

VICINITY MAP  
SCALE: 1" = 200'

ZONING BULK TABLE ANALYSIS

ONE FAMILY DETACHED DWELLING  
SECTION 60.18 BLOCK 1 LOT 1-1

PROPOSED ADDITION	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	30,000 SQUARE FEET	34,225.1655'	NO CHANGE
STREET FRONTAGE	100 FEET MIN.	581.78 FEET	NO CHANGE
BUILDING HEIGHT	35 FEET MAX 2.5 STORIES	54.8 FEET	NO CHANGE
CAFETERIA HEIGHT	35 FEET	16.7 FEET	18.2 FEET
FRONT YARD SETBACK LINE	35 FEET MIN.	79.3 FEET	386.4 FEET
SETBACK FROM SIDE LINE	25 FEET MIN.	26.0 FEET	114.7 FEET
SETBACK FROM REAR LOT LINE	25 FEET MIN.	157.4 FEET	185.9 FEET

LOT COVERAGE	EXISTING AREA 7.8914 ACRES	EXISTING	PROPOSED
REQUIREMENTS		12%	28.2%
MAXIMUM COVERAGE OF BUILDINGS		7.84%	7.98%
LOT COVERAGE OF ALL SITE STRUCTURES (MAX)		28.2%	28.2%

MAP NOTES:

- TAX MAP DESIGNATION: SECTION 60.18, BLOCK 1, LOT 1.
- DEED REFERENCE: INSTRUMENT NO. 1998-9128
- UNLESS ILLUSTRATED AND NOTED BY POINT OF REFERENCE UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
- SURVEY SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.
- PLANS SHALL CONFORM TO ALL APPLICABLE UTILITY CODES AND STANDARDS.
- NEW SPREAD FOOTINGS AND FOUNDATION REQUIRE NO ADDITIONAL GROUND WATER ENGINEERING CONSULTATION.
- APPROXIMATELY 90 ARE RESIDENTS
- APPROXIMATELY 145 STUDENTS, OF WHOM

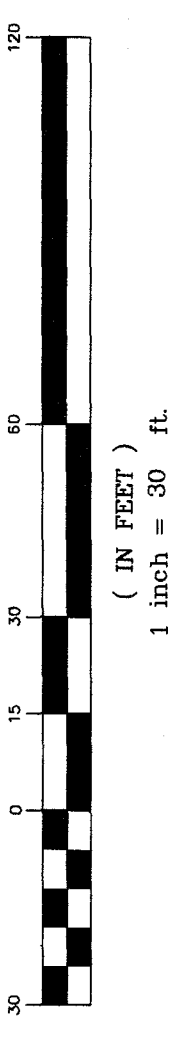
SITE PLAN FOR

SUMMIT SCHOOL AT NYACK  
CAFETERIA ADDITION

ROCKLAND COUNTY, N.Y.  
AREA = 7.861± ACRES

SEPTEMBER 4, 2020

GRAPHIC SCALE



JOHN A. MCGLOIN  
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 12.2

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 KAROPCZK  
INSTRUMENT NO. 2000-42494  
SECTION 60.18 BLOCK 1 LOT 2

LEGEND

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

THIS SITE PLAN IS INCOMPLETE WITHOUT "SPECIAL USE PERMIT" AND ALL CONDITIONS OF THAT PERMIT SHALL REMAIN IN FULL FORCE AND EFFECT

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 MELAND DRIVE, WARWICK, NEW YORK 10990

THIS SITE PLAN IS INCOMPLETE WITHOUT "LANDSCAPE PLAN L-101"

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

N/F BURSTYN  
LIBER L-2014  
SECTION 60.18 BLOCK 1 LOT 3

N/F BURSTYN  
LIBER 361 PAGE 1374  
SECTION 60.18 BLOCK 1 LOT 3

PERRY LANE

REVISED: APRIL 23, 2021  
REVISED: FEBRUARY 4, 2021  
REVISED: JANUARY 29, 2021  
JOHN A. MCGLOIN, PROFESSIONAL LAND SURVEYOR  
32 COLONIAL AVENUE, WARWICK, NEW YORK 10990  
(945) 986-1262

FILE NO. 99-1390 SHEET 1 OF 1