

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax www.timmillerassociates.com

May 15, 2009

Ms Shirley Thorman - Chairperson
Town of Clarkstown Planning Board
Town Hall
10 Maple Avenue
New City, NY 10956

Re Kury Homes Average Density BULK/ FAR Requirement

Dear Ms. Thorman,

Price Construction, the project sponsor, has been in the process of developing this site plan for an extended period of time. The application has been before the planning board since 2003 and the DEIS has been the subject of two public hearings. Through the planning boards efforts to make this a better project a major breakthrough in resolving the issues of this site was accomplished when the applicant agreed to reduce the lot count to 11 building lots, and develop the site under the Average Density or Cluster provisions as per Section 278 of Town Law. Development of an 11 lot Cluster eliminated development from along Mountainview Avenue to preserve areas of steep slope and critical drainage areas. Price construction has established conservation easements varying from 10 to 25 foot wide along the perimeter of the property. The Site development avoids all disturbance to the on-site wetland area with the exception of the Road crossing. In addition, per the request of the Planning Board an emergency access to the Mountain View Condominium development to the north has been included on the site plan.

The applicant, Price Construction is in agreement with developing the 11 lot Cluster under Average Density provisions, however the applicant desires to build the same size house on the reduced size building lots as he would have been able to build on an 11 lot standard plan. A Standard Layout Subdivision for 11 lots has been submitted to demonstrate the lots for comparison.

Attachment 1 provides an FAR summary table which compares the house sizes which would be allowed based upon an 11 lot Standard Layout to the house sizes which are proposed to be built on the 11 lot Cluster Plan. Per our discussion at the October 1, 2008 TAC meeting, the standard layout is developed under R-22 zoning with a consistent 0.2 FAR requirement and the 11 lot Cluster Plan is plan is developed under a minimum lot size of 18,000 square feet with variable FAR ranging from 0.21 to 0.29. As per the suggestion of the TAC committee, the footprint of representative houses has been added to the grading plan so the Planning board could get a sense of what the applicant intends to build. I wish to remind the Board that the total FARs listed in Attachment 1 include the square footage of 1/2 of the basement and all of the garage. Thus a typical lot which allows for construction of 6,242 SF results in construction of a house with 3,968 square foot of living space. A typical lot which

allows for construction of 5,340 SF results in 3,719 square foot of living space. Attachment 2 contains photos of a project developed by Price Construction in the Town of Clarkstown. The lots shown are approximately 19,000 square feet and the house sizes are similar to the houses proposed at Kury Homes. These photos provide an visual assessment of how the proposed houses will fit onto the proposed lots at Kury Homes². The applicant has made the commitment to use natural tone building materials at Kury Homes in order to blend into the surrounding landscape.

I respectfully remind the Board that “ Cluster Development “ is defined in Town Law as “the applicable zoning ordinance or local law is modified to provide an alternative permitted method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks and landscaping in order to preserve the natural and scenic qualities of open lands.” The planning board has complete discretion is determining the applicable bulk regulations which must be complied with in order to meet these goals. Average Density is applied on a case by case basis, subject to approval from the Town Board. Each site is considered separately and it is within the planning boards authority to grant the requested variable FAR.

The purpose of a Cluster Development shall be to enable and encourage flexibility of design and development of land in such a manner as to preserve the natural and scenic qualities of open lands. The 11 lot cluster site plan accomplishes these goals. Attachment 3 includes a narrative which compares the 11 lot cluster proposal to the 12 lot subdivision evaluated in the DEIS.

The 1999 comprehensive plan calls for using average density through the process of subdivision review to avoid wetland disturbance. The plan also calls for obtaining public ownership of, or control over, wetlands that need to be protected or that can be enhanced. The 11 lot cluster alternative avoids home construction in the wetland area and dedicates all of lots 12 and 13 as open space to the Town of Clarkstown.

I have also included an 11 Lot Standard Subdivision plan which shows that there are 11 conforming lots which comply with all the bulk requirements of the R-22 zone, including deductions for lands within wetlands and steep slopes. The lots meet all applicable regulations and do not require any variances. I request that the Town review this Standard Layout plan and if acceptable, refer it to the Rockland County Department of Planning, per their letter dated June 4, 2008, in support of the applicants request for cluster authorization.

I am further requesting the Planning Boards approval of the proposed varying FAR, such that a continued public hearing on the DEIS including the 11 lot Cluster site plan for this application may be scheduled.

Ms Shirley Thorman
May 15, 2009

After considering the amended site plan, I am hopeful the Planning Board can look favorably on Price Construction's application and allow this local developer to create a small neighborhood of which the Town can be proud.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann Cutignola". The signature is fluid and cursive, with a large initial "A" and "C".

Ann Cutignola, AICP
Senior Planner
TIM MILLER ASSOCIATES, INC.

C. Price Construction
Atzl, Scatassa, Zigler P.C.

Attachment A
FAR Calculation

KURY HOMES
MOUNTAINVIEW AVENUE

Plans Dated:
Standard Layout 12/5/2008
Cluster Layout 4/3/2009

Standard 11 Lot Layout		
Lot #	Lot Area (sq. ft.)	Max. Floor Area (20%) (incl. garage & 1/2 basemt) (sq. ft.)
6	30,849	6,169
4	30,547	6,109
5	30,136	6,027
8	29,967	5,993
7	29,904	5,980
10	28,684	5,737
3	29,638	5,927
9	29,400	5,880
11	28,576	5,715
1	28,828	5,765
12	28,667	5,733
		65,035

Cluster 11 Lot Layout					Difference (sq. ft.)
Lot #	Lot Area (sq. ft.)	Theoretical FAR %	Proposed FAR %	Proposed Floor Area (incl. garage & 1/2 basemt) (sq. ft.)	
8	28,397	21.72%	22%	6,247	78
7	28,231	21.64%	22%	6,211	102
6	24,747	24.35%	25%	6,187	160
4	29,224	20.51%	21%	6,137	144
5	22,655	26.40%	26%	5,890	-90
2	21,529	26.65%	27%	5,813	76
3	22,303	26.57%	26%	5,799	-128
9	19,610	29.98%	29%	5,687	-193
10	19,607	29.15%	29%	5,686	-29
11	19,607	29.40%	29%	5,686	-79
12	19,606	29.24%	29%	5,686	-47
				65,029	-6

Attachment B
Representative Homes



Photo A



Photo B

Figure 1



Photo C



Photo D

Figure 2



Photo E



Photo F

Figure 3

Attachment C

11 Lot Cluster
Narrative

11 Lot Cluster Alternative

The applicant has developed an 11 Lot Cluster Subdivision Alternative, shown in the accompanying Figure, and on the submitted site plans. The 11 Lot Alternative has been modified to eliminate all lots from the vicinity of Mountainview Avenue in order to preserve steep slopes and avoid wetland areas. Other than construction of the entrance road and associated landscaping, this environmentally sensitive area will be left in its natural state to provide screening from Mountainview Avenue and will be offered for dedication to the Town of Clarkstown.

