



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

**Colliers**  
Engineering & Design  
www.colliersengineering.com  
Copyright © 2023, Colliers Engineering & Design. All Rights Reserved. This drawing and all of the information contained herein is authorized for use only by the party for whom the services were rendered to whom it is certified. This drawing may not be copied, reprinted, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER**  
PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF EXISTING CONDITIONS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE  
Know what's below.  
Call before you dig.  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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

ITEM	REQUIRED	EXISTING	PROVIDED LOT 1.11	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'	YES

ENC: EXISTING NON CONFORMITY  
(V): VARIANCE REQUIRED  
\* VARIANCE GRANTED BY THE ZBA ON SEPTEMBER 28, 2022  
\*\* REFER TO BUILDING HEIGHT CALCULATION TABLE BELOW

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

ITEM	REQUIRED	EXISTING	PROVIDED LOT 1.12	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 (ENC)*

ENC: EXISTING NON CONFORMITY  
(V): VARIANCE REQUIRED  
\* VARIANCE GRANTED BY THE ZBA ON SEPTEMBER 28, 2022  
\*\* BUILDING #7  
\*\*\* BUILDING #4  
\*\*\*\* 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 1.11 FLOOR AREA	PROP. LOT 1.12 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	-	97,162 SF
			TOTAL FLOOR AREA RATIO	0.44	0.29	

**BUILDING HEIGHT CALCULATION**

BUILDING NO.	MAX. ALLOWABLE BUILDING HEIGHT	EXISTING BUILDING HEIGHT	EXIST. LOT 1.1 FRONT YARD	PROP. LOT 1.11 FRONT YARD	PROP. LOT 1.12 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	ENC

**GENERAL NOTES**

- AREA OF PARCEL IS +/- 14.96 ACRES
- DISTRICT INFORMATION  
SCHOOL DISTRICT: SOUTH ORANGETOWN CENTRAL  
AMBULANCE DISTRICT: BLAUVELT  
WATER DISTRICT: SUEZ  
POSTAL DISTRICT: BLAUVELT  
FIRE DISTRICT: ORANGETOWN  
SEWER DISTRICT: ORANGETOWN  
ZONING DISTRICT: R-40 RESIDENTIAL DISTRICT
- EXIST. USE (LOT 1.1): CHURCH/SCHOOL  
PROP. USE (LOT 1.1): CHURCH  
PROP. USE (LOT 1.12): SCHOOL
- OWNER: (PROPOSED LOT 1.11) SISTERS OF ST. DOMINIC OF BLAUVELT, NEW YORK  
300 WESTERN HIGHWAY  
HAMLET OF BLAUVELT, NEW YORK 10913  
(PROPOSED LOT 1.12) ST. DOMINIC'S FAMILY SERVICES  
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: COLLIERS ENGINEERING & DESIGN CT, P.C.  
50 CHESTNUT RIDGE ROAD  
SUITE 101  
MONTVALE, NEW JERSEY 07645
- BOUNDARY AND TOPOGRAPHY BASED ON SURVEY PREPARED BY COLLIERS 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 REUSE CONTROL.
- NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN.

**PARKING CALCULATIONS**

**PROPOSED LOT 1.11**  
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 GRANTED)\*\*

**PROPOSED LOT 1.12**  
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 GRANTED)\*\*

\* THE PROVIDED NUMBER OF PARKING SPACES FOR PROPOSED LOT 1.12 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.  
\*\* VARIANCE GRANTED BY THE ZBA ON SEPTEMBER 28, 2022

**EXISTING MAP REFERENCES**

- MAP ENTITLED "PLAT OF PROPERTIES OF SISTERS OF ST. DOMINIC OF BLAUVELT AND DOMINICAN COLLEGE OF BLAUVELT, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," PREPARED BY ADLER, CARUSO, & YOUNG, P.C., DATED DECEMBER 27, 1978 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JANUARY 3, 1979 AS MAP NUMBER 5007 BOOK 93 PAGE 63.
- MAP ENTITLED "SUBDIVISION PLAT SISTERS OF ST. DOMINIC OF BLAUVELT, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," PREPARED BY ATZL, SCATASSA & ZIGLER P.C., DATED MARCH 29, 2004 AND LAST REVISED MARCH 7, 2005 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JUNE 21, 2005 AS MAP NUMBER 7765 BOOK 125 PAGE 04.
- MAP ENTITLED "SUBDIVISION PLAT SISTERS OF ST. DOMINIC OF BLAUVELT, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," PREPARED BY ATZL, SCATASSA & ZIGLER P.C., DATED MARCH 29, 2004 AND LAST REVISED MARCH 7, 2005 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JUNE 21, 2005 AS MAP NUMBER 7766 BOOK 125 PAGE 05.
- MAP ENTITLED "SUBDIVISION PLAT SISTERS OF ST. DOMINIC OF BLAUVELT REALTY SUBDIVISION 2016, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," PREPARED BY CORLESS AND ASSOCIATES, DATED OCTOBER 1, 2015 AND LAST REVISED JUNE 8, 2016 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JUNE 30, 2016 AS MAP NUMBER 8322 BOOK 130 PAGE 66.

**PROPOSED EASEMENTS**

- DECLARATION OF EASEMENT AGREEMENT - SHARED DRAINAGE SERVICES DATED XXXXXXXX AND RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON XXXXXXXX AS MAP NUMBER X BOOK X PAGE X.
- DECLARATION OF EASEMENT AGREEMENT - SHARED SANITARY SERVICES DATED XXXXXXXX AND RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON XXXXXXXX AS MAP NUMBER X BOOK X PAGE X.
- RECIPROCAL EASEMENT AGREEMENT - DRIVEWAYS, PEDESTRIAN WALKWAYS AND UTILITIES DATED XXXXXXXX AND RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON XXXXXXXX AS MAP NUMBER X BOOK X PAGE X.
- SDFS SERVICE WORKS CORPORATION, INCORPORATED PURSUANT TO ARTICLE 10 OF THE NY TRANSPORTATION CORPORATION LAW.

**ROCKLAND COUNTY DRAINAGE AGENCY APPROVAL**

DATE: \_\_\_\_\_

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

**Colliers**  
Engineering & Design  
MONTVALE  
50 Chestnut Ridge Road,  
Suite 101  
Montvale, NJ 07645  
Phone: 845.252.0411  
COLLIERS ENGINEERING & DESIGN CT, P.C.  
DOING BUSINESS AS MASER CONSULTING  
ENGINEERING & LAND SURVEYING

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

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION