

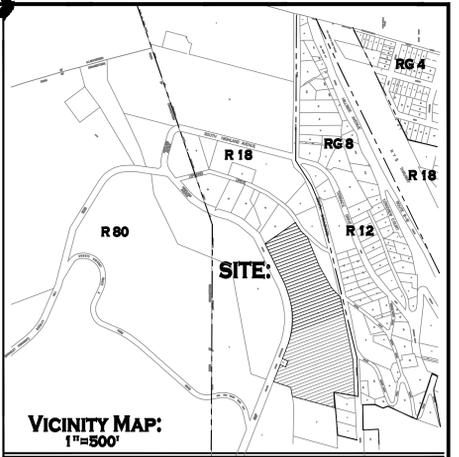
MATCH LINE

MATCH LINE

SEE
DETAIL
SHEET 3

HIGHLAND

SOUTH



GENERAL NOTES

1. BASED ON THE TOWN OF ORANGETOWN TAX MAP, THIS LOT IS 4 ON MAP 65.60 BLOCK 1
2. PROPERTY ADDRESS: 1 SOUTH BOULEVARD, NYACK, NY
3. RECORDOWNER: YESHIVAH VONITZ DIGITAL TORATH CHAIM
15 ELVON ROAD
MONROE, NY 10955
4. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 238.0(a) 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 - R-18
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, SUPERVISOR OF HIGHWAYS AND THE CHIEF 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 THE 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 LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES.

" Nyack Heights South Nyack NY " Map 947A

65.60 - 1 - 4
640300 S.F.
or
14.699 Acres

65.60 - 1 - 2
R/O PALISADES INTERSTATE PARK

Parking Calculations
Plan Center Point Engineering 05-03-2023

Parking 1 space per 4 students 662 + 5 HC (172 Total) - 2 for fencing = 170 Total

Bulk Regulations
Zone - R-18 Private Educational Campus

MINIMUM	REQUIRED	EXISTING
Lot Area 1	10000 SF	640300 SF
Street Frontage	100 FT	350 FT
Lot Coverage	30%	22%
Front Yard S. Highland	35 FT	200 FT
Front Yard Upland Dr.	35 FT	44 FT
Rear Yard	30 FT	N/A
Side Yard	20 FT	32 FT
Total Side Yard	40 FT	N/A
Stories	3	3
Bldg. Height s.	30 FT	< 30 FT
Parking	167	172 (170 Total)

BULK TABLE BASED ON 172173 SF LOT

- Utility Pole
- Electric Meter
- Lamp
- Damage Bump
- Sewer Manhole
- Clearcut
- Traffic Sign
- Building Sign
- Hydrant
- Water Valve
- Gas Meter
- Gas Valve

Districts

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

This 42 US Code 21 C :: 2000CC
No government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution

- REFERENCE:
- " Nyack Heights South Nyack NY " Map No. 947A Book 34 Page 164
 - " Revised Map a Portion of Alliance Property " Map No. 920 Book 30 Page 143
 - " Cession of South Boulevard " Map No. 912 Book 25 Page 473
 - Instrument No. 2021 - 8498
Liber 1083 Page 488
Liber 1083 Page 1022
- TAX MAP NO. 65.60 - 1 - 4