Buffer areas have been provided along the north, south and east property lines to provide screening from adjoining properties. Landscaping and berms will be provided in these areas to reduce potential visual impacts of the project. Street Trees will be planted along the interior road frontages to provide vegetative in-filling which will serve to camouflage the development from view along Route 59 and the Thruway. As discussed, it is anticipated that buildings will be constructed with natural colored roofing and siding materials to further reduce potential visual impacts. An emergency access connection to Mountainview Condominiums to the north has also been included.

In the 11 Lot Alternative approximately 7.2 acres would be graded to accommodate the proposed 11 residential units, driveways and parking facilities, lawns and landscaped areas. There is a reduction in disturbance of 1.3 acres compared to the Standard Layout discussed in the DEIS. The impervious area of the 11 lot alternative is 2.0 acres, a reduction of 0.4 acres compared to the Standard Layout project. Cut and fill amounts would be significantly reduced as shown in Table 1. Total slope disturbance would be reduced from 8.5 acres to 7.2 acres, and steep slope disturbance (≥ 15 percent) would be reduced by 0.5 acres compared to the Standard Layout. Similar to the Standard Layout, less than one-tenth of an acre of Army Corps of Engineer (ACOE) regulated wetlands would be disturbed - the disturbance would be subject to a Nationwide Permit No. 39. A new jurisdictional determination has been conducted by the Army Corp of Engineers, which confirms the location of the on-site wetlands. Table 1 provides a quantitative comparison of the 11 Lot Cluster alternative and the Standard Layout discussed in the DEIS.

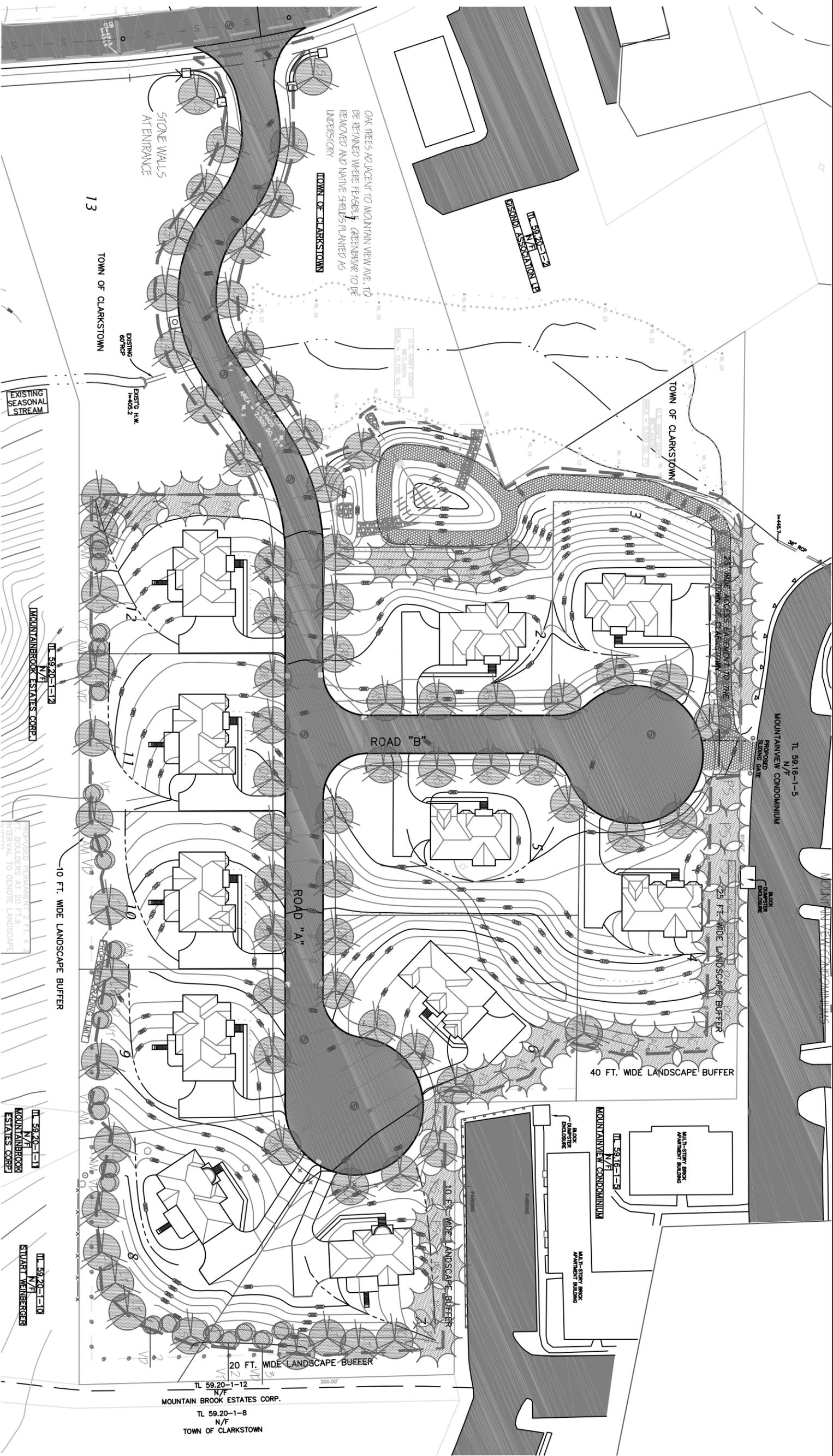
Impacts to community services and traffic would be slightly reduced based upon 11 lots compared to the 12 lots in the Standard Layout. Traffic impacts would also be reduced due to the reduction in cut and fill amounts. The driveway has been relocated to the north by approximately 50 feet, this has resulted in an increase in the available sight distance. The available site distance for the 11 Lot Cluster alternative is approximately 700 feet to the north and 500 feet to the south. These sight distances meet the AASHTO requirements for intersection sight distance for vehicles traveling up to 45 miles per hour. A spot speed study was conducted to determine the operating speed for vehicles traveling along Mountainview Avenue. The prevailing operating speed for vehicles traveling both north and south along Mountainview Avenue was found to be 36 miles per hour.

