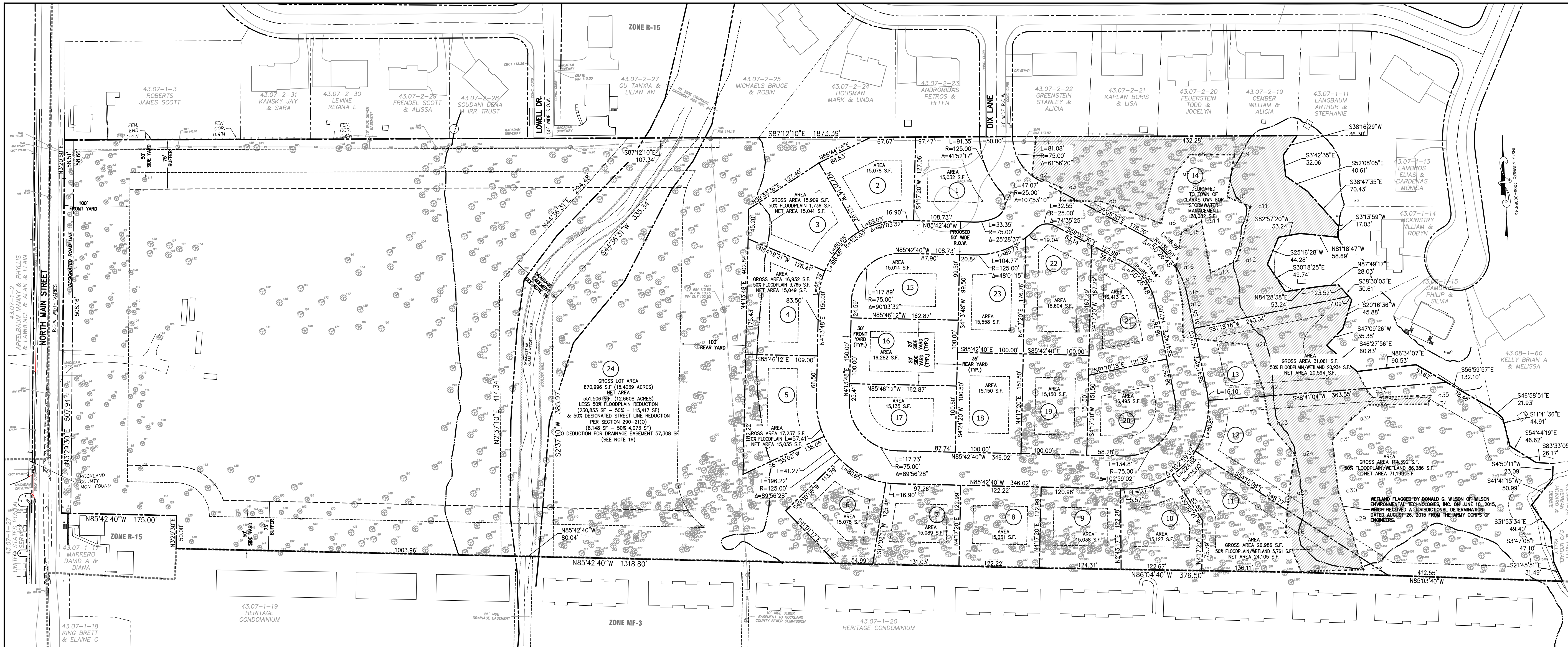

BULK TABLE

ZONE: R-15, USE GROUP J

	LOT #	MINIMUM GROSS LOT AREA, S.F.	MINIMUM NET LOT AREA, S.F.	LOT WIDTH, FT	YARD				STREET FRONTAGE, FT	MAXIMUM HEIGHT, FT	FLOOR AREA RATIO, FAR
					FRONT	SIDE	BOTH	REAR			
REQUIRED		15,000	15,000	100	30	20	40	35	50	35	0.23
PROPOSED	1	15,032	15,032	142	≥30	≥20	≥40	≥35	263	35	0.23
	2	15,078	15,078	103	≥30	≥20	≥40	≥35	86	35	0.23
	3	15,909	15,041	100	≥30	≥20	≥40	≥35	81	35	0.23
	4	16,932	15,049	142	≥30	≥20	≥40	≥35	130	35	0.23
	5	17,237	15,035	138	≥30	≥20	≥40	≥35	124	35	0.23
	6	15,078	15,078	100	≥30	≥20	≥40	≥35	122	35	0.23
	7	15,089	15,089	118	≥30	≥20	≥40	≥35	114	35	0.23
	8	15,031	15,031	122	≥30	≥20	≥40	≥35	122	35	0.23
	9	15,038	15,038	122	≥30	≥20	≥40	≥35	121	35	0.23
	10	15,127	15,127	100	≥30	≥20	≥40	≥35	82	35	0.23
	11	26,986	24,105	77	≥30	≥20	≥40	≥35	50	35	0.23
	12	114,392	71,199	100	≥30	≥20	≥40	≥35	81	35	0.23
	13	31,061	20,594	116	≥30	≥20	≥40	≥35	112	35	0.23
	14	78,082	NA	NA	NA	NA	NA	NA	NA	NA	NA
	15	15,014	15,014	183	≥30	≥20	≥40	≥35	230	35	0.23
	16	16,282	16,282	100	≥30	≥20	≥40	≥35	100	35	0.23
	17	15,135	15,135	184	≥30	≥20	≥40	≥35	231	35	0.23
	18	15,150	15,150	100	≥30	≥20	≥40	≥35	100	35	0.23
	19	15,150	15,150	100	≥30	≥20	≥40	≥35	100	35	0.23
	20	16,495	16,495	197	≥30	≥20	≥40	≥35	251	35	0.23
	21	16,413	16,413	182	≥30	≥20	≥40	≥35	223	35	0.23
	22	18,604	18,604	117	≥30	≥20	≥40	≥35	115	35	0.23
	23	15,558	15,558	104	≥30	≥20	≥40	≥35	107	35	0.23
	24	GROSS 670,996 SF (15.4069 AC)	NET 551,506 SF (12.6608 AC.)	NA	100.2	62.6	NA	433.3	566.82	35	0.46

NOTES:
1. THIS IS A SUBDIVISION OF LOT 16, BLOCK 1, SECTION 43.07 OF THE TOWN OF CLARKSTOWN TAX MAPS.
2. AREA OF TRACTS: 30.03 ACRES
3. ZONE: R-15
   EXISTING NUMBER OF LOTS = 1