SOUTH PORTION
SHEET 1

OWNERS APPROVAL

APPLICANT: _____ DATE: _____

OWNER: _____ DATE: _____

PLANNING BOARD APPROVAL

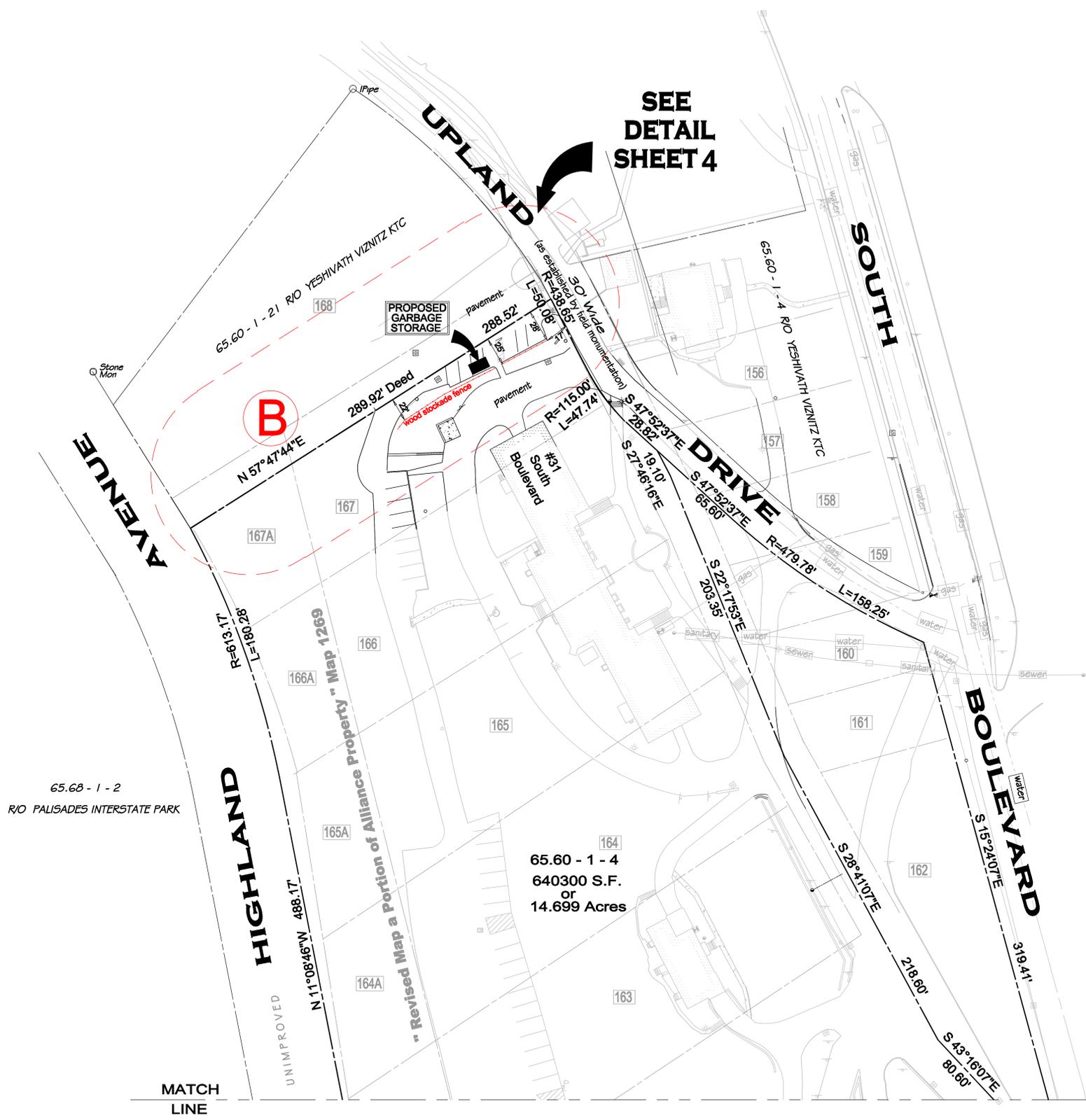
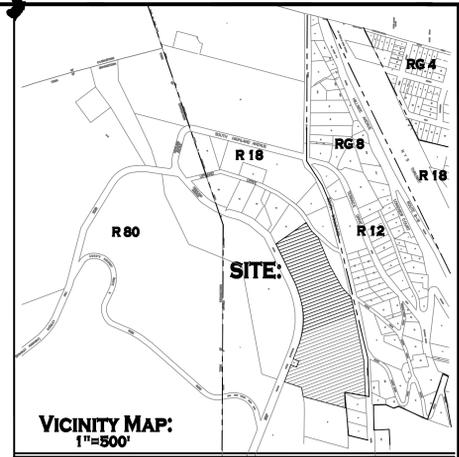
DATE: _____

