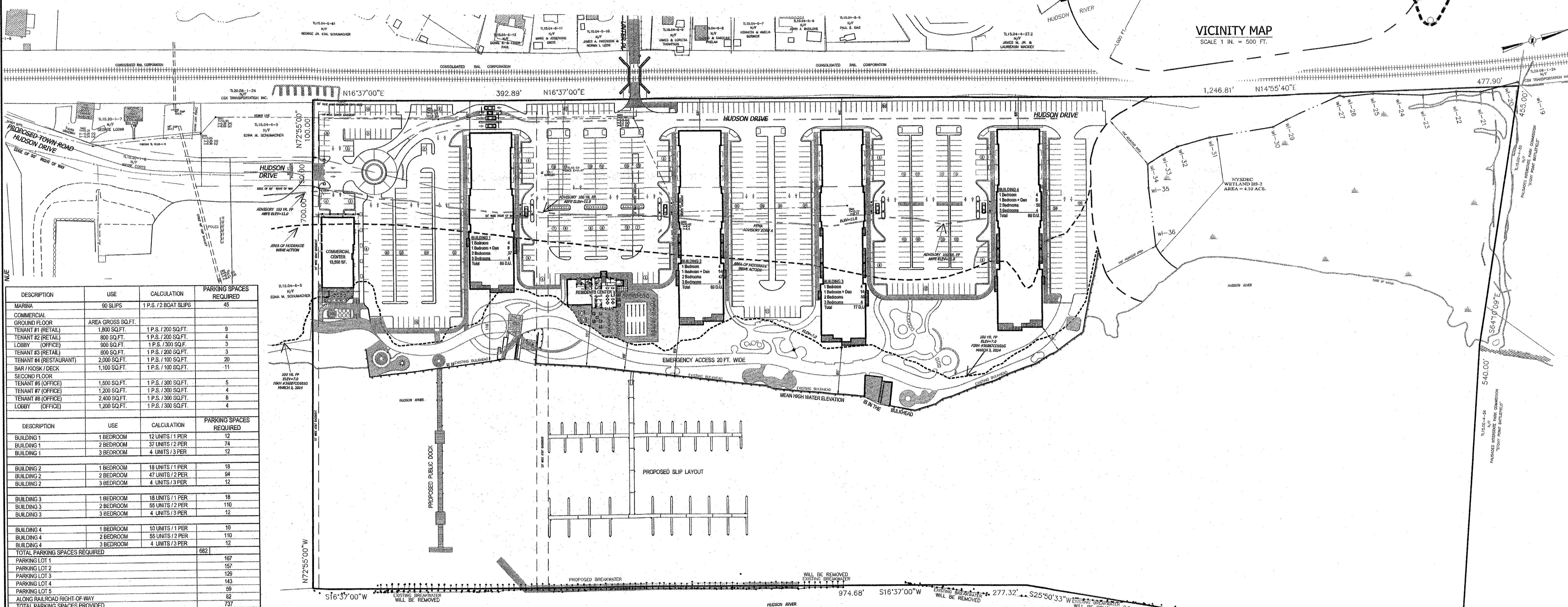
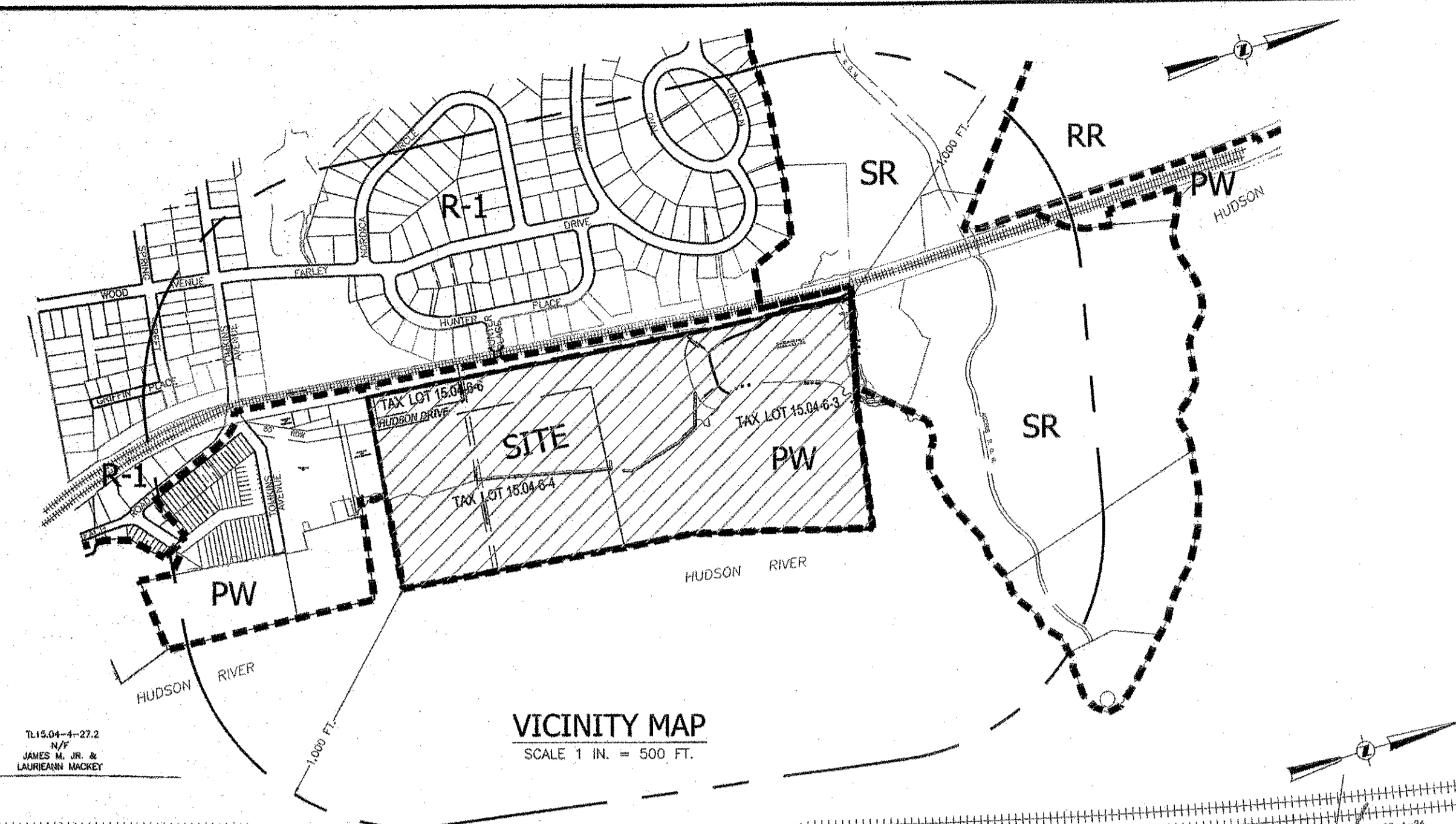


