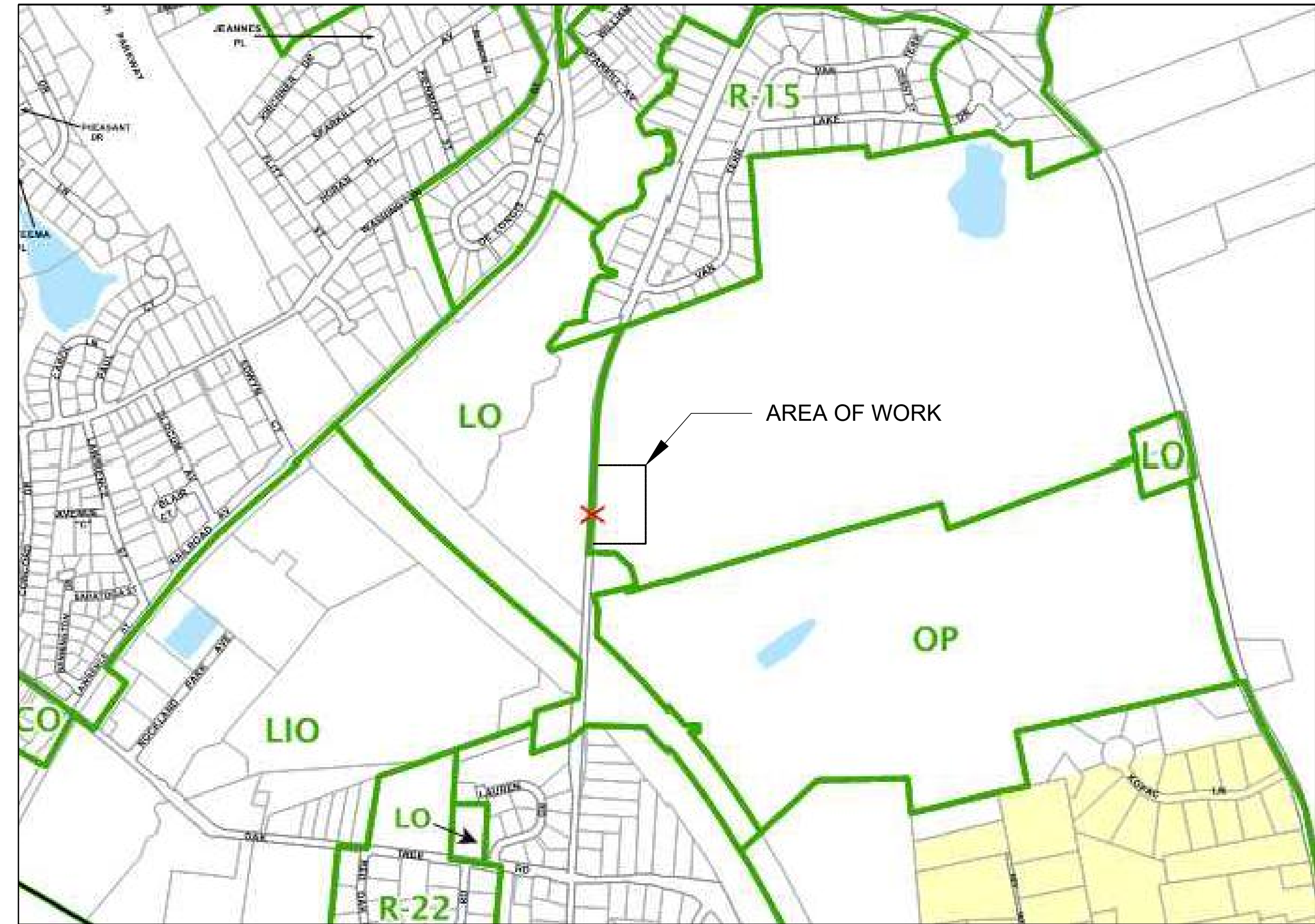


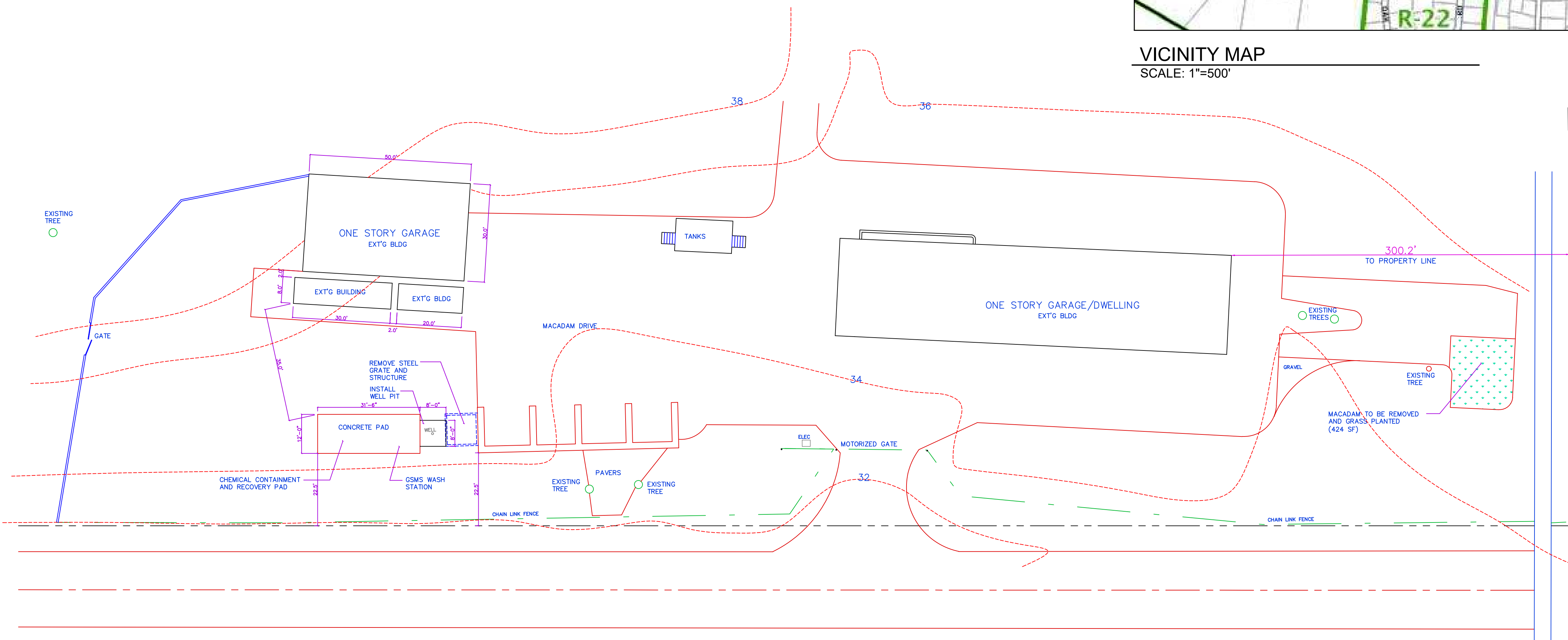
TABLE OF BULK REGULATIONS FOR DISTRICT R-80 FOR THE TOWN OF ORANGETOWN

	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	.1	.0002	NO CHANGE
MINIMUM LOT AREA	5 ACRES	135.583 ACR	NO CHANGE
MINIMUM LOT WIDTH	400'	1,593'	NO CHANGE
STREET FRONTAGE	50'	1,750'+/-	NO CHANGE
REQUIRED FRONT YARD	50'	54.0'	NO CHANGE
REQUIRED SIDE YARD	30'	258.82'	NO CHANGE
TOTAL SIDE YARD	100'	559.02'	NO CHANGE
REQUIRED REAR YARD	50'	22.5' **	NO CHANGE

** EXISTING NON-CONFORMING CONDITION
 ✓ VARIANCE REQUIRED



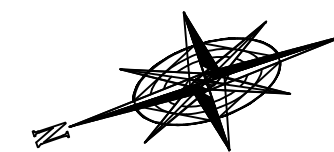
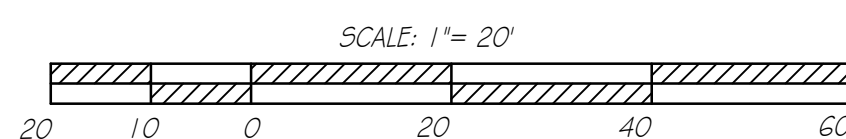
VICINITY MAP
 SCALE: 1"=500'



SITE PLAN
 SCALE: 1"=20'

