



ZONING

- PROPERTY ADDRESS: 18 ROVEN ROAD, VILLAGE OF WESLEY HILLS, ROCKLAND COUNTY, NEW YORK
- BEING SECTION 41.06, BLOCK 1, LOT 38 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING. LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2002 AT PAGE 43993 AT THE ROCKLAND COUNTY CLERK'S OFFICE. BEING LOT 1 ON A MAP ENTITLED "SUBDIVISION OF PROPERTY FOR J.C. BERD, INC", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON DECEMBER 21, 1973 IN BOOK 86 ON PAGE 57 AS MAP NUMBER 4479. THE LOT WAS CREATED AS PART OF AN AVERAGE DENSITY SUBDIVISION AS SHOWN ON MAP 4479.
- APPLICANT/OWNER: ELANA MOTECHIN
- 18 ROVEN RD
- WESTLEY HILLS, NY 10952
- EXISTING USE: SINGLE FAMILY HOUSE
- PROPOSED USE: SINGLE FAMILY HOUSE
- EXISTING CONDITIONS BASED ON A SURVEY PREPARED BY: CIVIL TEC ENGINEERING & SURVEYING PC
- TITLED "OUTBOUND & TOPOGRAPHIC SURVEY PREPARED FOR 18 ROVEN ROAD, VILLAGE OF WESLEY HILLS,- SECTION 41.06 BLOCK 1 LOT 38 DATED: 10-05-2022
- 3/4 " CORNER IRON PIPES TO BE SET BEFORE C.O. IS ISSUED
- ALL NEW UTILITIES TO BE UNDERGROUND.
- FIRE DISTRICT - MONSEY
- SCHOOL DISTRICT - EAST RAMAPO
- WATER DISTRICT- RAMAPO CONSOLIDATED WATER DISTRICT. WATER SUPPLY BY SUEZ WATER .
- NO OPEN BURNING DURING CONSTRUCTION WITHOUT EXPLICIT PERMISSION FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- SEWER AND WATER SERVICE LINES ARE TO BE LAID IN SEPARATE TRENCHES, WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET.
- SANITARY SEWER INFILTRATION AND EXFILTRATION TESTING OF CONSTRUCTION STANDARDS FOR ROCKLAND COUNTY SEWER DISTRICT NO. 1 SPECIFIED THAT " THE INFILTRATION RATE SHALL NOT EXCEED 25 GALLONS PER 24 HOURS PER MILE PER NOMINAL DIAMETER IN INCHES." CERTIFICATION OF OCCUPANCY MAY NOT BE ISSUED , NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE CERTIFIED BY A LICENSED NYS ROCKLAND COUNTY HEALTH DEPARTMENT AND TO THE ROCKLAND SEWER DISTRICT NO.1.
- DURING THE COURSE OF CONSTRUCTION, THE BUILDER SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE CREATION OF DRAINAGE, EROSION AND SILTING PROBLEMS (IN CONSULTATION WITH APPROPRIATE AGENCIES)TO THE TOWN ENGINEERS SATISFACTION
- ALL ELEVATIONS SHOWN ARE ON U.C.S. & G.S. DATUM.
- ALL UTILITIES UNDERGROUND. ELECTRIC SERVICE CONNECTIONS TO INDIVIDUAL HOUSES SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
- ANY EXISTING HOUSE CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE RIGHT OF WAY AND THE CURB.
- THE LOCATION OF EXISTING UTILITIES MUST BE VERIFIED.
- ALL RETAINING WALLS GREATER THAN FOUR FEET IN HEIGHT MUST BE CERTIFIED AND INSPECTED BY A PROFESSIONAL ENGINEER.
- DISTURBED AREA FOR THE REMOVAL OF THE EXISTING DRIVEWAY TO BE RESTORED WITH TOPSOIL AND SEED.
- PERCOLATION AND DEEP HOLE TESTS ARE REQUIRED TO BE PERFORMED FOR THE PROPOSED DRYWELL FACILITY. THE TESTS SHALL BE WITNESSED/APPROVED BY VILLAGE ENGINEER REPRESENTATIVE. PERCOLATION TESTS ARE TO BE PERFORMED AT THE LOCATION AND ELEVATION OF THE BOTTOM OF THE PROPOSED SYSTEM. DEEP HOLE TESTS SHALL EXTEND AT LEAST (3) FEET BELOW THE PROPOSED SYSTEM.
- VILLAGE ENGINEER TO BE NOTIFIED 48 HOURS PRIOR TO DRAINAGE INSTILLATION AND WITNESS/APPROVED.

R-50 (RESIDENTIAL AVERAGE DENSITY SUBDIVISION)	REQUIRED	PROPOSED
MINIMUM LOT AREA (SQUARE FEET)	25,000 SF *	25,884 SF
MINIMUM LOT FRONTAGE (SQUARE FEET)	90 FT	348 FT
MINIMUM LOT WIDTH (FEET)	125 FT *	190 FT
MINIMUM EFFECTIVE SQUARE, SIDE (FEET)	125 FT	129 FT
FRONT YARD	35 FT *	37.3 FT
REAR YARD	35 FT *	57.8 FT
SIDE YARD (ONE)	20 FT *	20.0 FT
TOTAL SIDE YARDS	50 FT *	50.0 FT
MAXIMUM IMPERVIOUS SURFACE RATIO	0.25	0.43 (V)
MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	0.20	0.19
MAXIMUM BUILDING COVERAGE	0.10	0.34 (V)
MAXIMUM BUILDING HEIGHT (STORIES)	2 ½	2 ½
MAXIMUM BUILDING HEIGHT (FEET)	25 FT	28.9 FT (V)
MAXIMUM EXPOSED BUILDING HEIGHT	40 FT	39 FT
ACCESSORY SWIMMING POOL REQUIREMENTS		
SIDE YARD	15 FT	7.4 FT TO POOL, (1.7 FT TO RAISED REAR YARD) (V)
REAR YARD	15 FT	23.4 FT TO POOL, (0.0 FT TO RAISED REAR YARD)

(V) - VARIANCE
* IN ACCORDANCE WITH PLAN TITLED "SUBDIVISION OF PROPERTY FOR J.C. BERD, INC", PREPARED BY ADLER, CARUSO AND YOUNG ENGINEERS/PLANNERS/LANDSCAPE ARCHTS.

