



VICINITY MAP  
U.S.G.S. QUADRANGLE MAP (NYACK, NY)  
SOURCE: U.S.G.S.  
1" = 400'

**TABLE OF BULK REQUIREMENTS**  
ZONE: R-40 LOW-DENSITY RESIDENCE DISTRICT (USE GROUP: F)

ITEM	REQUIRED	EXISTING	PROVIDED LOT I.11	COMPLIES
MAXIMUM FLOOR AREA RATIO	0.15	0.36	0.44	NO (V)
MINIMUM LOT AREA	80,000 SF	651,737 SF	317,018 SF	YES
MINIMUM LOT WIDTH	300'	682.1'	650.9'	YES
MINIMUM STREET FRONTAGE	150'	1,506.7'	765'	YES
REQUIRED FRONT YARD	100'	3.1'	259.2'	YES
REQUIRED SIDE YARD	100'	5.7'	71.1'	NO (V)
TOTAL SIDE YARD	200'	5.7'	154.1'	NO (V)
REQUIRED REAR YARD	100'	37.2'	16.2'	NO (V)
MAXIMUM BUILDING HEIGHT*	3' PER 1' DISTANCE FROM LOT LINE	+/- 50'	+/- 50'	NO (ENC)

ENC: EXISTING NON CONFORMITY \* REFER TO BUILDING HEIGHT CALCULATION TABLE BELOW  
(V): VARIANCE REQUIRED

**TABLE OF BULK REQUIREMENTS**  
ZONE: R-40 LOW-DENSITY RESIDENCE DISTRICT (USE GROUP: F)

ITEM	REQUIRED	EXISTING	PROVIDED LOT I.12	COMPLIES
MAXIMUM FLOOR AREA RATIO	0.15	0.36	0.29	NO (V)
MINIMUM LOT AREA	80,000 SF	651,737 SF	334,719 SF	YES
MINIMUM LOT WIDTH	300'	682.1'	682.1'	YES
MINIMUM STREET FRONTAGE	150'	1,506.7'	741.7'	YES
REQUIRED FRONT YARD	100'	3.1'	3.1'	NO (ENC)
REQUIRED SIDE YARD	100'	5.7'	12.7'	NO (V)
TOTAL SIDE YARD	200'	5.7'	49.9'	NO (V)
REQUIRED REAR YARD	100'	37.2'	5.7'	NO (V)
MAXIMUM BUILDING HEIGHT****	3' PER 1' DISTANCE FROM LOT LINE	+/- 50'	+/- 30'	NO (V)

ENC: EXISTING NON CONFORMITY \* BUILDING #7  
(V): VARIANCE REQUIRED \*\* BUILDING #4  
\*\*\* BUILDING #2  
\*\*\*\* REFER TO BUILDING HEIGHT CALCULATION TABLE BELOW

**BUILDING FLOOR AREA RATIO**

BUILDING NO.	BUILDING HEIGHT	NUMBER OF STORIES	FLOOR AREA	TOTAL FLOOR AREA	PROP. LOT I.11 FLOOR AREA	PROP. LOT I.12 FLOOR AREA
1	+/- 50'	4	34,738 SF	138,952 SF	138,952 SF	-
2	+/- 25'	2	21,778 SF	43,556 SF	-	43,556 SF
3	+/- 25'	2	4,903 SF	9,806 SF	-	9,806 SF
4	+/- 30'	2	3,021 SF	6,042 SF	-	6,042 SF
5	+/- 30'	2	2,831 SF	5,662 SF	-	5,662 SF
6	+/- 30'	2	2,891 SF	5,782 SF	-	5,782 SF
7	+/- 30'	2	2,960 SF	5,920 SF	-	5,920 SF
8	+/- 16'	1	1,822 SF	1,822 SF	-	1,822 SF
9	+/- 16'	1	7,770 SF	7,770 SF	-	7,770 SF
10	+/- 16'	1	8,405 SF	8,405 SF	-	8,405 SF
11	+/- 12'	1	1,332 SF	1,332 SF	-	1,332 SF
12	+/- 12'	1	1,065 SF	1,065 SF	-	1,065 SF
TOTAL FLOOR AREA				138,952 SF	138,952 SF	97,162 SF
TOTAL FLOOR AREA RATIO				0.44	0.44	0.29