SITE PLAN DATA TAKEN FROM SITE PLAN BY DRPILLA CONSULTING ENGINEERS, LOCATED AT 143 MAIN STREET, NYACK, NY 10960, NY PE LIC NO 074213-1, PLAN DATED MARCH 5, 2021. DATUM NAVD 1988

ROUTE 340



ZONING DISTRICT: R-80, GROUP B
 SECTION: 78.09
 BLOCK: 1
 LOT: 24
 SCHOOL DISTRICT: SOUTH ORANGETOWN
 POSTAL DISTRICT: SPARKILL
 AMBULANCE DISTRICT: SOUTH ORANGETOWN
 FIRE DISTRICT: SPARKILL
 WATER DISTRICT: VEOGIA
 SEWER DISTRICT: ORANGETOWN

DATE: _____

DATE: 25 MARCH 2023
 29 MARCH 2023
 23 MAY 2023

SCALE: 1"=20'
 SHEET: SP-1

ROCKLAND COUNTRY CLUB
 597 ROUTE 340
 SPARKILL, NEW YORK
 TOWN OF ORANGETOWN

SITE PLAN

BART M. RODI - ENGINEER
 RESIDENTIAL & COMMERCIAL
 234 SOUTH GRANT AVE
 CONGERS, NEW YORK 10920
 (845) 268-6663

NYS LIC #070545
 PLANS VALID ONLY IF SEALED

DO NOT SCALE PRINTS