Survey No. 6015

Underground Utilities and Improvements are not shown or certified

N GRID NYSPE Nad 83

SOUTH HIGHLAND 60' Wide AVENUE

65.52 - 1 - 18 R/O YESHIVATH VIZNITZ KTC

S 75°47'11"E 169.87'

SEE PHOTO

S 75°40'11"E 415.73'

65.16 - 3 - 19 R/O YESHIVATH VIZNITZ KTC

N 17°23'38"E 229.00' (234.95' Deed)

3 Story Concrete Building

pavement

fence

brick

65.60 - 1 - 1
211023 S.F.
or
4.844 Acres
172173 S.F. (net)
3.952 Acres

65.60 - 1 - 2 R/O YESHIVATH VIZNITZ KTC

N 72°54'17"W 200.00'

S 17°05'43"W 88.40'

N 17°05'43"E 106.64'

N 73°00'32"W 170.98'

UPLAND

N 60°28'02"W 36.44'

N 61°12'17"W 50.36'

N 60°57'49"W 51.26'

30' Wide (as established by field monumentation)

N 57°15'45"W DRIVE 136.32'

65.60 - 1 - 8 R/O TESSLER - JACOFF

65.60 - 1 - 9 R/O TESSLER - JACOFF

TERRACE AVENUE

R=38.00' L=40.41'

R=106.00' L=83.19'

R=255.00' L=113.58'

SOUTH (as established by field monumentation) (as relocated by Map 5121)

S 23°23'10"E 229.76'

65.60 - 1 - 7 R/O GUERRA

65.60 - 1 - 6 R/O DADDONA

50' Wide

Stone Post

65.60 - 1 - 3
R/O YESHIVATH VIZNITZ KTC
38850 S.F.

Masonry Dwelling

Garage

S 18°24'01"E 55.23'

BOULEVARD

65.60 - 1 - 5 R/O YESHIVATH VIZNITZ KTC

S 77°12'34"W 158.13' (165.00' Deed)

R=468.85' L=166.90'

65.60 - 1 - 22 R/O YESHIVATH VIZNITZ KTC

Bumsted

"Revised Map a Portion of Alliance Property" Map 1269

65.60 - 1 - 21 R/O YESHIVATH VIZNITZ KTC

65.60 - 1 - 4
R/O YESHIVATH VIZNITZ KTC

65.68 - 1 - 4 R/O YESHIVATH VIZNITZ KTC

65.16 - 1 - 3 R/O YESHIVATH VIZNITZ KTC

"Nyack Heights South Nyack NY" Map 947A

65.60 - 1 - 24
R/O JAGISCH - WARING

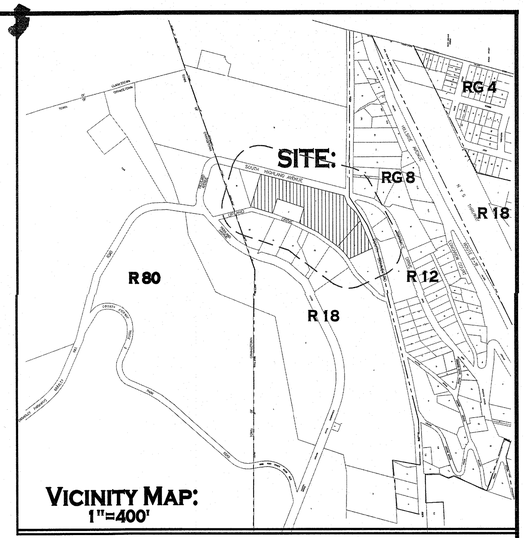
65.60 - 1 - 23
R/O ROBERTSON - DHAR

Stone Mon

Pavement

176 175 174 173 172 171 170 169 168 167 166 165 155 154 153 152

Utility Pole
Overhead wires
Lamp
Drainage Basin
Sewer Manhole
Traffic sign
Building sign
Hydrant



VICINITY MAP:
1"=400'

GENERAL NOTES

1. BASED ON THE TOWN OF ORANGETOWN TAX MAP, THIS LOT IS 1 ON MAP 65.60 BLOCK 1
2. PROPERTY ADDRESS: 1 SOUTH BOULEVARD, NYACK, NY
3. RECORDOWNER: YESHIVATH VIZNITZ DKHAL TORATH CHAIM
   15 ELYON ROAD
   MONSEY, NY. 10952
4. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239LMM OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
5. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND
6. FIRE DISTRICT - NYACK FIRE DISTRICT
7. SCHOOL DISTRICT - NYACK UNION FREE DISTRICT
8. WATER DISTRICT - NYACK WATER SUPPLY
9. SEWER DISTRICT - ORANGETOWN SEWER DISTRICT
10. ZONING DISTRICT - R18
11. ALL EXISTING UTILITIES TO BE FIELD VERIFIED.
12. ALL UNDERGROUND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATION AND MUST BE FIELD VERIFIED.
13. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
14. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY TEH PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE OF AN INSPECTION.
15. THE UNDERSIGNED OWNER AND/OR APPLICANT AS A CONDITION OF APPROVAL OF THIS SITE PLAN HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON. APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.
16. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEASE 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSAD SANITARY SEWER FACILITIES.

