

N/F
 OLD STONE CHURCH
 LIBER 482 PAGE 620
 SECTION 60.18 BLOCK 1 LOT 14

N/F
 NEWHOUSE
 LIBER 609 PAGE 111
 SECTION 60.18 BLOCK 1 LOT 13

N/F
 HUDSON SHORES, LLC
 INSTRUMENT NO. 1999-10125
 LOT NO. 2, FILED MAP NO. 7279
 SECTION 60.18 BLOCK 1 LOT 12.22

N/F
 HUDSON SHORES, LLC
 INSTRUMENT NO. 1999-10125
 LOT NO. 8, FILED MAP NO. 7279
 SECTION 60.18 BLOCK 1 LOT 12.8

N/F
 KARPOCZK
 INSTRUMENT NO. 2000-42494
 SECTION 60.18 BLOCK 1 LOT 2

REVISION: FEBRUARY 4, 2021
 REVISION: JANUARY 27, 2021
 JOHN A. MCGLOIN, PROFESSIONAL LAND SURVEYOR
 32 COLONIAL AVENUE, WARWICK, NEW YORK 10990
 (845) 986-1262

FILE NO. 99-1390

N/F
 BURSTIN
 LIBER 766 PAGE 1374
 SECTION 60.18 BLOCK 1 LOT 3

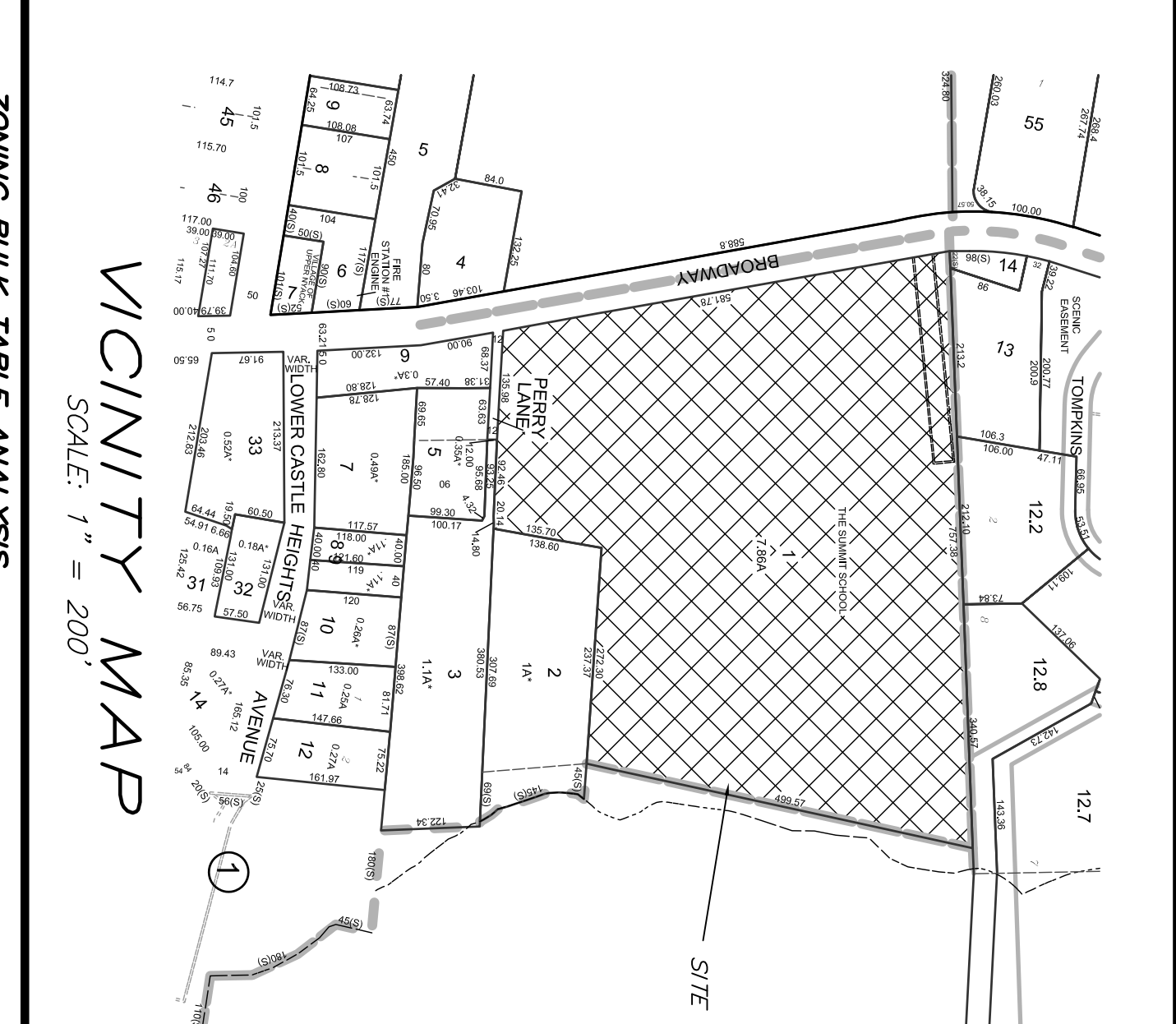
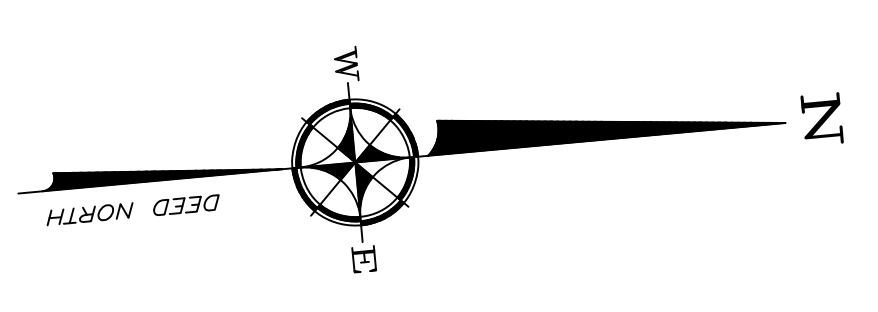
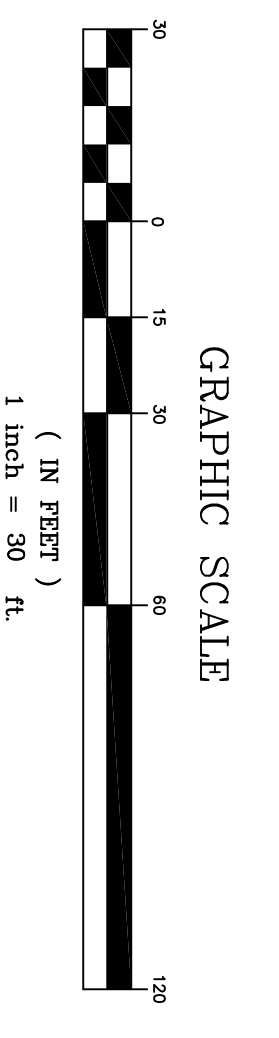
SHEET 1 OF 1