WOOD STOCKADE FENCES

SURVEY MAP
of a Portion of Lot 65.60 - 1 - 4
65 SOUTH BOULEVARD
YESHIVAH VONITZ
DKAHL TORATH CHAIM INC.
SOUTH NYACK
TOWN OF ORANGETOWN * ROCKLAND COUNTY
NEW YORK
MAY 1, 2025 SCALE: 1"=30'

Robert R. Rahnefeld, P.L.S.
N.Y. Lic No. 49459

ROBERT R. RAHNEFELD, P.L.S.
F.O. BOX 601, PEARL RIVER, NY, 10965
PHONE: (845) 735-8011 FAX: (845) 735-8012
WWW.RRRAHNEFELD.COM
* Land & Boundary Consultant *
* Surveying and Planning Consultant *
* Professional Engineer (Professional Seal) *
* Professional Surveyor (Professional Seal) *



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- Overhead wires
- Electric Meter
- Lamp
- Storage Bin
- Sewer Manhole
- Cleanout
- Traffic Sign
- Building Sign
- Hatching
- Water Valve
- Gas Meter
- Gas Valve

- Districts**
- SCHOOL DISTRICT.....NYACK
 - FIRE DISTRICT.....NYACK
 - WATER DISTRICT.....NYACK
 - LIGHT DISTRICT.....NYACK
 - SEWER DISTRICT.....ORANGETOWN
 - AMBULANCE DISTRICT.....NYACK

This 42 US Code 21 C :: 200006

No government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution

REFERENCE:

- * Nyack, Heights South Nyack NY - Map No. 911A Book 34 Page 96
- * Revised Map a Portion of Alliance Property - Map No. 1269 Book 35 Page 143
- * Cession of South Boulevard - Map No. 612 Book 25 Page 473