The applicant has submitted a tree plan and a landscaping plan for the 11 Lot Cluster Alternative. There are a total of 543 existing trees on site. As a result of grading to accommodate the road layout and residences, a total of 209 trees will remain. In addition, as shown on the landscaping plan, a total of 106 trees will be planted on-site to provide screening and add to the visual aesthetics of the project. This will result in a total of 315 trees on site, or more than 30 trees per acre. This is well in excess of the required 17 trees per acre stipulated in the recently enacted Town of Clarkstown Tree Preservation Law.

The 11 lot Cluster Alternative has been developed by the applicant as a result of public and agency comment on this project. Based upon discretion of the Planning Board, the applicant is willing to make this improved alternative the project proposed for construction.

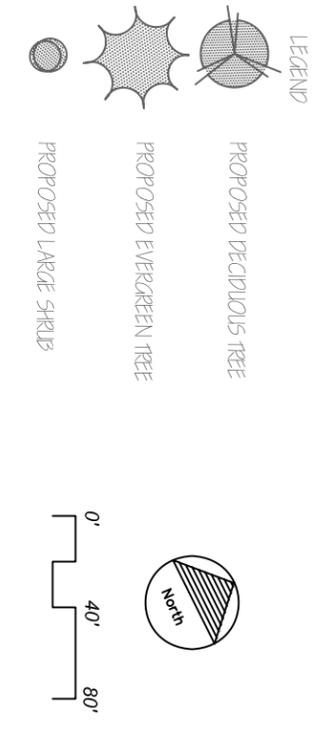
**Table 1
Alternative Impact Comparisons**

Area of Concern	No Action	12 Lot Standard Layout	11 Lot Standard Layout	11 Lot Cluster Alternative
Land Use				
Impervious Surfaces (acres)	0.77	2.4	2.2	2.0
Lawn/ Stormwater (acres)		6.1	5.5	5.2
Total Project Cut (cubic yards)	0	67,100	60,390	24,380
Total Project Fill (cubic yards)	0	45,400	40,860	41,470
Net (cubic yards)	0	21,700 (export)	19,530 (export)	17,090 (import)
Residential Units				
Residential Units	0	12	11	11
Natural Resources				
Total Site Area (acres)	10.3	10.3	10.3	10.3
Total Area of Disturbance (acres)	0	8.5	7.65	7.2
Woodland Disturbance (acres)	0	5.6	5.4	5.2
Wetland Disturbance (acres)	0	0.99 acres	0.99 acres	0.05 acres
Steep Slope Disturbance (>15%) (acres)	0	3.4	3.1	2.9
Community Resources				
Population	0	44	40	40
Residential Trips (peak hour)	0	16	15	15
Water Demand / Sewage Flow (based on 110 gallons per bedroom per day)	0	5,280	4,840	4,840
School-age Children	0	10	10	10
Available sight distance to the North	400 feet	400 feet	400 feet	700 feet
Available sight distance to the South	250 feet	250 feet	250 feet	500 feet
Notes: Estimates are approximate. Source: Atzl, Scatassa, & Zigler, P.C.; Tim Miller Associates, Inc., 2009.				



- Notes:
1. All base data by others. No representation or warranty is express or implied as to accuracy or same.
 2. Contractor takes full responsibility for safety of site during construction, thereafter, site safety must be assured by the project sponsor or homeowner through vigilant maintenance.
 3. In the event of any discrepancy between the number of plants noted in the Plant List and the number shown graphically, the latter shall hold.

Plant List	Abb.	Botanical Name	Common Name	Size	Quantity
Deciduous Trees					
AS	Aster spicatum	Green Mountain Sugar Maple	2.5-3' CA., 14-16' HT.	15	
LT	Liriodendron tulipifera	Tulip Tree	2.5-3' CA., 14-16' HT.	16	
LS	Liquidambar styraciflua	Sweetgum	2.5-3' CA., 14-16' HT.	19	
QR	Quercus rubra	Red Oak	2.5-3' CA., 14-16' HT.	22	
TC	Tilia cordata	Littleleaf Linden	2.5-3' CA., 14-16' HT.	4	
Coniferous Trees					
AC	Abies conopsea	White Fir	8-10' HT.	7	
PA	Picea abies	Norway Spruce	8-10' HT.	6	
PS	Pinus strobus	White Pine	8-10' HT.	17	
Minor Trees					
AM	Amanchier canadensis	Shadblow	6-7' HT.	6	
Shrubs					
TD	Taxodium distichum	Arrowwood Viburnum	4-5' HT.	10	