   PROPOSED NUMBER OF LOTS = 24 (23 R-15 BUILDING LOTS, 1 LOT TO TOWN OF CLARKSTOWN)
4. RECORD OWNER: APFELBAUM FAMILY PARTNERSHIP
5. APPLICANT: APFELBAUM FAMILY PARTNERSHIP
6. FIRE DISTRICT: NEW CITY
7. SCHOOL DISTRICT: CLARKSTOWN CENTRAL SCHOOL DISTRICT 1
8. WATER DISTRICT: CLARKSTOWN CONSOLIDATED WD0011
9. WATER SUPPLY: UNITED WATER COMPANY.
10. SEWER DISTRICT: CLARKSTOWN MSD SD012, RCSD 11
11. DATUM: NAVD88
12. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE CONNECTIONS TO INDIVIDUAL HOUSES SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCHES DIAMETER.
13. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS, OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON SAID PLAN.
14. AS BUILT DRAWINGS, TEST RESULTS, AND ENGINEER CERTIFICATION OF THE SANITARY SEWER TO BE PROVIDE TO ROCKLAND COUNTY DEPARTMENT OF HEALTH PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
15. SANITARY SEWER INFILTRATION AND EXFILTRATION LIMIT IS 25 GALLONS PER DAY PER 24 HOURS PER MILE PER NOMINAL DIAMETER IN INCHES. CERTIFICATES OF OCCUPANCY MAY NOT BE REQUESTED NOR ANY OCCUPANCY PERMITTED UNTIL A CERTIFICATE OF COMPLIANCE, CERTIFIED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER IS SUBMITTED AND APPROVED BY THE TOWN OF CLARKSTOWN. COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH AND TO THE ROCKLAND COUNTY SEWER DISTRICT NO. 1. ROCKLAND COUNTY SEWER DISTRICT NO. 1 MUST RECEIVE AND APPROVE AND CERTIFICATION OF TEST RESULTS FROM A LICENSED PROFESSIONAL ENGINEER BEFORE APPROVING SEWERS ON THIS PROJECT
16. AS PER TOWN OF CLARKSTOWN DRAINAGE EASEMENT FILED SEPTEMBER 15, 1976 (LIBER 982 PAGE 324) NO DEDUCTIONS FOR LANDS IN THE DRAINAGE EASEMENT ARE TO BE CONSIDERED FOR CALCULATIONS OF PERMITTED NUMBER OF UNITS.