Bulk Regulations

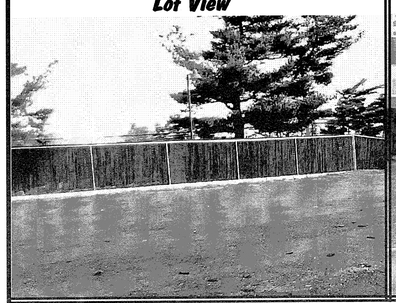
Zone - R-18 Private Educational Campus

MINIMUM	REQUIRED	EXISTING
Lot Area 1	18000 SF	172173 S.F. (net)
Street Frontage	100 FT	994 FT
Lot Coverage	35%	26%
Front Yard S. Highland	35 FT	51.7 FT
Front Yard Upland Dr.	35 FT	41.4 FT
Rear Yard	30 FT	N/A
Side Yard	20 FT	30 FT
Total Side Yard	40 FT	65.6 FT
Stories	3	3
Bldg. Height a.	30 FT	<30 FT
Parking	1space per 4 students	50 + 5 HC (55 Total)

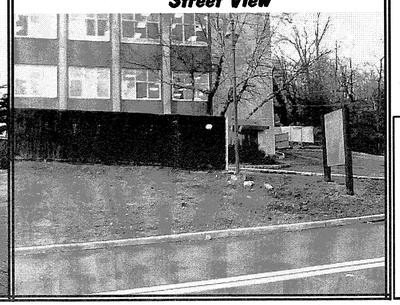
BULK TABLE BASED ON 172173 SF LOT

330 L.F. 6'High Chain Link Fence w/ Faux Hedge Slat Screening

Lot View



Street View



Districts

SCHOOL DISTRICT.....NYACK
FIRE DISTRICT.....NYACK
WATER DISTRICT.....NYACK
LIGHT DISTRICT.....ORANGETOWN
SEWER DISTRICT.....ORANGETOWN
AMBULANCE DISTRICT.....NYACK

THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED FOR A SPECIFIC PURPOSE AND IS BASED ON SPECIFIC CONTRACTUAL REQUIREMENTS FOR THIS TRANSACTION ONLY. USE OF THIS MAP FOR SURVEY INSPECTION OR OTHER USE IS STRICTLY PROHIBITED
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THIS SURVEY MAP AND THE SURVEY MONUMENTATION SHOWN HEREON MAY BE REPLACED, REPLACED, PLOTTED, ALTERED, ERASED, REDUCED, TRACED OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT R. RAHNEFELD WHO'S SIGNATURE & SEAL APPEARS HEREON

CERTIFIED TO:

YESHIVATH VIZNITZ DKHAL TORATH CHAIM

ROBERT R. RAHNEFELD, P.L.S.

NOTE: N.Y. Lic No. 49459

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THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE

REFERENCE:

" Nyack Heights South Nyack NY "
filed in the Rockland County clerk's office 07 - 14- 1914
Map No. 947 Book 34 Page 164

" Revised Map a Portion of Alliance Property "
filed in the Rockland County clerk's office 01 - 03 - 1929
Map No. 1269 Book 39 Page 943

" Cession of South Boulevard "
filed in the Rockland County clerk's office 08 - 30 - 1933
Map No. 512 Book 25 Page 473

Instrument No. 2021 - 8499
Liber 1026 Page 486

TAX MAP NO. 65.60 - 1 - 1

PLANNING BOARD APPROVAL

Town of Orangetown
MEETING OF
MAR 18 2024
PLANNING BOARD

OWNERS APPROVAL

APPLICANT DATE

OWNER DATE

SURVEY MAP
for
YESHIVATH VIZNITZ
DKAHL TORATH CHAIM INC.
SOUTH NYACK
TOWN OF ORANGETOWN * ROCKLAND COUNTY
NEW YORK

DECEMBER 11, 2023 SCALE: 1"=50'

* Robert R. Rahnefeld *
* Land & Boundary Consultant *
P.O. BOX 881, PEARL RIVER, N.Y., 10965
PHONE:(845) 735-9216 FAX 620-0752
Land Surveyor Land Planner Global Positioning
Wetland Delineation Subdivision Design

Z 60

THIS MAP WAS CREATED TO BE VIEWED IN A DWG FORMAT, IF IT IS REPRODUCED IN A PDF OR OTHER ELECTRONIC FORMAT, THE SCALE MAY NOT BE ACCURATE

Legend: ● Property Corner Set ○ Property Corner Found
Property Corner Monumenta were not placed as part of this survey

SCALE: 0 25 50 100 150

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BOON Center Fence Site Plan
65.60 - 1 - 1