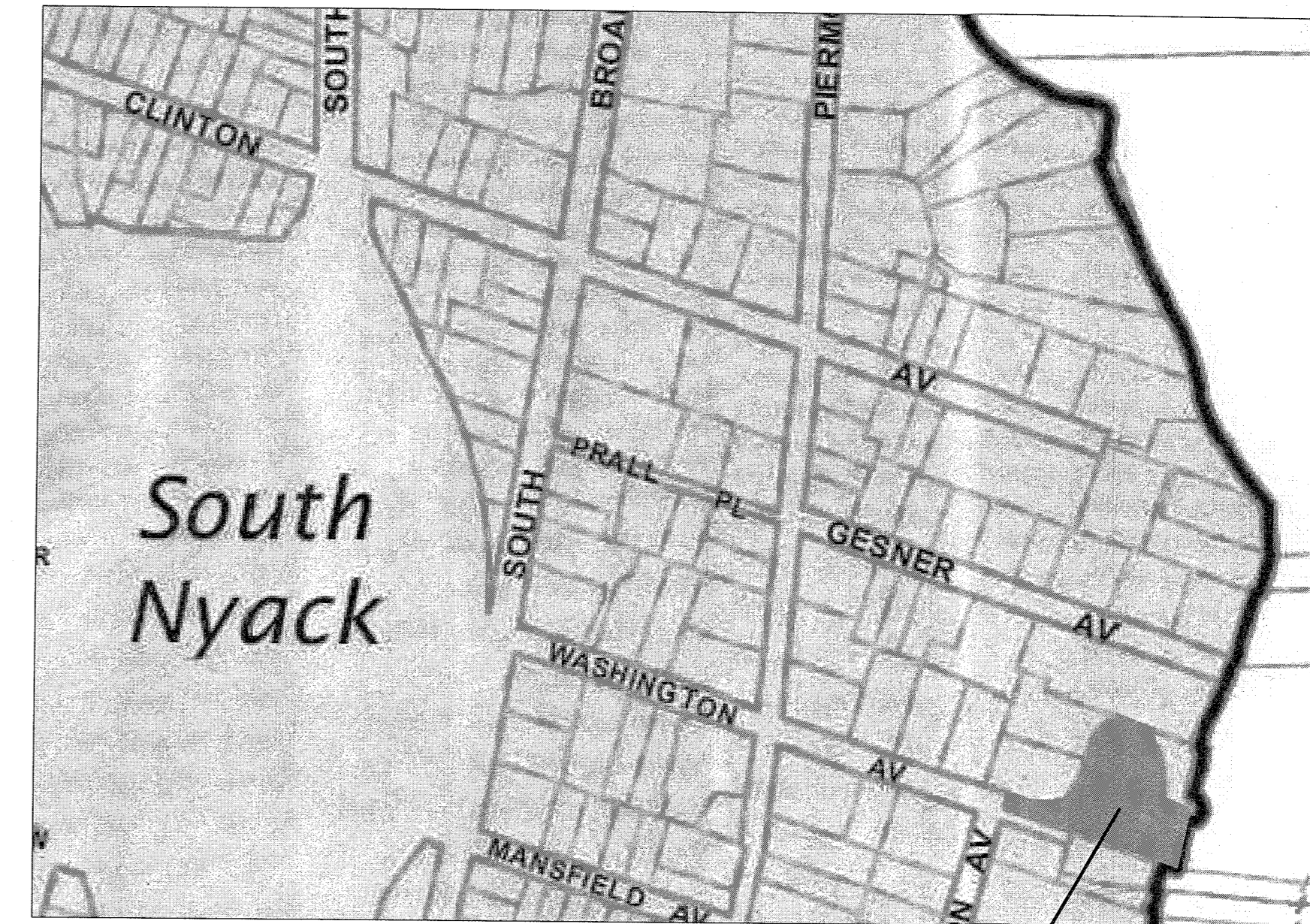


ZONING BULK TABLE ANALYSIS - HOUSE

ADDRESS: 1 WASHINGTON AVENUE, SOUTH NYACK, NY
 TAX LOT DESIGNATION: SECTION 66.70, BLOCK 2, LOT 6

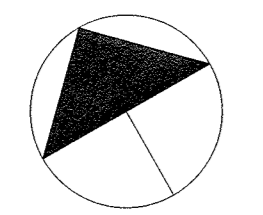
R-12 ZONE REGULATION	LOT REQUIRED	STONE & WOOD FRAME DWELLING		CABANA (LESS THAN 100 S.F.)		EQUIP. SHED (LESS THAN 100 S.F.)		POOL	
		EXISTING	PROPOSED	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.
MINIMUM LOT	12,000 SF	29,098 SF	29,098 SF	—	—	—	—	—	—
MAXIMUM LOT COVERAGE	45%	35%	38.93%	—	—	—	—	—	—
MINIMUM STREET FRONT	100'	25' *	25' *	—	—	—	—	—	—
REQUIRED FRONT YARD	35'	247.8'	247.8'	60'	257'	60'	248.2'	60'	277.7'
REQUIRED SIDE YARD	15'	0' *	0' *	5'	8'	5'	8'	10'	10'
TOTAL SIDE YARD	35'	77.8' (PORCH)	77.8' (PORCH)	35'	102.6'	35'	127.9'	35'	67.2'
REQUIRED REAR YARD	25'	18.4' (PORCH) *	18.4' (PORCH) *	8'	46'	8'	54.3'	20'	23.8'
MAXIMUM BUILDING HEIGHT (FT.)	3 STORIES (b) 36'	3 STORIES (b) 32'	3 STORIES (b) 32'	15'	12'	15'	7'	15'	0'
VARIANCE REQUIRED		ENC	ENC		NO		NO		NO

- * = EXISTING NON-CONFORMING
- PROPERTY IS WITHIN THE DESIGNATED CRITICAL ENVIRONMENTAL AREA
- ACCESSORY BUILDINGS ARE LESS THAN 30% OF REQUIRED REAR OR SIDE YARD AREAS.
- ACCESSORY STRUCTURES SHALL NOT BE CLOSER THAN 15' TOGETHER