LEGEND (EXISTING)

SANITARY SEWER MANHOLE
CATCH BASIN
DRAINAGE MANHOLE
UTILITY POLE
SIGN
HYDRANT
WATER VALVE
GAS VALVE
SPOT ELEVATION × 141.5
TREE

DRAINAGE PIPE — D —
GAS LINE — G —
OVERHEAD UTILITY — OHW —
SANITARY SEWER PIPE — SAN —
WATER MAIN — W —
TELEPHONE, ELECTRIC, GAS, CABLE — TEGC —
STONE WALL
CURB
CONTOUR
WETLAND
100-YEAR FLOODPLAIN
PROPERTY LINE
DESIGNATED STREET LINE
EASEMENT LINE
EDGE OF WATER

LEGEND (PROPOSED)

PROPERTY LINE

APPROVAL BOX

APPROVED BY RESOLUTION OF THE ROCKLAND COUNTY DRAINAGE AGENCY ON ________

CHAIRPERSON DATE

APPROVED BY RESOLUTION OF THE TOWN OF CLARKSTOWN PLANNING BOARD ON ________

CHAIRPERSON DATE

I HEREBY CERTIFY THAT THIS SITE PLAN WAS PREPARED AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY US ON FEBRUARY 10, 2015

JOHN BEZUYEN
NYS LIC. # 50793
DATE

APPLICANT'S APPROVAL FOR FILING

APPLICANT (APFELBAUM FAMILY PARTNERSHIP) DATE

OWNER'S APPROVAL FOR FILING

OWNER (APFELBAUM FAMILY PARTNERSHIP) DATE

REV	DESCRIPTION	BY	DATE
1	AS PER 10/28/16 TAC MEETING	AP	1/27/16

DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

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46 N. Central Avenue Ramsey, NJ 07446 (201) 684-1221