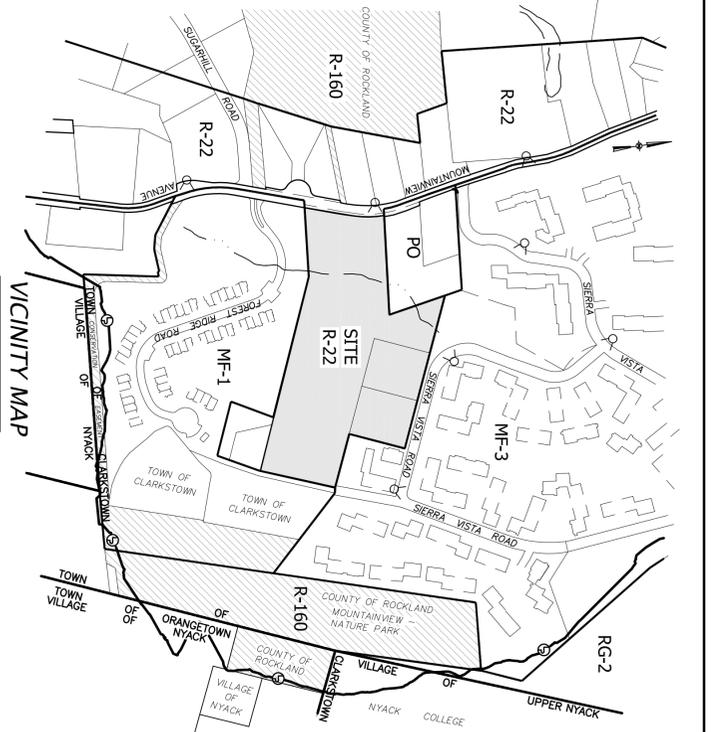
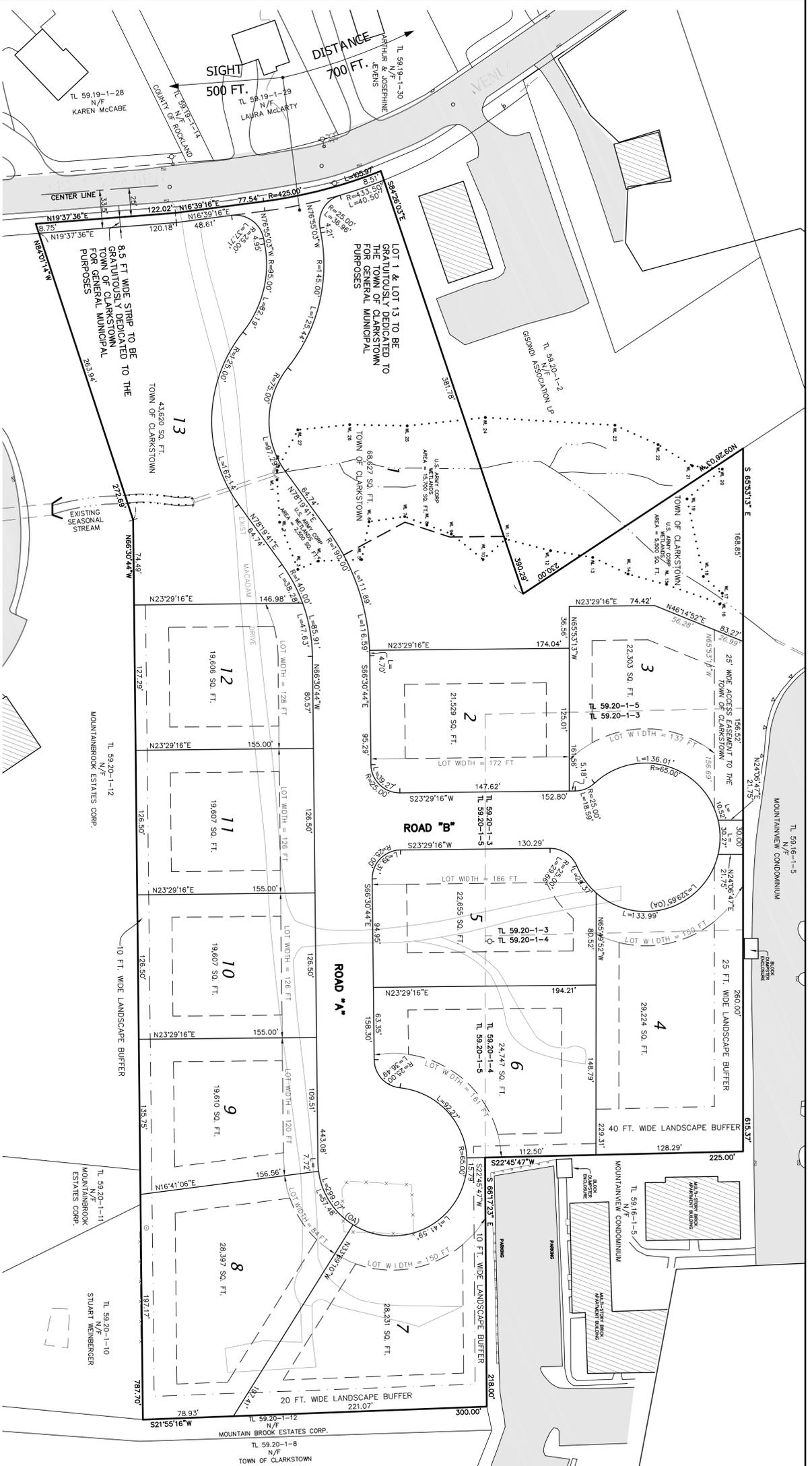


Stephen Lopez
Landscape Architect

Tim Miller Associates, Inc.
10 North Street, Cold Spring, NY 10516
(845) 265-4400, Fax: 265-4418

Landscape Plan
for development of
Kury Homes
Town of Clarkstown, Rockland County, NY
July 2007 (Rev. 5-08, 9-08, 2-09, 5-09)

Site/Reference: Project/Location: Mountain Brook Estates Corp.



GENERAL NOTES

1. THIS PLAN IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATIONS OF THE TOWN OF CLARKSTOWN AND WITH ALL DETAILS AND CONDITIONS OF ANY PREVIOUSLY APPROVED CONSTRUCTION PLANS AND SITE GRADING PLANS ON FILE IN THE TOWN OF CLARKSTOWN. THE COUNTY OFFICIAL HAS AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 2396 OF THE GENERAL MUNICIPAL LAW, WHEN APPLICABLE.
2. APPLICABLE STREETS, EASEMENTS, PARKS, IMPROVEMENTS AND UTILITIES SHOWN ON THIS PLAN, AND INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SITE GRADING PLANS FOR DEDICATION TO THE TOWN OF CLARKSTOWN OR OTHER GOVERNMENT UNIT, WHEN SO INDICATED, AS SHOWN ON THE EROSION CONTROL PLAN, SHALL BE PROVIDED AS SHOWN ON THE EROSION CONTROL PLAN, AND SHALL BE PROVIDED AS SHOWN ON THE EROSION CONTROL PLAN, AND SHALL BE PROVIDED AS SHOWN ON THE EROSION CONTROL PLAN, AND SHALL BE PROVIDED AS SHOWN ON THE EROSION CONTROL PLAN.
3. EROSION CONTROL SHALL BE PROVIDED AS SHOWN ON THE EROSION CONTROL PLAN, AND SHALL BE PROVIDED AS SHOWN ON THE EROSION CONTROL PLAN, AND SHALL BE PROVIDED AS SHOWN ON THE EROSION CONTROL PLAN.
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5. IMMEDIATELY AFTER ROUGH GRADING, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQ. FT. OF DISTURBED AREA.
6. IN COMPLIANCE WITH SECTION 254-1(b) OF THE SUBDIVISION REGULATIONS, 2 LOTS AS DETERMINED BY THE DIRECTOR OF THE TOWN OF CLARKSTOWN SHALL BE DEDICATED TO THE TOWN OF CLARKSTOWN FOR FOUNDATION PERMITS ONLY, UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN DEDICATED TO THE TOWN OF CLARKSTOWN.
7. PROVIDE FLOODING DRAINS WITH POSITIVE OUTFALL.
8. NO WILLOW TREES ARE TO BE PLANTED WITHIN ANY TOWN EASEMENTS TO BE INSTALLED UNDERGROUND FOR ALL NEW OVERHEADS.
9. TOWN EASEMENTS TO BE INSTALLED UNDERGROUND FOR ALL NEW OVERHEADS.
10. THIS SUBDIVISION IS TO BE DEVELOPED UNDER TOWN LAW SECTION 278 FOR CLUSTER DEVELOPMENT.