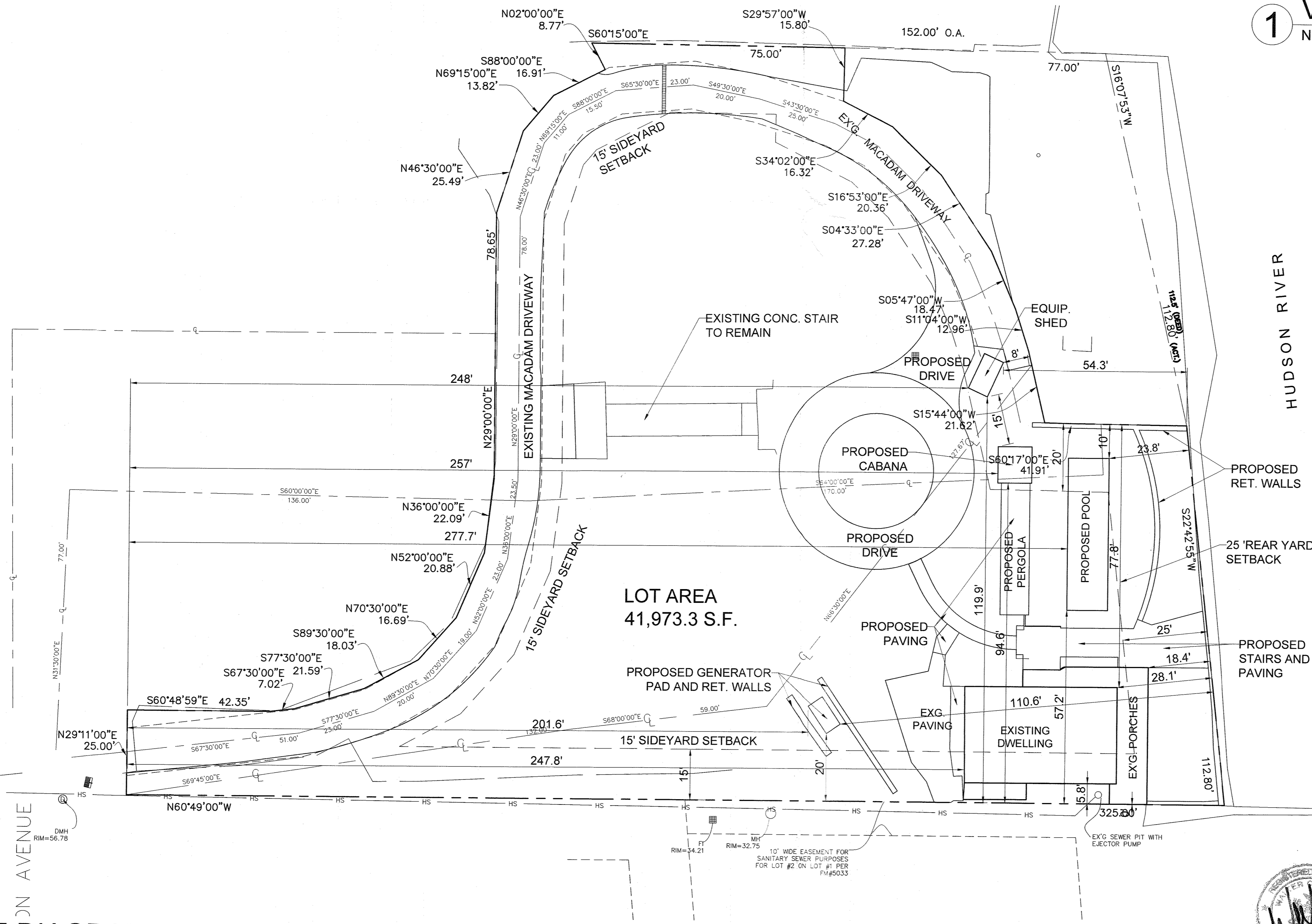


1 WASHINGTON AVENUE
 SOUTH NYACK, NY

1 VICINITY MAP
 N.T.S.



NORTH



PLOT PLAN AND CALCULATIONS PREPARED BY:
 SPARACO & YOUNGBLOOD, PLLC
 CIVIL ENGINEERING * LAND SURVEYING * SITE PLANNING
 Dated NOVEMBER 11, 2022

SLOPE AREA DEDUCTIONS:
 0% - 15% = 0% (124,758 X 0) = 0
 16% - 25% = 40% (15,588 X .40) = 2,235.21
 26% - 35% = 60% (2,469 X .60) = 1,481.4
 36% - 100% = 100% (9,158 X 1.0) = 9,158

TOTAL DEDUCTIONS - 12,875 S.F.

ZONING AREA CALCULATIONS:
 GROSS LOT AREA - SLOPE REDUCTIONS = ZONING LOT AREA
 41,973 S.F. - 12,875 S.F. = 29,098

MAXIMUM LOT COVERAGE CALCULATIONS:
 IMPERVIOUS SURFACE / LOT AREA - LOT COVERAGE

EXISTING IMPERVIOUS SURFACES:
 14,670 S.F. / 41,973 S.F. = 0.3495 (0.35)

PROPOSED IMPERVIOUS SURFACES:
 14,962 S.F. / 41,973 S.F. = 0.3565 (0.36)

LIST OF DRAWINGS

#	DRAWING	DATE
L-0.0	COVER SHEET, BULK TABLE	04/26/2023
	TOPOGRAPHIC SURVEY	09/21/2021
	PLOT PLAN	11/11/2022
	NOTES AND DETAILS	11/11/2022
L-1.1	AREA CALCULATIONS SHEET	04/26/2023
L-1.1	SITE PLAN	03/22/2023
L-1.2	HARDSCAPE DETAIL PLAN AT DECK	03/22/2023
L-1.3	LANDSCAPE LIGHTING PLAN	03/22/2023
L-1.4	PLANTING PLAN	03/22/2023
L-2.1	EAST ELEVATION	03/22/2023
L-2.2	NORTH & SOUTH SECTION / ELEVATIONS AT STAIR	03/22/2023
L-2.3	CABANA ELEVATIONS	03/22/2023
S-10.0	RETAINING WALL PLAN	03/22/2023
S-11.0	FLOOD ZONE LINE	03/22/2023
S-30.0	RETAINING WALL SECTIONS	03/22/2023

