Saved Friday, May 27, 2011 1:58:42 PM CRILEY Plotted Tuesday, May 31, 2011 3:56:36 PM Riley, Courtney

NYSDEC - Wild, Scenic and Recreational Rivers System Constraints

RESIDENTIAL STRUCTURES:

2. PRIVATE DWELLINGS AND MOBILE HOME DWELLINGS:
   a) LOCATED BETWEEN 150 AND 250 FEET OF THE RIVER OR TRIBUTARY BANK. [SEE NOTES (i) – (iv)]
   b) LOCATED MORE THAN 250 FEET OF THE RIVER OR TRIBUTARY BANK. [SEE NOTES (i) – (iv)]

NOTE:

(I) ALL NEW RESIDENTIAL STRUCTURES CONSTRUCTED WITHIN 500 FEET OF THE RIVER BANK MUST BE SCREENED BY VEGETATION OR TOPOGRAPHIC FEATURES AS VIEWED FROM THE RIVER; MUST NOT EXCEED 34 FEET IN HEIGHT; AND MUST NOT BE CONSTRUCTED ON A SLOPE GREATER THAN 15%. (SITE NOT WITHIN 500 FEET OF RIVER BANK)

(ii) EACH PRIVATE DWELLING OR MOBILE HOME IN A SCENIC RIVER AREA MUST BE ON A LOT OF AT LEAST 4 ACRES AND HAVE, WHEN APPLICABLE, A SHORELINE FRONTAGE OF AT LEAST 300 FEET. (NOT APPLICABLE)

(iii) EACH PRIVATE DWELLING OR MOBILE HOME IN A RECREATIONAL RIVER AREA MUST BE ON A LOT OF AT LEAST 2 ACRES AND HAVE, WHEN APPLICABLE, A SHORELINE FRONTAGE OF AT LEAST 200 FEET (APPLIES)

(iv) MULTIPLE FAMILY DWELLING MUST BE ON A LOT OF AT LEAST ONE ACRE PER LIVING UNIT AND HAVE, WHEN APPLICABLE, A SHORELINE FRONTAGE OF AT LEAST 200 FEET. (NOT APPLICABLE)

(V) CLUSTERING WILL BE ENCOURAGED AND MAY BE ALLOWED BY RIVERS SYSTEM PERMIT IN ORDER TO MAINTAIN UNDEVELOPED AND UNDISTURBED OPEN AREAS. (APPLIES)

(VI) WHEN CLUSTERING IS PERMITTED, THE MINIMUM CUMULATIVE, DEVELOPABLE ACREAGE, DENSITY AND WHEN APPLICABLE, SHORELINE LOT WIDTH MUST BE SATISFIED FOR THE PARCEL AS A WHOLE; FOR SCENIC AND RECREATIONAL RIVER AREAS, NOT LESS THAN 40 PERCENT OR 30 PERCENT OF THE CLUSTER SUBDIVISION RESPECTIVELY WILL BE RETAINED IN AN UNDISTURBED CONDITION DURING AND AFTER DEVELOPMENT. (APPLIES)

Map Notes

1. PROPERTY APPROXIMATELY 2500 FEET TO NISSEQUOGUE RIVER
2. SITE NOT LOCATED WITHIN LOCAL WATERFRONT REVITALIZATION PROGRAM BOUNDARIES
3. GROUNDWATER TABLE NOT ENCOUNTERED. PERCHED GROUND WATER WAS ENCOUNTERED AND WAS DEEMED NOT RELIABLE DETECTION OF GROUND WATER BY SOIL MECHANICS DRILLING CORP.
4. §322–19 – ENVIRONMENTALLY SENSITIVE LANDS –

4.1. WHERE LAND IS DEEMED ENVIRONMENTALLY SENSITIVE BECAUSE OF SLOPES GREATER THAN FIFTEEN PERCENT (15%), THE PLANNING BOARD MAY GRANT A VARIANCE FOR UP TO FIFTY PERCENT (50%) OF THE MAXIMUM PERMISSIBLE YIELD IF THE LAND WERE DEEMED NOT TO BE ENVIRONMENTALLY SENSITIVE

4.2. WHERE LAND IS DEEMED ENVIRONMENTALLY SENSITIVE BECAUSE THE DEPTH TO GROUNDWATER IS EQUAL TO OR LESS THAN (10) FEET, THE PLANNING BOARD MAY GRANT A VARIANCE FOR UP TO FIFTY PERCENT (50%) OF THE MAXIMUM PERMISSIBLE YIELD IF THE LAND WERE DEEMED NOT TO BE ENVIRONMENTALLY SENSITIVE.

4.3. NO STRUCTURE, INCLUDING BUT NOT LIMITED TO BUILDINGS, DECKS, GARAGES, SHEDS, SWIMMING POOLS, FENCES, WALKS AND DRIVEWAYS, SHALL BE CONSTRUCTED, ENLARGED, ALTERED OR REPLACED WITHIN ONE HUNDRED (100) FEET FROM ANY WETLAND, ESCARPMENT, NATURAL SURFACE WATER FEATURE OR SIGNIFICANT WILDLIFE HABITAT.

4.4. NO STRUCTURE SHALL BE CONSTRUCTED, ENLARGED, ALTERED OR REPLACED WITHIN TEN (10) FEET OF ANY SLOPE HIGHER THAN FIVE (5) FEET AND HAVING A SLOPE GREATER THAN FIFTEEN PERCENT (15%) OR ANY A OR V FLOOD HAZARD ZONE.