BULK REQUIREMENTS

ZONE R-22 USE GROUP	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13
MINIMUM LOT AREA (NET)	18,000 SQ.FT.	68,627 SQ. FT.	21,529 SQ. FT.	22,303 SQ. FT.	24,747 SQ. FT.	22,695 SQ. FT.	28,231 SQ. FT.	28,397 SQ. FT.	19,607 SQ. FT.	19,607 SQ. FT.	19,607 SQ. FT.	19,606 SQ. FT.	19,606 SQ. FT.	43,620 SQ. FT.
MINIMUM LOT WIDTH	125 FT.	80 FT.	172 FT.	150 FT.	161 FT.	161 FT.	161 FT.	161 FT.	120 FT.	120 FT.	126 FT.	126 FT.	126 FT.	NA
FRONT SETBACK	35 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	NA
SIDE SETBACK	20 FT.	20 FT.	20 FT.	20 FT.	20 FT.	20 FT.	20 FT.	20 FT.	20 FT.	20 FT.	20 FT.	20 FT.	20 FT.	NA
TOTAL SIDE SETBACK	50 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	NA
MINIMUM REAR SETBACK	35 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	NA
MAXIMUM FLOOR AREA RATIO	0.20	0.27	0.28	0.21	0.25	0.22	0.22	0.22	0.29	0.29	0.29	0.29	0.29	NA
MAXIMUM FLOOR AREA	NA	5,813 SQ.FT.	5,798 SQ.FT.	6,137 SQ.FT.	5,890 SQ.FT.	6,187 SQ. FT.	6,211 SQ. FT.	6,247 SQ.FT.	5,686 SQ.FT.	NA				

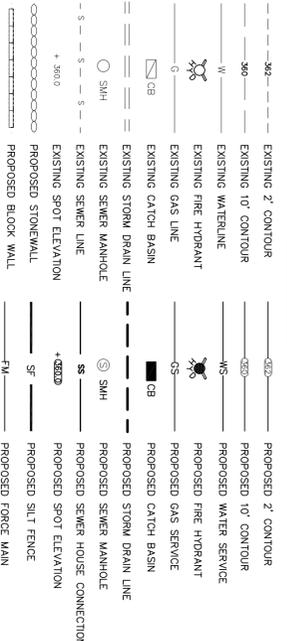
NOTE: LOTS 1 & 13 TO BE DEDICATED TO THE TOWN OF CLARKSTOWN

HEALTH DEPARTMENT APPROVAL :

DRAWING LIST

DRAWING No.	TITLE	ORIGIN DATE	REVISION DATE
DRAWING 1 -	SUBDIVISION PLAN	1-23-2008	4-3-2009
DRAWING 2 -	GRADING PLAN	1-23-2008	4-3-2009
DRAWING 3 -	PLAN & PROFILE	1-23-2008	4-3-2009
DRAWING 4 -	EROSION CONTROL & PAVING PLAN	1-23-2008	4-3-2009
DRAWING 5 -	EXISTING CONDITIONS	1-23-2008	4-3-2009
DRAWING 6 -	EXISTING TREE LIST	1-23-2008	4-3-2009
DRAWING 7 -	TREE PRESERVATION PLAN	1-23-2008	4-3-2009
DRAWING 8 -	CUT & FILL PLAN	1-23-2008	4-3-2009
DRAWING 9 -	DISTURBED SLOPE MAP	1-23-2008	4-3-2009

LEGEND



ROCKLAND COUNTY DRAINAGE AGENCY

OWNER OR REPRESENTATIVE	DATE
OWNER	DATE
FINAL PLANNING BOARD APPROVAL	DATE
OWNER APPROVAL FOR FILING	DATE
CHAIRMAN	DATE
OWNER AND APPLICANT	DATE
ENGINEERS-SURVEYORS-PLANNERS	DATE
TOWN OF CLARKSTOWN	DATE

OWNER AND APPLICANT
 KURY HOMES, INC.
 493 SOUTH MAIN STREET
 NEW ORLEANS, LA 70112

TAX MAP REFERENCE
 TOWN OF CLARKSTOWN TAX MAP
 SECTION 59.20 BLOCK 1, PARCEL 3, 4 & 5

TOTAL AREA
 10.2607 AC.

TOTAL NUMBER OF LOTS
 TOTAL BUILDING LOTS = 13

DISTRICTS:
 SCHOOL DISTRICT - NYACK USCS0 392404
 FIRE DISTRICT - CENTRAL NYACK FD 017
 LIGHT DISTRICT - CONSOLIDATED LT 001
 WATER DISTRICT - CENTRAL NYACK WD 012
 SEWER DISTRICT - CLARKSTOWN MS0 S0 012

PROJECT:
 TOWN OF CLARKSTOWN
 ROCKLAND COUNTY, NEW YORK

KURY HOMES

ATZL, SCATASSA & ZIGLER P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 234 North Main Street
 New York, New York 10966
 Tel: (945) 634-4694
 156 Orange Avenue
 Walden, New York 12566
 Tel: (945) 778-4590
 Email: ASZ@surveys@aol.com