THIS SITE PLAN IS ONLY VALID FOR A PERIOD OF THREE YEARS FROM THE DATE APPROVED BY THE VILLAGE OF UPPER NYACK PLANNING BOARD

OWNER: THE SUMMIT SCHOOL, 339 BROADWAY, UPPER NYACK, NEW YORK 10960
 SURVEYOR: JOHN A. MCGLOIN, 32 COLONIAL AVENUE, WARWICK, NEW YORK 10990
 ARCHITECT: CHRISTOPHER JP COLLINS, 10 NIELAND DRIVE, WARWICK, NEW YORK 10990

SUMMIT SCHOOL AT NYACK CAFETERIA ADDITION

VILLAGE OF UPPER NYACK/TOWN OF CLARKSTOWN
 SCALE: 1" = 30'
 SEPTEMBER 4, 2020
 ROCKLAND COUNTY, N.Y.
 AREA = 7.861± ACRES



ZONING BULK TABLE ANALYSIS

PERMITTED BY ZONING ORDINANCE, SECTION 60.18 BLOCK 1 LOT 1

REQUIREMENTS	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10,000 SQUARE FEET	349,815SF	NO CHANGE
STREET FRONTAGE	100 FEET MIN.	891.78 FEET	NO CHANGE
BUILDING HEIGHT	35 FEET MAX	36 FEET	NO CHANGE
CARETERRA HEIGHT	35 FEET	16.7 FEET	16.2 FEET
FRONT YARD SETBACK LOT	35 FEET MIN.	367.5 FEET	398.4 FEET
SETBACK FROM SIDE LINE	25 FEET MIN.	126.6 FEET	114.7 FEET
SET BACK FROM REAR LOT LINE	25 FEET MIN.	187.9 FEET	185.9 FEET

LOT COVERAGE

REQUIREMENTS	EXISTING	PROPOSED
REQUIREMENTS	12%	7.84%
MAXIMUM COVERAGE OF BUILDINGS	7.84%	7.88%
LOT COVERAGE OF ALL SITE STRUCTURES (MAX)	25%	28.2%

MAP NOTES:

1. TAX MAP DESIGNATION: SECTION 60.18, BLOCK 1, LOT 1.
2. DEED REFERENCE: INSTRUMENT NO. 998-9728 REFERENCE UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
3. SURVEY SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.
4. PLANS SHALL CONFORM TO ALL APPLICABLE UTILITY CODES AND STANDARDS.
5. NEW SPREAD FOOTINGS AND FOUNDATION REQUIRE NO ADDITIONAL GROUND WATER FLOW CONTROL.
6. THE CURRENT CENSUS IS APPROXIMATELY 150 STUDENTS, OF WHOM APPROXIMATELY 85 ARE RESIDENTS.

LEGEND

- CATCH BASIN
- MANHOLE
- UTILITY POLE
- GAS VALVE
- WATER VALVE

SITE PLAN FOR

JOHN A. MCGLOIN, N.Y. LIC.#19689
 PROFESSIONAL LAND SURVEYOR
 32 COLONIAL AVENUE
 WARWICK, NEW YORK 10990