GENERAL NOTES:

- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 238.4 M OF THE GENERAL MUNICIPAL LAW.
- AT LEAST ONE (1) WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR REMOVAL OF TREES AND VEGETATION, A PRE CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF HAVERSHAM BUILDING DEPARTMENT, SUPERINTENDENT OF HIGHWAYS AND ENGINEER. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- NO BUILDING PERMIT FOR A BUILDING SUBJECT TO SITE PLAN APPROVAL SHALL BE ISSUED BY THE BUILDING INSPECTOR EXCEPT UPON AUTHORIZATION OF AND IN CONFORMITY WITH THE SITE PLAN APPROVED BY THE PLANNING BOARD.
- SANITARY SEWER INFILTRATION AND EXFILTRATION LIMIT IS 25 GALLONS PER INCH DIAMETER PER LINE PER DAY. 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 AND COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH AND TO THE ROCKLAND COUNTY SEWER DISTRICT No. 1 AND JOINT REGIONAL SEWERAGE BOARD.
- ROCKLAND COUNTY DEPARTMENT OF HEALTH (RCDH) APPROVAL IS LIMITED TO 5 YEARS AND SHALL EXPIRE 5 YEARS FROM THE DATE OF THE FILING OF THE PLAN IN THE TOWN OF HAVERSHAM CLERK'S OFFICE. TIME EXTENSIONS MAY BE GRANTED BY THE RCDH BASED UPON DEVELOPMENT FACTS AND THE SITE PLAN REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- ALL BUILDING MOUNTED FIXTURES WHICH ARE NOT LED SHALL BE FULLY SHIELDED TO MINIMIZE GLARE AND LIGHT POLLUTION.
- ALL WALLS OVER 4 FT MUST BE DESIGNED, CERTIFIED, INSPECTED BY THE CONTRACTOR / OWNERS / ENGINEER.