Instrument No. 2021 - 8408
Liber 1038 Page 485
Liber 1083 Page 1022

TAX MAP NO. 65.60 - 1 - 4



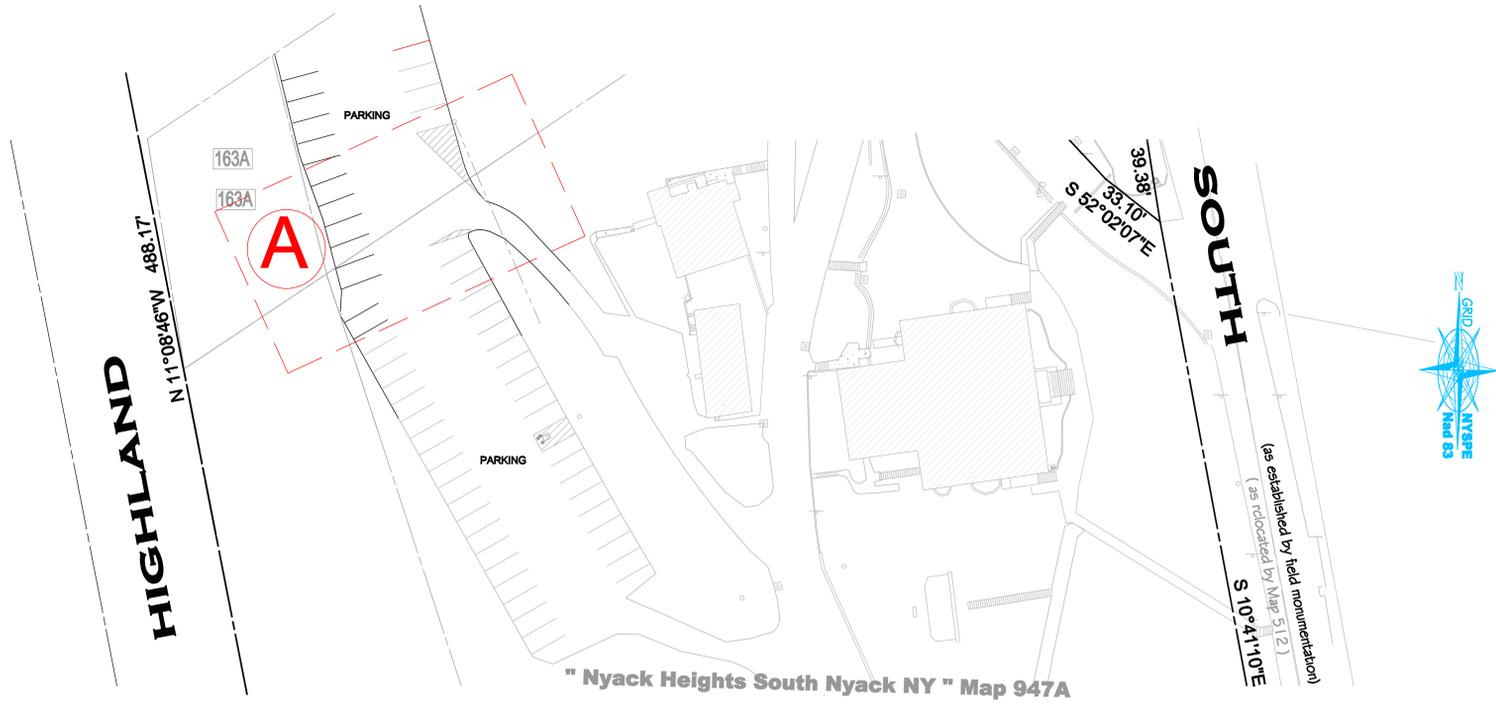
NORTH PORTION
SHEET 2

OWNERS APPROVAL		PLANNING BOARD APPROVAL	
APPLICANT	DATE		
OWNER	DATE		

WOOD STOCKADE FENCES

ROBERT R. RAHNEFELD, P.L.S.