PROJECT:
BUCKLEY FARMS
NEW CITY
ROCKLAND COUNTY
NEW YORK

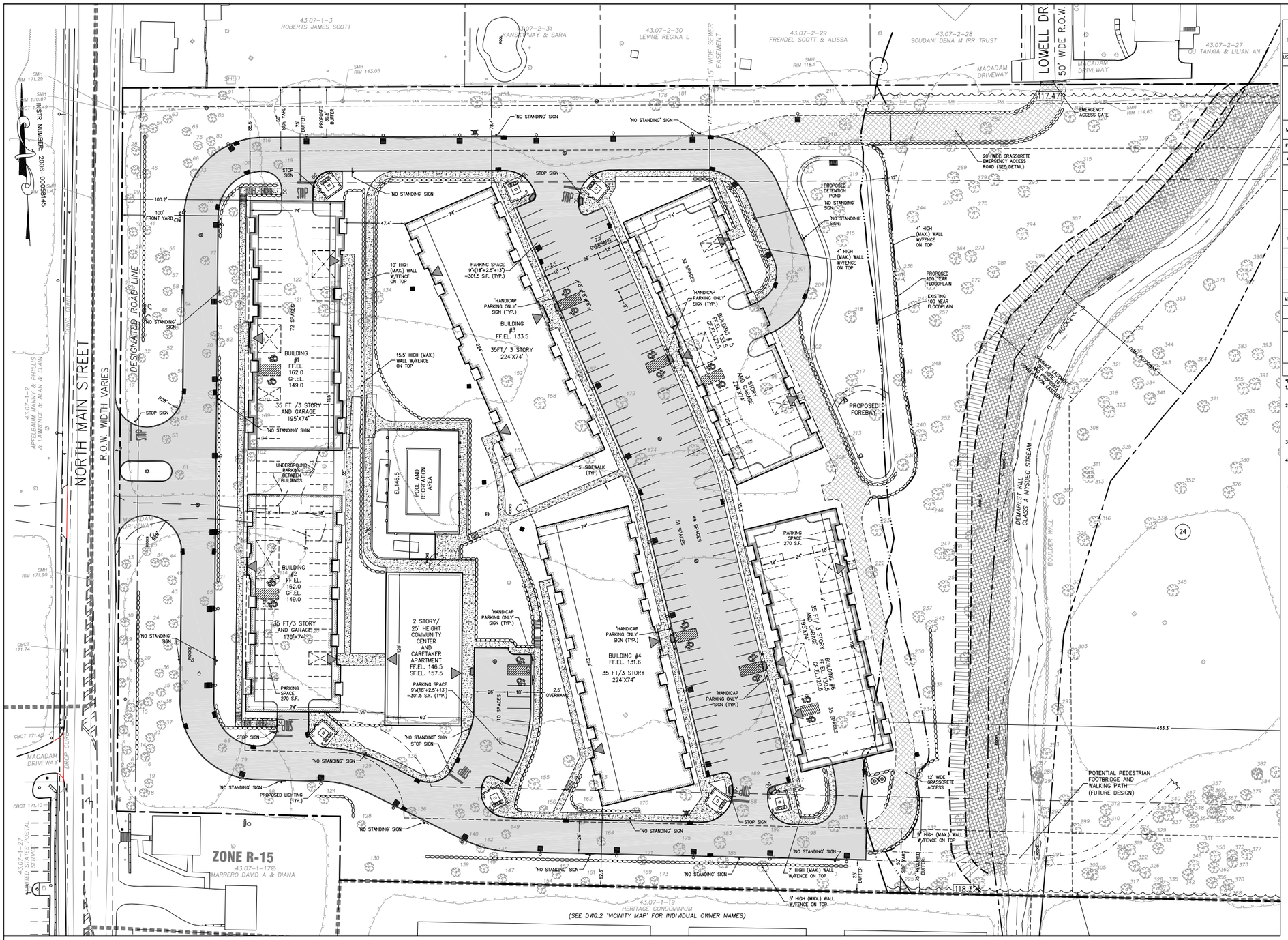
TITLE:
SUBDIVISION PLAT OVERALL PLAN

STATE OF NEW YORK — BRIAN A. BROOKER — 60229 — LICENSED PROFESSIONAL ENGINEER

BRIAN A. BROOKER,
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
14241	AP	KD

SCALE: 1" = 60'
GRAPHIC SCALE: 0 60' 120'
DATE: 10/14/15
DRAWING NO: 3



BULK TABLE
SENIOR HOUSING

R-15 WITH BY SPECIAL PERMIT BY PLANING BOARD	ALLOWED	PROVIDED
USE BY SPECIAL PERMIT OF THE PLANING BOARD	SENIOR CITIZEN HOUSING	SENIOR CITIZEN HOUSING
MINIMUM LOT AREA	180,000 S.F.	GROSS LOT AREA 670,996 S.F (15.4039 AC.) NET AREA 551,506 S.F. (12.6608 AC.) LESS 50% FLOODPLAIN REDUCTION (230,833 S.F. 50% = 115,417 S.F.) & 50% DESIGNATED STREET LINE REDUCTION PER SECTION 290-21(D) (8,148 S.F. - 50% 4,073 S.F.) NO DEDUCTION FOR LANDS IN DRAINAGE EASEMENT (57,308 S.F.) SEE NOTE 17
MINIMUM FRONT LOT LINE	300 FT ALONG A MAJOR	566.82 FT
FLOOR AREA RATIO (FAR)	0.50	0.46 [1]
MAXIMUM LOT COVERAGE	0.65	0.36 [2]
MAXIMUM DENSITY	16 DWELLING UNITS/ACRE MAXIMUM 50% 2-BEDROOM 1 SUPER (MAXIMUM 3-BEDROOM)	16 DWELLING UNITS/ACRE 104 1-BEDROOM UNITS 95 2-BEDROOM UNITS 1 3-BEDROOM UNIT
MAXIMUM No. OF UNITS	202 NITS 16 UNITS BASED ON 12.6608 ACRES	200 UNITS
MINIMUM FRONT YARD	MAJOR ROAD 100 FT (NORTH MAIN STREET 100 FT)	100.2 FT
MINIMUM FRONT BUFFER	MAJOR 100 FT (NORTH MAIN STREET 100 FT)	100.2 FT
MINIMUM SIDE BUFFER	75 FT	25 FT TO MF-3 ZONE (SOUTH)* 50 FT R-15 ZONE (NORTH)*
MINIMUM SIDE YARD	50 FT	62.6 FT
MINIMUM REAR YARD	100 FT	433.3 FT
MAXIMUM BUILDING HEIGHT	35 FT / 3 STORY MAX.	ALL BUILDINGS 35' MAX.
COMMUNITY SPACE	10% FLOOR AREA = 25,196 S.F.	28,058 S.F. [3]
RECREATION SPACE	200 S.F PER DWELLING UNIT x 200 UNITS = 40,000 S.F.	55,632 S.F. [4]
PARKING	1-BEDROOM 1 SPACE/UNIT x 104 2-BEDROOM 1.5 SPACES/UNIT x 95 3-BEDROOM 2 SPACE/UNIT x 1 249 SPACES	TOTAL = 249 SPACES (INCLUDING HANDICAP SPACES)
MINIMUM DISTANCE BETWEEN BUILDINGS	35	35

