

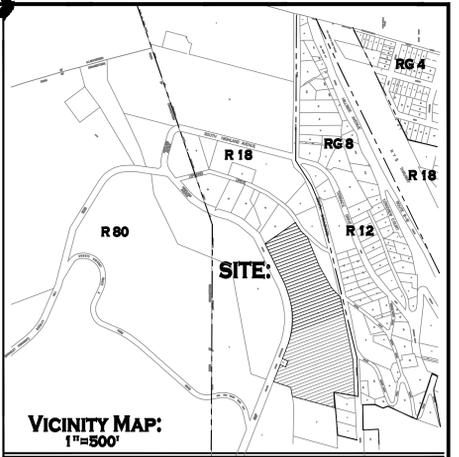
MATCH LINE

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, THE APPLICANT SHALL NOTIFY THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING. SUCH NOTIFICATION 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 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

UNIMPROVED

R=613.17  
L=259.45

N 69°47'46"W  
54.84'  
65.60 - 1 - 3  
R/O NYACK WATER  
50.66'  
N 20°12'14"E  
50.00'  
R=613.17  
L=26.15

N 20°12'14"E  
118.57'  
R=613.17  
L=26.15

N 65°25'50"W  
112.63'  
N 13°23'30"W  
70.98'

65.76 - 1 - 1  
R/O PALISADES INTERSTATE PARK

N 73°19'50"W  
344.74'

65.76 - 1 - 2 R/O RC FINANCE & TAXATION

N 73°19'50"W  
13.44'  
N 63°42'32"W  
25.33'  
N 73°19'50"W  
27.00'  
N 87°52'30"W  
34.48'  
S 83°51'03"W  
25.33'  
S 00°53'15"E  
115.00'

65.68 - 1 - 5  
R/O NYS DEPT MENTAL HEALTH  
" Partition Map "  
" Nyack College "  
" Map 4831

BOULEVARD

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 a.	30 FT	< 30 FT
Parking	167	172 (170 Total)

BULK TABLE BASED ON 172173 SF LOT

- Utility Pole
- Clear area
- 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. 1201 Book 39 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

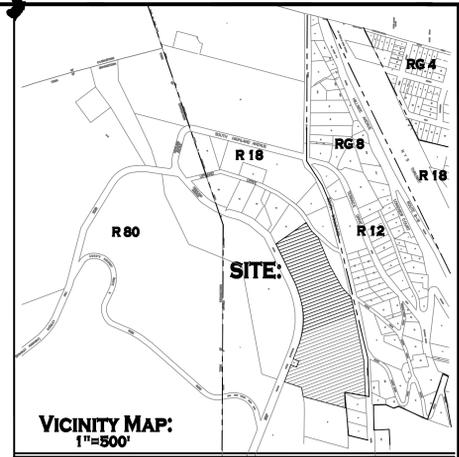
OWNERS APPROVAL		PLANNING BOARD APPROVAL	
APPLICANT	DATE		
OWNER	DATE		

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

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 \*  
Land & Boundary Consultant \*  
P.O. Box 601, Pearl River, NY, 10965  
PHONE: (845) 735-8011 FAX: (845) 735-8012  
www.rrrahn.com



