

THIS AMENDED PLAN IS TO DEPICT THE RE-APPROVAL FOR A POOL AND CABANA.  
(ORIGINAL APPROVAL HAS BEEN DEEMED EXPIRED BY THE PASSAGE OF 3 YEARS+)



- ALL CONDITIONS OF THE VILLAGE OF UPPER NYACK PLANNING BOARD'S GRANT OF SITE PLAN APPROVALS FOR THE PROPERTY AND ALL CONDITIONS OF THE VARIANCES GRANTED BY THE VILLAGE OF UPPER NYACK ZONING BOARD OF APPEALS FOR THE PROPERTY LISTED BELOW, REMAIN IN FULL FORCE AND EFFECT.
1. ORIGINAL SITE PLAN APPROVAL FROM THE PLANNING BOARD, DATED 3/16/2016 (PLANS DATED 11/02/2015 LAST REVISED 5/17/2016)
  2. "AMENDED WIDewater SITE PLAN - PROPOSED POOL, SEA WALL, CARETAKERS QUARTERS AND BOATHOUSE" MODIFICATION BY PLANNING BOARD DATED 11/16/2016 (PLANS DATED 9/28/2016 LAST REVISED 3/2018)
  3. "AMENDED WIDewater SITE PLAN #2 - PROPOSED DRIVEWAY AND UTILITY/REFUSE AREA" MODIFICATION BY PLANNING BOARD DATED 1/19/2017 (PLANS DATED 6/15/2017 LAST REVISED 7/20/2018)
  4. ZONING BOARD OF APPEALS VARIANCES DATED 1/17/2017 AND 9/19/2017.

- NOTES:**
1. RECORD OWNER & APPLICANT: WIDewater HUDSON RIVER, LLC  
539 NORTH BROADWAY  
UPPER NYACK, NY 10960
  2. ZONE: R-2 ACREAGE: 149,462 SF (GROSS) = 3.4312 AC
  3. EXISTING TAX LOT: 60.10-1-14
  4. ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
  5. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
  6. ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC) AFFECTED BY THE DEVELOPMENT OF THIS PARCEL SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
  7. THE CORNERS OF THE LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER, AND AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
  8. ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
  9. NEW HOUSE SEWER CONNECTION SHALL BE FROM AN APPROVED EJECTOR PUMP, TO BE DESIGNED BY A NYS LICENSED PROFESSIONAL ENGINEER.
  10. WATER SUPPLY BY UNITED WATER NEW YORK.
  11. OMITTED
  12. SANITARY SEWER AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL SEPARATION OF TEN FEET.
  13. SUBJECT TO VILLAGE AND STATE CONSTRUCTION AND UTILITY STANDARDS, AS APPLICABLE.
  14. THE DEVELOPER SHALL CONFORM TO THE "NEW YORK STATE STANDARDS FOR URBAN EROSION AND SEDIMENT CONTROL".
  15. A COVENANT SHALL BE FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE (TO THE SATISFACTION OF THE VILLAGE ATTORNEY) BINDING THE HOMEOWNERS TO MAINTENANCE OF THE STORMWATER FACILITIES AS SHOWN ON APPROVED PLANS.
  16. PROTECTION OF TREES: NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE DRIP LINE OF ANY EXISTING TREE TO BE PRESERVED, EXCEPT WHERE ENGAGED FOR TREE REMOVAL. NO EQUIPMENT SHALL BE OPERATED WITHIN 80% OF CRITICAL ROOT RADIUS OF ANY TREE PROPOSED TO BE PROTECTED IN THIS ORDINANCE NOR SHALL EQUIPMENT BE OPERATED AT ANY TIME IN SUCH MANNER AS TO BREAK, TEAR, BRUISE, DECORCATE OR OTHERWISE INJURE ANY LIVING OR DORMANT TREE.
  17. DATUM: USGS NGVD 29
  18. PLANNING BOARD AND ARCHITECTURAL BOARD APPROVAL FOR POOL AND CABANA PLANS IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  19. IN ACCORDANCE WITH VILLAGE OF UPPER NYACK STORMWATER REGULATIONS, WATER QUALITY MITIGATION SHALL BE PROVIDED ON SITE FOR THE IMPERVIOUS AREA AND FOR THE AMOUNT OF DISTURBANCE. PROPOSED MITIGATION SHALL BE ACCOMMODATED IN ACCORDANCE WITH THE NYS STORMWATER MANAGEMENT DESIGN MANUAL AND REVIEWED BY THE VILLAGE ENGINEER.
  20. EXISTING TREES SHOWN ON THE GRADING PLAN AS TO REMAIN, ARE TO REMAIN UNDISTURBED AND BE PROTECTED WITH A 6 FOOT HIGH WOODEN FENCE WITH POSTS PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FT. MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE SHOWN TO REMAIN THAT IS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A 4" CALIPER HARDWOOD SHADE TREE AS DIRECTED BY THE LANDSCAPE ARCHITECT. WHEN AN AREA OF EXISTING TREES IS SHOWN TO BE SAVED, AND AN AREA OF SUCH TREES HAS BEEN REMOVED, A 2 1/2"-3" CALIPER HARDWOOD SHADE TREE SHALL BE PLACED FOR EVERY 200 SF OF AREA DISTURBED.
  21. ALL TREES SCHEDULED FOR REMOVAL MUST HAVE A VALID VILLAGE OF UPPER NYACK TREE PERMIT PRIOR TO CUTTING OR REMOVAL.
  22. RETAINING WALL(S) SHALL BE DESIGNED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE VILLAGE FOR REVIEW AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. A LETTER FROM THE NYS PROFESSIONAL ENGINEER CERTIFYING CONSTRUCTION WITH ACCORDANCE WITH DESIGN SHALL BE PROVIDED PRIOR TO CERTIFICATE OF OCCUPANCY.
  23. SITE PLAN SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL WITHIN WHICH TIME APPLICANT SHALL SECURE A BUILDING PERMIT.
  24. THE CONVERSION OF THE EXISTING GARAGE TO "STAFF QUARTERS" WITH A LIVING SPACE OF 1,117 SF AND CONTINUED USE OF THE "BOAT HOUSE" AS A GUEST-HOUSE WITH A LIVING SPACE OF 1,078 SF SHALL BE IN COMPLIANCE WITH ARTICLE IV, SECTION 11.8 OF THE UPPER NYACK ZONING CODE. AS PER SEC. 11.8(a), APPLICANT SHALL FILE A COVENANT IN THE ROCKLAND COUNTY CLERK'S OFFICE INDICATING THAT DWELLINGS APPROVED/CONSTRUCTED UNDER THIS PROVISION SHALL NOT BE SOLD OR OTHERWISE TRANSFERRED (UNLESS OR UNTIL A FORMAL SUBDIVISION IS APPROVED AND FILED WITH THE ROCKLAND COUNTY CLERK'S OFFICE).