N.Y. Lic No. 49459

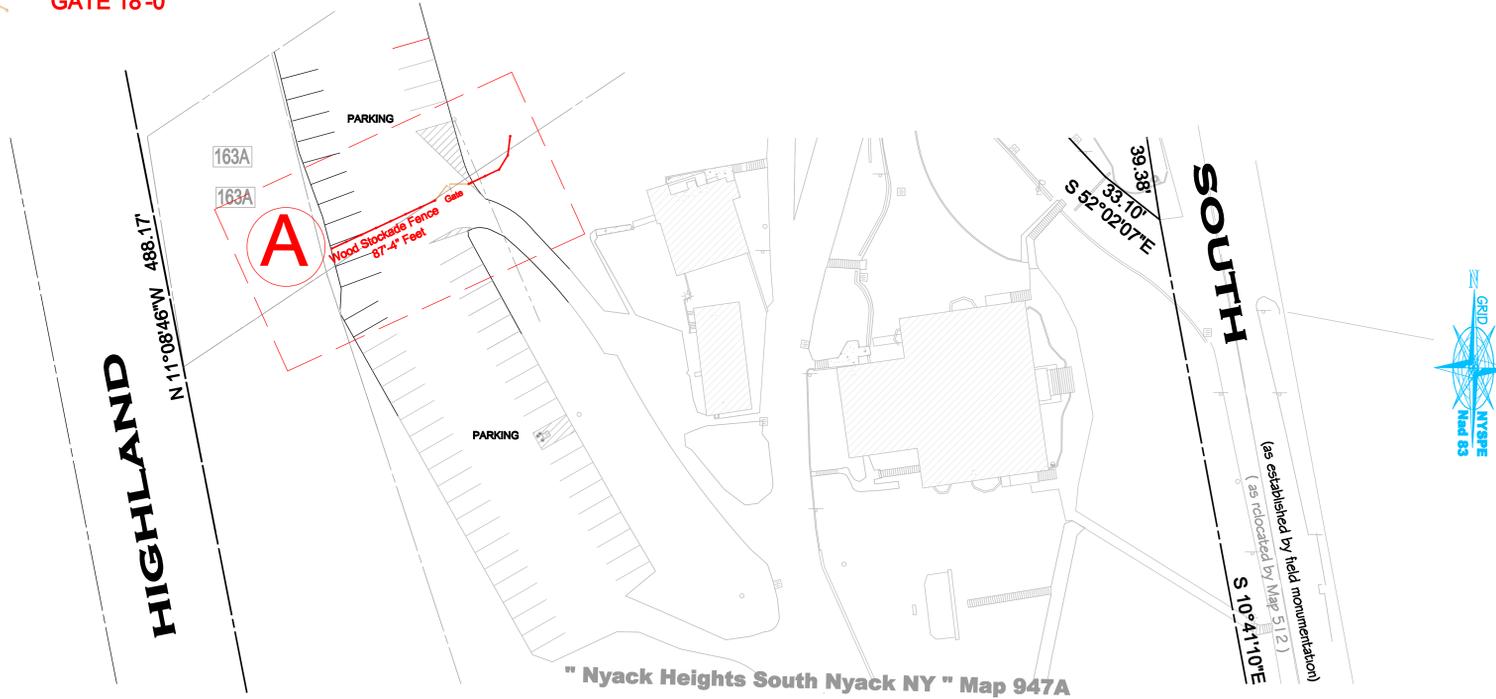
WOOD STOCKADE FENCES



EXISTING

1"=30'

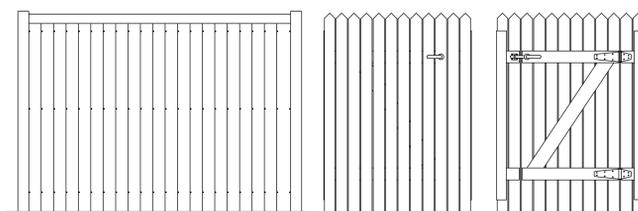
- WOOD STOCKADE FENCE
- ⋈ GATE 18'-0"



EXISTING AS BUILD

1"=30'

6' HIGH WOOD STACKADE FENCE



SIDE & BACK VIEW GATE FRONT & BACK

(NOT TO SCALE)