DESCRIPTION	USE	CALCULATION	PARKING SPACES REQUIRED
MARINA	90 SLIPS	1 P.S. / 2 BOAT SLIPS	45
COMMERCIAL GROUND FLOOR	AREA GROSS SQ.FT.		
TENANT #1 (RETAIL)	1,800 SQ.FT.	1 P.S. / 200 SQ.FT.	9
TENANT #2 (RETAIL)	800 SQ.FT.	1 P.S. / 200 SQ.FT.	4
LOBBY (OFFICE)	900 SQ.FT.	1 P.S. / 300 SQ.F.	3
TENANT #3 (RESTAURANT)	600 SQ.FT.	1 P.S. / 200 SQ.FT.	3
TENANT #4 (RESTAURANT)	2,000 SQ.FT.	1 P.S. / 100 SQ.FT.	20
BAR / KIOSK / DECK	1,100 SQ.FT.	1 P.S. / 100 SQ.FT.	11
SECOND FLOOR			
TENANT #5 (OFFICE)	1,500 SQ.FT.	1 P.S. / 300 SQ.FT.	5
TENANT #7 (OFFICE)	1,200 SQ.FT.	1 P.S. / 300 SQ.FT.	4
TENANT #8 (OFFICE)	2,400 SQ.FT.	1 P.S. / 300 SQ.FT.	8
LOBBY (OFFICE)	1,200 SQ.FT.	1 P.S. / 300 SQ.FT.	4
DESCRIPTION	USE	CALCULATION	PARKING SPACES REQUIRED
BUILDING 1	1 BEDROOM	12 UNITS / 1 PER	12
BUILDING 1	2 BEDROOM	37 UNITS / 2 PER	74
BUILDING 1	3 BEDROOM	4 UNITS / 3 PER	12
BUILDING 2	1 BEDROOM	18 UNITS / 1 PER	18
BUILDING 2	2 BEDROOM	47 UNITS / 2 PER	94
BUILDING 2	3 BEDROOM	4 UNITS / 3 PER	12
BUILDING 3	1 BEDROOM	18 UNITS / 1 PER	18
BUILDING 3	2 BEDROOM	55 UNITS / 2 PER	110
BUILDING 3	3 BEDROOM	4 UNITS / 3 PER	12
BUILDING 4	1 BEDROOM	10 UNITS / 1 PER	10
BUILDING 4	2 BEDROOM	55 UNITS / 2 PER	110
BUILDING 4	3 BEDROOM	4 UNITS / 3 PER	12
TOTAL PARKING SPACES REQUIRED			682
PARKING LOT 1			167
PARKING LOT 2			157
PARKING LOT 3			129
PARKING LOT 4			143
PARKING LOT 5			59
ALONG RAILROAD RIGHT-OF-WAY			62
TOTAL PARKING SPACES PROVIDED			737

APPLICANT:
BREAKERS ON THE HUDSON, LLC
5 EASTVIEW ROAD
MONSIEY, NEW YORK 10952

OWNER:
BREAKERS ON THE HUDSON, LLC
5 EASTVIEW ROAD
MONSIEY, NEW YORK 10952

TAX LOT 15.04-3 BREAKERS ON THE HUDSON, LLC
5 EASTVIEW ROAD
MONSIEY, NEW YORK 10952

TAX LOT 15.04-4 BREAKERS ON THE HUDSON, LLC
5 EASTVIEW ROAD
MONSIEY, NEW YORK 10952

TAX LOT 15.04-6 BREAKERS ON THE HUDSON, LLC
5 EASTVIEW ROAD
MONSIEY, NEW YORK 10952

SURVEY
AREA OF WETLAND = 3.2 ACS.
AREA OF LAND = 39 ACS.
AREA OF WATER = 12.4 ACS.
AREA = 25.5 ACS.