*PLANING BOARD WAIVER

1. TOTAL FLOOR AREA 252,630 S.F.: BUILDINGS #1, 6 = 40,080 S.F. E.A.; #2 = 35,058 S.F.; #3, 4, 5 = 45,804 S.F E.A.
   FLOOR AREA RATIO = 252,630 S.F. /551,506 S.F = 0.46
2. BUILDINGS = 84,526 S.F.
   ROADS = 81,340 S.F.
   SIDEWALKS/PATIO = 22,500 S.F.
   CLUB HOUSE = 7,200 S.F.
   POOL/CABANA = 5,074 S.F.
   TOTAL = 200,640 S.F.
   LOT COVERAGE = 200,640/551,506 S.F. = 0.36
3. COMMUNITY AREA = 20,858 S.F.
   CLUB HOUSE = 7,200 S.F.
   TOTAL = 28,058 S.F.
4. CLUB HOUSE = 7,200 S.F.
   POOL AREA/ CABANA = 5,074 S.F.
   COMMUNITY AREA = 20,858 S.F.
   WALKS = 22,500 S.F.
   TOTAL = 55,632 S.F.

NOTES:

1. THIS IS A SITE PLAN OF A LOT 24 OF A 24 LOT SUBDIVISION.
2. AREA OF TRACTS: 15.0439 AC
3. ZONE: R-15 WITH BY SPECIAL PERMIT BY PLANNING BOARD
4. RECORD OWNER: APFELBAUM FAMILY PARTNERSHIP
5. APPLICANT: APFELBAUM FAMILY PARTNERSHIP
6. FIRE DISTRICT: NEW CITY
7. SCHOOL DISTRICT: CLARKSTOWN CENTRAL SCHOOL DISTRICT 1
8. WATER DISTRICT: CLARKSTOWN CONSOLIDATED WD0011
9. WATER SUPPLY: UNITED WATER COMPANY.
10. SEWER DISTRICT: CLARKSTOWN MSD SD012, RCSD 11
11. DATUM: NAVD88
12. ALL UTILITES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE CONNECTIONS TO INDIVIDUAL HOUSES SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCHES DIAMETER.
13. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS, OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON SAID PLAN.
14. AS BUILT DRAWINGS, TEST RESULTS, AND ENGINEER CERTIFICATION OF THE SANITARY SEWER TO BE PROVIDE TO ROCKLAND COUNTY DEPARTMENT OF HEALTH PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
15. SANITARY SEWER INFILTRATION AND EXFILTRATION LIMIT IS 25 GALLONS PER DAY PER 24 HOURS PER MILE PER NOMINAL DIAMETER IN INCHES. CERTIFICATES OF OCCUPANCY MAY NOT BE REQUESTED NOR ANY OCCUPANCY PERMITTED UNTIL A CERTIFICATE OF COMPLIANCE, CERTIFIED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER IS SUBMITTED AND APPROVED BY THE TOWN OF CLARKSTOWN. COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH AND TO THE ROCKLAND COUNTY SEWER DISTRICT NO. 1. ROCKLAND COUNTY SEWER DISTRICT NO. 1 MUST RECEIVE AND APPROVE AND CERTIFICATION OF TEST RESULTS FROM A LICENSED PROFESSIONAL ENGINEER BEFORE APPROVING SEWERS ON THIS PROJECT.
16. AS PER TOWN OF CLARKSTOWN DRAINAGE EASEMENT FILED SEPTEMBER 15, 1976 (LIBER 982 PAGE 324) NO DEDUCTIONS FOR LANDS IN THE DRAINAGE EASEMENT ARE TO BE CONSIDERED FOR CALCULATIONS OF PERMITTED NUMBER OF UNITS.
17. ANY CLUBHOUSE, POOL, PLAYGROUND AND ANY OTHER RECREATION OR COMMUNITY FACILITY SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY REPRESENTING MORE THAN FORTY-FIVE PERCENT (45%) OF THE UNITS, OR PRIOR TO THE ISSUANCE OF SUCH LESSER PERCENTAGE OF CERTIFICATES OF OCCUPANCY AS MAY BE DESIGNATED BY THE CLARKSTOWN PLANNING BOARD BUT NOT LESS THAN THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR TWENTY-FIVE PERCENT (25%) OF THE UNITS.
18. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS OF THE EMERGENCY ACCESS ROAD.