SEE  
DETAIL  
SHEET 3

**GENERAL NOTES**

1. BASED ON THE TOWN OF ORANGETOWN TAX MAP, THIS LOT IS 4 ON MAP 65.68 BLOCK 1
2. PROPERTY ADDRESS: 1 SOUTH BOULEVARD, NYACK, NY
3. RECORDOWNER: YESHIVATH VIZNITZ DKHAL TORATH CHAIM 15 ELYON ROAD MONSEY, NY 10952
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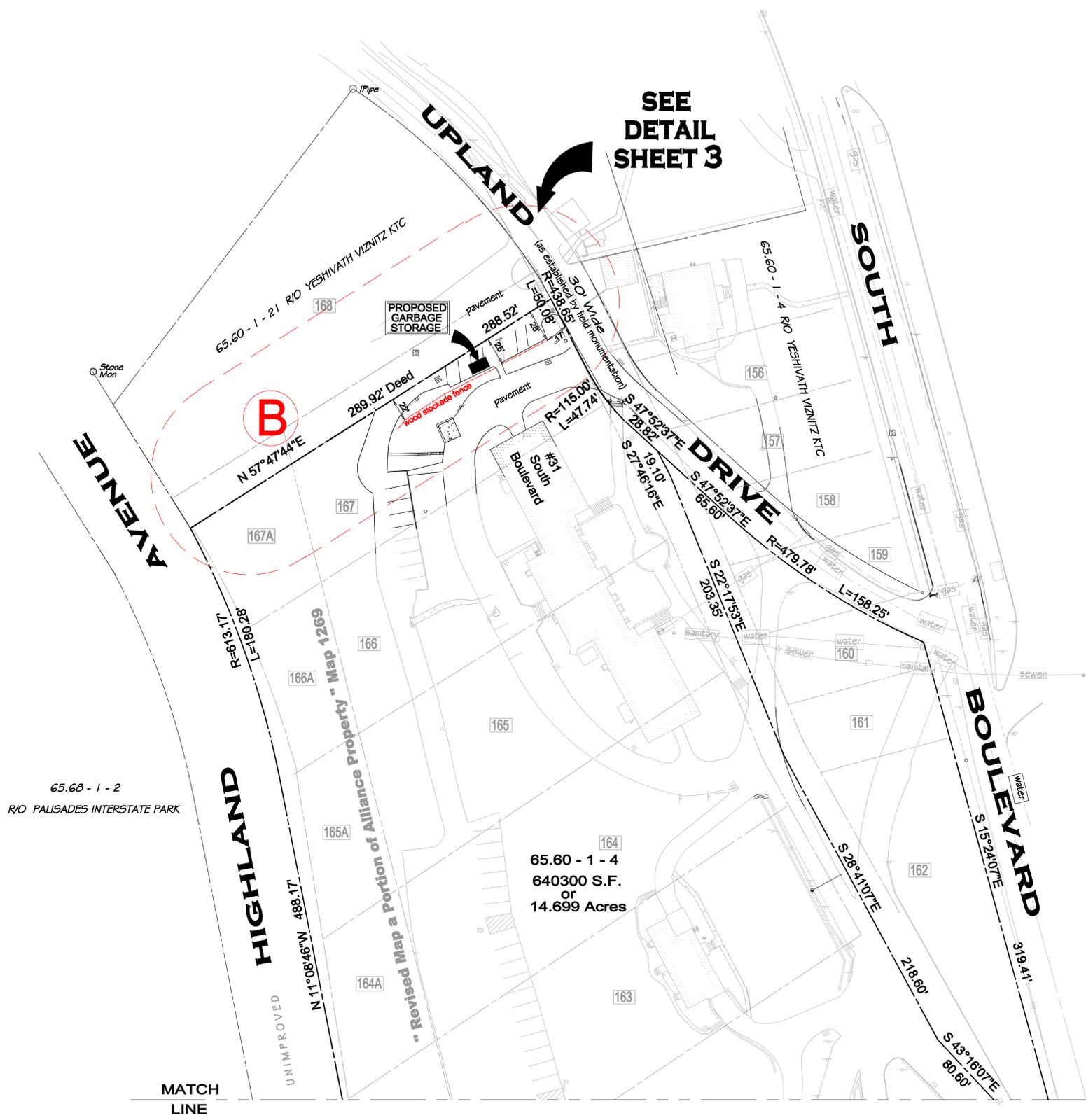
Bulk Regulations  
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- Sewer Manhole
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- Building Sign
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- Water Valve
- Gas Meter
- Gas Valve

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



MATCH LINE

MATCH LINE

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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, Highlands South Nyack NY \*  
\* Revised Map a Portion of Alliance Property \*  
\* Cession of South Boulevard \*  
TAX MAP NO. 65.68 - 1 - 4