WE HEREBY CERTIFY THAT THIS SUBDIVISION PLAN WAS PREPARED ACCORDING TO THE REQUIREMENTS OF THE SUBDIVISION LAW AND THE TOWN OF CLARKSTOWN SUBDIVISION REGULATIONS BY US ON: 2-13-2009

OWNER OR REPRESENTATIVE
 DATE

FINAL PLANNING BOARD APPROVAL
 DATE

OWNER APPROVAL FOR FILING
 DATE

CHAIRMAN
 DATE

OWNER AND APPLICANT
 DATE

ENGINEERS-SURVEYORS-PLANNERS
 DATE

TOWN OF CLARKSTOWN
 DATE

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PROJECT:
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 ROCKLAND COUNTY, NEW YORK

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FINAL PLANNING BOARD APPROVAL
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 DATE

CHAIRMAN
 DATE

OWNER AND APPLICANT
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ENGINEERS-SURVEYORS-PLANNERS
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 Email: ASZ@surveys@aol.com

TITLE
 11 LOT CLUSTER
 SUBDIVISION PLAN

DRAWN BY: VC

DATE: JANUARY 23, 2008

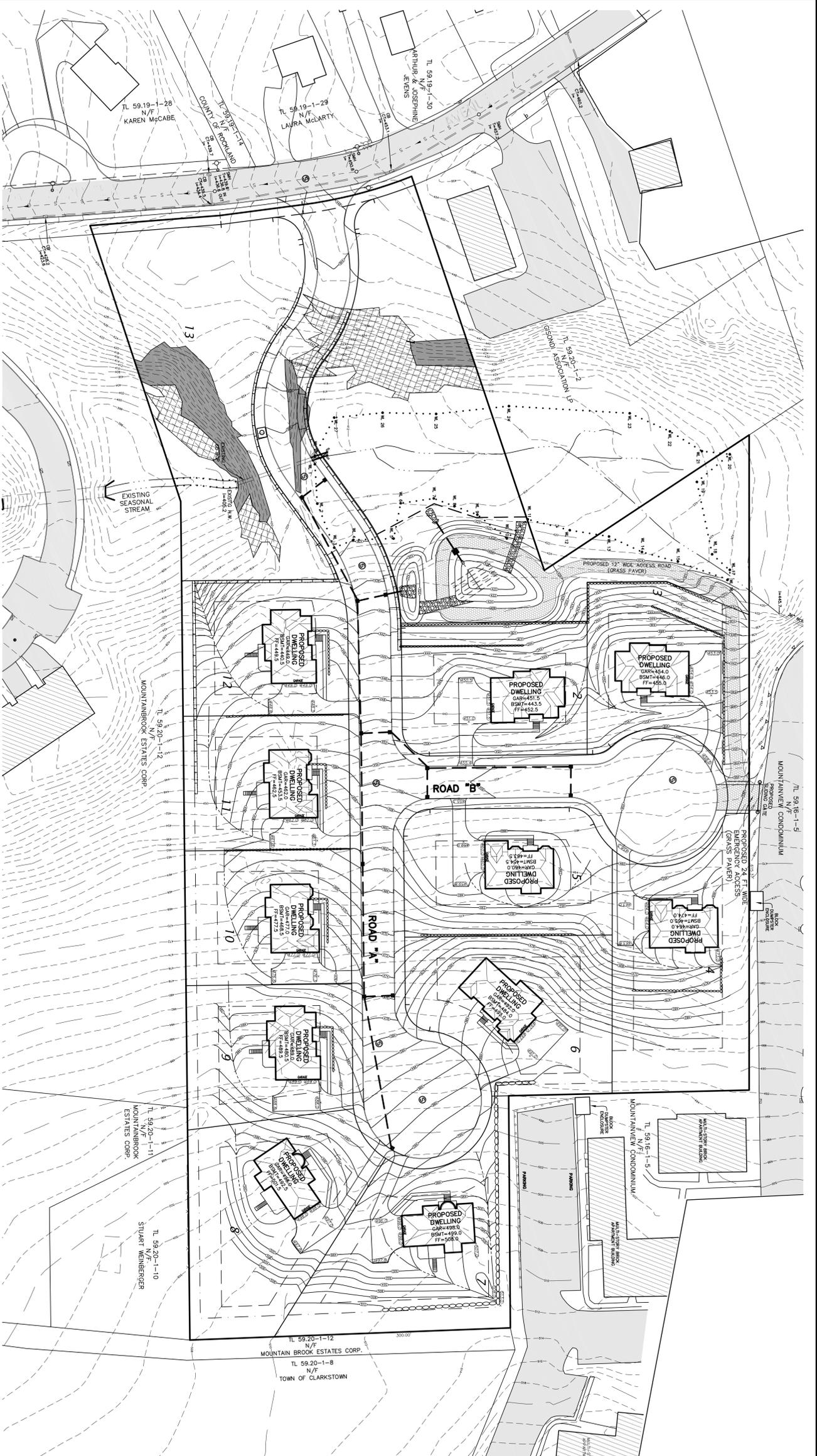
PROJECT NO.: 2760

CHECKED BY: DMZ

SCALE: 1" = 50 FT.

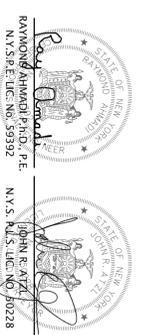
DRAWING NO.: 1





LEGEND

--- 2' ---	EXISTING 2' CONTOUR	--- 2' ---	PROPOSED 2' CONTOUR
--- 10' ---	EXISTING 10' CONTOUR	--- 10' ---	PROPOSED 10' CONTOUR
W	EXISTING WATERLINE	W-S	PROPOSED WATER SERVICE
⊕	EXISTING FIRE HYDRANT	⊕	PROPOSED FIRE HYDRANT
G	EXISTING GAS LINE	G-S	PROPOSED GAS SERVICE
CB	EXISTING CATCH BASIN	CB	PROPOSED CATCH BASIN
---	EXISTING STORM DRAIN LINE	---	PROPOSED STORM DRAIN LINE
○	EXISTING SEWER MANHOLE	○	PROPOSED SEWER MANHOLE
---	EXISTING SEWER LINE	---	PROPOSED SEWER HOUSE CONNECTION
+ 360.0	EXISTING SPOT ELEVATION	+ 360.0	PROPOSED SPOT ELEVATION
○	PROPOSED STONEWALL	SF	PROPOSED SILT FENCE
---	PROPOSED BLOCK WALL	FW	PROPOSED FORCE MAIN