DETAIL SHEET

SHEET 3

CALL 811

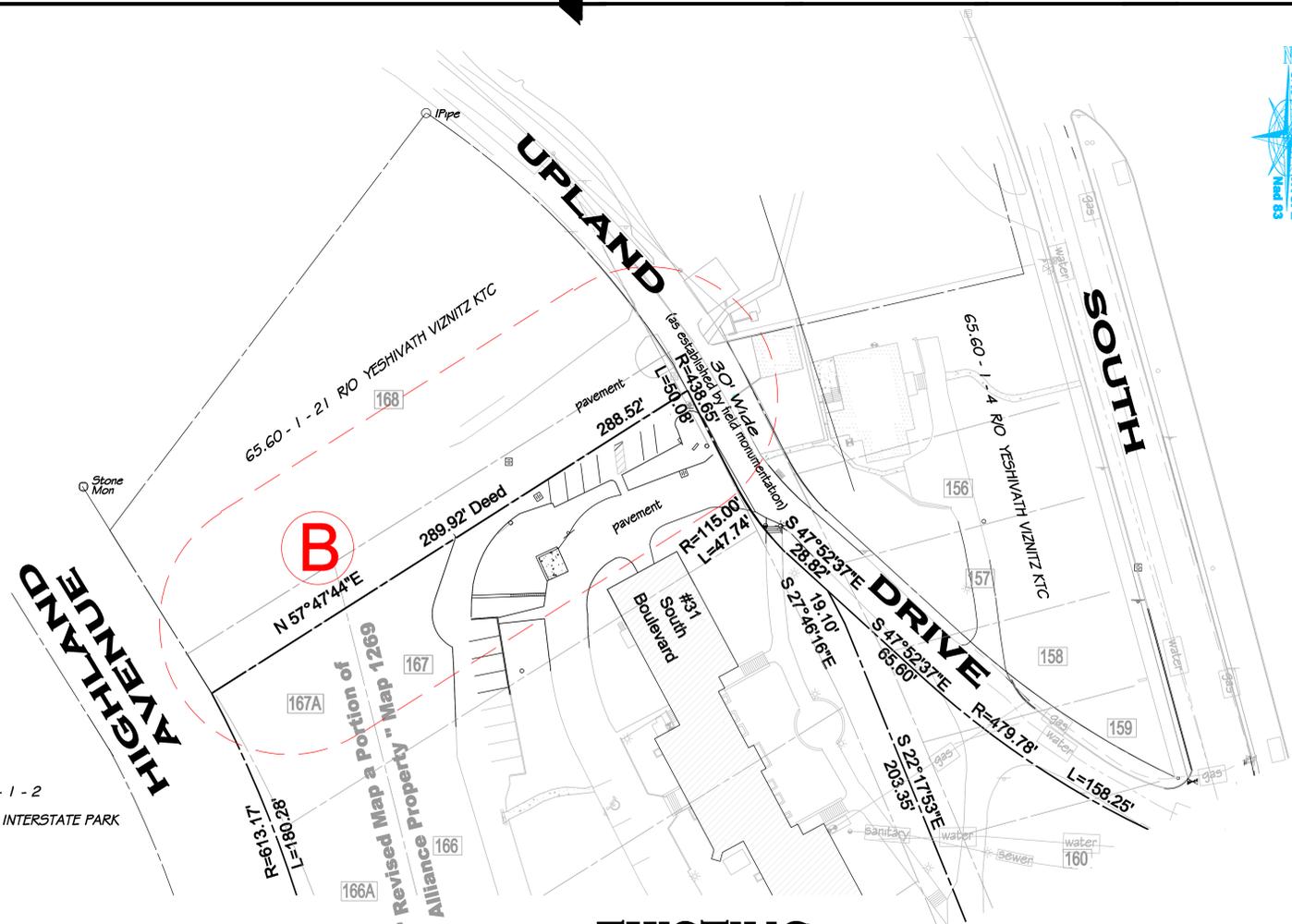
1-800-962-7962

**SHEET 4
STANDARD
DETAIL SHEET**

Robert R. Rahnefeld *
 Land & Boundary Consultant *
 P.O. Box 601, Pearl River, NY 10965
 Phone: (914) 735-8215, Fax: (914) 735-8216
 * Licensed Professional Engineer, State of New York
 * Licensed Professional Surveyor, State of New York