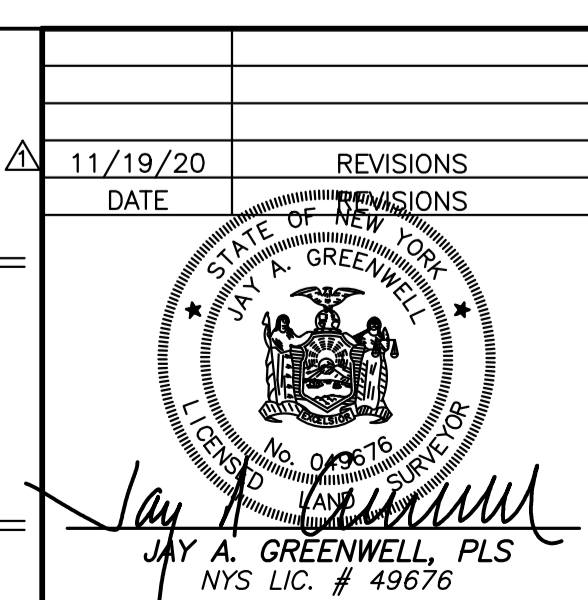
VICINITY MAP  
SCALE: 1"=100'

TITLE	ORIGINAL PLAN		AMEND #1 PROPOSED POOL & SEA WALL W/CARETAKERS QUARTERS & BOATHOUSE		AMEND #2 DRIVEWAY AND REFUSE AREA		AMEND #3 RE-APPROVAL - POOL & CABANA	
	PREPARED	LAST REVISED	PREPARED	LAST REVISED	PREPARED	LAST REVISED	PREPARED	LAST REVISED
COVER SHEET	11/2/2015	5/17/2016	9/28/2016	3/30/2018	6/15/17	7/20/17	10/19/20	11/19/20
SITE PLAN	11/2/2015	5/17/2016	9/28/2016	3/30/2018	5/31/17	7/20/17	10/19/20	11/19/20
GRADING, DRAINAGE & UTILITY PLAN	11/2/2015	5/17/2016	9/28/2016	11/30/2018	9/28/16	7/20/17	NO CHANGE	NO CHANGE
EROSION CONTROL PLAN PHASE 1	2/23/2016	5/17/2016	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
EROSION CONTROL PLAN PHASE 2	2/23/2016	5/17/2016	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
EXHIBIT: SLOPES >40%	8/12/2015	5/17/2016	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
EXHIBIT: SLOPE CATEGORY MAP	8/19/2015	5/17/2016	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
SURVEY OF EXISTING CONDITIONS	10/21/2015	5/17/2016	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
DETAIL SHEET	11/2/2015	5/17/2016	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
LANDSCAPING PLAN (POST DESIGN)	2/24/2016	N/A	N/A	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
AMENDED: TO SHOW NEW POOL SUPERIMPOSED	N/A	N/A	N/A	N/A	N/A	N/A	10/19/20	N/A

APPROVED FOR FILING:

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_



COVER SHEET

AMENDED WIDewater SITE PLAN

VILLAGE OF UPPER NYACK, TOWN OF CLARKSTOWN  
ROCKLAND COUNTY, STATE OF NEW YORK

**JAY A. GREENWELL, PLS, LLC**

SURVEYING - LAND PLANNING  
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901  
PHONE 845-357-0830 FAX 845-357-0756

TAX LOT #  
60.10-1-14

FILE  
1-POOL COVER 2020

SCALE  
AS SHOWN

DATE  
10/19/20

JOB NO.  
21515