4	4-3-09	PER TAC MEETING ON 2/11/09
3	12-5-08	PER TAC MEETING ON 10/17/08
2	8-20-08	PER PLANNING BOARD MEETING ON 6/18/08
1	5-1-08	PER TAC MEETING 4/9/08
REVISION	DATE	DESCRIPTION

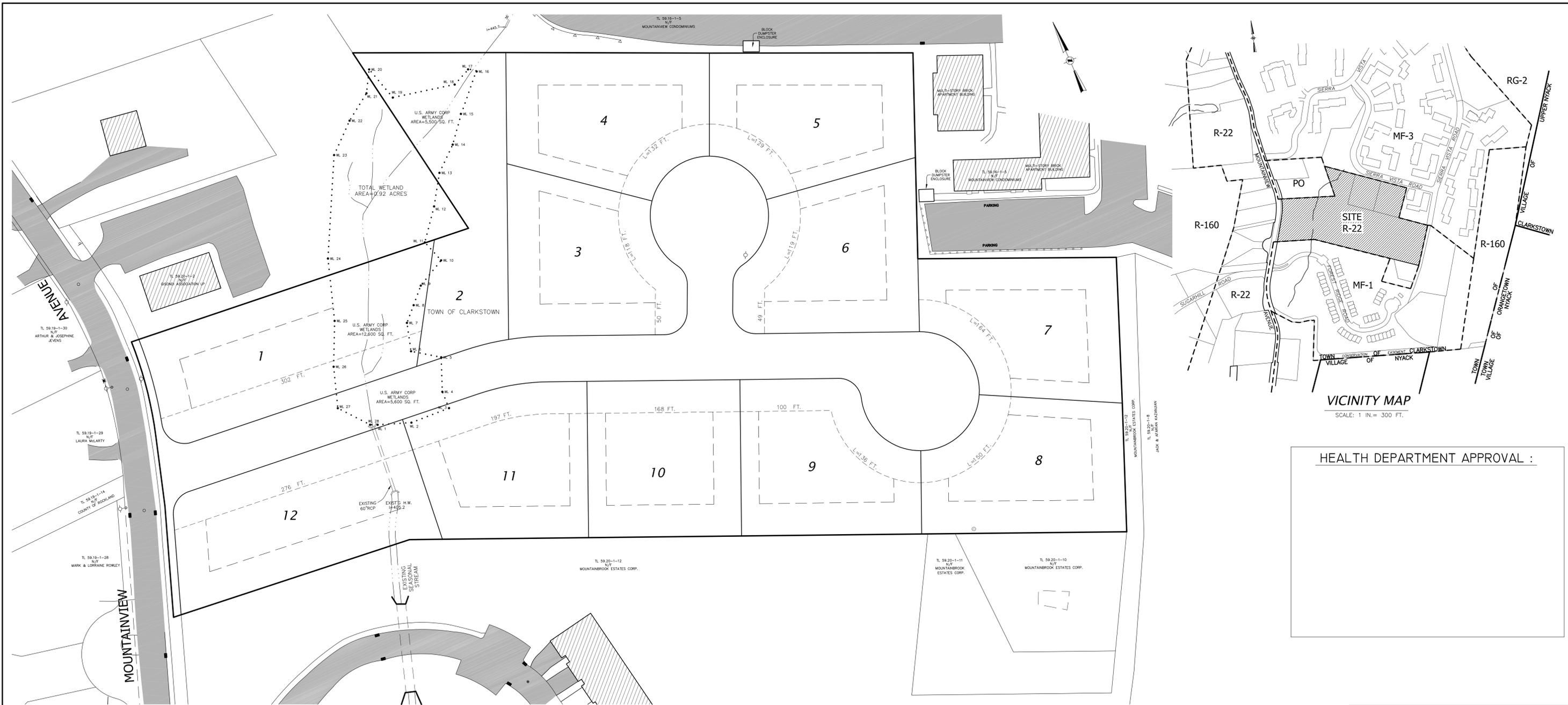
Roy Ahmadi, Ph.D., P.E.
 Andrew S. Atzli, P.L.S.
 John R. Atzli, P.L.S.
 David M. Ziegler, P.L.S.

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 Email: ASZSurveys@aol.com

KURY HOMES
 TOWN OF CLARKSTOWN
 ROCKLAND COUNTY, NEW YORK

11 LOT CLUSTER GRADING PLAN

DRAWN BY: MP	CHECKED BY: DMA
DATE: JANUARY 23, 2008	SCALE: 1" = 50 FT.
PROJECT NO.: 2760	DRAWING NO.: 2



LOT AREA CALCULATIONS

LOT No.	GROSS LOT AREA (SQ. FT.)	50% WETLAND AREA (SQ. FT.)	50% SLOPE AREA (30%-50%) (SQ. FT.)	100% SLOPE AREA (50%+) (SQ. FT.)	NET LOT AREA (SQ. FT.)
1	39,022	5,449	3,422	1,323	28,828
2	31,960	N/A	N/A	N/A	31,960
3	29,638	0	0	0	29,638
4	30,547	0	0	0	30,547
5	30,136	0	0	0	30,136
6	30,849	0	0	0	30,849
7	29,904	0	0	0	29,904
8	29,967	0	0	0	29,967
9	29,400	0	0	0	29,400
10	28,684	0	0	0	28,684
11	29,386	53	497	260	28,576
12	35,759	241	885	6,002	28,667

BULK REQUIREMENTS

ZONE R-22 USE GROUP	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12
NET LOT AREA	22,500 SQ.FT.	28,828 SQ.FT.	31,960 SQ.FT.	29,638 SQ.FT.	30,547 SQ.FT.	30,136 SQ.FT.	30,849 SQ.FT.	29,904 SQ.FT.	29,967 SQ.FT.	29,400 SQ.FT.	28,684 SQ.FT.	28,576 SQ.FT.	28,667 SQ.FT.
MINIMUM LOT WIDTH	125 FT.	N/A**	N/A	NA**	125 FT.	125 FT.	NA**	125 FT.	125 FT.	172 FT.	172 FT.	195 FT.	NA**
FRONT SETBACK	35 FT.	35 FT.	N/A	35 FT.									
SIDE SETBACK	20 FT.	20 FT.	N/A	20 FT.									
TOTAL SIDE SETBACK	50 FT.	50 FT.	N/A	50 FT.									
MINIMUM REAR SETBACK	35 FT.	35 FT.	N/A	35 FT.									
MAXIMUM FLOOR AREA RATIO	0.20	0.20	N/A	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
MAXIMUM FLOOR AREA	4,500 SQ.FT.	5,785 SQ.FT.	N/A	5,927 SQ.FT.	6,109 SQ.FT.	6,027 SQ.FT.	6,169 SQ.FT.	5,980 SQ.FT.	5,993 SQ.FT.	5,880 SQ.FT.	5,936 SQ.FT.	5,775 SQ.FT.	5,733 SQ.FT.

