

4. MAP ENTITLED "SUBDIVISION PLAT SISTERS OF ST. DOMINIC OF BLAUVELT REALTY

MAP NUMBER 8322 BOOK 130 PAGE 66.

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

ROCKLAND COUNTY DRAINAGE AGENCY APPROVAL

DATE:

8. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN

9. THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING,

10. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN.

APPROVED IN THE MANNER SPECIFIED IN SECTION 239 N OF THE GENERAL MUNICIPAL

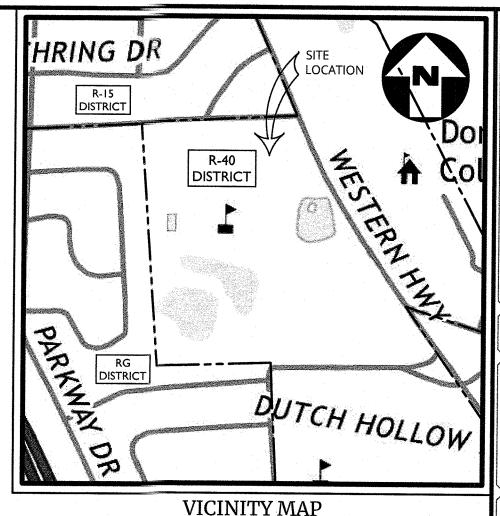
THE PROVIDED NUMBER OF PARKING SPACES FOR PROPOSED LOT 1.12 DOES NOT INCLUDE:

28 EXISTING PARKING SPACES WITHIN THE R.O.W. OF CONVENT ROAD; AND

** VARIANCE GRATED BY THE ZBA ON SEPTEMBER 28, 2022

19 EXISTING PARKING SPACES WHOLLY OR PARTLY WITHIN AN EASEMENT FROM

DOMINICAN COLLEGE (N/K/A DOMINICAN UNIVERSITY) ALONG THE SOUTH LOT LINE.



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

TABLE OF BULK REQUIREMENTS ZONE: R-40 LOW-DENSITY RESIDENCE DISTRICT (USE GROUP:) PROVIDED REQUIRED EXISTING COMPLIES LOT 1.11 MAXIMUM FLOOR AREA RATIO NO (V)* 0.15 0.36 0.44 MINIMUM LOT AREA 80,000 SF 651,737 SF 317,018 SF YES MINIMUM LOT WIDTH YES 300' 682.1' 650.9' MINIMUM STREET FRONTAGE 1,506.7 150' 765' YES REQUIRED FRONT YARD 100' 3.1' 259.2' YES **REQUIRED SIDE YARD** 5.7' 100' 71.1 NO (V)* TOTAL SIDE YARD 200' 5.7' NO (V)* 154.1' REQUIRED REAR YARD 100' 37.2' 16.2 NO (V)* 3" PER I' DISTANCE MAXIMUM BUILDING HEIGHT* YES FROM LOT LINE

ENC: EXISTING NON CONFORMITY

* VARIANCE GRATED BY THE ZBA ON SEPTEMBER 28, 2022

(V): VARIANCE REQUIRED

** REFER TO BUILDING HEIGHT CALCULATION TABLE BELOW

TABLE OF BULK REQUIREMENTS ZONE: R-40 LOW-DENSITY RESIDENCE DISTRICT (USE GROUP: PROVIDED REQUIRED EXISTING **COMPLIES** LOT 1.12 MAXIMUM FLOOR AREA RATIO 0.36 0.15 0.29 NO (V)* INIMUM LOT AREA 80,000 SF 651,737 SF 334,719 SF YES **HIDIW TOT WIDTH** 300' 682.1' 682.1' YES MINIMUM STREET FRONTAGE 1,506.7' 150' 741.7' REQUIRED FRONT YARD 100' 3.1' 3.1' ** NO (ENC)* REQUIRED SIDE YARD 100' 5.7' 12.7' *** NO (V)* OTAL SIDE YARD 200' 5.7' 49.9' NO (V)* REOUIRED REAR YARD 37.2' NO (V)* 3" PER 1' DISTANCE MAXIMUM BUILDING HEIGHT***** NO (ENC)* +/- 50' +/- 30' FROM LOT LINE

ENC: EXISTING NON CONFORMITY

(V): VARIANCE REQUIRED

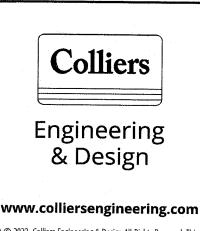
* VARIANCE GRATED BY THE ZBA ON SEPTEMBER 28, 2022 ** BUILDING #7

*** BUILDING #4
**** BUILDING #2

***** REFER TO BUILDING HEIGHT CALCULATION TABLE BELOW

BUILDING FLOOR AREA RATIO BUILDING BUILDING NUMBER PROP. LOT 1.11 PROP. LOT 1.12 FLOOR AREA OF STORIES NO. HEIGHT FLOOR AREA FLOOR AREA FLOOR AREA +/- 50' 34,738 SF 138,952 SF 138,952 SF +/- 25' 21,778 SF 43,556 SF 43,556 SF 2 4,903 SF +/- 25' 9,806 SF 9,806 SF +/- 30' 2 3,021 SF 6,042 SF 6,042 SF +/- 30' 2 2,831 SF 5,662 SF 5,662 SF +/- 30' 2 2,891 SF 5,782 SF 5,782 SF +/- 30' 2,960 SF 5,920 SF 5,920 SF 8 +/- 16' 1,822 SF 1,822 SF ,822 SF +/- 16' 7,770 SF 7,770 SF 7,770 SF 10 +/- 16' 8,405 SF 8,405 SF 8,405 SF +/- 12' 1,332 SF 1,332 SF 1,332 SF +/- 12' 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

	BUILD	ING	HEIGHT	CALCU	LATION	
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
I I	3" PER 1' DISTANCE FROM LOT LINE	64.8'	+/- 50'	COMPLIES	COMPLIES	N/A
7	3" PER 1' DISTANCE FROM LOT LINE	0.78'	+/- 30'	ENC	N/A	ENC



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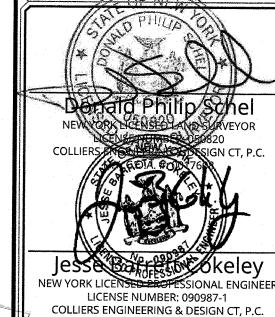
REV DATE DRAWN BY DESCRIPTION

1 8/5/22 SF REVISED PER TOWN OF ORANGETOWN AND VARYING AGENCY COMMENTS

2 8/10/22 JAG REVISED PER TOWN COMMENTS

3 3/14/23 SF REVISED PER PLANNING BOARD COMMENTS

4 3/21/23 CMA REVISED PER PLANNING BOARD COMMENTS



PRELIMINARY/FINAL SUBDIVISION PLAT

N.Y. C.O.A #: 0017609

2 1 2023 **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

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MONTVALE

SCALE: DATE: DRAWN BY: CHECKED BY:
AS SHOWN 5/18/22 SF JBC

PROJECT NUMBER: DRAWING NAME:
20003223A C-SBDV

SHEET TITLE:

SUBDIVISION PLAT

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION