

REFERENCES:

ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO DATED FEBRUARY 21, 2018 PROVIDED BY OWNER.

BULK REQUIREMENTS ZONE: R-22

USE GROUP	MINIMUM LOT AREA	LOT WIDTH	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	STREET FRONT SETBACK	MAXIMUM FLOOR AREA RATIO (FAR)
RESID	22500	125	40	24	60	45	75
EXIST	50 FT*	124*	30.5*	24.0	95.9	176.8	123.97
PROJ	50 FT*	124*	17.4**	8.2**	80.1	176.8	123.97

* PRE-EXISTING CONDITION
** VARIANCE REQUIRED

NOTE: CHAPTER 43 SECTION 5.2(B)(4) UNDER-SIZED LOT APPLIES WITH RETARD TO SIDE YARD & HEIGHT.

LOT AREA CALC. AREA = 30,961.29 SF
FLOOR AREA RATIO = 20.20% (5151.0 FT²)
AREA = 20,888.29 SF

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FLOOR AREA RATIO = 20.20% (5151.0 FT²)
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EXISTING: SET 4.94% & 0.1-1.00% SF
PROPOSED: STAIRS PAVING, SLATE & LOG HANDLER-1,550 SF
TOTAL- 5902 SF

EXISTING: SET 4.94% & 0.1-1.00% SF
PROPOSED: EXISTING SET 4.94% & 0.1-1.00% SF
STAIRS PAVING, SLATE & LOG HANDLER-1,28 SF
PROJ. ADDITION & DECK-4,170 SF
TOTAL- 5720 SF

NOTES CONT'D:

