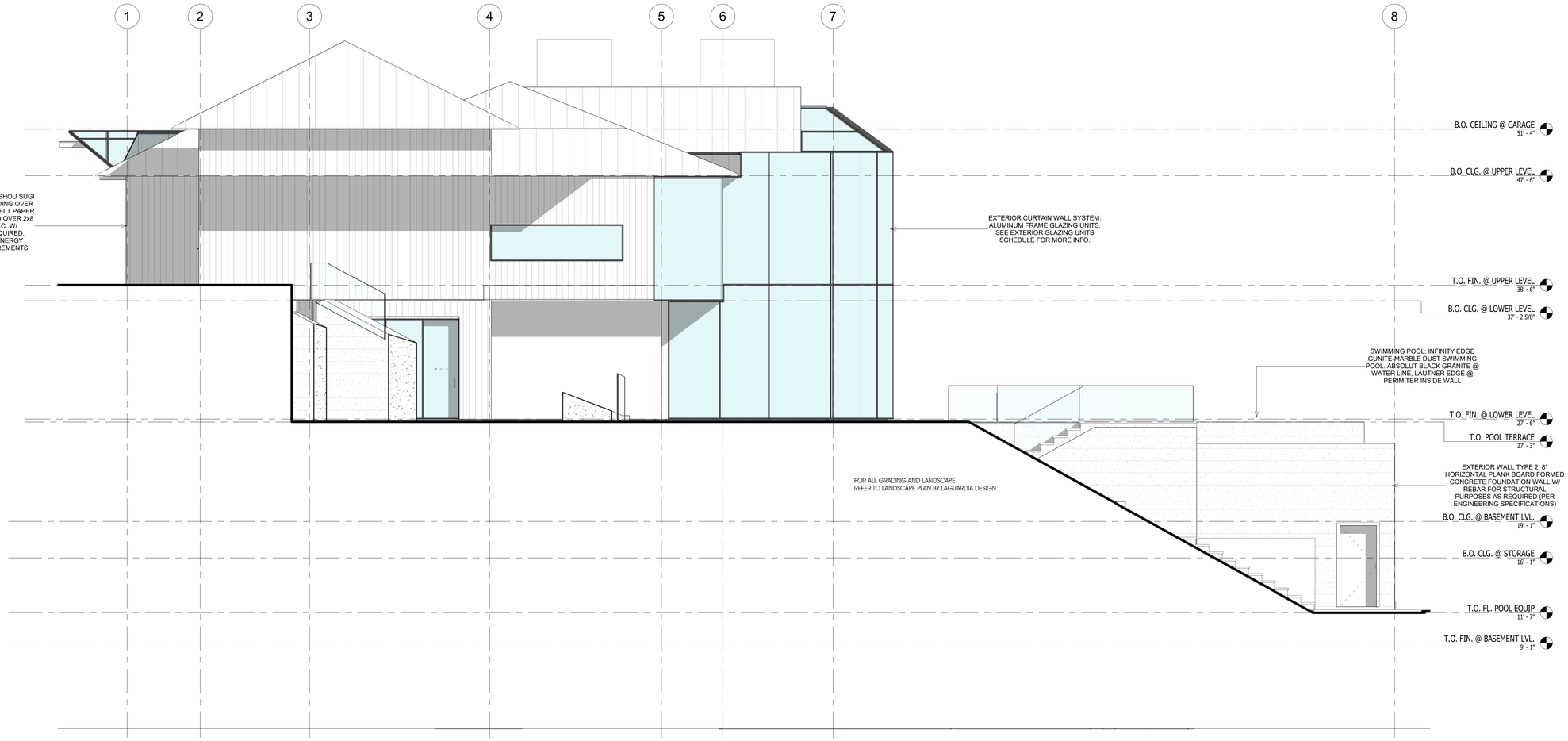
ISSUED:

PLANNING BOARD: 2022.05.12

PERMIT SET:

CONSTRUCTION SET:

REVISION:



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1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES
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ARCHITECTS

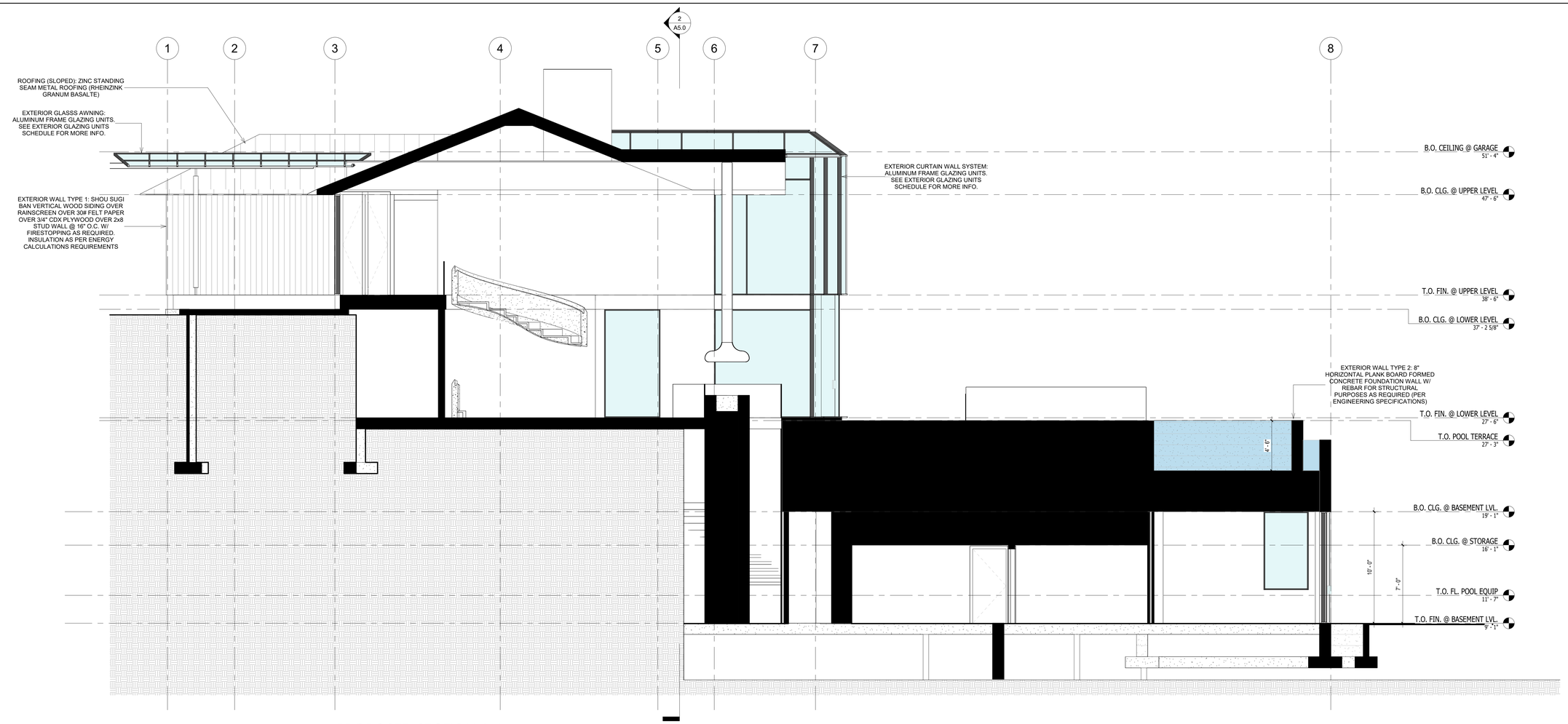
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

PROPOSED SOUTH ELEVATION

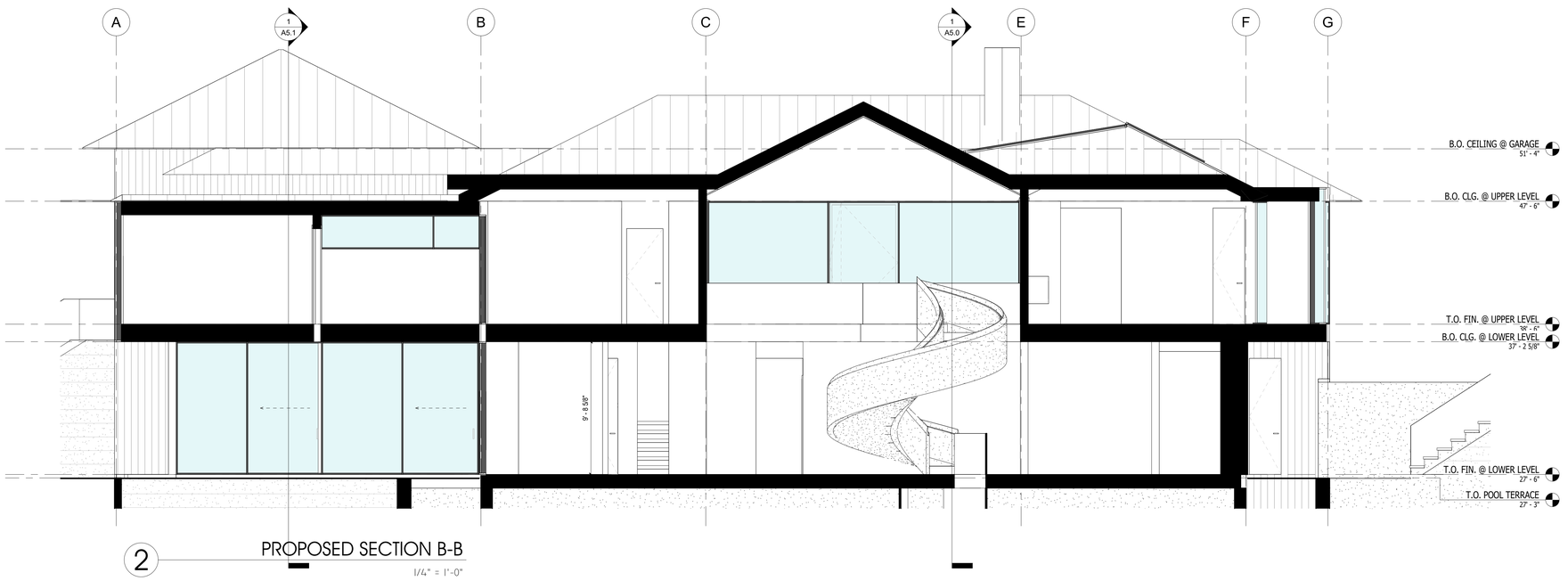
A4.2

2022 MAY 12



1 PROPOSED SECTION A-A

1/4" = 1'-0"



2 PROPOSED SECTION B-B

1/4" = 1'-0"

REGISTERED ARCHITECT
CHRISTOPHER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

PERMIT SET:

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

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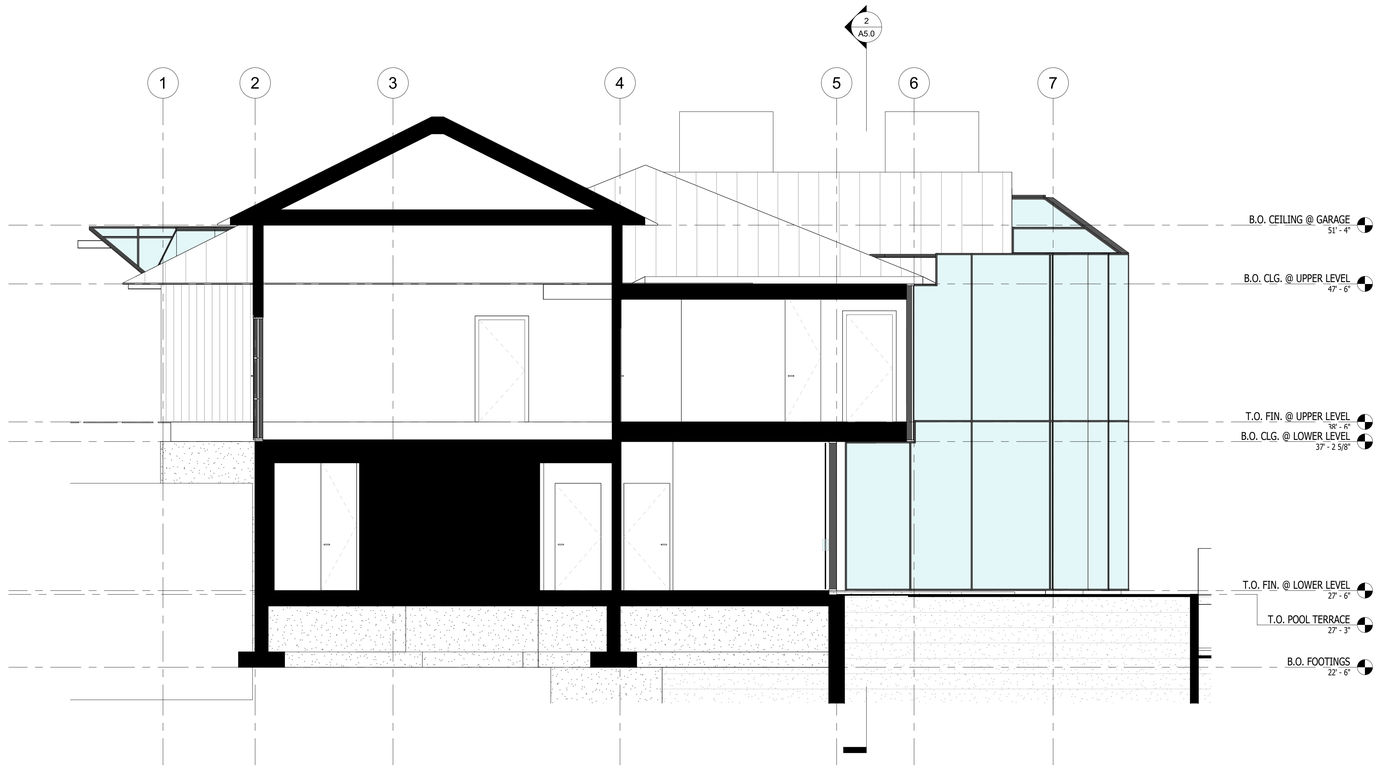
RESIDENCE