NORTH PORTION  
SHEET 2

OWNERS APPROVAL

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

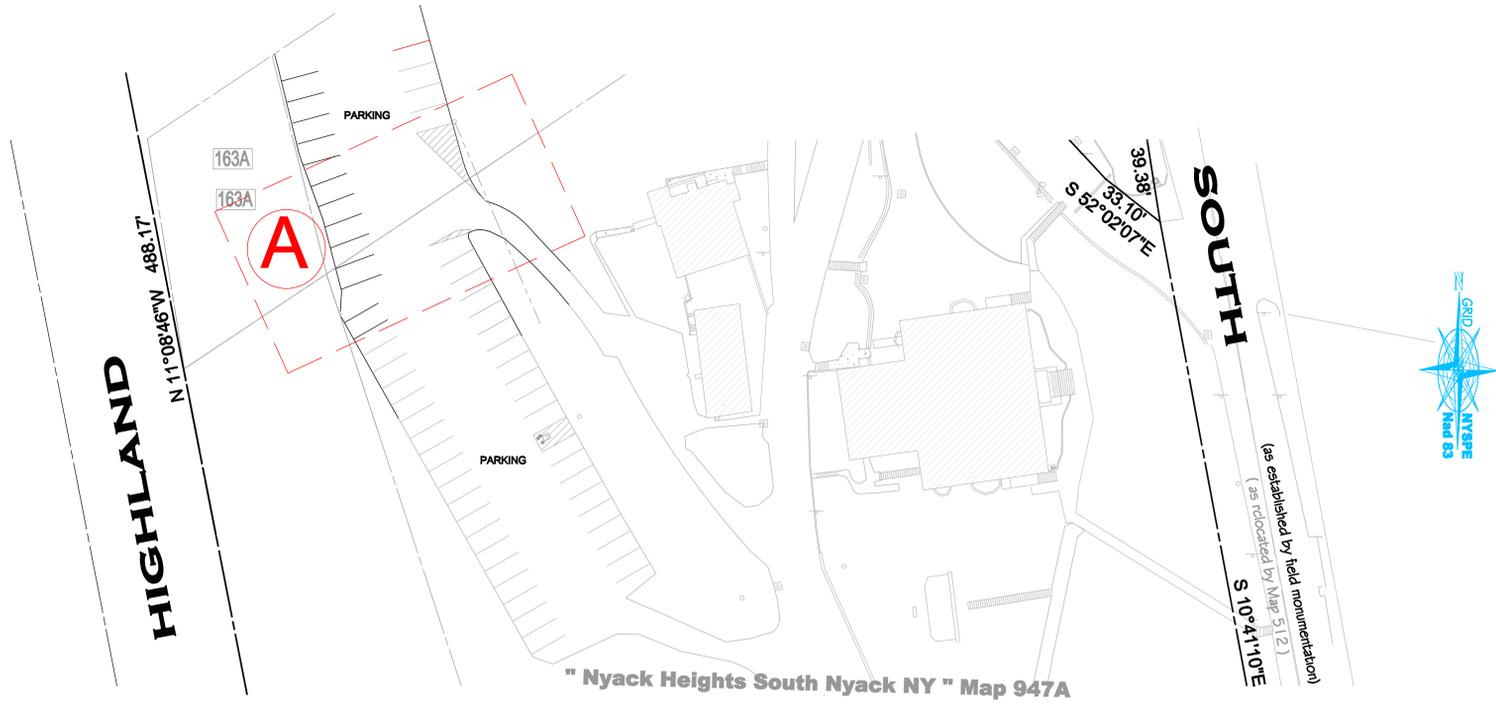
OWNER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING BOARD APPROVAL

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

WOOD STOCKADE FENCES  
SURVEY MAP  
65 SOUTH BOULEVARD  
YESHIVATH VIZNITZ  
DKHAL TORATH CHAIM INC.  
SOUTH NYACK  
TOWN OF ORANGETOWN \* ROCKLAND COUNTY  
NEW YORK  
MAY 1, 2025 SCALE: 1"=30'