65.68 - 1 - 2
R/O PALISADES INTERSTATE PARK



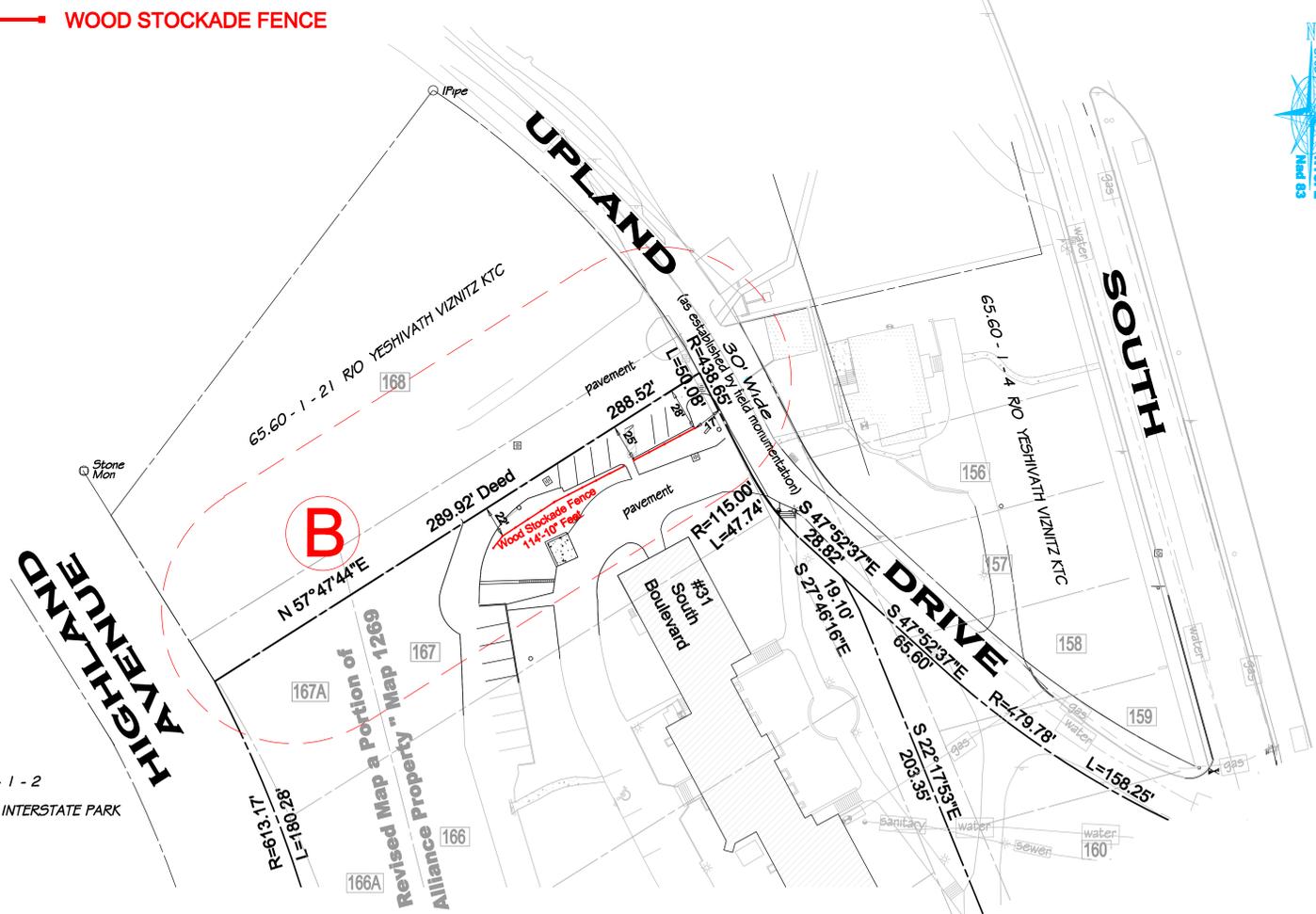
EXISTING

1"=30'

— WOOD STOCKADE FENCE



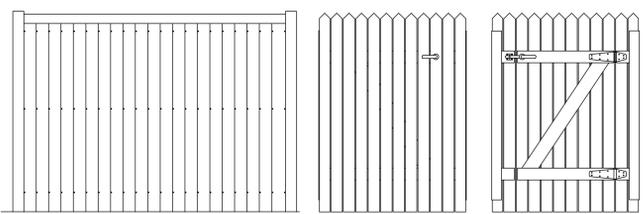
65.68 - 1 - 2
R/O PALISADES INTERSTATE PARK



EXISTING AS BUILD

1"=30'

6' HIGH WOOD STOCKADE FENCE



SIDE & BACK VIEW GATE FRONT & BACK
(NOT TO SCALE)