- \$230-14(O) - A VARIANCE IS REQUIRED WHERE AN ACCESSORY POOL MAY NOT BE LOCATED CLOSER THEN 15' TO A SIDE OR REAR LOT LINE AND THE PROPOSED POOL IS 7.4' FROM THE EAST SIDE LOT LINE AND 8.3' FROM THE NORTH SIDE LOT LINE. (THE RAISED REAR YARD IS 1.7' FROM THE SIDE LOT LINE, AND THE RAISED REAR YARD IS 0.0 FROM THE REAR LOT LINE).
- \$230-17 - A VARIANCE IS REQUIRED WHERE THE MAXIMUM IMPERVIOUS SURFACE RATIO IS 0.25 AND 0.43 IS PROPOSED.
- \$230-17 - A VARIANCE IS REQUIRED WHERE THE MAXIMUM BUILDING COVERAGE IS 0.10 AND 0.34 IS PROPOSED.
- \$230-17 - A VARIANCE IS REQUIRED WHERE THE MAXIMUM BUILDING HEIGHT IS 2 ½ STORIES OR 25 FEET AND 2 ½ STORIES AND 28.9' IS PROPOSED.

IMPERVIOUS SURFACE RATIO CALCULATIONS	PROPOSED
LOT AREA	25,884 SF
BUILDING AREA	5,005 SF
DRIVEWAY AREA	1,429 SF
REAR PATIO AND POOL AREA	3,832 SF
TERRACE AREAS	375 SF
WALKWAY AREAS	489 SF
TOTAL IMPERVIOUS AREA	11,130 SF
IMPERVIOUS SURFACE RATIO	0.43

FRONT YARD IMPERVIOUS SURFACE RATIO CALCULATIONS	PROPOSED
FRONT YARD LOT AREA *	9,451 SF
FRONT YARD IMPERVIOUS AREA	1,786 SF
FRONT YARD IMPERVIOUS SURFACE RATIO	0.19

* THE AREA FROM THE NEAREST BUILDING CORNER TO THE FRONT LOT LINE.

PARKING USE	REQUIRED	PROPOSED PARKING
DWELLING UNITS (ONE-FAMILY)	2 SPACES	>2 SPACES

BUILDING COVERAGE CALCULATIONS	PROPOSED
LOT AREA	25,884 SF
BUILDING AREA	5,005 SF
REAR PATIO	3,253 SF
POOL	579 SF
BUILDING COVERAGE INCLUDING PATIO AND POOL	0.34
BUILDING COVERAGE EXCLUDING PATIO AND POOL	0.19

BUILDING HEIGHT CALCULATIONS	PROPOSED
AVERAGE EXISTING GRADE *	546.75 FT
HEIGHT TO EAVE OF THE LARGEST ROOF **	574.9 FT
BUILDING HEIGHT	28.9 FT

* IN ACCORDANCE WITH THE DEFINITION IN §230-5 IF THE GRADE ADJACENT TO THE PROPOSED BUILDING IS RAISED THE GRADE AT THE STREET LINE SHALL BE USED AS THE EXISTING GRADE. THE AVERAGE EXISTING GRADE IS BASED ON THE GRADE AT THE STREET LINE. TAKING THE AVERAGE OF 547' AND 546.5' TO OBTAIN AN AVERAGE EXISTING GARDE OF 546.75'.

** THE HEIGHT TO THE EAVE OF THE LARGEST ROOF IS BASED ON THE ARCHITECTURAL PLANS. THE HEIGHT FROM THE FIRST FLOOR TO THE EAVE IS 21'. THE FIRST FLOOR ELEVATION IS 553.9' + 21' = 574.9'.

5.	REVISED REAR LOT LINE DIMENSIONS	12/24/24	ZF
4.	REVISED PER TOWNSHIP REVIEW LETTER	12/24/24	ZF
3.	REVISED PER TOWNSHIP REVIEW LETTER	10/08/24	ZF
2.	REVISED GRADING	08/02/24	ZF
1.	ADJUST HOUSE LOCATION	07/09/24	ZF
NO.	REVISION	DATE	BY

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YOSEF PORTNOY PE
10 GILA PLACE
LAKEWOOD, NJ, 08701

PROJECT:
SINGLE-FAMILY RESIDENCE
18 ROVEN ROAD

LOCATION:
SECTION 41.06, BLOCK 1, LOT 38
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY
NEW YORK

DRAWING TITLE:
PLOT PLAN

PROJECT NO.	DATE	DRAWN BY	CHECKED BY
23168	01/01/2024	SP	YP
SCALE			
AS NOTED			
SHEET NO.			
1			
OF			
3			

YOSEF PORTNOY
LICENSED PROFESSIONAL ENGINEER
NY LICENSE NO. 101151