NYACK, NEW YORK

BUILDING SECTIONS

A5.0

2022 MAY 12



1 PROPOSED GARAGE SECTION

1/4" = 1'-0"

REGISTERED ARCHITECT
CHRISTOPHER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

PERMIT SET:

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES
COY
ARCHITECTS

11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

BUILDING SECTIONS

A5.1

2022 MAY 12

ARCHITECTURAL REVIEW BOARD

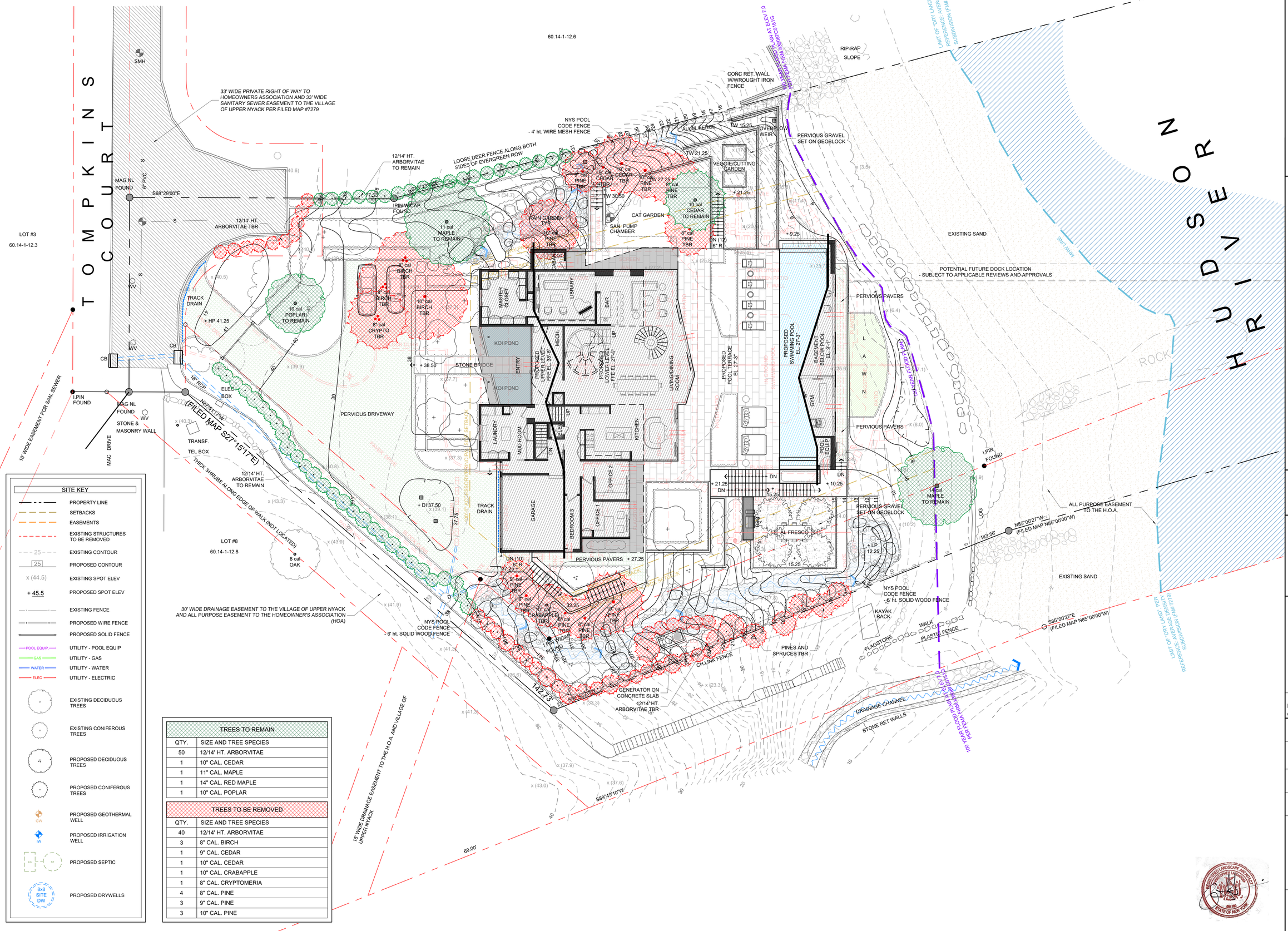
EXTERIOR FINISH SCHEDULE

PROJECT NAME: 11 TOMPKINS RESIDENCE_PROJECT PHOENIX

DATE: 2022 MARCH 03

Element	Materials	Finish	Manufacturer (Mfg)	Mfg Style Name/#	Mfg Color Name/#
Foundation	CONCRETE	8" HORIZONTAL PLANK BOARD-FORMED CONCRETE	POURED IN PLACE	N/A	GREY
Front Porch	PORCELAIN PAVERS	STRATO 2CM	DEKTON	DEK-ANANKÉ	STRATO 2CM
Railings	GLASS	1/2" CLEAR STARPHIRE TEMPERED GLASS	N/A	N/A	N/A
Siding	VERTICAL SHOU SUGI BAN WOOD	KEBONY: SVERTE	reSAWN TIMBER CO.	KEBONY: SVERTE	KEBONY: SVERTE
Window Shutters	N/A				
Trim	N/A				
Decking	PORCELAIN PAVERS OVER PEDESTALS	STRATO 2CM	DEKTON	DEK-ANANKÉ	STRATO 2CM
Garage Doors	TEMPERED GLASS W/ ALUMINUM FRAME	SANDBLASTED GLASS W/ MATTE BLACK ALUMINUM FRAME	SCHWEISS	HYDRAULIC DOOR	N/A
Fascia	N/A				
Gutters	ZINC INTEGRATED GUTTERS	GRANUM BASALTE	RHEINZINK		GRANUM BASALTE
Louvers	N/A				
Roofing	STANDING SEAM ZINC	GRANUM BASALTE	RHEINZINK		GRANUM BASALTE
Chimney	ZINC	GRANUM BASALTE	RHEINZINK		GRANUM BASALTE
Stack Vents	ALUMINUM	TO MATCH RHEINZINK ROOF			TO MATCH RHEINZINK ROOF
Retaining Walls	CONCRETE	8" HORIZONTAL PLANK BOARD-FORMED CONCRETE	POURED IN PLACE	N/A	GREY

7. Landscape and Exterior Lighting



SITE KEY

- PROPERTY LINE
- SETBACKS
- EASEMENTS
- EXISTING STRUCTURES TO BE REMOVED
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEV
- PROPOSED SPOT ELEV
- EXISTING FENCE
- PROPOSED WIRE FENCE
- PROPOSED SOLID FENCE
- UTILITY - POOL EQUIP
- UTILITY - GAS
- UTILITY - WATER
- UTILITY - ELECTRIC
- EXISTING DECIDUOUS TREES
- EXISTING CONIFEROUS TREES
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED GEOTHERMAL WELL (GW)
- PROPOSED IRRIGATION WELL (IW)
- PROPOSED SEPTIC (LG, ST)
- PROPOSED DRYWELLS (8x8 SITE DW)

TREES TO REMAIN	
QTY.	SIZE AND TREE SPECIES
50	12/14' HT. ARBORVITAE
1	10" CAL. CEDAR
1	11" CAL. MAPLE
1	14" CAL. RED MAPLE
1	10" CAL. POPLAR

TREES TO BE REMOVED	
QTY.	SIZE AND TREE SPECIES
40	12/14' HT. ARBORVITAE
3	8" CAL. BIRCH
1	9" CAL. CEDAR
1	10" CAL. CEDAR
1	10" CAL. CRABAPPLE
1	8" CAL. CRYPTOMERIA
4	8" CAL. PINE
3	9" CAL. PINE
3	10" CAL. PINE

LANDSCAPE ARCHITECTURE

PROJECT DATA:

BASED ON SURVEY DATED 09/28/2021 BY:
JAY A. GREENWELL, PLS, LLC
85 LAFAYETTE AVE, SUFFERN NY
(845) 357-0830

SCTM#: 60.14 - 1 - 12.7

LOT AREA:
TOTAL AREA BOUND 97,630 SF
TOTAL "DRY LAND" 36,108 SF

ZONE: R30

COVERAGE:
-
WETLANDS:
-
EASEMENT/OTHER:
-

CHANGE ORDERS, DELETIONS, ADDITIONS:
ANY MODIFICATIONS TO WORK OUTLINED IN THE ATTACHED DRAWING(S), OR THE ASSOCIATED APPROVED CONTRACT, MUST BE APPROVED IN WRITING BEFORE EXECUTING THE WORK. THIS INCLUDES, ADDITIONS, SUBSTITUTIONS, DELETIONS OR ADJUSTMENTS TO THE SCOPE OF APPROVED WORK. ANY INVOICES FOR ADDITIONAL WORK, THAT HAS NOT BEEN APPROVED IN WRITING, SHALL BE CONSIDERED INVALID AND WILL NOT BE FUNDED.

PRELIMINARY
NOT FOR CONSTRUCTION
DATA SHOWN FOR DESIGN DEVELOPMENT ONLY

LaGuardia Design Landscape Architects
38 Scuttle Hole Road
Water Mill, NY. 11976
Phone:631-726-1403
Fax:631-726-1478

DRAWN BY: JL
CHECKED BY: IH

PROJECT:
PROJECT GOOSE

LOCATION:
11 TOMPKINS COURT
UPPER NYACK, NY 10960

DRAWING:
TREE REMOVALS PLAN

SCALE: 1"=10'-0"

DATE: 05-10-2022

ISSUED:
- 04/05/2022 | L1.1 EXIST
- 04/28/2022 | FOR REVIEW
- 05/03/2022 | FOR PERMIT
- 05/10/2022 | FOR PERMIT

PERMIT

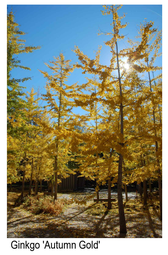
SHEET NUMBER:
L2.1

Shadblow / Serviceberry

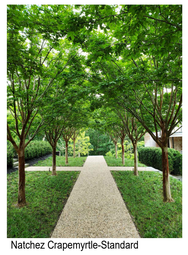
Japanese Maple (specimen)

Red Maple

Japanese Cedar



Ginkgo 'Autumn Gold'



Natchez Crapemyrtle-Standard

Emerald Jewel Boxwood

Japanese Holly

Osmanthus Holly

Doublefile Viburnum

Hay-scented Fern

Purple Lilyturf

Walker's Low Catmint

Pachysandra

Hameln Fountaingrass

Anise Hyssop

Black Cohosh

Creeping Dogwood

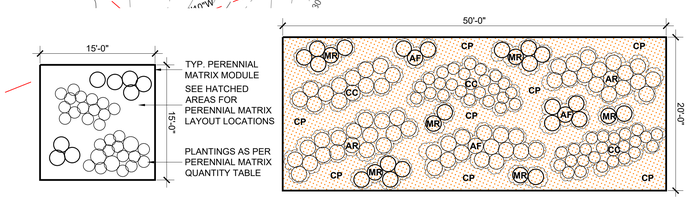
Monarda

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	NOTES
TREES							
AC	6	Amelanchier canadensis	Shadblow / Serviceberry	B&B	10-12' ht.-Clump	Per Plan	Heavy Clump
AP	1	Acer palmatum	Japanese Maple (specimen)	B&B	12-14' ht.	Per Plan	Green/Red Foliage
AR	1	Acer rubrum	Red Maple	B&B	18' ht.	Per Plan	
CJ	23	Cryptomeria japonica	Japanese Cedar	B&B	12-14' ht.	Per Plan	
GB	5	Ginkgo biloba 'Autumn Gold'	Ginkgo 'Autumn Gold'	B&B	5-6" Cal.	Per Plan	Male cultivars only
LI	4	Lagerstroemia indica 'Natchez' - Standard	Natchez Crapemyrtle-Standard	B&B	5" Cal.	Per Plan	Single Stem
SHRUBS							
BM1	130	Buxus microphylla var. koreana	Emerald Jewel Boxwood	B&B	12" ht.	Per Plan	Double Row Hedge
BM2	8	Buxus microphylla var. koreana	Emerald Jewel Boxwood	B&B	2'x2' Rnd.	Per Plan	
BM3	6	Buxus microphylla var. koreana	Emerald Jewel Boxwood	B&B	3'x3' Rnd.	Per Plan	
BM4	4	Buxus microphylla var. koreana	Emerald Jewel Boxwood	B&B	5'x5' Rnd.	Per Plan	
BS	12	Buxus sempervirens	Common Boxwood	B&B	2-5' ht.	Per Plan	Mixed Size
IC1	10	Ilex crenata 'Schwoebel'	Japanese Holly	B&B	5' ht.	Per Plan	
IC2	15	Ilex crenata 'Schwoebel'	Japanese Holly	B&B	6' ht.	Per Plan	
OH	47	Osmanthus heterophyllus 'Gulftide'	Osmanthus Holly	Cont.	6' ht.	30" O.C.	
VP	67	Viburnum plicatum	Doublefile Viburnum	B&B	5-6' ht.	5' O.C.	
GRASSES, GROUNDCOVER & PERENNIALS							
DP	850sf	Dennstaedtia punctilobula	Hay-scented Fern	Cont.	1 Gal.	18" O.C.	
LM	1025sf	Liriope muscari 'Big Blue'	Purple Lilyturf	Plugs	6"	6" O.C.	
NR	50	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	Cont.	1 Gal.	24" O.C.	
PT	275sf	Pachysandra terminalis	Pachysandra	Plugs	6"	6" O.C.	
PA	120	Pennisetum alopecuroides 'Hameln'	Hameln Fountaingrass	Cont.	1 Gal.	18" O.C.	
	700 S.F.	Kentucky Bluegrass Sod	Sod	N/A	Sod	N/A	
VINES							
HH	100	Hedera Helix	English Ivy	Cont.	1 Gal.	12" O.C.	