DETAIL SHEET

SHEET 4

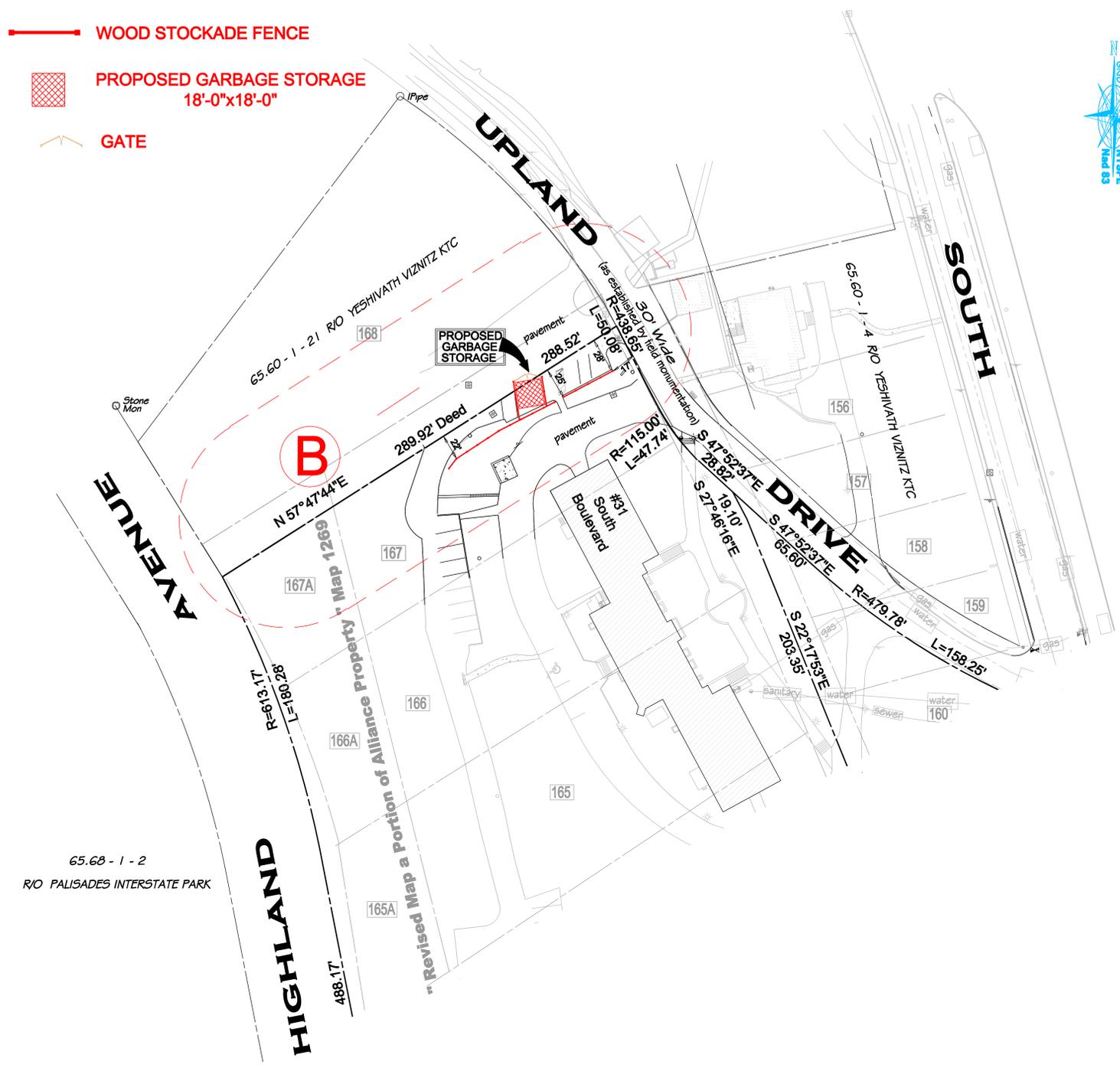
CALL 811

1-800-962-7962

SHEET 4 STANDARD DETAIL SHEET

Robert R. Rahnefeld
Land & Boundary Consultant
P.O. Box 601, Pearl River, NY 10965
Phone (914) 735-9215, Fax (914) 735-9215
www.rrrllc.com Land Survey and Project Close Out
Professional Engineer Surveying 2/60

-  WOOD STOCKADE FENCE
-  PROPOSED GARBAGE STORAGE
18'-0"x18'-0"
-  GATE



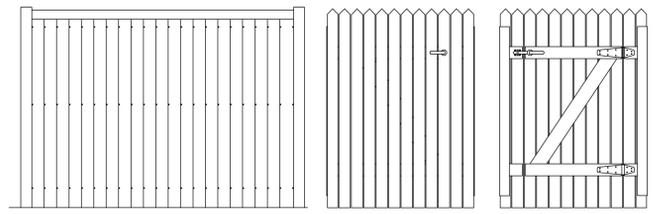
PROPOSED DUMPSTER

1" = 30'

B

EXISTING wood stockade fence
PROPOSED Garbage & Dumpster
with wood stockade fence

6' HIGH WOOD STOCKADE FENCE



SIDE & BACK VIEW GATE FRONT & BACK
GARBAGE STORAGE DUMSTER DETAIL
(NOT TO SCALE)

DETAIL SHEET

SHEET 5

CALL 811
1-800-962-7962

SHEET 4
STANDARD
DETAIL SHEET

Robert R. Rahnefeld *
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P.O. Box 601, Pearl River, NY, 10965
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* Licensed Professional Geomatics Engineer (Professional Seal)