



NOTE: THIS SHEET WAS MODIFIED 11/9/20 TO DEPICT THE NEW POOL IN RED.

LEGEND

- SANITARY MANHOLE W/PIPES
- DRAINAGE INLET W/PIPES
- DRAIN MANHOLE/ WITH PIPES
- TOP CURB @ CATCH BASIN
- TOP GRATE FIELD INLET
- CORRUGATED PLASTIC PIPE
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- WATER VALVE
- HYDRANT
- IRRIGATION PIPING
- GAS VALVE
- STOCKADE FENCE
- CHAIN LINK FENCE
- OVERHEAD WIRES
- EDGE OF PAVEMENT
- WATER MAIN
- GAS MAIN
- TELEPHONE UNDERGROUND
- UNDERGROUND UTILITIES
- WATER AND FORCED SEWER

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)	NA
MAX. COVERAGE BY PRIMARY DWELLING	12%	5.0%	INCLUDED	NO CHANGE
MAX. COVERAGE OF LOT (BLDG'S & 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)

AMENDED AREA SHOWN AS SHADED

APPROVED COVERAGE = 34,440 SF  
 +AMENDED AREA = 2,940 SF  
 TOTAL = 37,380 SF

AREA = 149,462 SF  
 AREA = 3.4312 AC TO CLOSING LINE

NOTES:  
 1. UTILITY INFORMATION COMPILED PER REF# 2 & SKETCHES PROVIDED BY OWNER. LOCATION ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION.  
 2. DEED RUNS TO CENTER LINE OF NORTH BROADWAY.  
 REFERENCES:  
 1. 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.  
 2. MAP ENTITLED "SURVEY OF PROPERTY LOT 14 BLOCK 1 SECTION 10", PREPARED BY JOHN E. COLLAZUOL & ASSOC. LAST REVISED 6/3/05.  
 3. TITLE REPORT: STEWART TITLE INSURANCE COMPANY, #ST15-25040

<b>GDANSKI CONSULTANTS, INC.</b> 25 RIVERSIDE DRIVE SUFFERN, NEW YORK, 10901 	3/30/18 11/30/16 DATE	REVS PER BLDG INSP REV PER PB REVISIONS	<b>AMENDED WIDEWATER SITE PLAN</b> <b>PROPOSED POOL AND SEA WALL</b> <b>WITH CARETAKER'S QUARTERS &amp; BOATHOUSE</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	TAX LOT # 60.10-1-14 FILE 9-SITEPOOL A 2020 SCALE 1" = 30' DATE 9/28/16 JOB NO. 21515
		PAUL GDANSKI, PE NYS LIC. 075890		JAY A. GREENWELL, PLS NYS LIC. # 49676