PERENNIAL MATRIX PLANT SCHEDULE

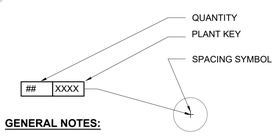
KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	NOTES
GROUNDCOVER							
AC	XX	Astilbe chinensis	Chinese Astilbe	Cont.	1 Gal.	SEE DETAIL	
AF	XX	Agastache foeniculum	Anise Hyssop	Plugs	6 Quart	SEE DETAIL	
AR	XX	Actaea racemosa	Black Cohosh	Plugs	1 Gal.	SEE DETAIL	
CC	XX	Cornus canadensis	Creeping Dogwood	Plugs	1 Gal.	SEE DETAIL	
CP	XX	Carex pennsylvanica	Sedge	Plugs	2-1/2"	SEE DETAIL	
MR	XX	Monarda didyma	Monarda	Plugs	6 Quart	SEE DETAIL	



1 PERENNIAL MATRIX (TYP.)
SCALE: 1/8" = 1'-0"

2 SUNNY PERENNIAL MATRIX LAYOUT (TYP.) - plan view
SCALE: 1/8" = 1'-0"

3 SHADY PERENNIAL MATRIX LAYOUT (TYP.) - plan view
SCALE: 1/8" = 1'-0"



GENERAL NOTES:

1. ALL EXISTING NATIVE AND NON-INVASIVE PLANTS WITHIN THE PROPOSED REVEGETATION AREA WILL BE INVENTORIED AND PRESERVED. ALL INVASIVE PLANT MATERIAL WITHIN THESE REVEGETATION AREAS WILL BE REMOVED BY HAND AND WILL BE REPLACED WITH NATIVE PLANT SPECIES AS INDICATED ON SHEET L4: PLANTING PLAN, DATED NOVEMBER 14, 2014.

2. ALL NATIVE FESCUE LAWN AREAS WILL BE SEEDED WITH A NATIVE FESCUE SEED MIX CONSISTING OF THE FOLLOWING:

- FESTUCA RUBRA: CREEPING RED FESCUE
- FESTUCA LONGIFOLIA: HARD FESCUE
- FESTUCA OVINA: SHEEP FESCUE

THESE NATIVE FESCUE LAWN AREAS WILL NOT BE FERTILIZED FOR ESTABLISHMENT OR ANY OTHER REASON. A DEDICATED IRRIGATION ZONE WILL BE CREATED FOR ALL NATIVE FESCUE LAWN AREAS SO THAT IRRIGATION CAN BE LIMITED TO ESTABLISHMENT.

LANDSCAPE ARCHITECTURE

PROJECT DATA:

BASED ON SURVEY DATED 09/28/2021 BY:
JAY A. GREENWELL, PLS, LLC
85 LAFAYETTE AVE, SUFFERN NY
(845) 357-0830

SCTM#: 60.14 - 1 - 12.7

LOT AREA:
TOTAL AREA BOUND 97,630 SF
TOTAL "DRY LAND" 36,108 SF

ZONE: R30

COVERAGE:
-
WETLANDS:
-
EASEMENT/OTHER:
-

REGISTERED LANDSCAPE ARCHITECT — JAY A. GREENWELL — 000785 — STATE OF NEW YORK

CHANGE ORDERS, DELETIONS, ADDITIONS:
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LaGuardia Design Landscape Architects
38 Scuttle Hole Road
Walter Mill, NY 11976
Phone:631-726-1403
Fax:631-726-1478

DRAWN BY: JL
CHECKED BY: IH

PROJECT:
PROJECT GOOSE

LOCATION:
11 TOMPKINS COURT
UPPER NYACK, NY 10960

DRAWING:
PLANTING PLAN

SCALE: 1"=10'-0"

DATE: 05-10-2022

ISSUED:
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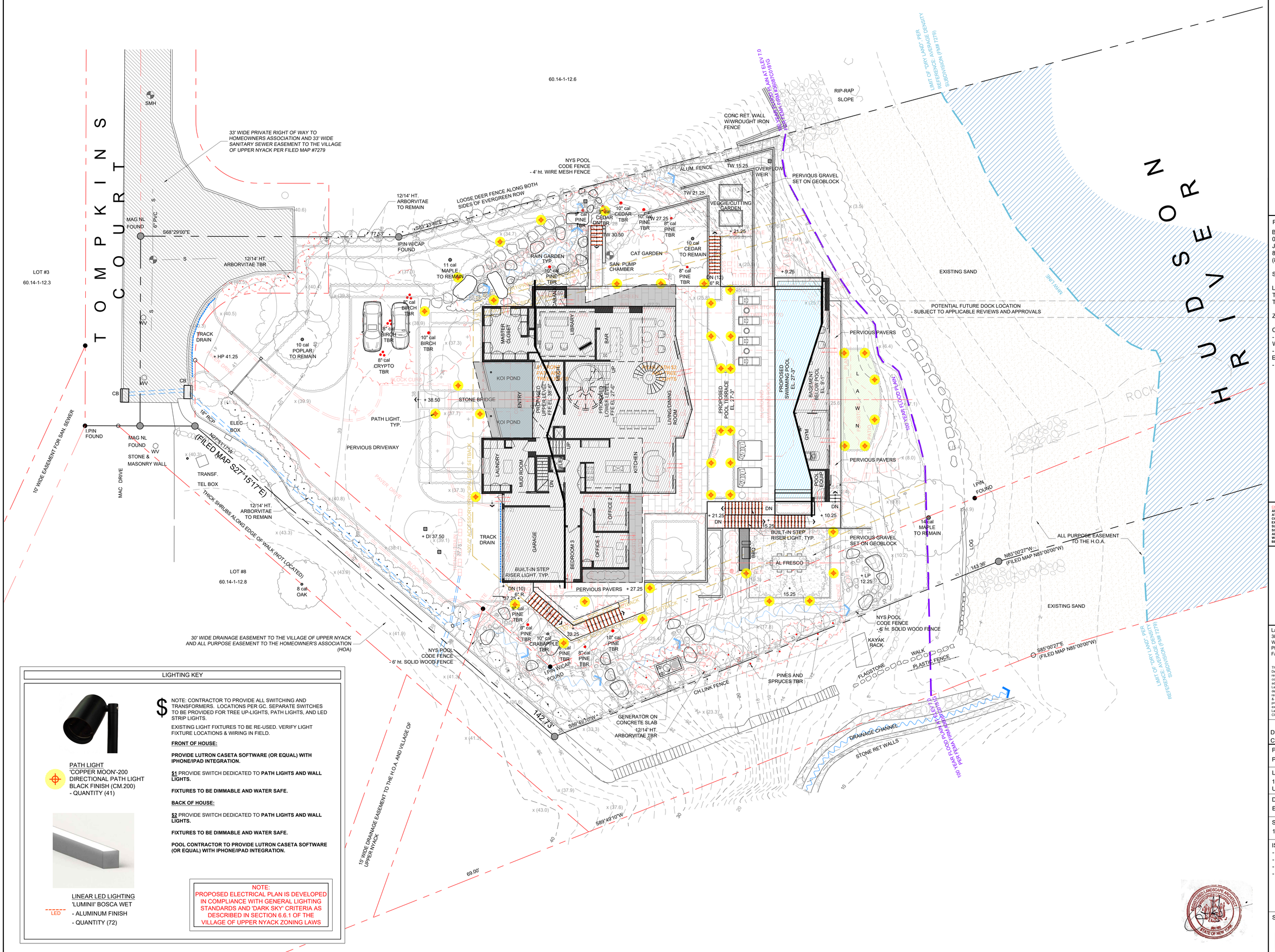
PERMIT

SHEET NUMBER:
L5.1



LIGHTING KEY

PATH LIGHT
'COPPER MOON'-200
DIRECTIONAL PATH LIGHT
BLACK FINISH (CM.200)
- QUANTITY (41)

LINEAR LED LIGHTING
'LUMINII' BOSCA WET
- ALUMINUM FINISH
- QUANTITY (72)

NOTE: CONTRACTOR TO PROVIDE ALL SWITCHING AND TRANSFORMERS. LOCATIONS PER GC. SEPARATE SWITCHES TO BE PROVIDED FOR TREE UP-LIGHTS, PATH LIGHTS, AND LED STRIP LIGHTS.

EXISTING LIGHT FIXTURES TO BE RE-USED. VERIFY LIGHT FIXTURE LOCATIONS & WIRING IN FIELD.

FRONT OF HOUSE:

PROVIDE LUTRON CASETA SOFTWARE (OR EQUAL) WITH IPHONE/IPAD INTEGRATION.

$1 PROVIDE SWITCH DEDICATED TO **PATH LIGHTS AND WALL LIGHTS.**

FIXTURES TO BE DIMMABLE AND WATER SAFE.

BACK OF HOUSE:

$2 PROVIDE SWITCH DEDICATED TO **PATH LIGHTS AND WALL LIGHTS.**

FIXTURES TO BE DIMMABLE AND WATER SAFE.

POOL CONTRACTOR TO PROVIDE LUTRON CASETA SOFTWARE (OR EQUAL) WITH IPHONE/IPAD INTEGRATION.

NOTE:
PROPOSED ELECTRICAL PLAN IS DEVELOPED IN COMPLIANCE WITH GENERAL LIGHTING STANDARDS AND 'DARK SKY' CRITERIA AS DESCRIBED IN SECTION 6.6.1 OF THE VILLAGE OF UPPER NYACK ZONING LAWS

LANDSCAPE ARCHITECTURE

PROJECT DATA:

BASED ON SURVEY DATED 09/28/2021 BY:
JAY A. GREENWELL, PLS, LLC
85 LAFAYETTE AVE, SUFFERN NY
(845) 357-0830

SCTM#: 60.14 - 1 - 12.7

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TOTAL "DRY LAND" 36,108 SF

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LaGuardia Design Landscape Architects
38 Scuttle Hole Road
Water Mill, NY 11976
Phone:631-726-1403
Fax:631-726-1478

DRAWN BY: JL
CHECKED BY: IH

PROJECT:
PROJECT GOOSE

LOCATION:
11 TOMPKINS COURT
UPPER NYACK, NY 10960

DRAWING:
ELECTRICAL PLAN

SCALE: 1"=10'-0"
DATE: 05-10-2022

ISSUED:
- 04/05/2022 | L1.1 EXIST
- 04/28/2022 | FOR REVIEW
- 05/03/2022 | FOR PERMIT
- 05/10/2022 | FOR PERMIT

PERMIT

REGISTERED LANDSCAPE ARCHITECT
IHSAN HINDIYEH
001165
STATE OF NEW YORK

SHEET NUMBER:
L6.1

8. Planning Board Application

8a. Application

VILLAGE OF UPPER NYACK
328 NORTH BROADWAY
UPPER NYACK, NY 10960
INCORPORATED 1872
Tel. 845-358-0084 FAX. 845-358-0741
www.uppernyack-ny.us

BUILDING PERMIT APPLICATION FOR

EXTERIOR RENOVATION / NEW CONSTRUCTION

SHEDS OVER 120 SF / DECKS OVER 200 SF

IN GROUND POOLS

Application is hereby made for a Building Permit in conformance with the Zoning Ordinance of the Incorporated Village of Upper Nyack.

Submit the following:

- 2 copies of this application
- 1 copy of deed
- 1 copy of survey in current homeowner's name
- 11 copies of signed and sealed site plan, and submission of plans in pdf format
- 6 copies of elevations and construction plans with details
- 1 copy of Architectural Review Board Finish Schedule
- 1 copy of REScheck Inspection Checklist and Compliance Report for NYS
- 11 copies of signed and sealed landscape plan, if applicable
- General Municipal Law Application, if applicable
- Environmental Assessment Form, if applicable

Further information may be required by the Office of the Building Inspector, as provided by the Zoning Ordinance of the Incorporated Village of Upper Nyack, if such is considered necessary for approval of this application.