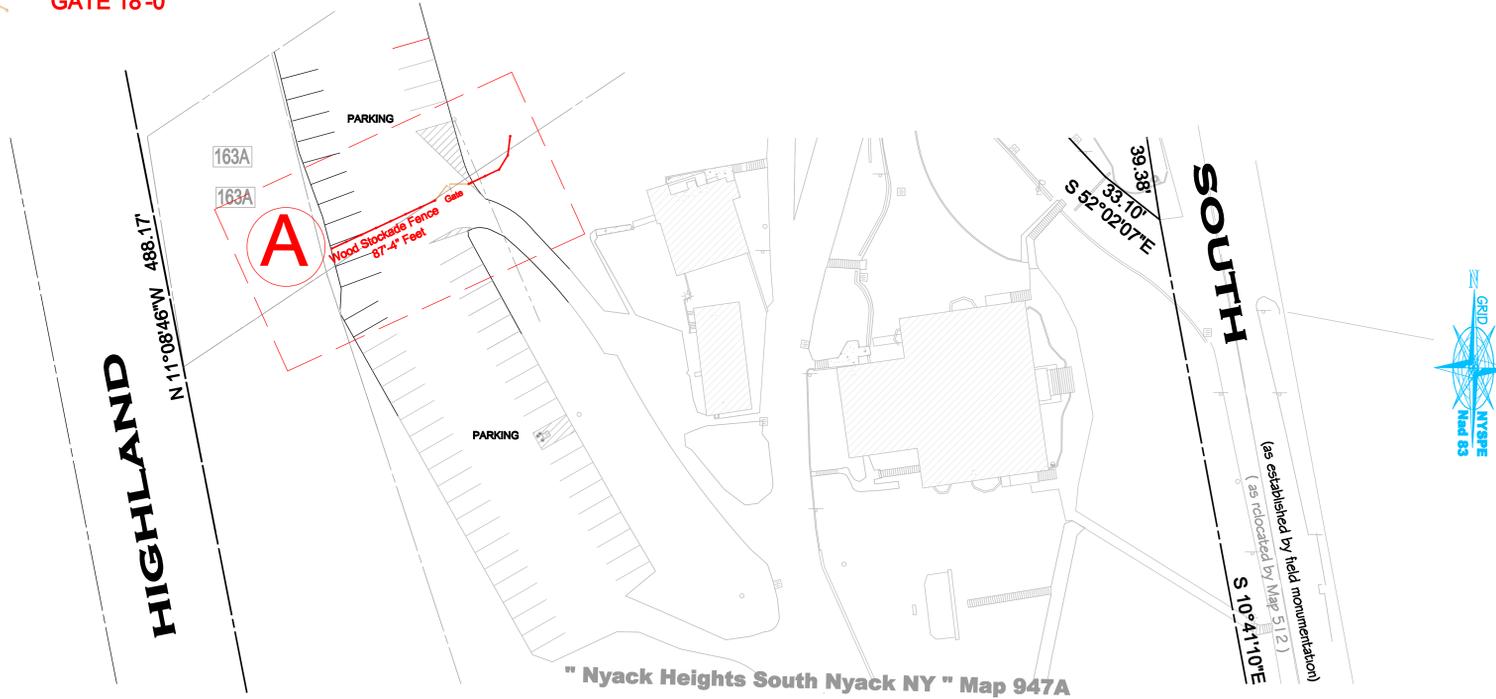
\* Robert R. Rahnefeld \*  
Land & Boundary Consultant \*  
P.O. BOX 601, PEARL RIVER, NY, 10965  
PHONE: (914) 735-8015, FAX: (914) 735-8070  
www.rrrllc.com



### EXISTING

1"=30'

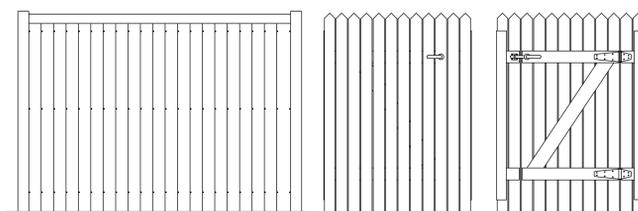
- WOOD STOCKADE FENCE
- ∧ GATE 18'-0"



### EXISTING AS BUILD

1"=30'

#### 6' HIGH WOOD STACKADE FENCE



SIDE & BACK VIEW    GATE FRONT & BACK

( NOT TO SCALE )

