



**LEGEND**

SANITARY MANHOLE W/PIPES	SMH
DRAINAGE INLET W/PIPES	DI
DRAIN MANHOLE/ WITH PIPES	DMH
TOP CURB @ CATCH BASIN	TCCB
TOP GRATE FIELD INLET	TGFI
CORRUGATED PLASTIC PIPE	CPP
UTILITY POLE	UP
UTILITY POLE WITH LIGHT	UP*
WATER VALVE	WV
HYDRANT	HYD
IRRIGATION PIPING	IRR
GAS VALVE	GV
STOCKADE FENCE	SF
CHAIN LINK FENCE	CLF
OVERHEAD WIRES	OHW
EDGE OF PAVEMENT	EP
WATER MAIN	W
GAS MAIN	G
TELEPHONE UNDERGROUND	T
UNDERGROUND UTILITIES	UG
WATER AND FORCED SEWER	WS

**AMENDED AREAS SHOWN AS SHADED**

ZONING R-2	REQUIRED	APPROVED PRINCIPAL DWELLING	APPROVED ACCESSORY STRUCTURES	WITH PROPOSED POOL AND SEA WALL
MIN. LOT AREA	30,000 SF	149,462 SF GROSS 121,035 SF NET	NO CHANGE (NET LOT AREA PER SHEET #5 W/REDUCTIONS FOR SLOPES RIVER)	NO CHANGE
MIN. STREET FRONTAGE	100 FT	302.16'	NO CHANGE	NO CHANGE
MIN. FRONT SETBACK	35 FEET	143'± TO NEW DWELLING	54.2' TO GAR	NO CHANGE
MIN. SIDE SETBACK	25 FEET	57'± & 110'± TO NEW DWELLING	1.0' TO GAR 7.7' TO BOAT HSE	44'± TO PROP POOL HOUSE
MIN. REAR SETBACK	25 FEET	285'± TO NEW DWELLING	0' TO BOAT HSE (EXTENDS INTO AREA OF WATER GRANT)	238.0'± TO PROP POOL HOUSE
MIN. FLOOR AREA	1ST FL-800 SF 2ND FL-750 SF	>800 SF >750 SF	NA	NO CHANGE
MAX. BLDG. HEIGHT	35 FEET 2 STORIES	44.8' ± 3 STORIES AT REAR	NA (SEE SHEET 3 FOR HEIGHT POINT CALCULATION)	NO CHANGE
MAX. COVERAGE BY PRIMARY DWELLING	12%	5.0%	INCLUDED	NO CHANGE
MAX. COVERAGE OF LOT (BLDG & STRUCTURES)	25%	28.5%	INCLUDED	30.9% *
DISTURBANCE OF AREA WITH SLOPE >40%	-	3,630 SF	INCLUDED	ADDITIONAL DISTURBANCE (625 SF±) *

⊗ INDICATES VARIANCE GRANTED (GRANTED BY ZBA ON 2-16-16)

⊕ INDICATES PRE-EXISTING NON-CONFORMING CONDITION

☆ TWO STORIES NOT TO EXCEED 35 FEET IN HEIGHT MEASURED VERTICALLY FROM ANY POINT IN THE STRIP OF LAND EXTENDING FROM A DISTANCE OF 10 FEET OUT FROM LAND EXTENDING FOR A DISTANCE OF 10 FEET OUT FROM THE EXTERIOR WALL OF THE BUILDING TO THE MEAN HEIGHT BETWEEN EAVES AND RIDGE.

\* INDICATES VARIANCE REQUIRED (GRANTED BY ZBA ON 1/17/17)

**NOTES:**

- UTILITY INFORMATION COMPILED PER REF# 2 & SKETCHES PROVIDED BY OWNER. LOCATION ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION.
- DEED RUNS TO CENTER LINE OF NORTH BROADWAY.

**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. COLLAZUOL & ASSOC. LAST REVISED 6/3/05.
- TITLE REPORT: STEWART TITLE INSURANCE COMPANY, #ST15-25040

**GDANSKI CONSULTANTS, INC.**  
25 RIVERSIDE DRIVE  
SUFFERN, NEW YORK, 10901

**JAY A. GREENWELL, PLS, LLC**  
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901

PAUL GDANSKI, PE  
NYS LIC. 075890

JAY A. GREENWELL, PLS  
NYS LIC. # 49676

DATE: 11/30/16

REVS PER BLDG INSP  
REV PER PB  
REVISIONS

**AMENDED WIDEWATER SITE PLAN**

**PROPOSED POOL AND SEA WALL  
WITH CARETAKER'S QUARTERS & BOATHOUSE**

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  
9-SITEPOOL A 2020

SCALE  
1" = 30'

DATE  
9/28/16

JOB NO.  
21515