Owner(s) Soraya Scroggins and Adam Budgor

Address: 11 Tompkins Court, Upper Nyack, NY 10960

Phone # 212-233-2225

Email Address: abudgor@gmail.com; sorayams@gmail.com

Property Address to which permit pertains: Same as above

PLEASE COMPLETE THE FOLLOWING

Proposed work: Residential renovation of existing dwelling with site landscaping and pool renovation

Total valuation of work: $ 2,000,000

County Tax ID Number of Property: 60.14-1-12.7

Zoning District R-30

Zoning: Single Family X Two Family _____ Other (specify) _____

Sewage disposal: Public sewers X Septic system _____

Distance to nearest stream, river, or waterway Adjacent to Hudson River

Engineer: Brian Brooker Assoc. Phone # 845-357-4411

Address: 76 Lafayette Ave., Suffern, NY 10901

Architect: Barnes Coy Architects Phone # 631-537-3555

Address: PO Box 763, Bridgehampton, NY 11932

Contractor Information

General Contractor Not known at this time
Address: _____
Phone: _____

Mechanical Contractor / Plumber Not known at this time
Address: _____
Phone: _____

HVAC Contractor Not known at this time
Address: _____
Phone: _____

Electrician Not known at this time
Address: _____
Phone: _____

OFFICE OF THE BUILDING INSPECTOR
INCORPORATED VILLAGE OF UPPER NYACK
PROPERTY OWNER CERTIFICATION

Inc. Village of Upper Nyack
County of Rockland
State of New York

Property Owner: Adam Budgor and Soraya Scroggins

Certifies that he/she resides at 11 Tompkins Court, Upper Nyack, NY

and that he/she is the owner of all that certain lot, parcel of land and/or building located at
11 Tompkins Court, Upper Nyack, NY

and proposed construction will be performed in accordance with the New York State Building Code; in conformance with the Zoning Ordinance of the Incorporated Village of Upper Nyack; and in accordance with plans and specifications submitted herewith.

Signature

Date

STATEMENT BELOW ONLY TO BE FILLED OUT IN THE EVENT THIS APPLICATION IS MADE BY PERSON OTHER THAN OWNER OF PROPERTY

Inc. Village of Upper Nyack
County of Rockland
State of New York

Agent Name: Renesha Williams being duly sworn deposes and says:

That Adam Budgor is the owner of the land that is the subject of this permit.
The deponent is duly authorized to make this application by said owner.
That the proposed work is authorized by said owner.

Agent Signature: RW.Nr

Sworn to before me this 12 day of May 20 22

(Notary Public)

RENEISHA WILLIAMS
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01WI6421579
QUALIFIED IN KINGS COUNTY
COMMISSION EXPIRES 09/07/2025

8b. HOA Minutes
(redacted)

HUDSON SHORES
HOA MEETING
MINUTES APRIL 4,
2022

Meeting was called to order at 7:38 pm.

Those present were: [Owner 1], Adam Budgor, [Owner 2], [Owner 3], [Owner 4], [Owner 5] and Donna Licata (JL Management & Realty LLC).

Motions:

- Motion passed to accept minutes of July 7, 2021
- Motion passed to accept proposed budget (should LS figure need to be adjusted, a revised budget will be presented.

Discussions:

- Pavement: Blacktop committee formed and will set up appointment with paving company to discuss repair vs. replacement. Date TBD on either Wednesday or Friday after 5 pm or weekend. Committee members are: Adam B., [Owner 1], [Owner 5]., and [Owner 4]
- Mailboxes: Each homeowner will submit their mailbox selection via email to all homeowners for approval by April 21. Installation on all mailboxes target date is May 7.
- Pump Station: Adam B. stated he would like to add plantings as part of beautification around the pump.
- Landscaping: [Owner 5] will speak to Sergio and Salizar (sp?) to obtain pricing to landscape easement areas. Adam B. to cleanout brush and provide plantings around mechanicals.
- [redacted]
- Financials were Presented.
- Adam B. spoke to homeowners regarding his proposed renovations on his home. Architectural drawings were presented. No issues were raised.

Elections:

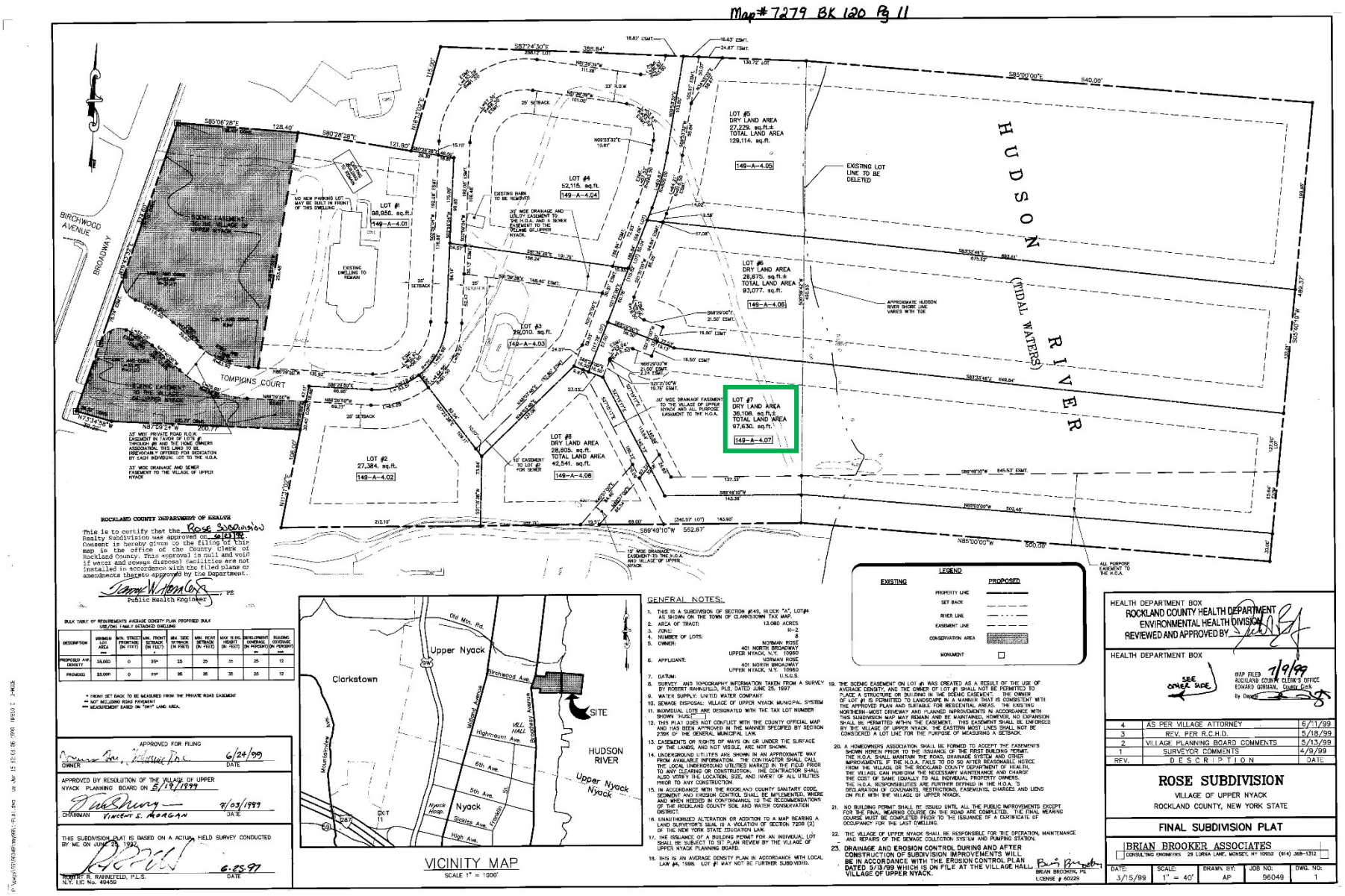
- [Owner 3] nominated Adam Budgor for a position on the board. Nomination was accepted and approved by all homeowners.
- Election of officers: Adam Budgor, President (term ends 6/2025); [Owner 1], Secretary/Treasurer (term ends 6/2024) and [Owner 3], Vice President (term ends 6/2023).

Meeting was adjourned 9:17 pm.