#### DETAIL SHEET

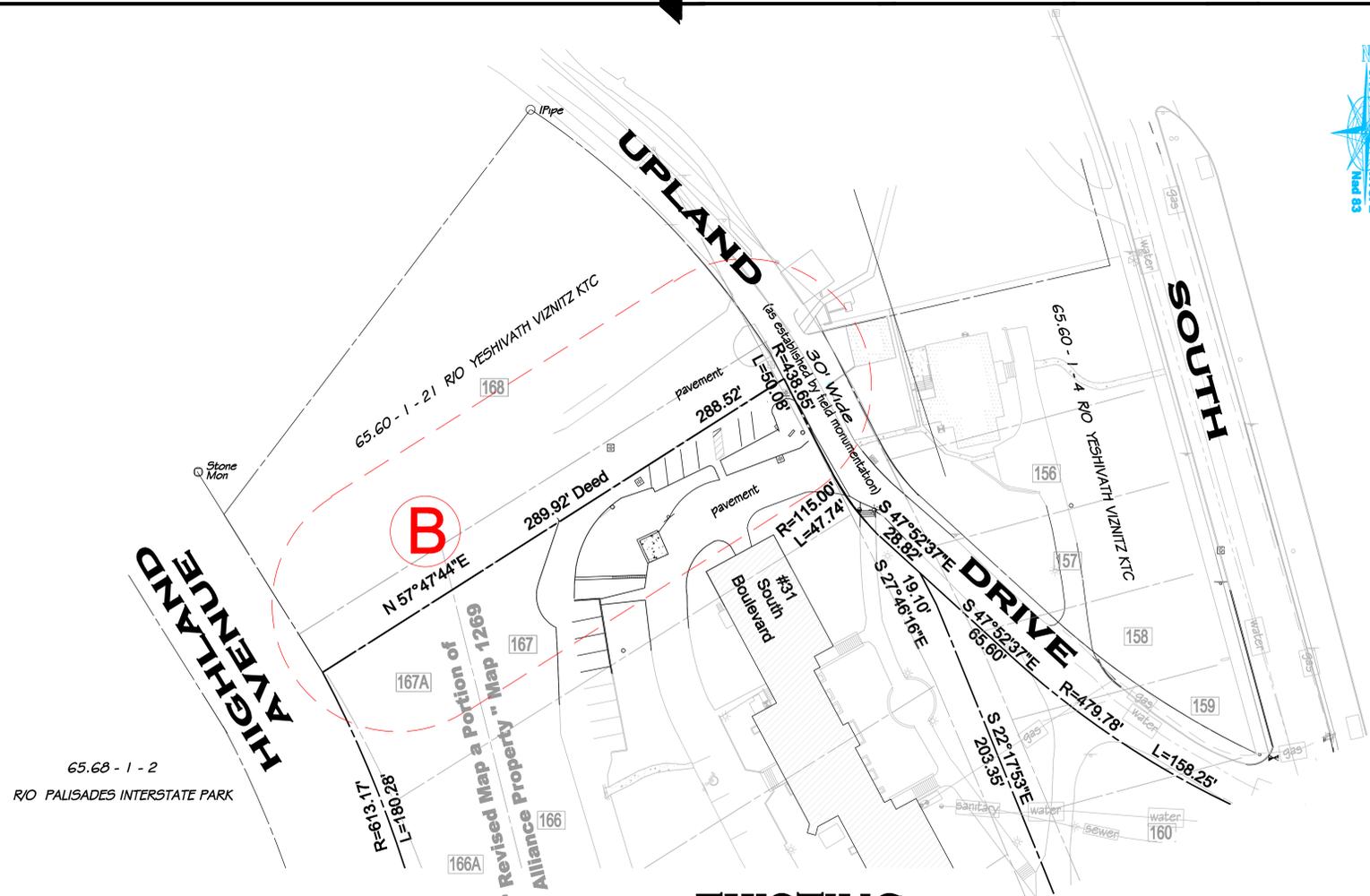
**SHEET 3**

**CALL 811**

1-800-962-7962

**SHEET 4  
STANDARD  
DETAIL SHEET**

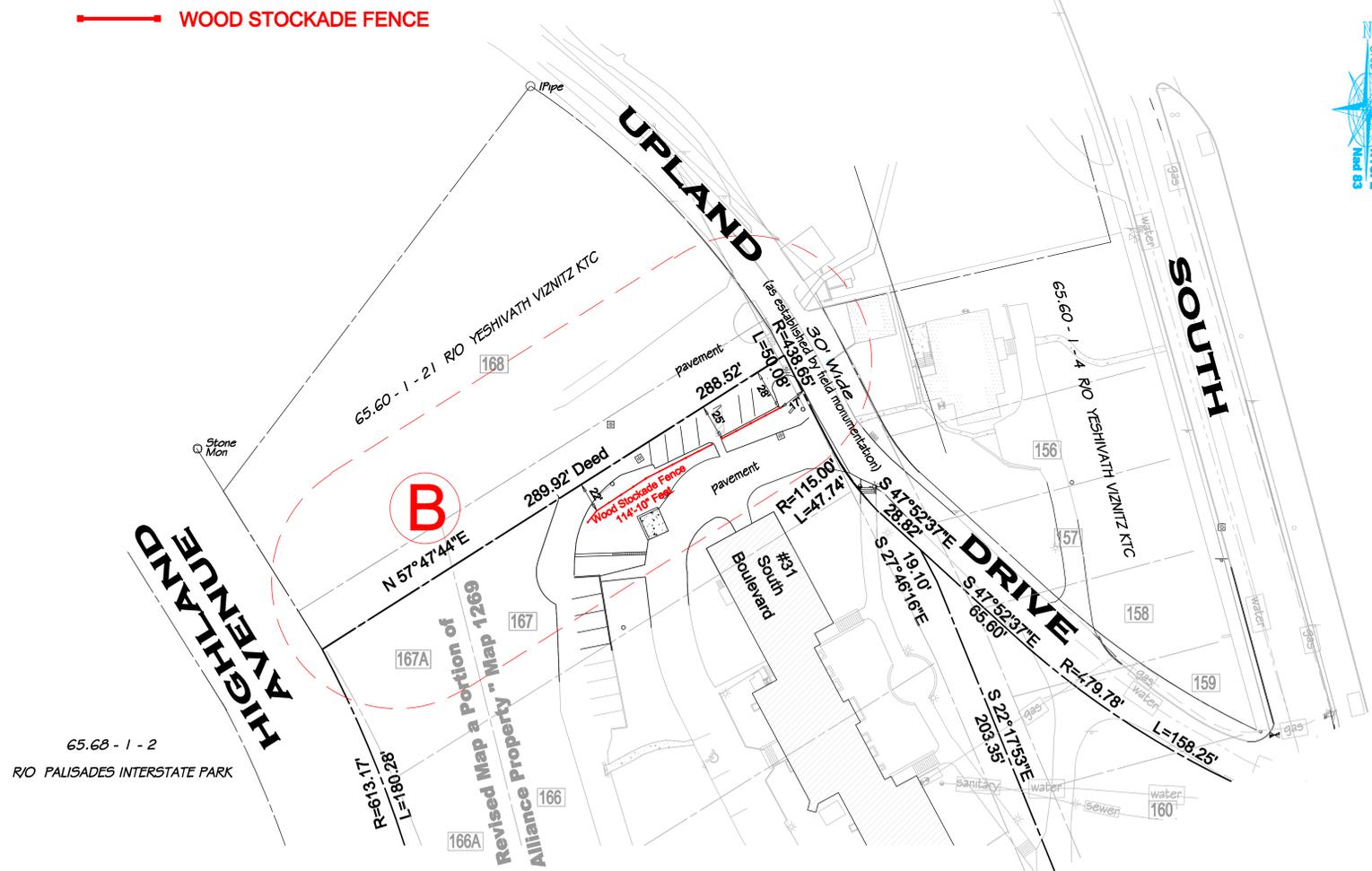
**Robert R. Rahnefeld \***  
 Land & Boundary Consultant \*  
 P.O. Box 601, Pearl River, NY 10965  
 Phone: (914) 735-8215, Fax: (914) 735-8216  
 \* Licensed Professional Engineer (Civil) - State of New York  
 \* Licensed Professional Surveyor - State of New York



### EXISTING

1"=30'

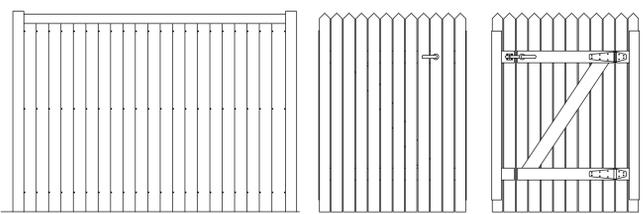
— WOOD STOCKADE FENCE



### 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 \*  
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\* Licensed Professional Engineer (Professional Seal)  
\* Licensed Professional Surveyor (Professional Seal)  
\* Licensed Professional Surveyor (Professional Seal)  
2/60