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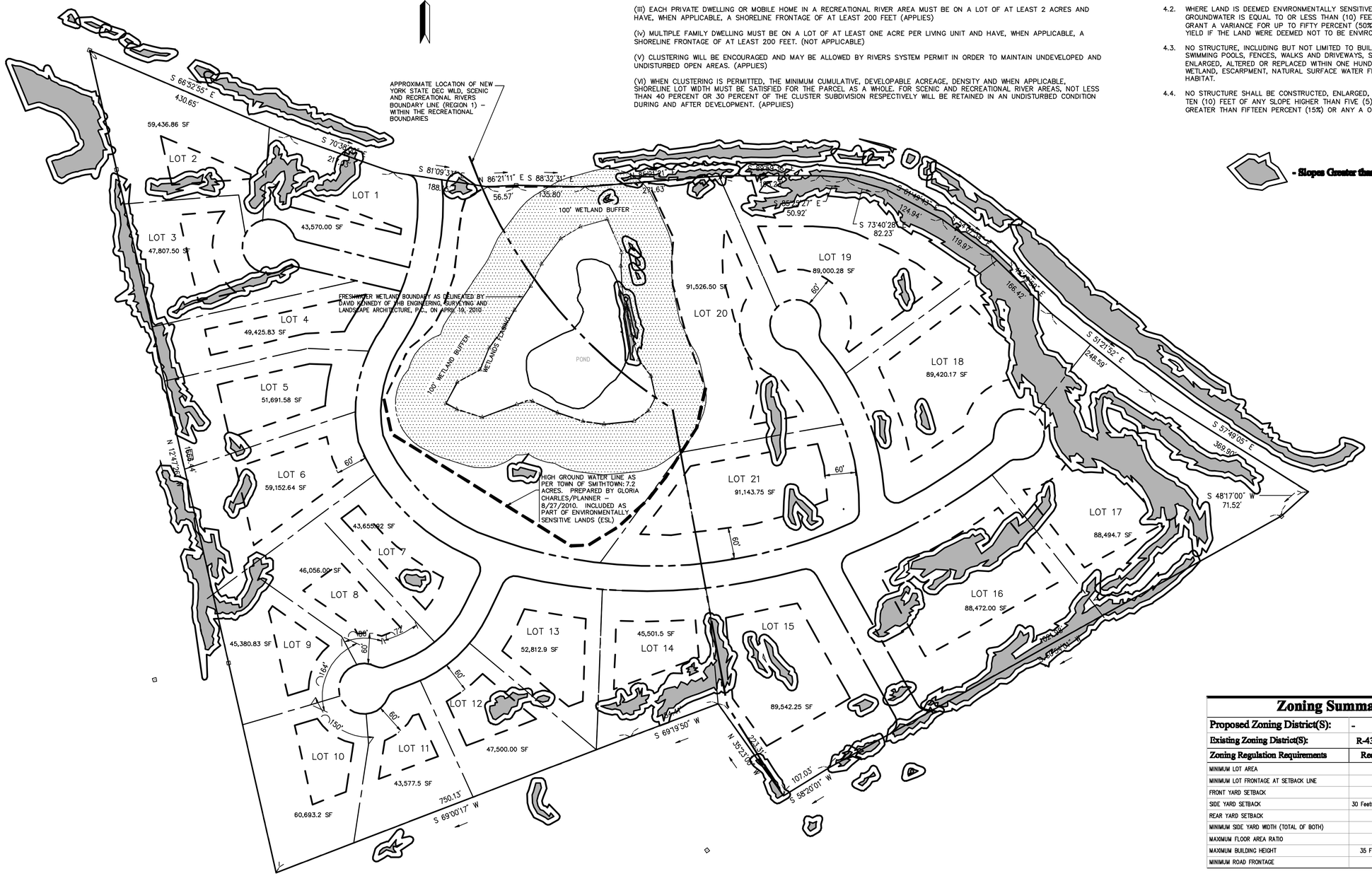

Zoning Summary Chart

Proposed Zoning District(S):	-	
Existing Zoning District(S):	R-43 / NYSDEC Recreational Zone	
Zoning Regulation Requirements	Required R-43	Required DEC
MINIMUM LOT AREA	43,560 SF *	87,120 SF *
MINIMUM LOT FRONTAGE AT SETBACK LINE	150 Feet	–
FRONT YARD SETBACK	60 Feet	–
SIDE YARD SETBACK	30 Feet(24 Feet to garage)	–
REAR YARD SETBACK	100 Feet	–
MINIMUM SIDE YARD WIDTH (TOTAL OF BOTH)	60 Feet	–
MAXIMUM FLOOR AREA RATIO	20%	–
MAXIMUM BUILDING HEIGHT	35 Feet (2.5 Stories)	–
MINIMUM ROAD FRONTAGE	40 Feet	–

* MINIMUM LOT AREA BASED ON NET ACREAGE EXCLUDING ALL ENVIRONMENTALLY SENSITIVE LANDS

100 0 100 200
SCALE IN FEET

No.	Revision	Date	Appvd.

Designed by VHB | Drawn by DGB | Checked by BRM
CAD checked by CR | Approved by RD
Scale 1"=100' | Date May 4, 2011

Project Title

St. Johnland Residences II

St. Johnland Road
Kings Park , New York

Issued for

Not Approved for Construction

Drawing Title

Yield Map
Site Plan

Drawing Number

YM-1

Sheet of

Project Number
41161.03