1 BULK TABLE DIAGRAM
 1" = 20'

AURELL GARCIA ARCHITECTS

171 KING'S HIGHWAY, ORANGEBURG, NEW YORK 10962
 TEL 845.680.6670

LANDSCAPE RENOVATION
 1 Washington Avenue
 South Nyack, New York

June 28, 2023

PB Mtg

REVISIONS:
 DRAWING TITLE:
COVER SHEET

PERMIT SET - LANDSCAPE 03/22/2023

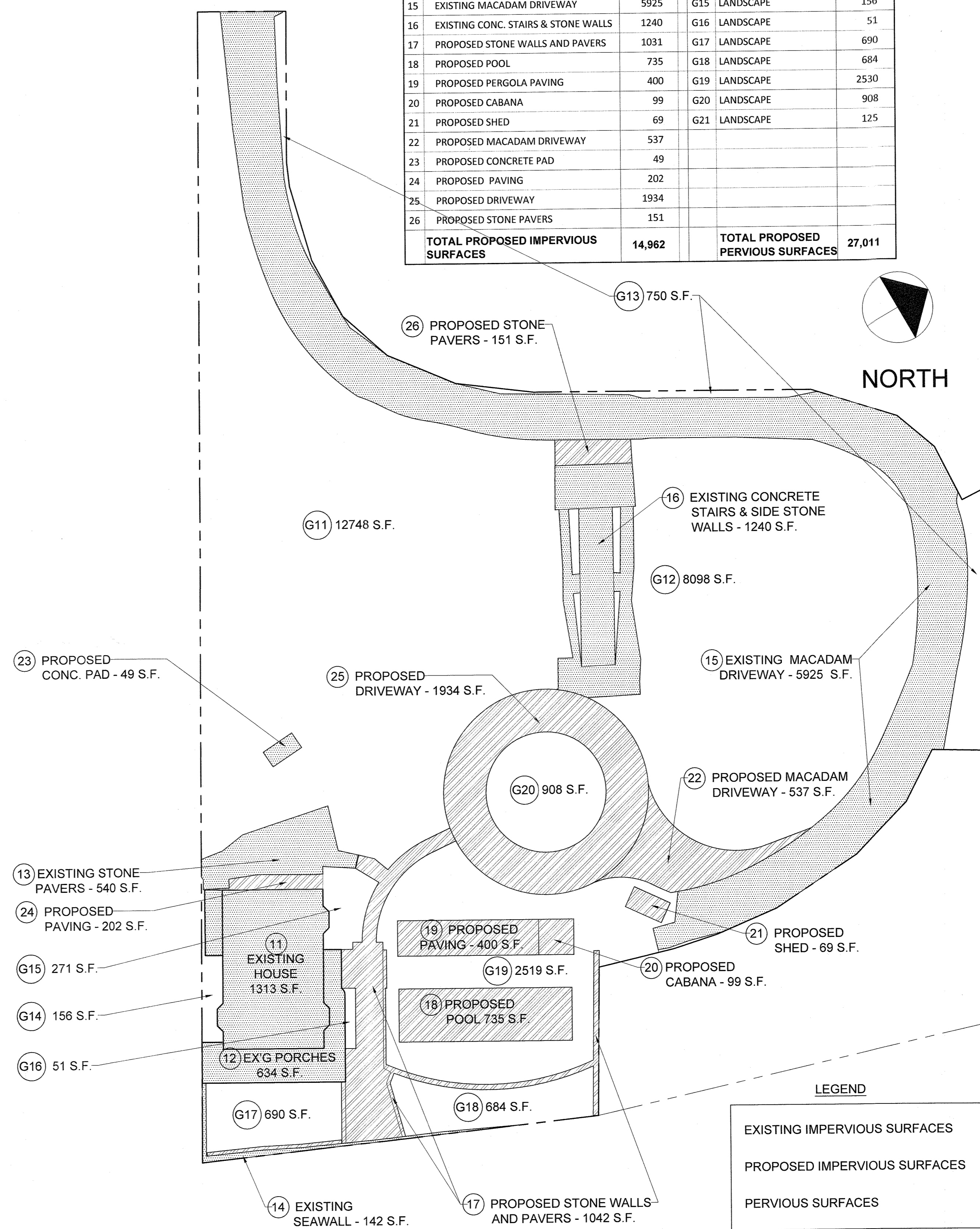
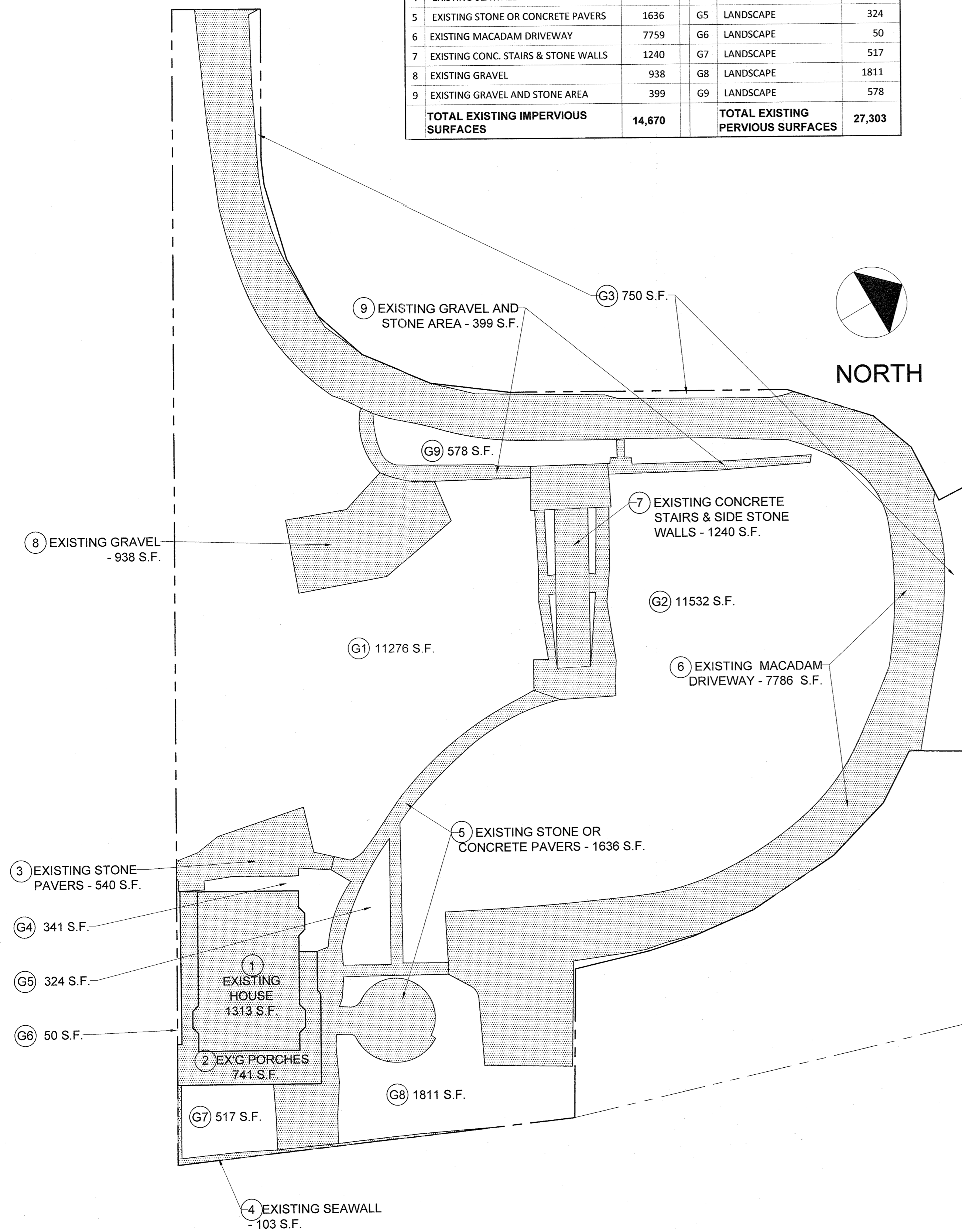
DATE: 04/26/2023
 PROJ TEAM: WCA/MRG
 PROJ PARTNER: WCA/MRG
 PROJ NO.: 21110