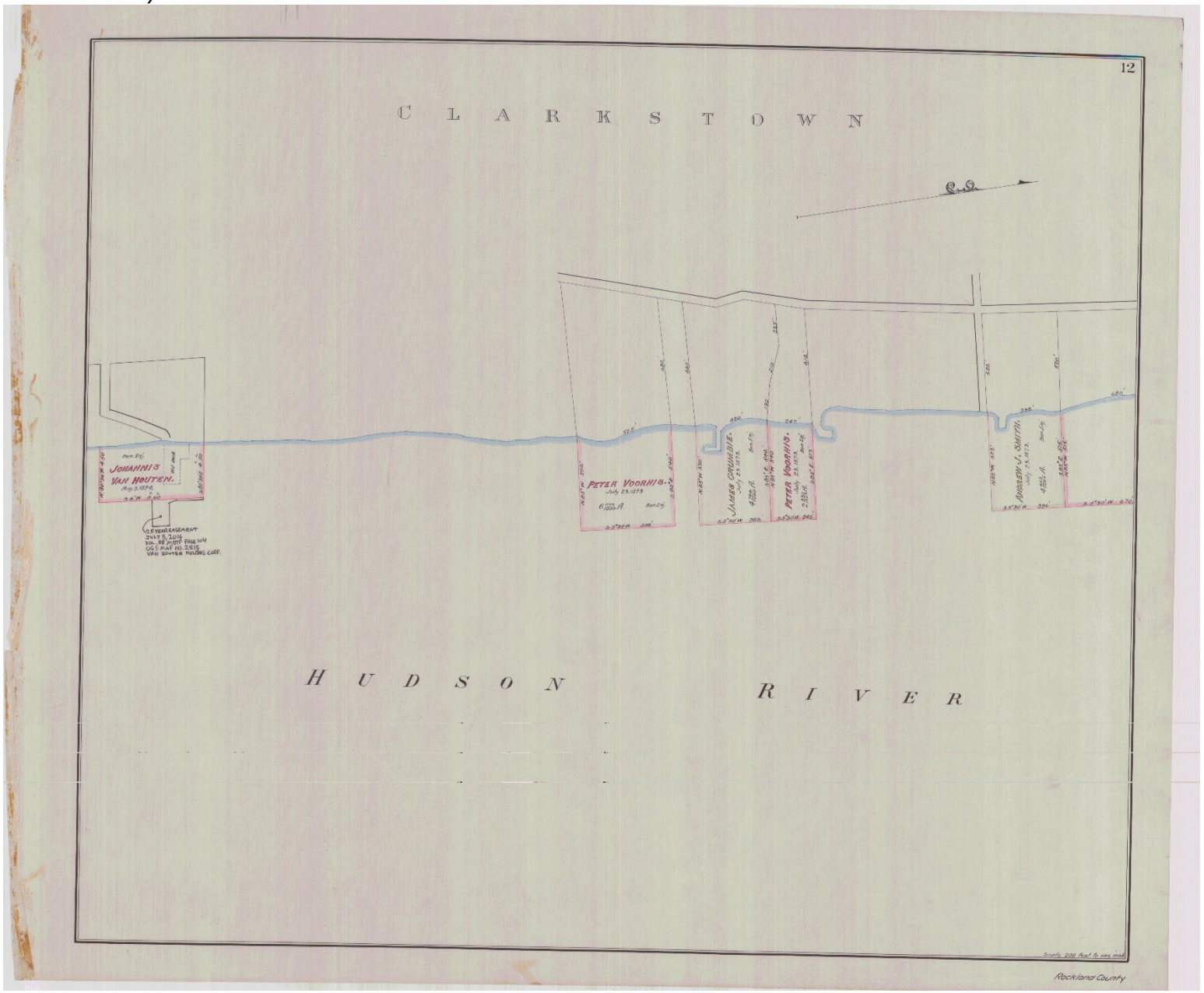
9. Property Appendices

9a. Rose Subdivision

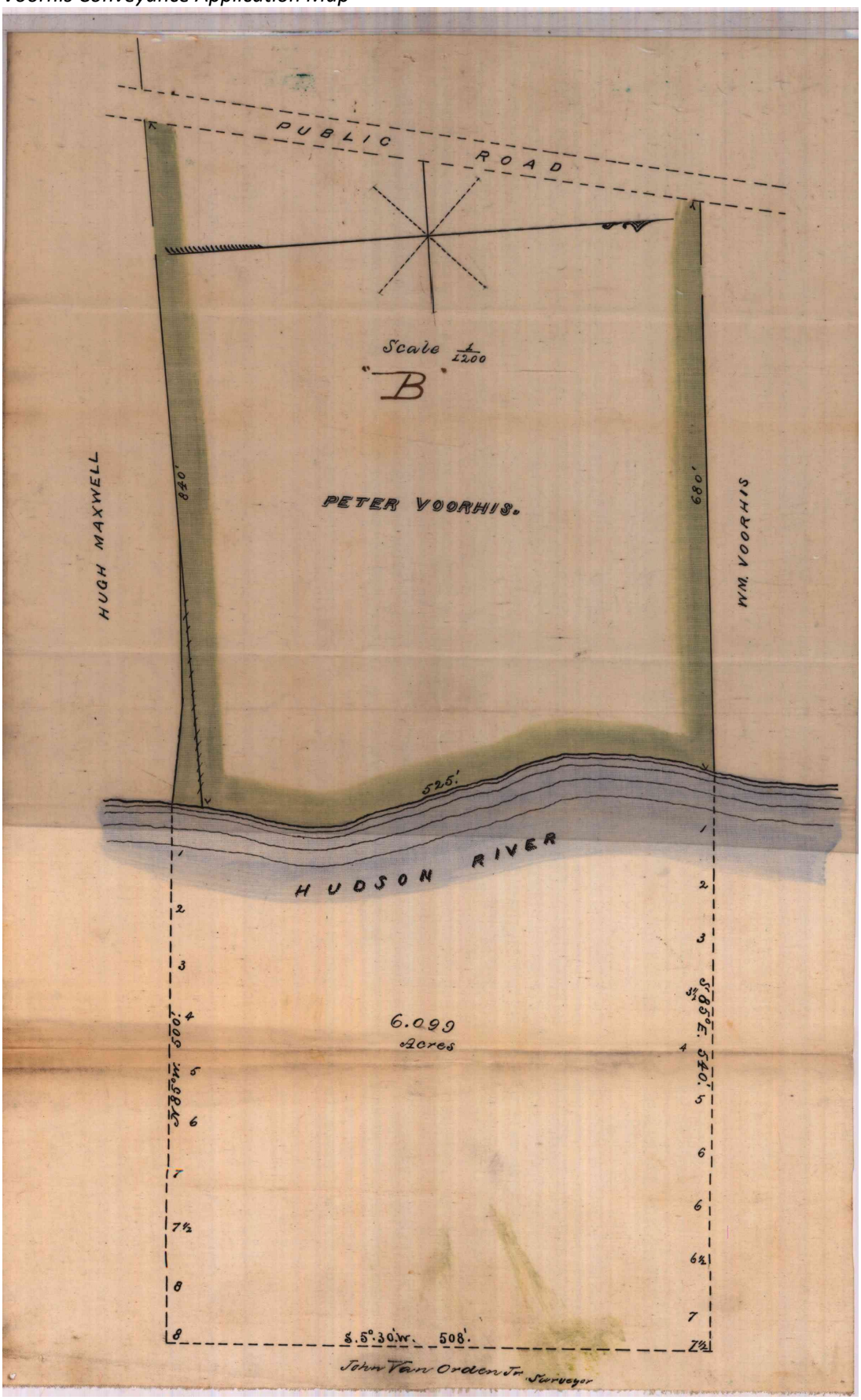
Plat, filed July 9, 1999



Rockland County Water Grant

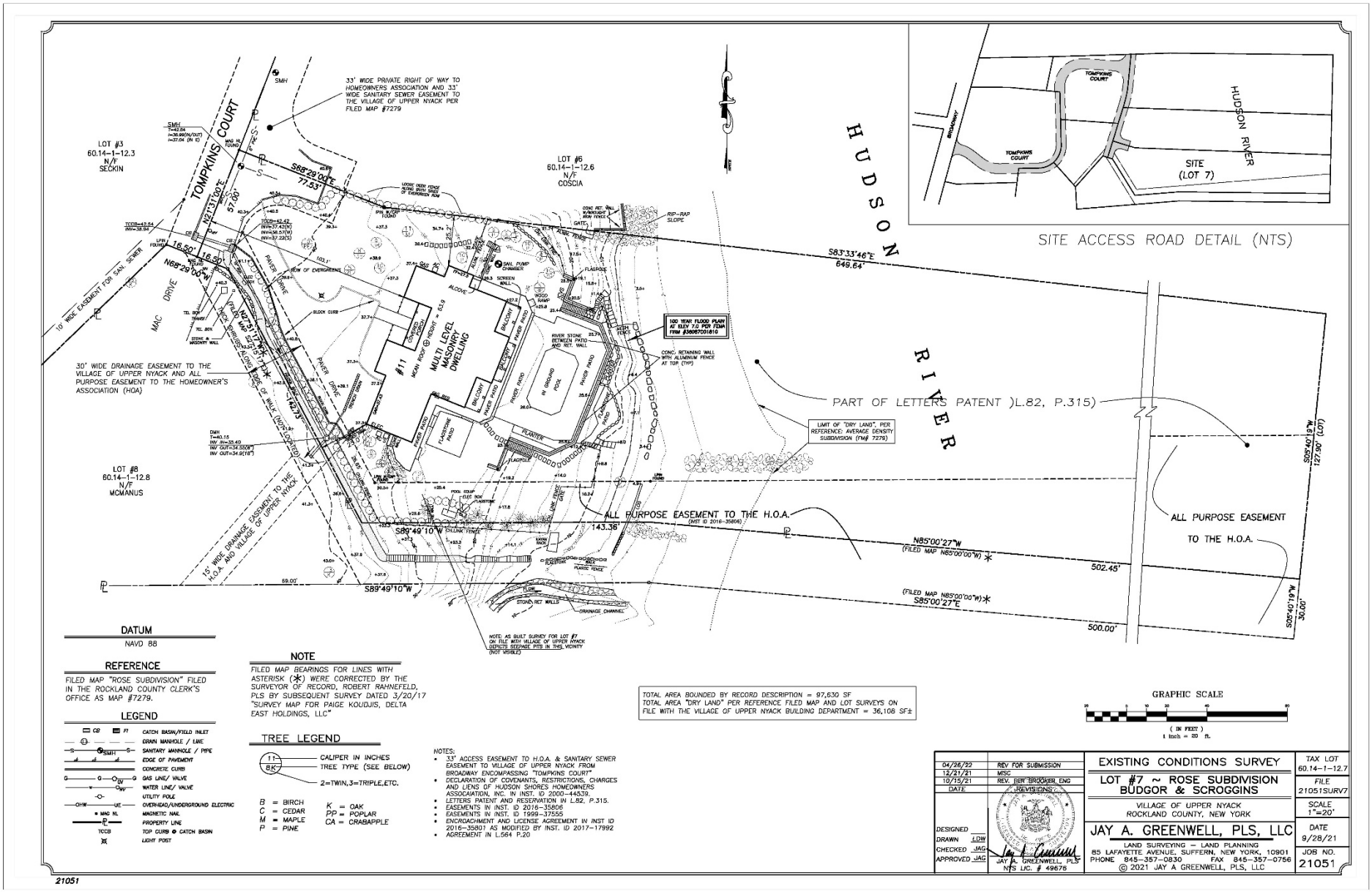


Voorhis Conveyance Application Map



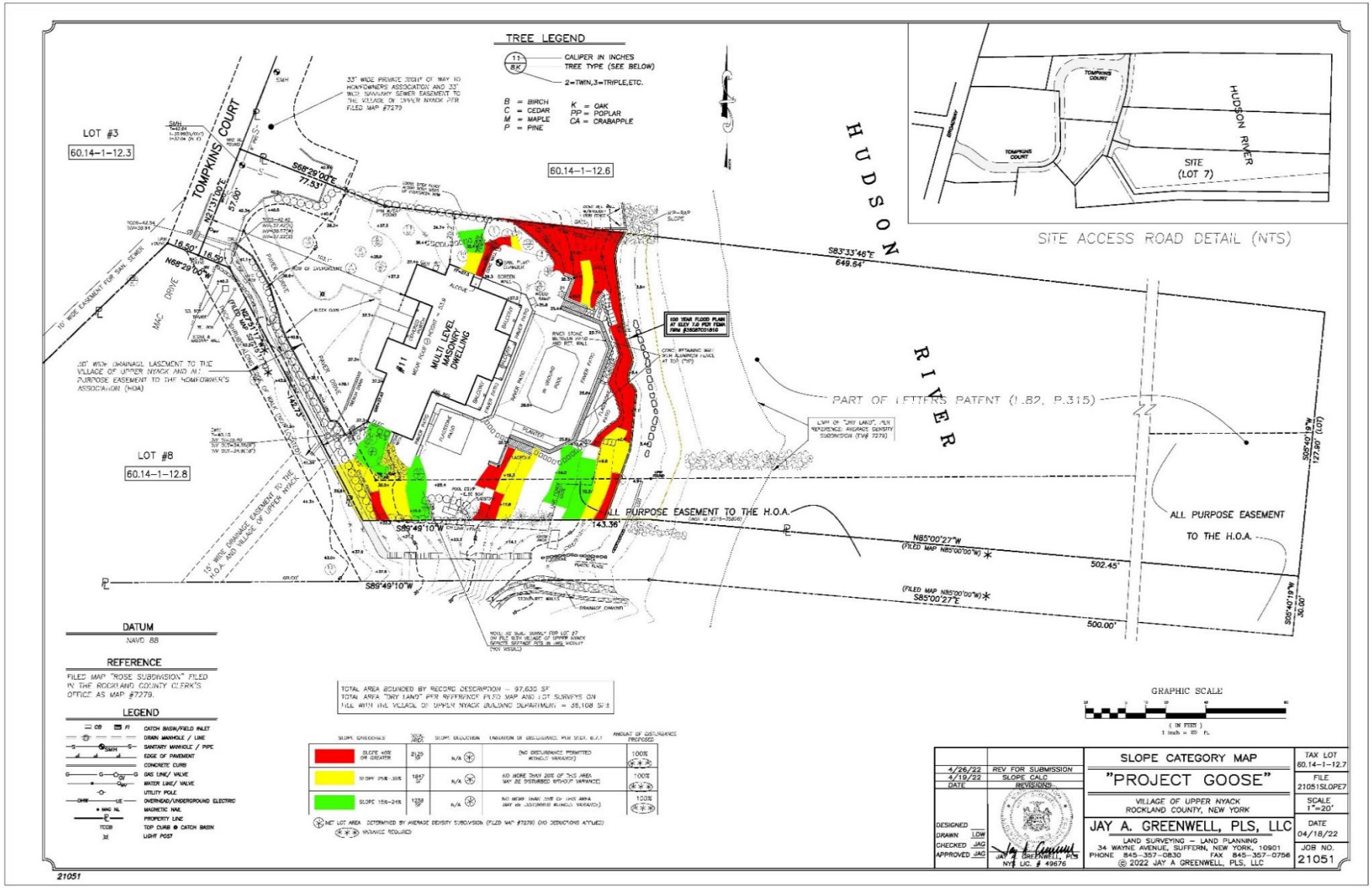
9b. Existing Conditions Survey

Dated September 28, 2021



9c. Existing Slope Map

Dated April 18, 2022



BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

FORM 8002 (short version), FORM 8007 (long version)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 3rd day of November, 2021

BETWEEN

DELTA EAST HOLDINGS, LLC,
with an address of 11 Tompkins Court, Upper Nyack, New York 10960,
party of the first part, and

SORAYA SCROGGINS and ADAM BUDGOR, wife & husband
residing at 30 West Street, Apt. 26E, New York, New York 10004,
party of the second part;

WITNESSETH, that the party of the first part, in consideration of One Dollar and No Cents ($1.00), lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the, Village of Upper Nyack, Town of Clarkstown, County of Rockland and State of New York, and more particularly described as follows:

SEE ATTACHED SCHEDULE "A"

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

BEING and intended to be the same premises conveyed to Delta East Holdings, LLC, by Deed from Susan Frazier, on April 21, 2017, and recorded in the Office of the Rockland County Clerk on May 3, 2017 under Instrument No. 2017-00014530.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

MEISTER ABSTRACT CORP

as Agent for
Stewart Title Insurance Company

OWNER'S POLICY

SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Village of Upper Nyack, Town of Clarkstown, County of Rockland and State of New York and being shown and designated as Lot 7 on a certain map entitled, "Rose Subdivision, Village of Upper Nyack, Rockland County, New York" and filed in the Rockland County Clerk's Office on July 9, 1999 in Book 120 of Maps at Page 11 as Map No. 7279.

FOR INFORMATION ONLY:
Premises known as and by 11 Tompkins Court, Nyack, New York;
Being Section: 60.14, Block: 1, Lot: 12.7; Tax Map of the Village of Upper Nyack, County of Rockland, State of New York.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

DELTA EAST HOLDINGS, LLC
BY Paige Koudijs

IN PRESENCE OF:

STATE OF NEW YORK)
) ss.:
COUNTY OF ROCKLAND)

On the 1st day of November, 2021, before me, the undersigned, personally appeared **PAIGE KOUDIJS** personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Becky Thomas
NOTARY PUBLIC

BECKY THOMAS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01TH6059725
Qualified in Rockland County
My Commission Expires June 04, 2023

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS
Title No. MAC9868

DELTA EAST HOLDINGS, LLC
TO
SCROGGINS and BUDGOR

Section 60.14
Block 1
Lot 12.7
County of Rockland, Town of Clarkstown, Village of Upper Nyack

Street Address : 11 Tompkins Court
Nyack, New York 10960

Return By Mail To:

Peter Klose, Esq.
99 Main Street, Suite 206
Nyack, New York 10960

Bargain and Sale Deed dated November 3, 2021

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

FOR COUNTY USE ONLY

C1. SWIS Code: 392001

C2. Date Deed Recorded: 11/10/2021 (Month / Day / Year)

C3. Book: 2021 C4. Page: 47319

New York State Department of Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location: 11 (* STREET NUMBER) TOMPKINS COURT (* STREET NAME)
CLARKSTOWN (* CITY OR TOWN) UPPER NYACK (VILLAGE) 10960 (* ZIP CODE)

2. Buyer Name: SCROGGINS (* LAST NAME/COMPANY) SORAYA (FIRST NAME)
BUDGOR (LAST NAME/COMPANY) ADAM (FIRST NAME)

3. Tax Billing Address: Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form) (LAST NAME/COMPANY) (FIRST NAME)
(STREET NUMBER AND NAME) (CITY OR TOWN) (STATE) (ZIP CODE)

4. Indicate the number of Assessment Roll parcels transferred on the deed: 1 # of Parcels OR ☐ Part of a Parcel

(Only if Part of a Parcel) Check as they apply:
4A. Planning Board with Subdivision Authority Exists ☐
4B. Subdivision Approval was Required for Transfer ☐
4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size: ____ (* FRONT FEET) X ____ (* DEPTH) OR 0.83 (*ACRES)