1. AREA OF DISTURBANCE-3000 SF
2. NO WATER SHIPY IMPROVEMENTS ARE NECESSARY.
3. ALL UTILITIES INCLUDING ELECTRIC & TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
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5. ELEVATION DATUM IS 2.75 DERIVED NAVD83-COAST GUARD BASIN ON ROUTE 9W/277.681.
6. ALL CONSTRUCTION IS SLABS ON GRADE AND DOESN'T A 105118 DRAIN.
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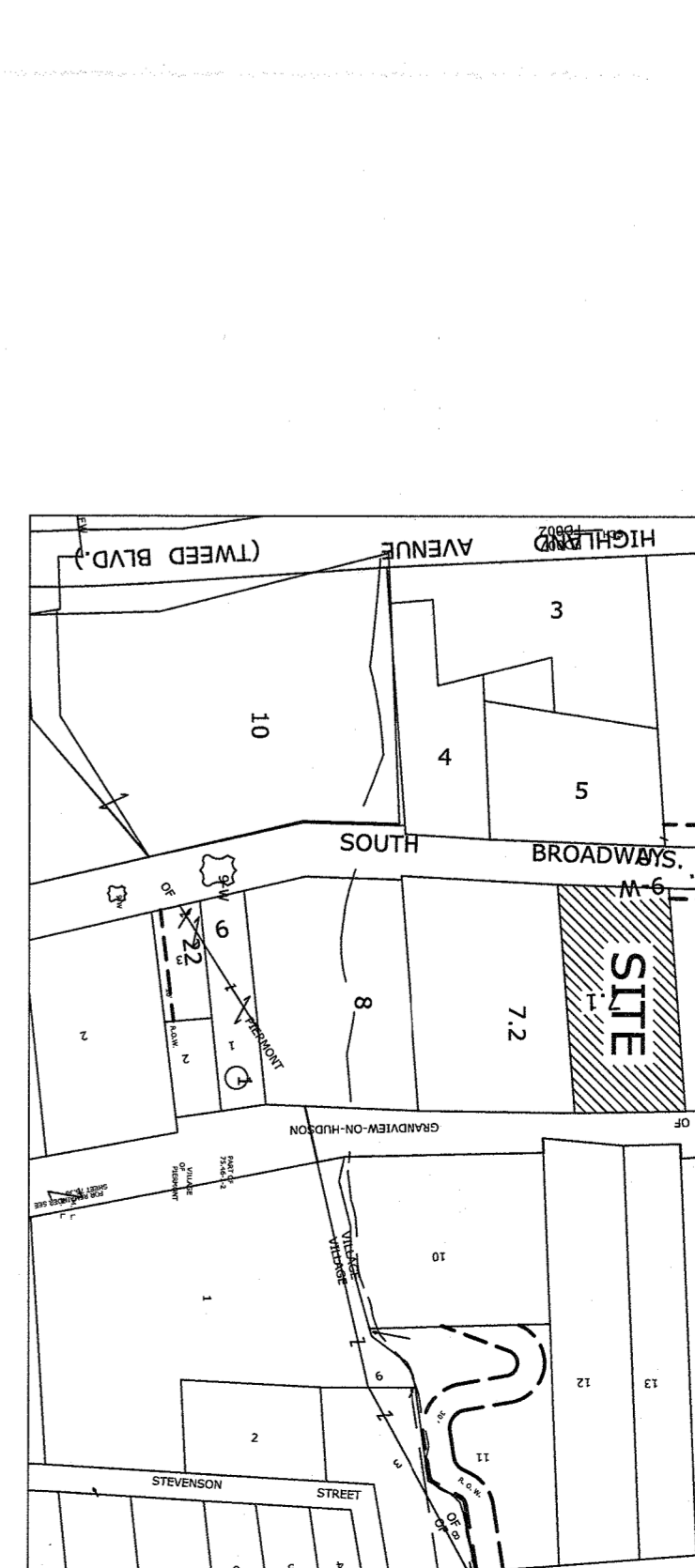
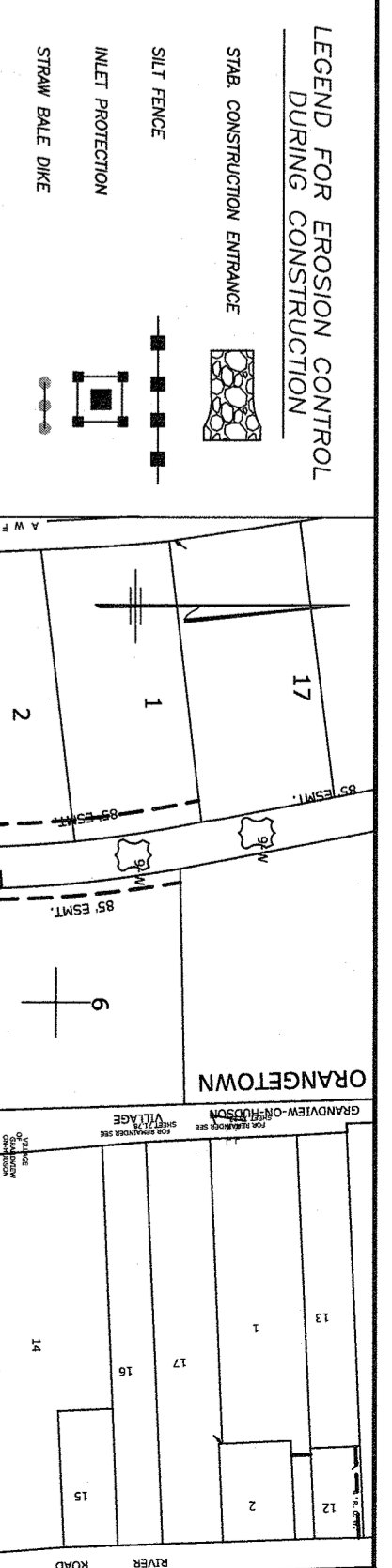
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SILT FENCE

N.T.S.

STANDARD DETAIL

ALTERNATE DETAIL

N.T.S.

TAX MAP SECTION 75.05

BLOCK 1 LOT 71

SITE PLAN FOR ADDITION

FOR

KENNEDY

815 ROUTE 9N

TOWN OF ORANGETOWN

ROCKLAND COUNTY, NEW YORK

PAUL CDANSKI, PE PLLC

633 WOODMONT LANE

SLOANVILLE, NY 10974-01

TEL: (917) 418-0999

DATE: MARCH 4, 2020

SCALE: 1" = 20'

DWG#: 815RT 9N

1 12/10/20 REVISE PER COMMENTS

2 1/19/21 REVISE PER COMMENTS

3 2/25/21 REVISE PER COMMENTS

PLANNING BOARD
MEETING
JUL 9 8 2021
TOWN OF ORANGETOWN

KENNEDY
815 ROUTE 9N
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

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