L-0.0

LANDSCAPE RENOVATION
1 Washington Avenue
South Nyack, New York

EXISTING AREA CALCULATIONS				
#	IMPERVIOUS SURFACES	AREA (S.F.)	PERVIOUS SURFACES	AREA (S.F.)
1	EXISTING HOUSE	1313	G1 LANDSCAPE	11275
2	EXISTING PORCHES	742	G2 LANDSCAPE	11532
3	EXISTING STONE PAVERS	540	G3 LANDSCAPE	750
4	EXISTING SEAWALL	103	G4 LANDSCAPE	341
5	EXISTING STONE OR CONCRETE PAVERS	1636	G5 LANDSCAPE	324
6	EXISTING MACADAM DRIVEWAY	7759	G6 LANDSCAPE	50
7	EXISTING CONC. STAIRS & STONE WALLS	1240	G7 LANDSCAPE	517
8	EXISTING GRAVEL	938	G8 LANDSCAPE	1811
9	EXISTING GRAVEL AND STONE AREA	399	G9 LANDSCAPE	578
TOTAL EXISTING IMPERVIOUS SURFACES		14,670	TOTAL EXISTING PERVIOUS SURFACES	27,303

PROPOSED AREA CALCULATIONS				
#	IMPERVIOUS SURFACES	AREA (S.F.)	PERVIOUS SURFACES	AREA (S.F.)
11	EXISTING HOUSE	1313	G11 LANDSCAPE	12748
12	EXISTING PORCHES	634	G12 LANDSCAPE	8098
13	EXISTING STONE PAVERS	540	G13 LANDSCAPE	750
14	EXISTING SEAWALL	103	G14 LANDSCAPE	271
15	EXISTING MACADAM DRIVEWAY	5925	G15 LANDSCAPE	156
16	EXISTING CONC. STAIRS & STONE WALLS	1240	G16 LANDSCAPE	51
17	PROPOSED STONE WALLS AND PAVERS	1031	G17 LANDSCAPE	690
18	PROPOSED POOL	735	G18 LANDSCAPE	684
19	PROPOSED PERGOLA PAVING	400	G19 LANDSCAPE	2530
20	PROPOSED CABANA	99	G20 LANDSCAPE	908
21	PROPOSED SHED	69	G21 LANDSCAPE	125
22	PROPOSED MACADAM DRIVEWAY	537		
23	PROPOSED CONCRETE PAD	49		
24	PROPOSED PAVING	202		
25	PROPOSED DRIVEWAY	1934		
26	PROPOSED STONE PAVERS	151		
TOTAL PROPOSED IMPERVIOUS SURFACES		14,962	TOTAL PROPOSED PERVIOUS SURFACES	27,011



AREA OF DISTURBANCE = 12,200 S.F.

