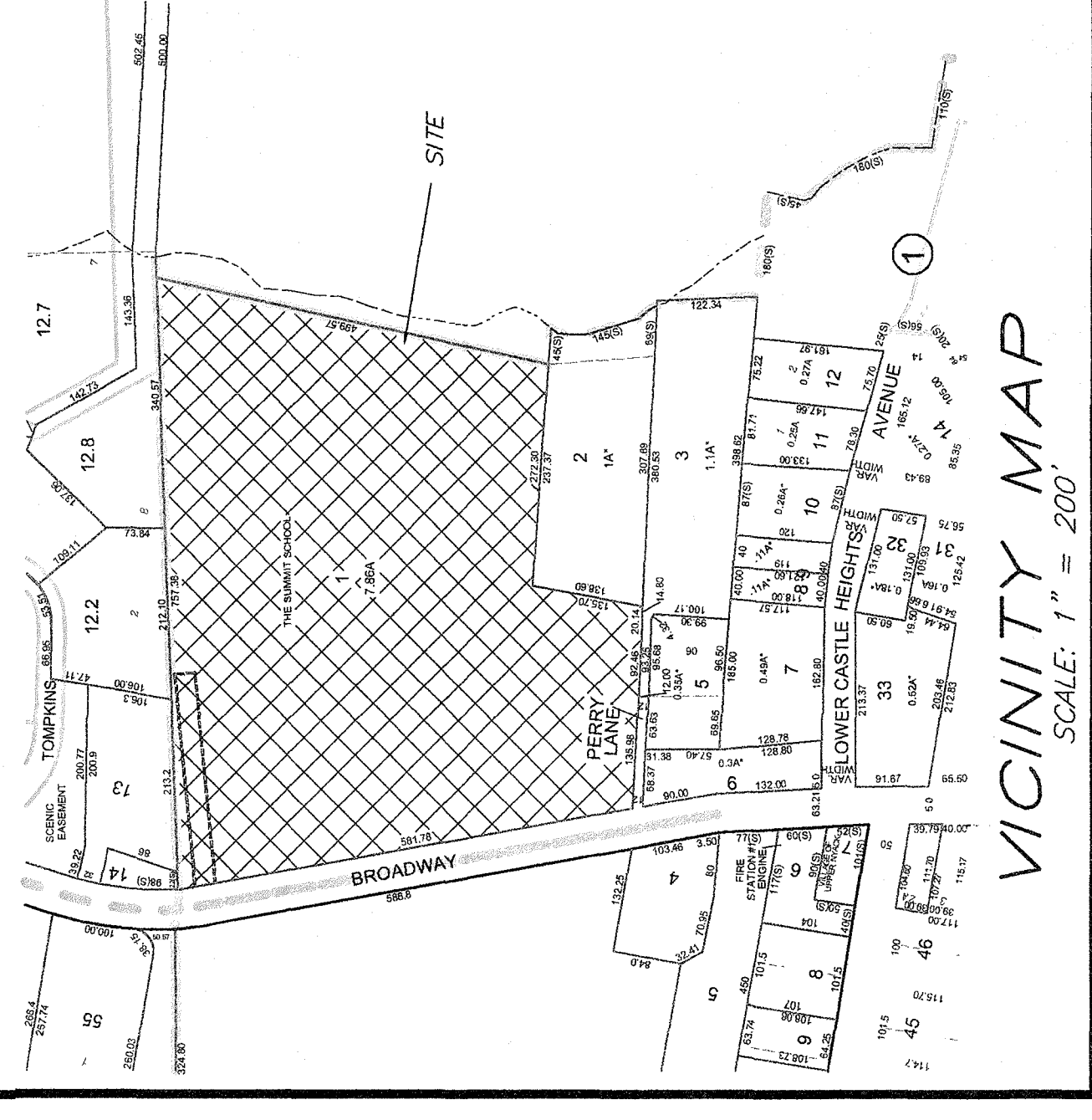


# PROPOSED ADDITION FOR

# SUMMIT SCHOOL

339 NORTH BROADWAY UPPER NYACK, NEW YORK 10960  
OCTOBER 6, 2020