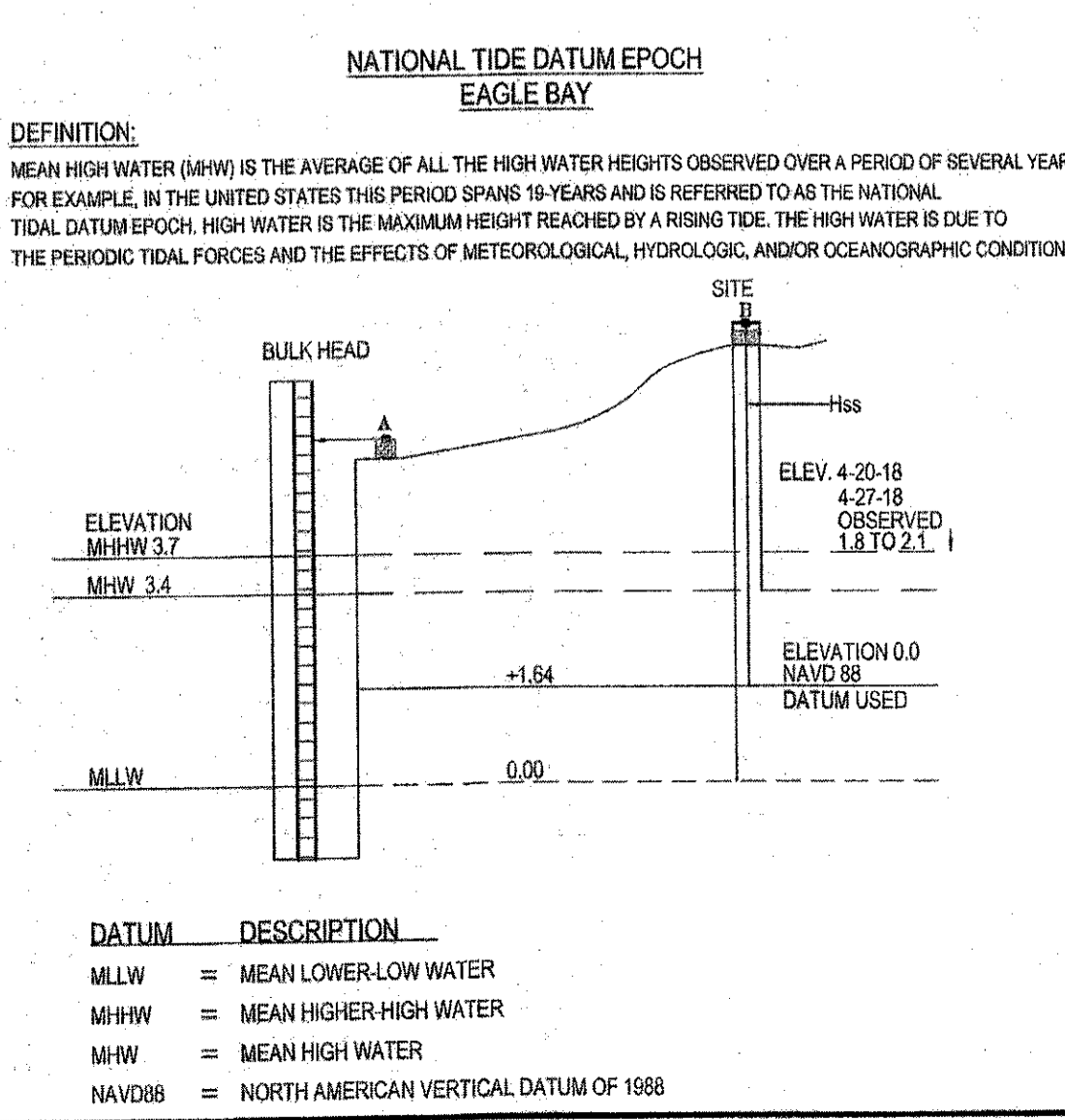
2009MS CODE
1.6 ACS.
9.5 ACS.
5.2 ACS.
17.7 ACS.