6. Seller Name: DELTA EAST HOLDINGS, LLC (* LAST NAME/COMPANY) (FIRST NAME)
(LAST NAME/COMPANY) (FIRST NAME)

*7. Select the description which most accurately describes the use of the property at the time of sale:
A. One Family Residential

Check the boxes below as they apply:
8. Ownership Type is Condominium ☐
9. New Construction on a Vacant Land ☐
10A. Property Located within an Agricultural District ☐
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date: 08/18/2021

* 12. Date of Sale/Transfer: 11/03/2021

*13. Full Sale Price: 3,150,000.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) *Please round to the nearest whole dollar amount.*

14. Indicate the value of personal property included in the sale: .00

15. Check one or more of these conditions as applicable to transfer:
☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale between Related Companies or Partners in Business
☐ C. One of the Buyers is also a Seller
☐ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included in Sale Price
☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☒ J. None

Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY): 21

*17. Total Assessed Value: 1,999,999

*18. Property Class: 210

*19. School District Name: NYACK UNION FREE CSD

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
60.14-1-12.7

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

SELLER SIGNATURE 11/1/2021 DATE

BUYER SIGNATURE

BUYER SIGNATURE 11/3/2021 DATE

Soraya Scroggins, By Adam Budgor 11/3/2021 DATE
HS Agent

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC,society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

SCROGGINS, SORAYA (* LAST NAME) BUDGOR, ADAM (FIRST NAME)

845 (*AREA CODE) 727-7727 (*TELEPHONE NUMBER (Ex: 9999999))

11 (* STREET NUMBER) TOMPKINS COURT (* STREET NAME)

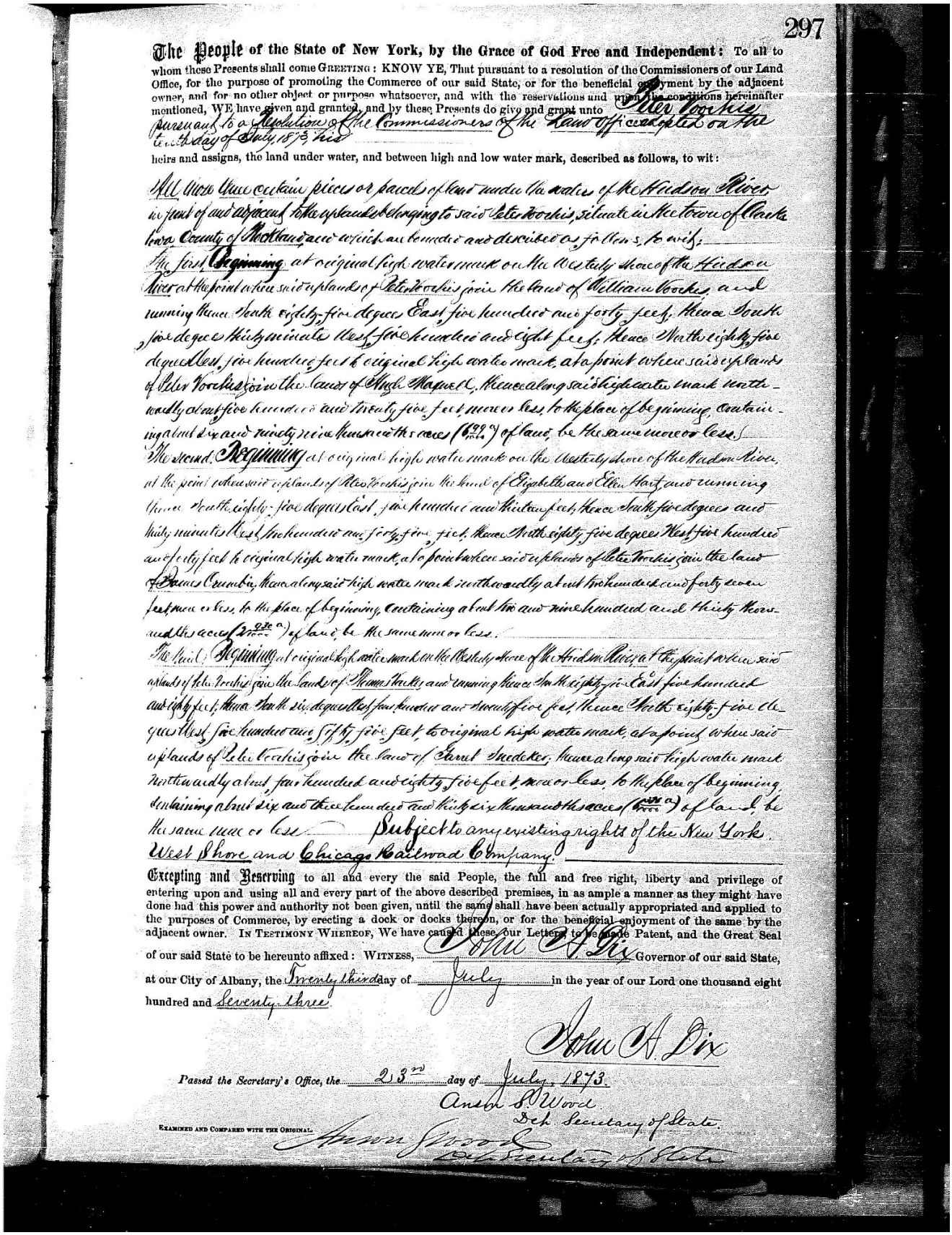
UPPER NYACK (*CITY OR TOWN) NY (*STATE) 10960 (*ZIP CODE)

BUYER'S ATTORNEY

KLOSE (LAST NAME) PETER (FIRST NAME)

(845) (AREA CODE) 727-7727 (TELEPHONE NUMBER (Ex: 9999999))

Letters Patent dated July 23, 1873



297

The People of the State of New York, by the Grace of God Free and Independent: To all to whom these Presents shall come GREETING: KNOW YE, That pursuant to a resolution of the Commissioners of our Land Office, for the purpose of promoting the Commerce of our said State, or for the beneficial enjoyment by the adjacent owner, and for no other object or purpose whatsoever, and with the reservations and upon the conditions hereinafter mentioned, WE have given and granted, and by these Presents do give and grant unto Peter Voorhis pursuant to a Resolution of the Commissioners of the Land Office adopted on the tenth day of July, 1873 his heirs and assigns, the land under water, and between high and low water mark, described as follows, to wit:

All those three certain pieces or parcels of land under the waters of the Hudson River in front of and adjacent to the uplands belonging to said Peter Voorhis, situate in the town of Clarkstown, County of Rockland and which are bounded and described as follows, to wit:

The first Beginning at original high water mark on the Westerly shore of the Hudson River at the point where said uplands of Peter Voorhis join the land of William Brooks and running thence South eighty-five degrees East five hundred and forty feet, thence South five degrees thirty minutes West five hundred and eight feet, thence North eighty-five degrees West five hundred feet to original high water mark, at a point where said uplands of Peter Voorhis join the lands of Hugh Maxwell, thence along said high water mark northwardly about five hundred and twenty-five feet, more or less, to the place of beginning, containing about six and ninety-nine hundredths acres (6.99 a) of land, be the same more or less.

The second Beginning at original high water mark on the Westerly shore of the Hudson River at the point where said uplands of Peter Voorhis join the lands of Elizabeth and Ellen Hart and running thence South eighty-five degrees East five hundred and thirteen feet, thence South five degrees and thirty minutes West five hundred and forty-five feet, thence North eighty-five degrees West five hundred and forty feet to original high water mark, at a point where said uplands of Peter Voorhis join the lands of Barnes Coumbe, thence along said high water mark northwardly about five hundred and forty-seven feet, more or less, to the place of beginning, containing about two and nine hundred and thirty-three thousandths acres (2.93 a) of land, be the same more or less.

The third Beginning at original high water mark on the Westerly shore of the Hudson River at the point where said uplands of Peter Voorhis join the lands of Thomas Thickly and running thence South eighty-five degrees East five hundred and eighty feet, thence South six degrees West four hundred and twenty-five feet, thence South eighty-five degrees West five hundred and fifty-five feet, to original high water mark, at a point where said uplands of Peter Voorhis join the lands of Garret Snedeker, thence along said high water mark Northwardly about four hundred and eighty-five feet, more or less, to the place of beginning, containing about six and three hundred and thirty-six thousandths acres (6.36 a) of land, be the same more or less. Subject to any existing rights of the New York West Shore and Chicago Railroad Company.

Excepting and Reserving to all and every the said People, the full and free right, liberty and privilege of entering upon and using all and every part of the above described premises, in as ample a manner as they might have done had this power and authority not been given, until the same shall have been actually appropriated and applied to the purposes of Commerce, by erecting a dock or docks thereon, or for the beneficial enjoyment of the same by the adjacent owner. IN TESTIMONY WHEREOF, We have caused these our Letters to be made Patent, and the Great Seal of our said State to be hereunto affixed: WITNESS, John A. Dix Governor of our said State, at our City of Albany, the Twenty third day of July in the year of our Lord one thousand eight hundred and Seventy three.

John A. Dix

Passed the Secretary's Office, the 23rd day of July, 1873.

Ansel D. Wood
Dep. Secretary of State.

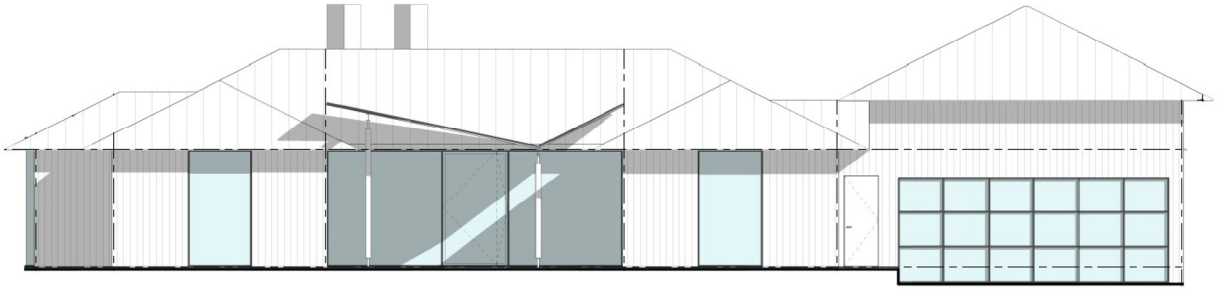
EXAMINED AND COMPARED WITH THE ORIGINAL.

James Jones
Deputy Secretary of State

9e. REScheck

IECC2018 / NYSECCC2020

Projected REScheck Compliance Report



Project:
11 Tompkins Court
Nyack, NY

Signature: _____
Michael Hicks Date: 5/13/22
RESNET Certified HERS Rater
ICC Certified Plans Examiner
ICC Certified Energy Inspector
ACCA Certified HVAC Design

ICC Certified IECC/HERS Compliance Specialist

Energy Efficiency Consultants, L.L.C.

5/13/2022
Energy Efficiency Consultants
Mike Hicks
MHicks.EEC@GMail.com
845-271-9385

Generated by RES*check-Web* Software

Compliance Certificate

PROJECTED COMPLIANCE

Project 11 Tompkins Court

Energy Code:	**2018 IECC**
Location:	**Nyack, New York**
Construction Type:	**Single-family**
Project Type:	**Addition & Alterations**
Climate Zone:	**5 (5199 HDD)**
Permit Date:	
Permit Number:	

Construction Site:
11 Tompkins Court
Nyack, NY 10960

Owner/Agent:
11 Tompkins Court
Nyack, NY 10960

Designer/Contractor:
Michael Hicks
Energy Efficiency Consultants
10 Carlann Ln
Valley Cottage, NY 10989
8452719385
MHicks.eec@gmail.com

Compliance: Passes using UA trade-off

Compliance: **2.5% Better Than Code** Maximum UA: **1422** Your UA: **1387**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceilings: Flat Ceiling or Scissor Truss	6,500	49.0	0.0	0.026	0.026	169	169
Exterior Walls: Wood Frame, 16" o.c.	5,340	21.0	0.0	0.057	0.060	170	179
Doors: Solid Door (under 50% glazing)	60			0.300	0.300	18	18
Glass Doors: Glass Door (over 50% glazing)	515			0.300	0.300	155	155
Windows: Metal Frame w/ Thermal Break	1,780			0.300	0.300	534	534
Concrete Walls, Interior Framed: Solid Concrete or Masonry	3,400	21.0	0.0	0.056	0.065	162	188
Doors: Solid Door (under 50% glazing)	20			0.300	0.300	6	6
Glass Doors: Glass Door (over 50% glazing)	230			0.300	0.300	69	69
Windows: Metal Frame w/ Thermal Break	255			0.300	0.300	77	77
Floors Over Unconditioned Space: All-Wood Joist/Truss	570	30.0	0.0	0.033	0.033	19	19
Floors Over Ambient: All-Wood Joist/Truss	255	30.0	0.0	0.033	0.033	8	8
Slab on Grade: Slab-On-Grade (Unheated) Insulation depth: 2.0'	120		10.0	0.700	0.700	0	0

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in RES*check* Version : REScheck-Web and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Michael Hicks		5/13/2022
Name - Title	Signature	Date

Project Notes:

The structure as outlined above is projected to meet or exceed all 2020 Energy Conservation Construction Code of New York State Requirements.