* IMPAVED AREA INCLUDES WETLANDS, 100 YEAR FLOOD PER F.E.M.A., OVERHEAD UTILITY EASEMENTS, ROCK OUT CROPS AND SLOPES MORE THAN 30%.
 ** CORNER LOT
 † NOTE AREA WITHIN RIGHT OF WAYS AND SLOPES OF MORE THAN 50% DO NOT COUNT IN NET AREA.
 ‡ NOTE: LOT 2 TO BE DEDICATED TO THE TOWN OF CLARKSTOWN

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PVC — SANITARY SEWER
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- SFP — PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- ▼ DENOTES BUILDING ACCESS
- 999 — EXISTING CONTOURS
- 810 — PROPOSED FINISHED CONTOURS
- + 360 EXISTING SPOT ELEVATION
- + 810.00 PROPOSED FINISHED SPOT ELEVATION
- PROPOSED FOOTING DRAIN DISCHARGE
- ★ PROPOSED FIRE HYDRANT
- S — PROPOSED SILT FENCE
- 10 — PROPOSED ROOF DRAIN
- F — PROPOSED FOOTING DRAIN

DISTRICTS:

- SCHOOL DISTRICT — NYACK UFCD 392404
- FIRE DISTRICT — CENTRAL NYACK FD 017
- LIGHT DISTRICT — CONSOLIDATED LT 001
- WATER DISTRICT — CENTRAL NYACK WD 013
- SEWER DISTRICT — CLARKSTOWN MSD SD 012

TAX MAP REFERENCE:

TOWN OF CLARKSTOWN TAX MAP
 SECTION 59.20, BLOCK 1, PARCELS 3, 4, & 5.

OWNER AND APPLICANT:

KURY HOMES, INC.
 493 SOUTH MAIN STREET
 NEW CITY, N.Y. 10956

ROCKLAND COUNTY DRAINAGE AGENCY

CHAIRMAN _____ DATE _____

OWNERS APPROVAL FOR FILING

OWNER _____ DATE _____

FINAL PLANNING BOARD APPROVAL

CHAIRPERSON, PLANNING BOARD _____ DATE _____
 TOWN OF CLARKSTOWN

THE OWNER OR HIS REPRESENTATIVE HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE TOWN OF CLARKSTOWN ALL THE STREETS, EASEMENTS, AND REQUIRED UTILITIES SHOWN ON THE WITHIN SUBDIVISION PLAT AND CONSTRUCTION PLANS.

OWNER OR REPRESENTATIVE _____ DATE _____

GENERAL NOTES

- THIS PLAT IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATION OF THE TOWN OF CLARKSTOWN AND WITH ALL DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SITE GRADING PLANS ON FILE IN THE TOWN OF CLARKSTOWN.
- THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239N OF THE GENERAL MUNICIPAL LAW, WHEN APPLICABLE.
- ALL REQUIRED STREETS, EASEMENTS, PARKS, IMPROVEMENTS AND UTILITIES SHOWN ON THIS PLAT, AND INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SITE GRADING PLANS ON FILE IN THE TOWN, ARE HEREBY IRREVOCABLY OFFERED FOR DEDICATION TO THE TOWN OF CLARKSTOWN OR OTHER GOVERNMENT UNIT, WHEN SO INDICATED.
- EROSION CONTROL SHALL BE PROVIDED AS SHOWN ON THE APPROVED EROSION CONTROL PLAN, AND MAY BE MODIFIED BY THE DEPARTMENT OF ENVIRONMENTAL CONTROL TO CONFORM TO FIELD CONDITIONS AS THE DEVELOPMENT OF THE SITE PROGRESSES.

- IMMEDIATELY AFTER ROUGH GRADING, DISTURBED AREAS SHALL BE TEMPORARILY SEEDDED WITH 1/2 LB. RYE GRASS, OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQ. FT.
- IN COMPLIANCE WITH SECTION 254-18B OF THE SUBDIVISION REGULATIONS, 2 LOTS AS DETERMINED BY THE DIRECTOR OF ENVIRONMENTAL CONTROL, SHALL BE RESTRICTED TO FOUNDATION PERMITS ONLY, UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN DEDICATED TO THE TOWN OF CLARKSTOWN.
- PROVIDE FOOTING DRAINS WITH POSITIVE OUTFALL ON ALL PROPOSED DWELLINGS.
- NO WILLOW TREES ARE TO BE PLANTED WITHIN ANY TOWN EASEMENTS.
- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND FOR ALL NEW DWELLINGS.

WE HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY US, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY US ON 09/04/2008.

ANDREW S. ATZL
 N.Y.S. P.E. LIC. NO. 10291

HEALTH DEPARTMENT APPROVAL :

No. 1	12-5-08	PER TAC MEETING ON 10/1/08
REVISION	DATE	DESCRIPTION

ATZL, SCATASSA & ZIGLER P.C.
 ENGINEERS—SURVEYORS—PLANNERS
 234 North Main Street • New City, New York 10956
 Tel: (845) 634-4694 FAX: (845) 634-5543
 156 Orange Avenue • Walden, New York 12586
 Tel: (845) 778-4590 FAX: (845) 778-2385
 Email: ASZSurveys@aol.com

PROJECT:
KURY HOMES
 TOWN OF CLARKSTOWN
 ROCKLAND COUNTY, NEW YORK

TITLE:
**STANDARD LAYOUT
 SUBDIVISION PLAT**

DRAWN BY: MP CHECKED BY: ASA
 DATE: SEPTEMBER 04, 2008 SCALE: 1 IN. = 50 FT.

PROJECT NO: **2760** DRAWING NO: **1**