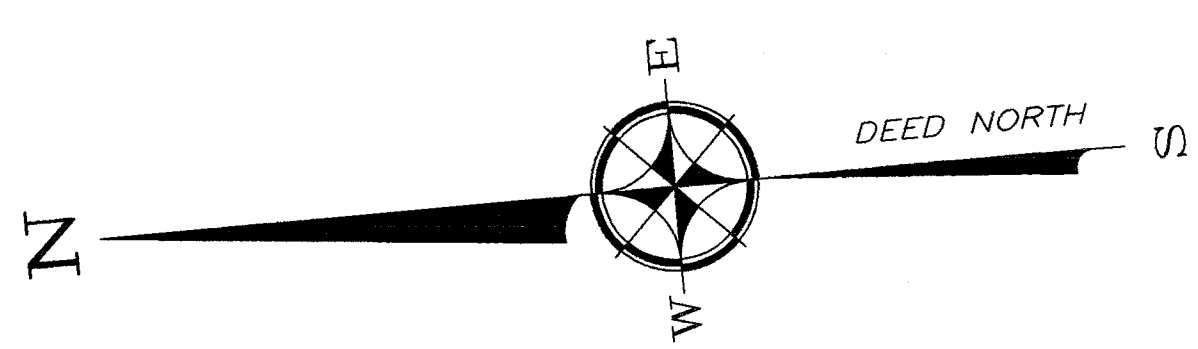
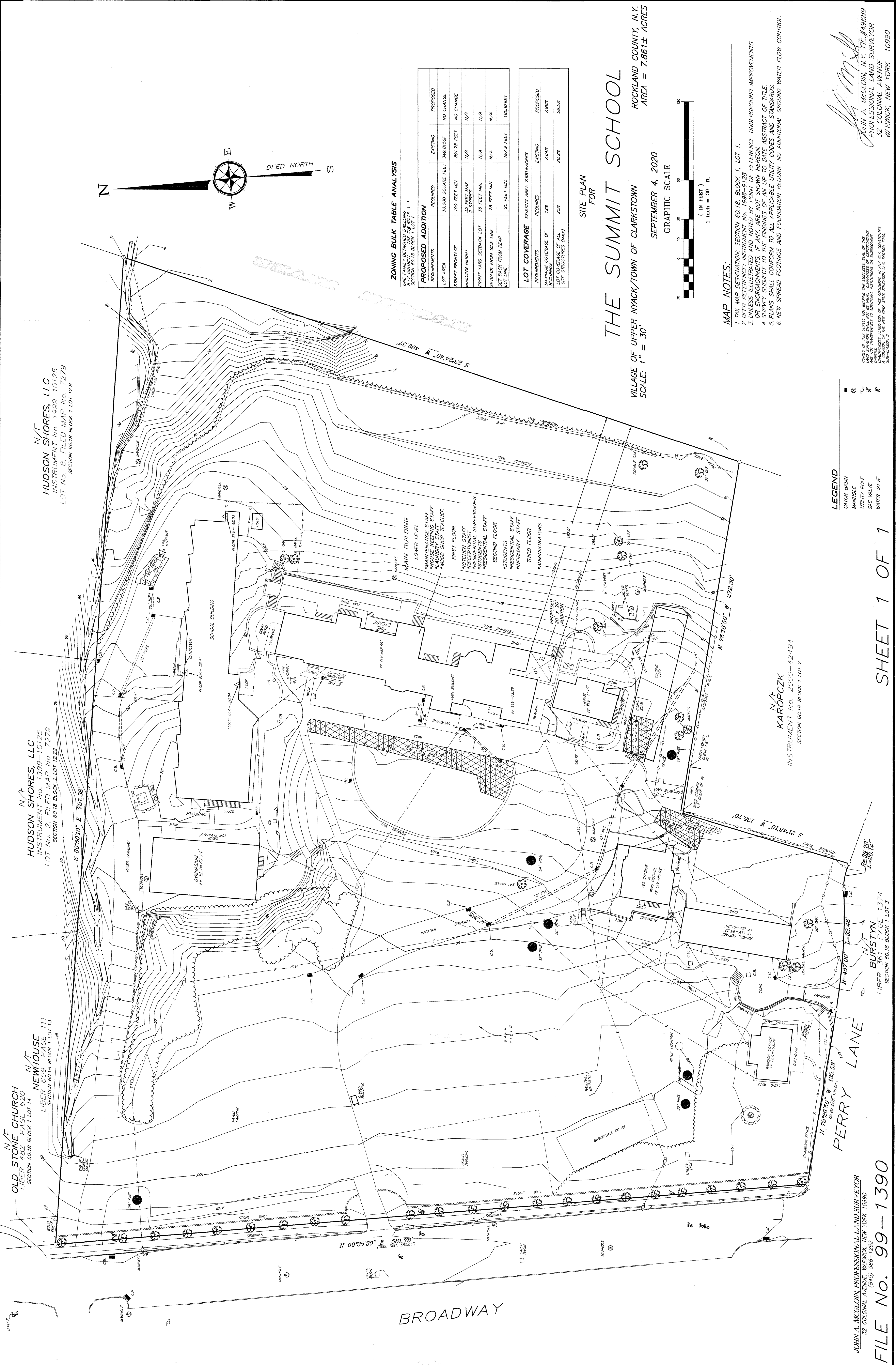
JOHN A. MCGLOIN, PROFESSIONAL LAND SURVEYOR  
32 COLONIAL AVENUE, WARWICK, NEW YORK 10990  
(845) 886-1262