LEGEND

EXISTING IMPERVIOUS SURFACES	[Pattern]
PROPOSED IMPERVIOUS SURFACES	[Pattern]
PERVIOUS SURFACES	[Pattern]



1 EXISTING IMPERVIOUS AND PERVIOUS SURFACES
1" = 20'

2 PROPOSED IMPERVIOUS AND PERVIOUS SURFACES
1" = 20'

REVISIONS:
DRAWING TITLE:
CALCULATIONS SHEET

DATE: 04/26/2023
PROJ TEAM: WCA/MRG
PROJ PARTNER: WCA/MRG
PROJ NO.: 21110

L-0.1

PERMIT SET - LANDSCAPE 03/22/2023

TAX LOT: SECTION 66.70, BLOCK 2, LOTS 5 & 6

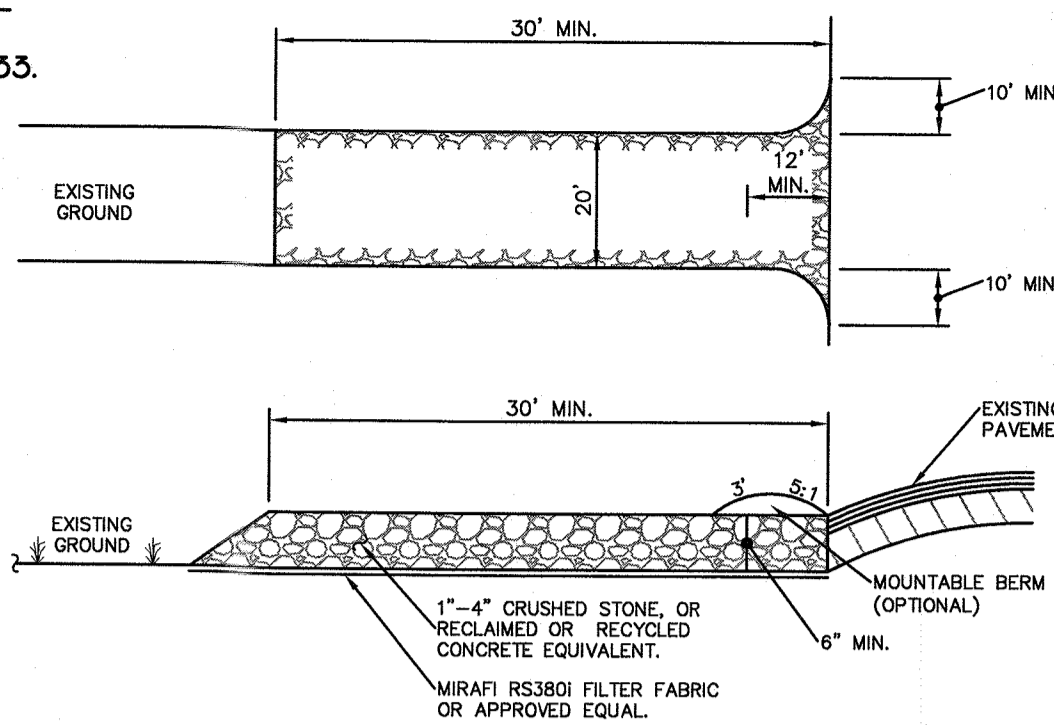
MAP REFERENCE:
 "SUBDIVISION OF PROPERTY OF ELEANOR HALL
 LIBSON" FILED IN THE ROCKLAND COUNTY
 CLERK'S OFFICE ON APRIL 11, 1979 AS MAP#5033.

"PROPOSED SUBDIVISION FOR FLORENCE A.
 KROZER" FILED IN THE ROCKLAND COUNTY
 CLERK'S OFFICE ON SEPT. 18, 1974 AS
 MAP#4552.

DEED REFERENCE:

- 2003/28383
- 2008/2241
- 2019/15783
- 2018/7886
- 84/1380
- 743/2550
- 2004/73595
- 2006/149763
- 2007/39348
- 2018/4557