PROJECTED COMPLIANCE

Inspection Checklist

Energy Code: 2018 IECC

Requirements: 100.0% were addressed directly in the RES*check* software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1][1]	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
103.1, 103.2, 403.7 [PR3][1]	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
302.1, 403.7 [PR2][2]	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr____ Cooling: Btu/hr____	Heating: Btu/hr____ Cooling: Btu/hr____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *To be provided by the HVAC contractor.

Additional Comments/Assumptions:

PROJECTED COMPLIANCE

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 [FO1][1]	Slab edge insulation R-value.	R-____ ☐ Unheated ☐ Heated	R-____ ☐ Unheated ☐ Heated	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.1.2 [FO3][1]	Slab edge insulation depth/length.	____ ft	____ ft	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2.1 [FO11][2]	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.9 [FO12][2]	Snow- and ice-melting system controls installed.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

PROJECTED COMPLIANCE

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1][1]	Door U-factor.	U-_____	U-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2][1]	Glazing U-factor (area-weighted average).	U-_____	U-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.3 [FR4][1]	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.1.1 [FR23][1]	Air barrier and thermal barrier installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.3 [FR20][1]	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.5 [FR16][2]	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.1 [FR12][1]	Supply and return ducts in attics insulated >= R-8 where duct is >= 3 inches in diameter and >= R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated >= R-6 for diameter >= 3 inches and R-4.2 for < 3 inches in diameter.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.2 [FR13][1]	Ducts, air handlers and filter boxes are sealed with joints/seams compliant with International Mechanical Code or International Residential Code, as applicable.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.5 [FR15][3]	Building cavities are not used as ducts or plenums.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.4 [FR17][2]	HVAC piping conveying fluids above 105 ºF or chilled fluids below 55 ºF are insulated to ≥R-3.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.4.1 [FR24][1]	Protection of insulation on HVAC piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.3 [FR18][2]	Hot water pipes are insulated to ≥R-3.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6 [FR19][2]	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

PROJECTED COMPLIANCE

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13][2]	All installed insulation is labeled or the installed R-values provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.1.1, 402.2.6 [IN1][1]	Floor insulation R-value.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2, 402.2.8 [IN2][1]	Floor insulation installed per manufacturer's instructions and in substantial contact with the underside of the subfloor, or floor framing cavity insulation is in contact with the top side of sheathing, or continuous insulation is installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.1.1, 402.2.5, 402.2.6 [IN3][1]	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-____ ☐ Wood ☐ Mass ☐ Steel	R-____ ☐ Wood ☐ Mass ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2 [IN4][1]	Wall insulation is installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [FI1][1]	Ceiling insulation R-value.	R-_____ ☐ Wood ☐ Steel	R-_____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.1.1, 303.2 [FI2][1]	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.2.3 [FI22][2]	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.2.4 [FI3][1]	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.1.2 [FI17][1]	Blower door test @ 50 Pa. <=5 ach in Climate Zones 1-2, and <=3 ach in Climate Zones 3-8.	ACH 50 =_____	ACH 50 =_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.3 [FI27][1]	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	_____ cfm/100 ft²	_____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.4 [FI4][1]	Duct tightness test result of <=4 cfm/100 ft2 across the system or <=3 cfm/100 ft2 without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	_____ cfm/100 ft²	_____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.2.1 [FI24][1]	Air handler leakage designated by manufacturer at <=2% of design air flow.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.1.1 [FI9][2]	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.1.2 [FI10][2]	Heat pump thermostat installed on heat pumps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.1 [FI11][2]	Circulating service hot water systems have automatic or accessible manual controls.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [FI25][2]	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits per Table R403.6.1.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.2 [FI26][2]	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.1.1 [FI28][2]	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.1.2 [FI29][2]	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.2 [FI30][2]	Demand recirculation water systems have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to <= 104ºF.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.4 [FI31][2]	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
404.1 [FI6][1]	90% or more of permanent fixtures have high efficacy lamps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
404.1.1 [FI23][3]	Fuel gas lighting systems have no continuous pilot light.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
401.3 [FI7][2]	Compliance certificate posted.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.3 [FI18][3]	Manufacturer manuals for mechanical and water heating systems have been provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

PROJECTED COMPLIANCE

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

10. Regulatory Appendices

10a. GML 809

VILLAGE OF UPPER NYACK

GENERAL MUNICIPAL LAW 809 STATEMENT

APPLICATION NAME: SITE PLAN – PROJECT GOOSE

APPEARING BEFORE (CIRCLE ALL THAT APPLY):

(PLANNING BOARD) | (ARCHITECTURAL REVIEW BOARD)

(ZONING BOARD OF APPEALS) | BOARD OF TRUSTEES

STATE OF NEW YORK) ss:

COUNTY OF New York)

ADAM BUDGOR, being duly sworn, deposes and says:
(deponent name)

1. Your deponent is over 18 years of age and (resides at) or (maintains an office at) [circle one]:
11 TOMPKINS CT., UPPER NYACK, NY 10960

2. Deponent is the (a) applicant, (b) (one of the applicants,) (c) officer of applicant _____ (state office held), (d) partner or principal in applicant. [circle applicable status].

3. To deponent's knowledge, the following state, county, Town of Clarkstown or Village of Upper Nyack officers or employees have an interest in the applicant as defined in General Municipal Law § 809 (for each person identified state his or her name, residence address and the nature and extent of his or her interest in the applicant; if none, so state):

NONE

(Signed) Adam Budgor

Sworn to before me this 02 day of May 2022

Notary Public

RENEISHA WILLIAMS
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01WI6421579
QUALIFIED IN KINGS COUNTY
COMMISSION EXPIRES 09/07/2025

NEW YORK GENERAL MUNICIPAL LAW

§ 809. DISCLOSURE IN CERTAIN APPLICATIONS

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

2. . For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:
   (a) is the applicant, or
   (b) is an officer, director, partner or employee of the applicant, or
   (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
   (d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.

3. [SECTION OMITTED (applies only in Nassau County)]

4. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

5. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

10b. Application Review Form

APPLICATION REVIEW FORM

PART I

Name of Municipality VILLAGE OF UPPER NYACK Date 4/25/22

Please check all that apply:

X Planning Board	___ Municipal Board
X Zoning Board of Appeals*	___ Historical Board
*(*Fill out* **Parts I & II** *of this form)*	___ Architectural Board
___ Subdivision ___ # of Lots	X Pre-preliminary/Sketch
X Site Plan	X Preliminary
___ Special Permit	X Final
___ Conditional Use	
___ Zoning Code Amendment	
___ Zone Change	
X Variance	

Project Name: SITE PLAN – PROJECT GOOSE

Tax Map Designation:

Section 60.14 Block 1 Lot(s) 12.7

Section ___ Block ___ Lot(s) ___

Location: On the EASTERLY side of THE TERMINUS feet ~~feet~~ — of TOMPKINS COURT in the ~~town~~/village of UPPER NYACK.

Street Address: 11 TOMPKINS COURT

Acreage of Parcel 97,630 SF (GROSS) **Zoning District** R-30

School District NYACK **Postal District** 10960

Fire District NYACK **Ambulance District** NYACK

Water District SUEZ NY **Sewer District** TOWN OF ORANGETOWN

Project Description: *(If additional space required, please attach a narrative summary.)*

PROPOSED RESIDENTIAL RENOVATION REQUIRING SITE PLAN APPROVALS; SEE ATTACHED NARRATIVE.

APPLICATION REVIEW FORM

If **subdivision**:

1) Is any variance from the subdivision regulations required? NA
2) Is any open space being offered? ___ If so, what amount? ___
3) Is this a standard or average density subdivision? ___

If **site plan**:

1) Existing square footage ___
2) Total square footage ___
3) Number of dwelling units 1

If **special permit**, list special permit use and what the property will be used for.

NA

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area. YES – SHOWN ON SITE PLAN

* Are there **streams** on the site? If yes, please provide the names. NO

Are there **wetlands** on the site? If yes, please provide the names and type. NO

* ADJACENT TO HUDSON RIVER

Project History: Has this project ever been reviewed before? NO

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

NA

(PRIOR SUBDIVISION APPROVAL)

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

NA

APPLICATION REVIEW FORM

Contact Information:

Applicant: ADAM BUDGOR & SORAYA SCROGGINS Phone # 212-233-2225

Address 11 TOMPKINS CT., UPPER NYACK NY 10960
Street Name & Number (Post Office) State Zip code

Property Owner: SAME AS ABOVE Phone #

Address
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: BRIAN BROOKER ASSOC. Phone # 845-357-4411

Address 76 LAFAYETTE AVE., SUFFERN NY 10901
Street Name & Number (Post Office) State Zip code

Attorney: DONALD BRENNER, PE, LLB Phone # 845-359-2210

Address 4 INDEPENDENCE AVE, TAPPAN NY 10983
Street Name & Number (Post Office) State Zip code

Contact Person: ADAM BUDGOR Phone # ABOVE

Address ABOVE
Street Name & Number (Post Office) State Zip code

General Municipal Law Review:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

____ State or County Road	____ State or County Park
____ Long Path	____ County Stream
X Municipal Boundary	____ County Facility

List name(s) of facility checked above. HUDSON RIVER - TOWN OF CLARKSTOWN

Referral Agencies: *(Please make sure that the appropriate agencies as needed received copies of your application and plans for their review.)*

____ RC Highway Department	____ RC Division of Environmental Resources
____ RC Drainage Agency	X RC Dept. of Health
____ NYS Dept. of Transportation	X NYS Dept. of Environmental Conservation
____ NYS Thruway Authority	____ Palisades Interstate Park Comm.
____ Adjacent Municipality	
X Other NYS DIV. OF CONSTAL RESOURCES	

**All applicants must send copies of their applications and plans to:
Orange and Rockland, Regional manager, 75 West Route 59, Spring Valley, NY 10997.

APPLICATION REVIEW FORM

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- [x] Variance from the requirement of Section 6.7.1.1, 6.7.1.2, 6.7.1.3 (SLOPES) 4.4.2, ROW 4, COL. 11 (FAR)
- [ ] Special permit per the requirements of Section " " COL. 10 (BLDG. COVERAGE) 4.2, Row 4, Col. 9 (Development Coverage)
- [ ] Review of an administrative decision of the Building Inspector;
- [ ] An order to issue a Certificate of Occupancy;
- [ ] An order to issue a Building Permit;
- [ ] An interpretation of the Zoning Ordinance or Map;
- [ ] Certification of an existing non-conforming structure or use;
- [ ] Other *(explain)*

To permit construction, maintenance or use of
PROPOSED RENOVATION OF EXISTING DWELLING AND POOL WITH SITE GRADING & LANDSCAPING

If an area variance is required, please fill out below:

This application seeks a variance from the provisions of Article (SEE BELOW), Section(s) —. Specifically, the applicant seeks a (SEE BELOW) *(side yard, lot area, height, etc.)* of (SEE BELOW) *(feet, height, floor area ratio, etc.)*

1. DISTURBANCE TO SLOPES (ALL CATEGORIES)
2. MAX. FLOOR AREA RATIO
3. MAX. BLDG. COVERAGE
4. Max. Development Coverage

10c. Environmental Assessment Form

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Project Goose		
Project Location (describe, and attach a general location map): 11 Tompkins Court, Upper Nyack, NY 10960		
Brief Description of Proposed Action (include purpose or need): Renovations/expansions of single family home located on the east side of Tompkins Court. Remove existing pool/patio and construct new pool and patio. Reconfigure driveway and replace with permeable pavement. restore site with extensive landscaping plan.		
Name of Applicant/Sponsor: Adam Budgor and Soraya Scroggins	Telephone: (212) 233-2225 E-Mail: abudgor@gmail.com	
Address: 11 Tompkins Court		
City/PO: Nyack	State: NY	Zip Code: 10960
Project Contact (if not same as sponsor; give name and title/role): Ken DeGennaro, P.E. (Project Site Engineer)	Telephone: 845-357-4411 Ext.7118 E-Mail: kdegennaro@brookerengineering.com	
Address: 74 Lafayette Ave #501		
City/PO: Suffern	State: NY	Zip Code: 10901
Property Owner (if not same as sponsor): same as sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Village of Upper Nyack Planning Board - Modified Site Plan Approval	May 2022
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Village of Upper Nyack Zoning Board of Appeals - Bulk Variances	May 2022
d. Other local agencies ☑Yes ☐No	Architectural Review Board; Building Department	
e. County agencies ☑Yes ☐No	Rockland County Planning Board - GML Review	
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYS Division of Coastal Resources	
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☑Yes ☐No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

Remediaton Sites:546031

DEC remediation database number 546031 is the Hudson River from Hudson Falls to NYC Battery, with contamination of PCBs, cadmium, and lead. Remediation actions are currently being planned by the USEPA and NYSDEC. The proposed action does not disturb the Hudson River and will not result in a potential significant impact that requires mitigation.

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R-30 (bulk requirements determined by average density subdivision for Rose Subdivision)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Nyack Union Free School District

b. What police or other public protection forces serve the project site?
Clarkstown Police Department

c. Which fire protection and emergency medical services serve the project site?
Nyack Fire Department and Nyack Community Ambulance Corps

d. What parks serve the project site?
Nyack Beach State Park, Hook Mountain State Park, Village of Nyack Memorial Park, Franklin Street Park, Mountainview Nature Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? single family residential

b. a. Total acreage of the site of the proposed action? 2.24 acres
b. Total acreage to be physically disturbed? 0.7 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.24 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 69.2 Units: SF of floor area

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 10 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: stormwater management facility

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: surface water runoff

iii. If other than water, identify the type of impounded/contained liquids and their source.

