



**LEGEND**

SANITARY MANHOLE W/PIPES	SMH
DRAINAGE INLET W/PIPES	DMH
DRAIN MANHOLE / WITH PIPES	TCCB
TOP CURB CATCH BASIN	TGFI
TOP GRATE FIELD INLET	CPP
CORRUGATED PLASTIC PIPE	UP
UTILITY POLE	UP
UTILITY POLE WITH LIGHT	UP
WATER VALVE	WV
HYDRANT	HYD
GAS VALVE	GV
STOCKADE FENCE	□
CHAIN LINK FENCE	□
OVERHEAD WIRES	OHW
EDGE OF PAVEMENT	—
WATER MAIN	W
GAS SERVICE	G
ELEC SERVICE	E
TELEPHONE UNDERGROUND	T
UNDERGROUND UTILITIES	UG
FORCE SANITARY	FS
SANITARY SEWER LINE	S
DRAINAGE LINE	D

ZONING R-2	REQUIRED	PROP WITH POOL/CABANA
MIN. LOT AREA	30,000 SF	149,462 SF GROSS 121,035 SF NET
MIN. STREET FRONTAGE	100 FT	302.16'
MIN. FRONT SETBACK	35 FEET	143.4'
MIN. SIDE SETBACK	25 FEET	57.8' & 106.6' TO MAIN DWELLING 45'± TO CABANA
MIN. REAR SETBACK	25 FEET	267.4' TO MAIN DWELLING
MIN. FLOOR AREA	1ST FL-800 SF 2ND FL-750 SF	>800 SF >750 SF
MAX. BLDG. HEIGHT	35 FEET	42.7'
MAX. COVERAGE BY PRIMARY DWELLING	12%	5.8%
MAX. COVERAGE OF LOT (BLDGS & STRUCTURES)	25%	32.6%*

\* VARIANCES GRANTED BY ZBA 2-16-16, 1-10-17 & 9-19-17 FOR BUILDING HEIGHT OF 44.8' AND COVERAGE OF 32.6% (PRIOR VARIANCE INCLUDED POOL & CABANA IN COVERAGE)

**REFERENCES:**

- DEEDS ON FILE IN THE ROCKLAND COUNTY CLERK'S OFFICE AS FOLLOWS:  
INST# 2001-50093, LIBER 971 PAGE 647, INST# 2010-14221, INST# 2006-51315,  
INST# 2003-5547, L894 P70, L167 P411.
- MAP ENTITLED "SURVEY OF PROPERTY LOT 14 BLOCK 1 SECTION 10",  
PREPARED BY JOHN E. COLLAZZO & ASSOC. LAST REVISED 6/3/05.
- TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,  
#20EXP-13937-RO; EFFECTIVE DATE 12/30/19.

11/19/20	REVISIONS		<b>AMENDED WIDEWATER SITE PLAN</b> VILLAGE OF UPPER NYACK, TOWN OF CLARKSTOWN ROCKLAND COUNTY, STATE OF NEW YORK <b>JAY A. GREENWELL, PLS, LLC</b> SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756 © 2020 JAY A. GREENWELL, PLS, LLC	TAX LOT # 60.10-1-14
DATE	REVISIONS			FILE 21515 POOL 2020
			SCALE 1" = 20'	DATE 10/16/20
			JOB NO. 21515	