FILE No. 99-1390

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

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

COVER SHEET



**ZONING BULK TABLE ANALYSIS**  
 ONE FAMILY DETACHED DWELLING  
 SECTION 60.18 BLOCK 1 LOT 1-1

PROPOSED ADDITION REQUIREMENTS	EXISTING	PROPOSED
LOT AREA	30,000 SQUARE FEET	349,815 SF
STREET FRONTAGE	100 FEET MIN.	891.78 FEET
BUILDING HEIGHT	35 FEET MAX 2 STORIES	N/A
FRONT YARD SETBACK LOT	35 FEET MIN.	N/A
SETBACK FROM SIDE LINE	25 FEET MIN.	N/A
SETBACK FROM REAR LOT LINE	25 FEET MIN.	185.9 FEET

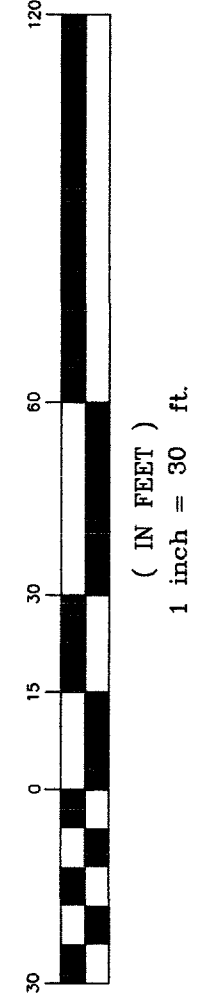
LOT COVERAGE REQUIREMENTS	EXISTING	PROPOSED
MAXIMUM COVERAGE OF BUILDINGS	12%	7.66%
LOT COVERAGE OF ALL SITE STRUCTURES (MAX)	28.2%	28.2%

SITE PLAN FOR

**THE SUMMIT SCHOOL**

VILLAGE OF UPPER NYACK/TOWN OF CLARKSTOWN  
 ROCKLAND COUNTY, N.Y.  
 AREA = 7.861± ACRES

SEPTEMBER 4, 2020  
 GRAPHIC SCALE



MAP NOTES:

1. TAX MAP DESIGNATION: SECTION 60.18, BLOCK 1, LOT 1.
2. DEED REFERENCE: INSTRUMENT NO. 1998-9128
3. UNLESS ILLUSTRATED AND NOTED BY POINT OF REFERENCE UNDERGROUND IMPROVEMENTS ENCROACHMENTS, THE PLUMBING AND ELECTRICAL ABSTRACT OF TITLE.
4. SURVEY SHALL CONFORM TO ALL APPLICABLE UTILITY CODES AND STANDARDS.
5. NEW SPREAD FOOTINGS AND FOUNDATION REQUIRE NO ADDITIONAL GROUND WATER FLOW CONTROL.

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

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

N/F  
**BURSTYN**  
 LIBER PAGE 1374  
 SECTION 60.18 BLOCK 1 LOT 3

PERRY LANE

BROADWAY

JOHN A. MCGLOIN, PROFESSIONAL LAND SURVEYOR  
 32 COLONIAL AVENUE, WARWICK, NEW YORK 10990  
 (845) 986-1292

FILE NO. 99-1390

SHEET 1 OF 1

JOHN A. MCGLOIN, N.Y. LIC. #49689  
 PROFESSIONAL LAND SURVEYOR  
 32 COLONIAL AVENUE  
 WARWICK, NEW YORK 10990

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

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

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