APPLICANT'S APPROVAL FOR FILING

APPLICANT (APFELBAUM FAMILY PARTNERSHIP) DATE

OWNER'S APPROVAL FOR FILING

OWNER (APFELBAUM FAMILY PARTNERSHIP) DATE

REV	DESCRIPTION	BY	DATE
1	AS PER 10/28/16 TAC MEETING	AP	1/27/16

DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

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(845) 357-4411
46 N. Central Avenue
Romsey, NJ 07446
(201) 684-1221

PROJECT:
BUCKLEY FARMS
NEW CITY
ROCKLAND COUNTY
NEW YORK

TITLE:
SITE PLAN LAYOUT PLAN

BRIAN A. BROOKER, PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
14241	AP	KD

SCALE: 1" = 30'
GRAPHIC SCALE: 0 30' 60'
DATE: 10/14/15
DRAWING NO: 4

APPROVED BY RESOLUTION OF THE TOWN OF CLARKSTOWN PLANNING BOARD ON _____

CHAIRPERSON DATE

I HEREBY CERTIFY THAT THIS SITE PLAN WAS PREPARED AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY US ON FEBRUARY 10, 2015

JOHN BEZUYEN
NYS LIC. # 50793 DATE

LEGEND (PROPOSED)

CLEAN OUT
SANITARY SEWER MANHOLE
CATCH BASIN
OUTLET STRUCTURE
DRAINAGE MANHOLE
FLARE END SECTION
LIGHT POLE
SIGN
HYDRANT
WATER VALVE
GAS VALVE
SPOT ELEVATION (100.0)
DRAINAGE PIPE
GAS MAIN
GAS SERVICE
OVERHEAD UTILITY
SANITARY SEWER PIPE
HOUSE CONNECTION
WATER MAIN
ROOF LEADER
TELEPHONE, ELECTRIC, GAS, CABLE
STONE WALL
CURB WITH DROP CURB
DOOR LOCATION
DRYWELL
GARBAGE ENCLOSURE W/ROLLAWAY RECYCLING BINS
PAVEMENT
SIDEWALK
NO PARKING STRIPING
SETBACK LINE
BUFFER LINE
DROP CURB
100-YEAR FLOODPLAIN (EXISTING)
100-YEAR FLOODPLAIN (PROPOSED)
PROPERTY LINE

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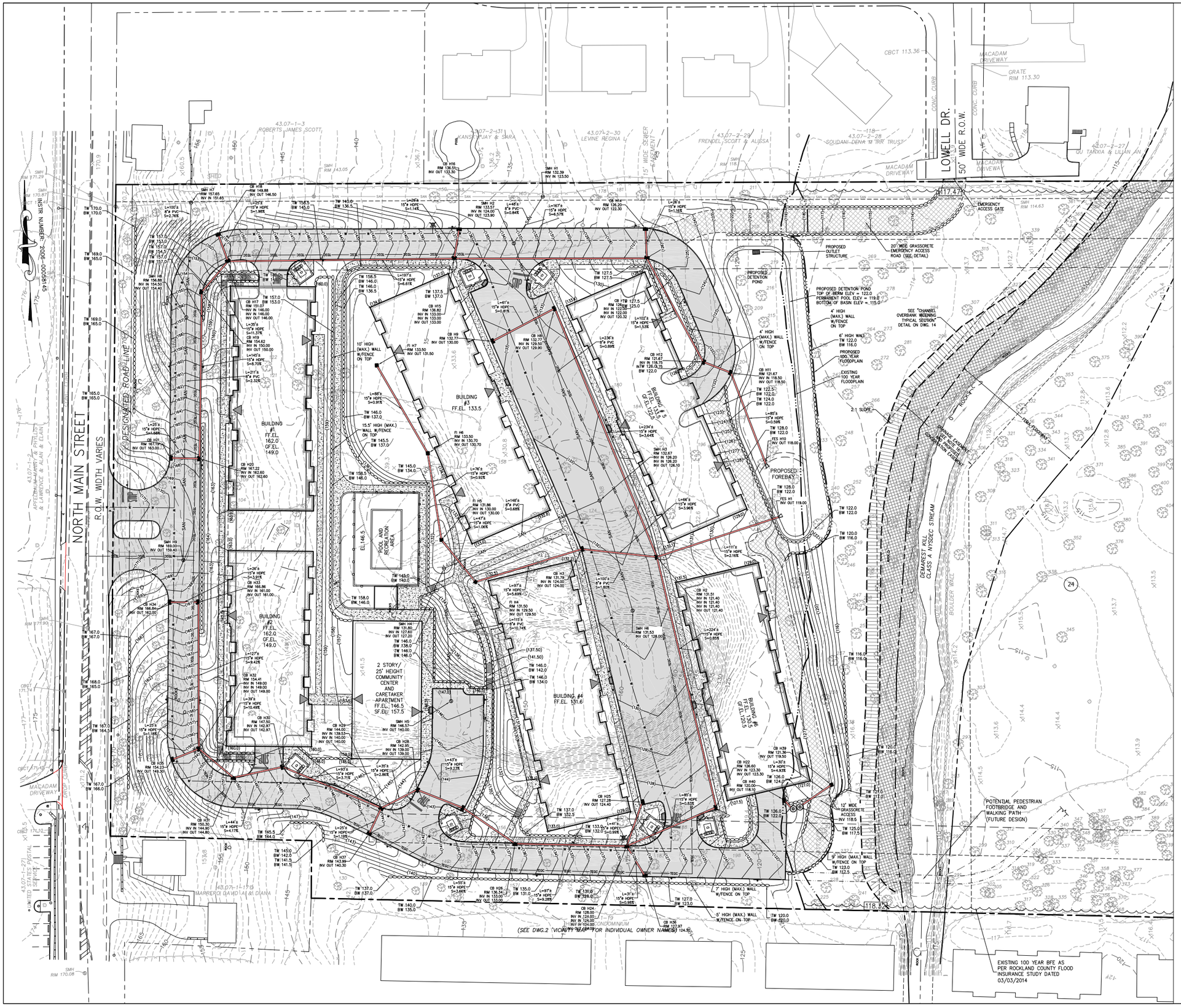