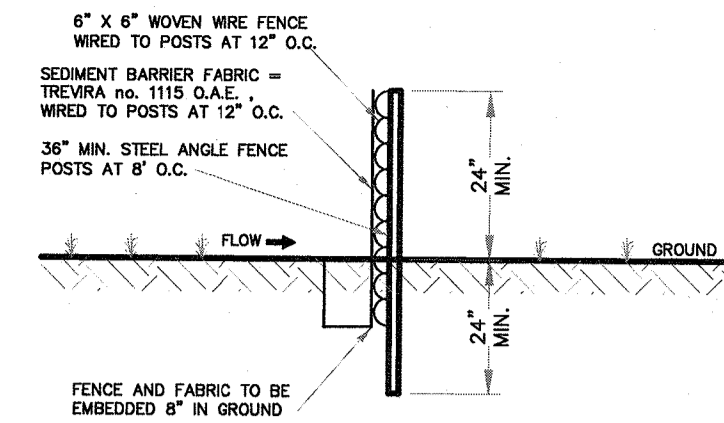
NOTE:
 SEE ARCHITECTURAL PLANS BY "AURELL
 GARCIA ARCHITECTS" DATED 06/27/2022,
 FOR ALL STONE WORK DETAILS.



CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE 1-4 INCH STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

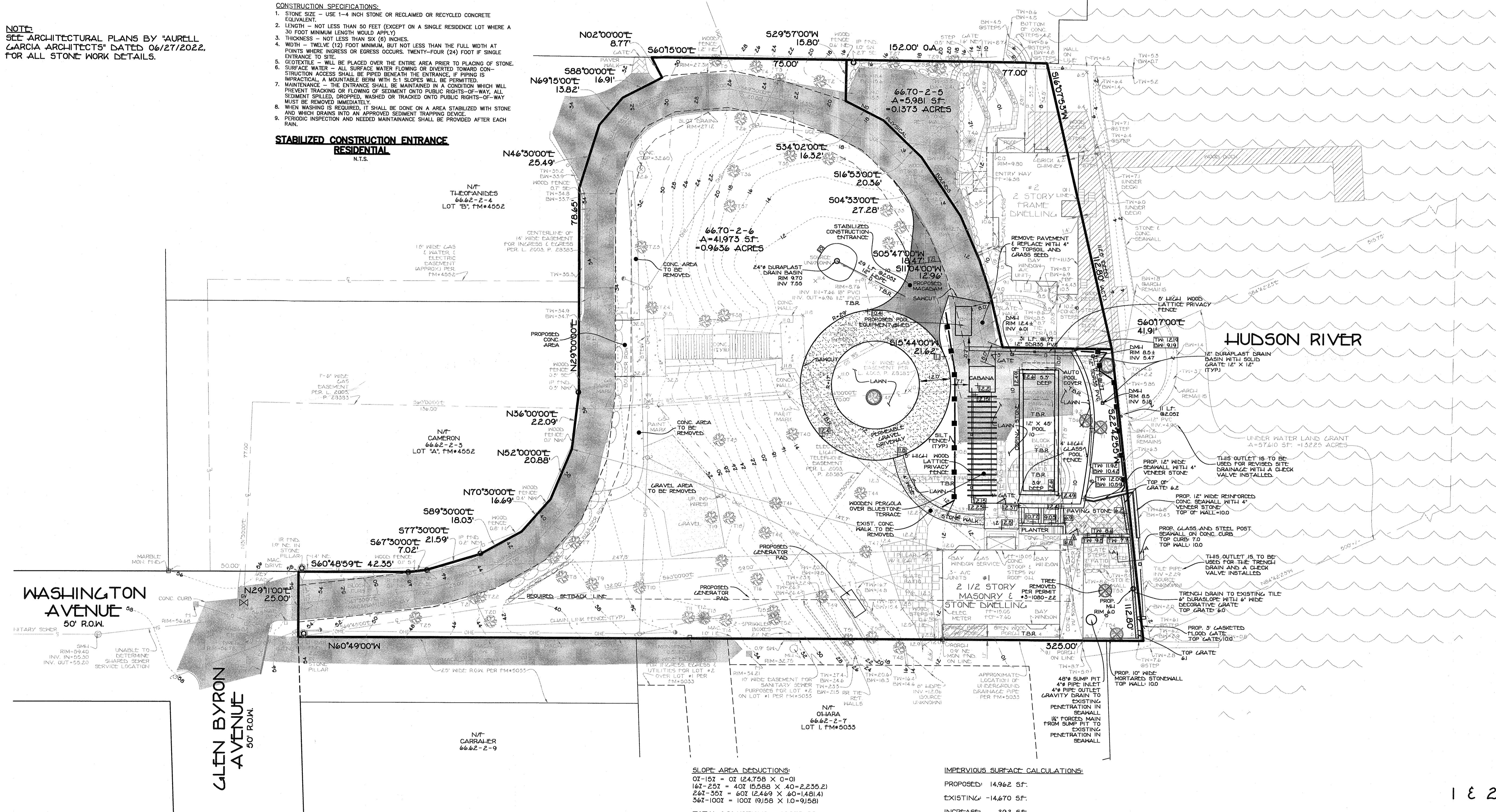
**STABILIZED CONSTRUCTION ENTRANCE
 RESIDENTIAL**
 N.T.S.