TOTAL AREA
41.8 ACS.
28.1 ACS.

BULK REQUIREMENTS:

USE GROUP O	REQUIRED	COMMERCIAL BUILDING	BUILDING No. 1	BUILDING No. 2	BUILDING No. 3	BUILDING No. 4
MINIMUM LOT SIZE (215-18 (A))	10 ACRES	29.1 ACRES	29.1 ACRES	29.1 ACRES	29.1 ACRES	29.1 ACRES
MINIMUM LOT WIDTH	600 FT.	0 FT. (1)	0 FT.	0 FT.	0 FT.	0 FT.
MINIMUM FRONT SETBACK BUILDING DEPTH IMPROVEMENTS	0 FT.	18 FT.	270 FT.	624 FT.	880 FT.	1,180 FT.
MINIMUM FRONT YARD DEPTH	10 FT.	12 FT.	12 FT.	12 FT.	12 FT.	12 FT.
MINIMUM SIDE SETBACK BUILDING DEPTH IMPROVEMENTS (215-27)	60 FT.	51 FT.	119 FT.	89 FT.	85 FT.	51 FT.
TOTAL SIDE SETBACK BUILDING DEPTH IMPROVEMENTS (215-31)	0 FT.	0 FT.	187 FT.	157 FT.	153 FT.	119 FT.
MINIMUM SIDE YARD DEPTH	10 FT.	11 FT.	11 FT.	11 FT.	11 FT.	11 FT.
MINIMUM REAR SETBACK BUILDING DEPTH IMPROVEMENTS	50 FT.	1,720 FT.	1,450 FT.	1,100 FT.	1,050 FT.	780 FT.
MINIMUM REAR YARD DEPTH	50 FT.	880 FT.	880 FT.	880 FT.	880 FT.	880 FT.
MAXIMUM BLDG HEIGHT	45 FT.	45 FT.	45 FT.	45 FT.	45 FT.	45 FT.
MAXIMUM DEVELOPMENT COVERAGE	75%	50%	40%	50%	50%	50%

(1) ACCESS BY PRIVATE ROAD APPROVED IN PREVIOUS SUBDIVISION



DEVELOPMENT DETAILS

TOTAL ZONING AREA	29.1 AC.
TOTAL UNITS	288
TOTAL UNITS PER ACRE	9.2
PRIVATE COMMUNITY AREA*	12 ACS.
PUBLIC ACCESS AREA	5.2 ACS.

* THIS INCLUDES THE COMMERCIAL AREA, PARKING AND THE BUILDING.

BUILDING INSPECTORS APPROVAL FOR FILING	APPROVED BY RESOLUTION OF THE STONY POINT PLANNING BOARD.
BUILDING INSPECTOR TOWN OF STONY POINT	CHAIRMAN STONY POINT PLANNING BOARD
TOWN ENGINEERS APPROVAL FOR FILING	OWNERS APPROVAL FOR FILING
TOWN ENGINEER TOWN OF STONY POINT	OWNER

1	6-15-18	CORRECT BLDG. 1 2 BEDROOM COUNT
REVISION	DATE	DESCRIPTION

AN&Z
ATZL, NASHER & ZIGLER P.C.
ENGINEERS - SURVEYORS - PLANNERS

232 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-5543

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Chester, New York 10910
Tel: (845) 469-1015
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Web: ANZNY.com

Design Development, pllc
165 Mamaroneck Ave, Floor 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

A DESIGN AND DEVELOPMENT CONSULTANCY

PROJECT: **EAGLE BAY**

TOWN OF STONY POINT
ROCKLAND COUNTY, NEW YORK

TITLE: **CONCEPT PLAN**

DRAWN BY: VC	CHECKED BY: DMZ
DATE: JUNE 11, 2018	SCALE: 1 IN. = 80 FT.
PROJECT NO:	DRAWING NO:

1407 1

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