LEGEND (PROPOSED)

- CLEAN OUT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- OUTLET STRUCTURE
- DRAINAGE MANHOLE
- FLARE END SECTION
- LIGHT POLE
- SIGN
- HYDRANT
- WATER VALVE
- GAS VALVE
- SPOT ELEVATION (100.0)
- DRAINAGE PIPE
- GAS MAIN (S)
- GAS SERVICE (GS)
- OVERHEAD UTILITY (OHW)
- SANITARY SEWER PIPE (SAN)
- HOUSE CONNECTION (HC)
- WATER MAIN (W)
- ROOF LEADER (RL)
- TELEPHONE, ELECTRIC, GAS, CABLE (TEGC)
- STONE WALL
- CURB WITH DROP CURB (DC)
- DOOR LOCATION
- DRYWELL
- GARBAGE ENCLOSURE W/ROLLAWAY RECYCLING BINS
- PAVEMENT
- SIDEWALK
- NO PARKING STRIPING
- SETBACK LINE
- BUFFER LINE
- DROP CURB (DC)
- 100-YEAR FLOODPLAIN (EXISTING)
- 100-YEAR FLOODPLAIN (PROPOSED)
- PROPERTY LINE

REV	DESCRIPTION	BY	DATE
1	AS PER 10/28/16 TAC MEETING	AP	1/27/16

DISCLAIMER:
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46 N. Central Avenue
Ramsey, NJ 07446
(201) 684-1221

PROJECT:

BUCKLEY FARMS

NEW CITY
ROCKLAND COUNTY
NEW YORK

TITLE:

SITE PLAN
GRADING AND UTILITY PLAN

STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · PROFESSIONAL ENGINEER
BRIAN A. BROOKER, PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
14241	AP	KD