NOTES:
 1. THIS FENCE IS AN ALTERNATE TO HAY BALE SEDIMENT BARRIER.
 2. MAINTAIN FENCE TO INSURE SEDIMENT ENTRAPMENT QUALITIES DURING CONSTRUCTION.
 3. REMOVE EXCESS SILT PERIODICALLY AND WHEN BULGES DEVELOPE.
 4. FENCE SYMBOL ON PLAN - [Symbol] N.T.S.

TREE SCHEDULE

NUMBER	DIA. (INCHES)	SPECIES
T1	24	WALNUT
T2	18	MAPLE
T3	28	MAPLE
T4	28	MAPLE
T5	24	MAPLE
T6	24	MAPLE
T7	24	MAPLE
T8	14	MAPLE
T9	12	MAPLE
T10	20	MAPLE
T11	24	MAPLE
T12	30	SPRUCE
T13	12	MAPLE
T14	30	MAPLE
T15	36	LOCUST
T16	10	CHESTNUT
T17	18	MAPLE
T18	40	LOCUST
T19	20	MAPLE
T20	36	MAPLE
T21	12	MAPLE
T22	24	MAPLE
T23	18	MAPLE
T24	18	MAPLE
T25	18	MULBERRY
T26	40	SYCAMORE
T27	24	MAPLE
T28	16	MAPLE
T29	16	MAPLE
T30	24	MAPLE
T31	18	MAPLE
T32	12	MAPLE
T33	24	MAPLE
T34	20	MAPLE
T35	20	MAPLE
T36	36	SYCAMORE
T37	36	MAPLE
T38	20	MAPLE
T39	20	MAPLE
T40	16	MAPLE
T41	24	MAPLE
T42	20	MAPLE
T43	24	MAPLE
T44	30	TWIN
T45	24	CHESTNUT
T46	16	HOLLY
T47	12	MAPLE
T48	24	MAPLE
T49	12	MAPLE
T50	40	MAPLE
T51	12	MAPLE
T52	48	LOCUST
T53	36	SYCAMORE
T54	10	TWIN
T55	36	TRIPLE
T56	12	MAPLE



SLOPE AREA DEDUCTIONS:
 01-102 = 01 (24758 X 0=0)
 161-231 = 402 (16688 X 40=2,235.2)
 261-351 = 602 (2469 X 60=1481.4)
 361-1001 = 1002 (9158 X 1.0=9158)
TOTAL DEDUCTIONS = 12,875 SF.

ZONING AREA CALCULATIONS:
 GROSS LOT AREA - SLOPE REDUCTIONS = ZONING LOT AREA
 41,973 SF - 12,875 SF = 29,098 SF

IMPERVIOUS SURFACE CALCULATIONS:
 PROPOSED: 14,962 SF.
 EXISTING: 14,670 SF.
 INCREASE: 292 SF.

MAXIMUM LOT COVERAGE CALCULATIONS:
 IMPERVIOUS SURFACE / LOT AREA = LOT COVERAGE
 EXISTING: 14,670 SF. / 41,973 SF. = 0.3495 (0.35)
 PROPOSED: 14,962 SF. / 41,973 SF. = 0.3565 (0.36)

BULK TABLE

ZONE	MINIMUM LOT AREA	LOT FRONTAGE	FRONT YARD	REAR YARD	SIDE YARD	TOTAL SIDE YARD	MAXIMUM LOT COVERAGE (%)	MAXIMUM BUILDING LEV. FT.	MAXIMUM STORES
R-12	18,000	100	35	25	15	35	45	3	36
REQUIRED	29,098	25*	247.8	28.1	5.8*	83.6	35	2.5	<36
EXISTING	29,098	25*	247.8	28.1	5.8*	83.6	36	2.5	<36
VARIANCE:									

*EXISTING NON-COMFORMING

PLOT PLAN (SHEET 1 OF 2)
 OF
1 & 2 WASHINGTON AVENUE
 LOCATED IN
 VILLAGE OF SOUTH NYACK
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK



REV: UPDATE LOT COVERAGE - 4/25/23

SPARACO & YOUNG BLOOD, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 SITE PLANNING

18 NORTH MAIN STREET
 P.O. BOX 918
 HARRISMAN, N.Y. 10926
 TEL: (845) 782-8543
 FAX: (845) 782-5901
 SPARACO.STEVE@SINY.COM WDL1@GMAIL.COM

SY-1744
 NOV. 11, 2022
 1"=20'

June 28, 2023
 PB Mtg

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

16 HYDRA PART 753
 1-800-962-7962
DIG SAFELY
 NEW YORK