N/A

iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres

v. Dimensions of the proposed dam or impounding structure: N/A height; N/A length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

rain garden

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): encroachment into upland adjacent area of Hudson River. Encroachments relocated further away from Hudson River.

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☑No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

landscaping plan will restore disturbed areas. _____

c. Will the proposed action use, or create a new demand for water? ☐Yes ☑No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☑No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

heavy site equipment during construction

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

N/A

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

N/A

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: As per local ordinances
- Saturday: As per local ordinances
- Sunday: As per local ordinances
- Holidays: As per local ordinances

ii. During Operations:

- Monday - Friday: N/A
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Construction activity will produce noise that will exceed the existing ambient noise levels during construction. Permits will be obtained prior to start of work; construction activities and associated noise will comply with Village of Upper Nyack Local Law #6 of 2021.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Existing and proposed residential lighting shielded from adjacent property owners.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☑ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

Residential with waterfront access to Hudson River

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.21	0.19	-0.02
• Forested	0.0	0.0	0.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.0	0.0	0.0
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.41	1.41	0.0
• Wetlands (freshwater or tidal)	0.0	0.0	0.0
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: landscaped yard	0.62	0.64	+0.02

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Summit School at Nyack and Upper Nyack Elementary School

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☑ Yes – Environmental Site Remediation database Provide DEC ID number(s): 546031

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

None

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 546031

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

DEC remediation database number 546031 is the Hudson River from Hudson Falls to NYC Battery, with contamination of PCBs, cadmium, and lead. Remediation actions are currently being planned by the USEPA and NYSDEC. The proposed action does not disturb the Hudson River and will not result in a potential significant impact that requires mitigation.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 3.2± feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: Wethersfield, WeD 100 %

d. What is the average depth to the water table on the project site? Average: 2.5± feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☐ 0-10%: 93 % of site
☐ 10-15%: 2 % of site
☐ 15% or greater: 5 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☑ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____
Name - Pollutants - Uses:Hudson River (Class SB), portion – Priority Organics – Fish Consumption

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☑ Yes ☐ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:

Birds | Field Mice |
Squirrels | Rabbits |
Deer | Racoons

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): * Results as per DEC Mapper; species not present on site and/or habitat will not be disturbed.

Bald Eagle, Atlantic Sturgeon, Shortnose Sturgeon

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? * ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: NYS Scenic Byway, State Parks

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Hook Mountain State Park, Mountainview Nature Park, Blauvelt State Park,Governor Mario M. Cuomo Bridge, Tallman Mountain State Park

iii. Distance between project and resource: 1,1.2,1.6,2,4 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

* Results as per DEC Mapper; no new disturbance on lands previously undisturbed.

F. Additional Information

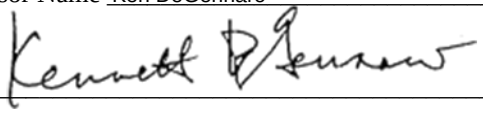
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

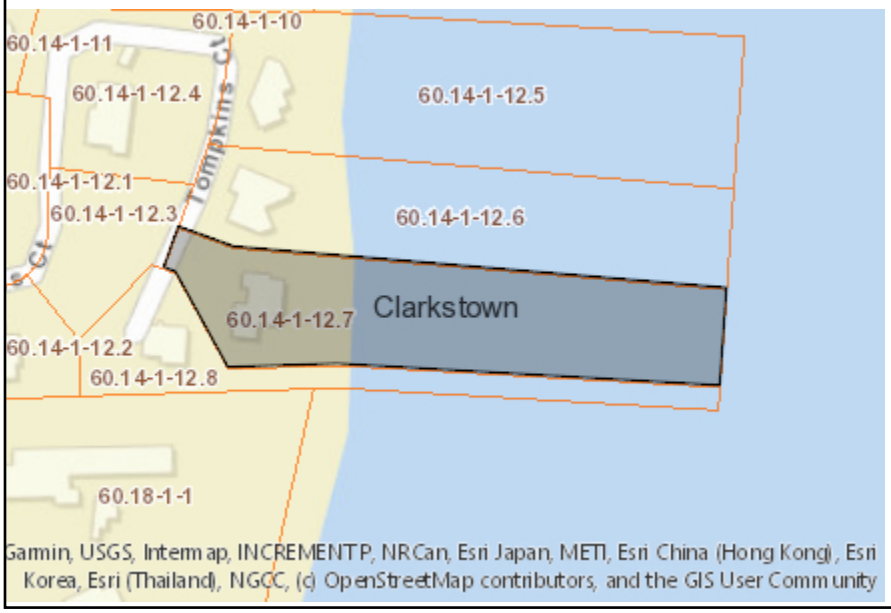
Applicant/Sponsor Name Ken DeGennaro Date 5/3/2022

Signature  Title P.E.

PRINT FORM

EAF Mapper Summary Report

Friday, April 22, 2022 11:07 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:546031
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	546031
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Hudson River (Class SB), portion – Priority Organics – Fish Consumption

E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bald Eagle, Atlantic Sturgeon, Shortnose Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

11. Zoning Board of Appeals

Filed concurrent with the Planning Board Application

Jay A. Greenwell, PLS, LLC
Land Surveying and Land Planning

Village of Upper Nyack

Project Goose (11 Tompkins Court) Site Plan – ZBA Narrative

June 2022

We are pleased to submit this application to the Zoning Board of Appeals. The subject site is shown as Tax Lot 60.14-1-12.7 ("Lot 7") on the Town of Clarkstown tax maps and consists of 36,108 square feet of dry land[3] in the R-30 zone (requiring 30,000 sf lots), bounded on the west side by Tompkins Court (part of an average density subdivision) and on the easterly side by the Hudson River. The property is developed with an existing two-story frame dwelling, garage facing Tompkins Court, and an elevated pool 13-15 feet above grade at the river's edge. Entry into the house from either the front door or garage is at the upper level of the house. The house and site are served by all required utilities, including underground electric, telephone, and cable. Municipal sewage is provided by an ejector pump.

The westerly side (front) of the property is relatively flat with a grade of 2.9% consisting of a front yard and a driveway. Northern and southern side yards provide access from the upper level to the lower level with an average grade of approximately 23%. These side yards are relatively small at approximately 2,700 square feet. The areas from the back of the house down to the river include a pool deck, lawn areas, flagstone patios and walkways, and stairwells. Most of this area has been graded flat. Within this area, some additional steep slopes exist comprising 2,500 square feet at grades ranging from 15% to over 40%. Total steep slopes (>15% grade) on the Lot represent 14% of total dry land area. It is further observed that many of the steep slopes on the Lot were disturbed at the creation of the Lot and subdivision (i.e. the steep slopes are neither original to the landscape nor of historical significance).

The existing house is in habitable condition despite the need for meaningful site work to enhance and improve the Lot's aesthetic, safety, and environmental attributes. The applicant purchased this house fully intending to reposition the property to meet their needs and desires, within the context of the Village of Upper Nyack's Comprehensive Plan of 2021 and in harmony with the interests of adjoining residents. The front of the property is only perceptible to its neighbors as the property is located at the bottom of Tompkins Court, a private road. The design and plans for this Project were presented to all homeowners in an HOA meeting on April 4, 2022. As recorded in the meeting minutes, no issues were raised – See Section 8b. In discussion with the HOA, unanimous enthusiasm for the project included appreciated investment in the neighborhood, desire to meaningfully improve existing and deteriorating conditions, and enhancements to property value. The rear of the property abuts the Hudson River. As such, the only character impacts would be to passing boaters and from the other side of the river, 2.5 miles away. Regardless, the objective of any plans would only be enhancing as previously mentioned.

[3] Lot 7 area is comprised of 36,108 square feet of Dry Land and 61,522 square feet of Land Underwater. Lot 7 is a part of an average density subdivision as filed 7/9/1999 on Map 7279, Book 120 Page 11. The subdivision includes a conveyance of the lands underwater via a Letters Patent dated July 23, 1873, recorded in Book 42 of Patents at page 297 which conveyed the 6.099-acre parcel of land (as well as others) to Mr. Voorhis. The Office of General Services has affirmed that the New York State has no interest in the lands under water and that they were legally and appropriately conveyed for the purposes of commerce or the beneficial enjoyment to the landowner.

Key elements of the repositioning include:

1. Installation of an automated gate
2. Driveway replacement with permeable pavers
3. A new roof, generally consistent with the existing roof aesthetics
4. Recladding of the front and side elevations with updated and modernized materials
5. Softening of dwelling color (currently white) to better blend into the landscape
6. Increased dwelling size but done in a manner that meaningfully mitigates increases in lot coverage
7. Use of more glass to better blend in with the environment
8. Installation of an infinity pool
9. Improved landscaping
10. Site erosion remediation

Certain elements of the repositioning plan will require zoning variances:

- *Development Coverage*: The property is existing nonconforming. Total existing Development Coverage is 32.4%, all of which is Impervious Surface Coverage, vs. 25.0% allowable per zoning code. Improvements to the Lot will remove a lot of this impervious hardscape and reduce Impervious Surface Coverage to 24.2%. Most of this reduction will come from the driveway utilizing the latest permeable paver technology that would meet or exceed NYSDEC standards. Including all porous surfaces that meet NYSDEC standards, total proposed Development Coverage increases to 36.2%.
- *Building Coverage*: Applicant has gone to great lengths to contain expansion areas to already-improved locations. Notably, the newly improved area under the pool deck does not increase Development Coverage while increasing Building Coverage. Fifty-seven percent of the increase in Building Coverage is contained below the pool deck. In fact, the size of this existing infrastructure is reduced to accommodate the design aesthetic. Building this area out as a single story, as opposed to other areas which could accommodate two stories or more, magnifies the adverse calculation of this bulk regulation. Proposed Building Coverage 13.8% vs 12.0% allowable per zoning code. It is notable that 2.7% of this Building Coverage is below the pool deck, a structure that currently exists. Exclusive of this area the Building Coverage is only 11.1%.
- *FAR*: Aesthetics and structural development under the pool require utilization of more floor area than otherwise necessary building above ground. We believe seeking a variance would be preferable to all interested parties. Proposed FAR 0.22 vs 0.20 allowable per zoning code. It is notable that 0.4 of this FAR is below the pool deck. Exclusive of this area the FAR is only 0.18.
- *Steep Slope Disturbance*: Steep slopes do not comprise a large area (~5,200 square feet), nor are they a significant component of net lot area (less than 15% of total). However, in the interest of safety, aesthetics, and preservation of the environment, the Applicant intends to restore, plant and/or terrace sections of its property that are eroding or subject to significant drainage issues. In addition to the positive effects of these efforts, it is notable that the areas being disturbed (i) do not have any houses or roads in front of them and (ii) are directly in front of the Hudson River the land and water area for which is privately owned by the Applicant. Finally, it should be noted that the slopes existing at the property today are <u>not</u> the original slopes. In connection with the creation of the subdivision, Lot and residence in 2006, the original slopes were modified / disturbed. Further modification of these slopes has no impact to any natural or historical significance of the area.

The Applicant has invested significantly in the research, support, and creation of this Plan and has gone to extensive lengths to minimize its development impact and support local objectives. Thank you in advance for your consideration.

Area Variance (Article V, §17:4, C) Form Responses

State how applicable zoning regulations would cause practical difficulty. (Note: Proof of practical difficulty should be related to the property and not to the individual. For example, practical difficulty could be the inability to make reasonable use of the land due to the size, shape, grade or contour.)

New zoning code adopted implements scope restrictions and floor area requirements that did not previously exist creating a practical difficulty.

1. ***Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created by the granting of this variance? Explain.***

   No. The aesthetic upgrades to dwelling and ground will enhance the area.

2. ***Can the benefit sought by the applicant be achieved by some method, feasible by the applicant to pursue, other than an area variance? Explain.***

   No. Desired improvements cannot be realized without the variances.

3. ***Is the requested area variance substantial in relation to the zoning code? Explain.***

   No. Although the percentage of slope disturbance is 100%, the total area is minimal. Building coverage and FAR variances are also minimal.

4. ***Will the proposed variance have an adverse effect on the physical or environmental conditions of the neighborhood or district? Explain.***

   No. The Building Coverage and FAR variances will have no impact. The proposed grading will stabilize existing slope areas that are eroding.

5. ***Is the alleged difficulty self-created? Explain.***

   No. Applicant purchased the house in the fall of 2021 prior to new zoning adoption.

6. ***Is the requested variance the minimum necessary to relieve the practical difficulty? Explain.***

   Yes. The expansion / renovation cannot be achieved without relief sought.

7. ***Would a significant economic hardship result if this variance were not granted? Explain.***

   Yes. Applicant purchased this with the intention of expansion prior to new zoning regulations and has spent a considerable amount of money on engineering, architectural, and landscaping plans. Given the constraints the code now imposes, and absent the relief sought, the applicant would not have purchased the house.

8. ***Given that governmental facilities and services are available to this property, will the granting of this variance effect the health, safety and welfare of the neighborhood or district? Explain.***

   No. The dwelling expansion will not impact the neighborhood except in a positive manner.

9. ***If this variance is granted, will the effect of the increased population density produced on available governmental facilities, services, and schools be small or great? Explain.***

   None. There will be no impact.

10. ***Other factors that the applicant may wish the Board to consider:***

    See ZBA Narrative.