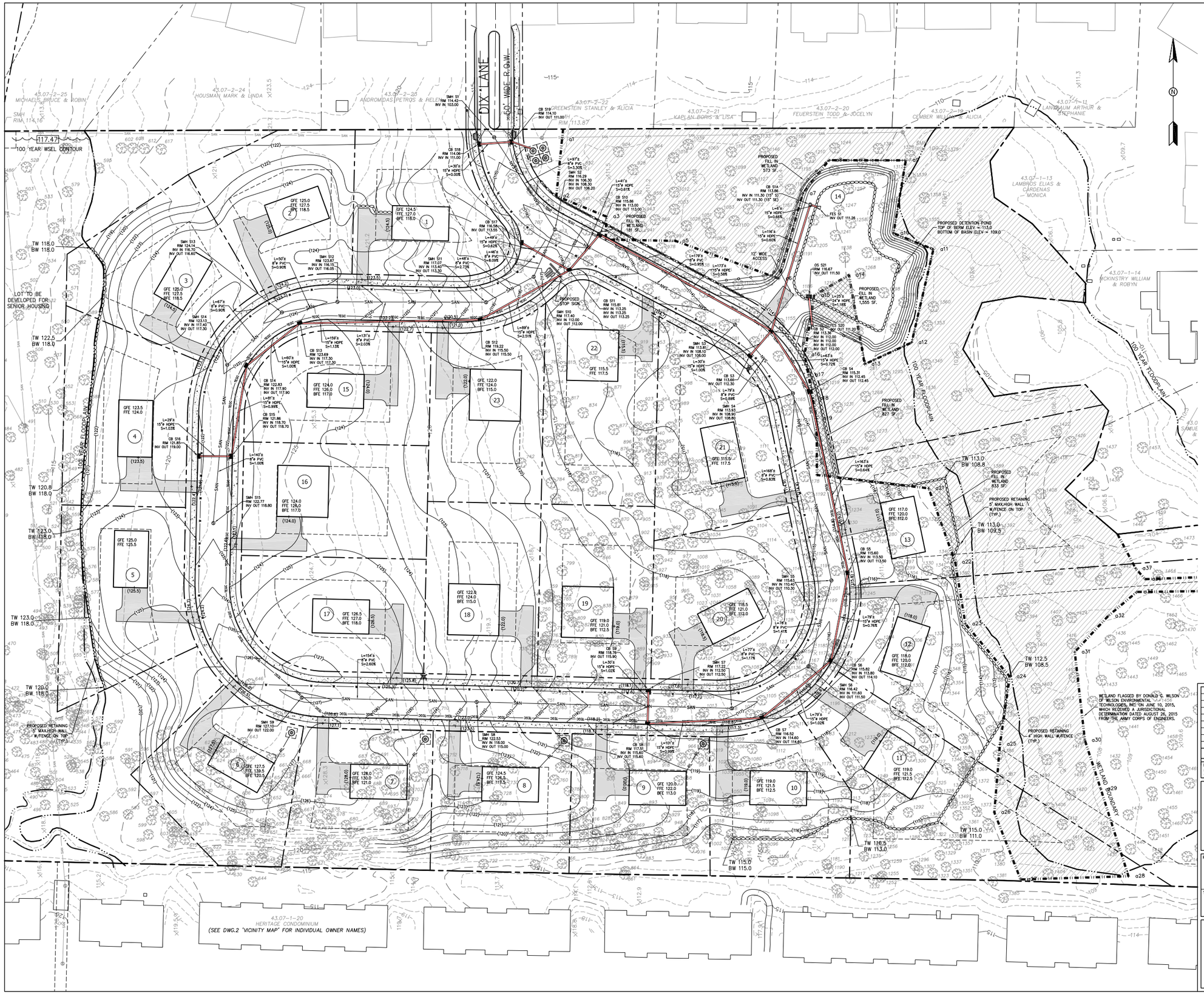
SCALE: 1" = 30'

GRAPHIC SCALE: 0 30' 60'

DATE: 10/14/15

DRAWING NO: 5

P:\BBE\14\14241_Dwg\Rev 0\Site and Subdivision Plan.dwg, 4/20/2016 10:11:48 AM, sashap



LEGEND (PROPOSED)

CLEAN OUT
SANITARY SEWER MANHOLE
CATCH BASIN
OUTLET STRUCTURE
DRAINAGE MANHOLE
FLARE END SECTION
LIGHT POLE
SIGN
HYDRANT
WATER VALVE
GAS VALVE
SPOT ELEVATION (100.0)
DRAINAGE PIPE
GAS MAIN
GAS SERVICE
OVERHEAD UTILITY
SANITARY SEWER PIPE
HOUSE CONNECTION
WATER MAIN
ROOF LEADER
TELEPHONE, ELECTRIC, GAS, CABLE
STONE WALL
CURB WITH DROP CURB
DRYWELL
PAVEMENT
SIDEWALK
SETBACK LINE
WETLAND
100-YEAR FLOODPLAIN
PROPERTY LINE

REV	DESCRIPTION	BY	DATE
1	AS PER 10/28/16 TAC MEETING	AP	1/27/16

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46 N. Central Avenue, Ramsey, NJ 07446, (201) 684-1221

PROJECT:
BUCKLEY FARMS
NEW CITY
ROCKLAND COUNTY
NEW YORK

TITLE:
SUBDIVISION PLAN
GRADING AND UTILITY PLAN

STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · LICENSED PROFESSIONAL ENGINEER
BRIAN A. BROOKER, PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
14241	AP	KD

SCALE: 1" = 30'
GRAPHIC SCALE: 0 30' 60'
DATE: 10/14/15
DRAWING NO: 6

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