**BUILDING HEIGHT CALCULATION**

BUILDING NO.	MAX. ALLOWABLE BUILDING HEIGHT	EXISTING BUILDING HEIGHT	EXIST. LOT I.1 FRONT YARD	PROP. LOT I.11 FRONT YARD	PROP. LOT I.12 FRONT YARD
1	3' PER 1' DISTANCE FROM LOT LINE	64.8'	+/- 50'	COMPLIES	COMPLIES
7	3' PER 1' DISTANCE FROM LOT LINE	0.78'	+/- 30'	ENC	N/A

**GENERAL NOTES**

- AREA OF PARCEL IS +/- 14.96 ACRES
- DISTRICT INFORMATION: SOUTH ORANGETOWN CENTRAL SCHOOL DISTRICT; AMBULANCE DISTRICT: BLAUVELT; WATER DISTRICT: SUZ; POSTAL DISTRICT: BLAUVELT; FIRE DISTRICT: BLAUVELT; SEWER DISTRICT: ORANGETOWN; ZONING DISTRICT: R-40 RESIDENTIAL DISTRICT
- EXIST. USE (LOT I.1): CHURCH/SCHOOL; PROP. USE (LOT I.1): CHURCH; PROP. USE (LOT I.12): SCHOOL
- OWNER: SISTERS OF ST. DOMINIC OF BLAUVELT, NEW YORK; 500 WESTERN HIGHWAY; HAMLET OF BLAUVELT, NEW YORK, 10913
- APPLICANT: ST. DOMINIC'S FAMILY SERVICES; 500 WESTERN HIGHWAY; HAMLET OF BLAUVELT, NEW YORK 10913
- ENGINEER: COLLIER ENGINEERING & DESIGN CT P.C.; 50 CHESTNUT RIDGE ROAD; SUITE 101; MONTVALE, NEW JERSEY 07645
- BOUNDARY AND TOPOGRAPHY BASED ON SURVEY PREPARED BY COLLIER ENGINEERING & DESIGN, DATED OCTOBER 1, 2021.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 239 N OF THE GENERAL MUNICIPAL LAW.
- THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.
- NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN.

**PARKING CALCULATIONS**

**PROPOSED LOT I.11**  
REQUIRED: FOR CHURCHES AND SIMILAR PLACES OF WORSHIP ONE (1) SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA  
138,952 SQ. FT. / 200 SQ. FT. = 694.76 = 695 SPACES REQUIRED  
PROVIDED: 38 SPACES PROVIDED (VARIANCE REQUIRED)

**PROPOSED LOT I.12**  
REQUIRED: SCHOOLS OF GENERAL / RELIGION INSTRUCTION ONE (1) SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA  
97,162 SQ. FT. / 200 SQ. FT. = 485.81 = 486 SPACES REQUIRED  
PROVIDED: 148 SPACES PROVIDED\* (VARIANCE REQUIRED)

\* THE PROVIDED NUMBER OF PARKING SPACES FOR PROPOSED LOT I.12 DOES NOT INCLUDE:  
28 EXISTING PARKING SPACES WITHIN THE R.O.W. OF CONVENT ROAD; AND  
19 EXISTING PARKING SPACES WHOLLY OR PARTLY WITHIN AN EASEMENT FROM DOMINICAN COLLEGE (N/KA DOMINICAN UNIVERSITY) ALONG THE SOUTH LOT LINE.

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NO.	DATE	DESCRIPTION	DRAWN BY	REV.
1	8/22	REVISED PER TOWN OF ORANGETOWN AND VARIANCE AGENCY COMMENTS	JS	1

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PRELIMINARY/FINAL  
SUBDIVISION PLAT  
FOR  
**ST. DOMINIC'S  
FAMILY SERVICES**  
SECTION 74.06  
BLOCK 3  
LOT 1.1  
HAMLET OF BLAUVELT  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY  
NEW YORK

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SCALE: AS SHOWN DATE: 5/18/22 DRAWN BY: JSF CHECKED BY: JBC  
PROJECT NUMBER: 20003223A DRAWING NAME: C-SD50  
SHEET TITLE: SUBDIVISION PLAT  
SHEET NUMBER: 1 of 1