

KURY HOMES
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
Addendum

TOWN OF CLARKSTOWN, ROCKLAND COUNTY, NEW YORK

Tax Map Numbers:

Section 59.20, Block 1, Lot 3, Section 59.20, Block 1, Lot 4, Section 59.20, Block 1, Lot 5

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Lead Agency: TOWN OF CLARKSTOWN PLANNING BOARD
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Lead Agency Acceptance Date: March 22, 2006

Date of Public Hearing: July 22, 2009

Written Comments Will be Accepted by the Lead Agency for Ten Days After Close of the Public Hearing.

July 1, 2009

KURY HOMES
Draft Environmental Impact Statement
Town of Clarkstown, New York
Addendum Items Added July 1, 2009

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4.4 11 Lot Cluster Alternative

The applicant has developed an 11 Lot Cluster Subdivision Alternative, which would be permitted under Section 278 of New York State Town Law, is shown in Figure 4-3, 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.

The Landscape Plan in Figure 4-4 shows buffer areas have been provided along the north, south and east property lines to provide screening from adjoining properties. Conservation easements varying from 10 to 25 foot wide along the perimeter of the property have been provided. Landscaping and berms, including a mix of deciduous and evergreen trees, will be provided in these areas to reduce potential visual impacts of the project during all seasons. 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. The Site development avoids all disturbance to the on-site wetland area with the exception of the Road crossing. Per the recommendation of the Planning Board, an emergency access connection to Mountainview Condominiums to the north has also been included. A letter requesting authorization of this access has been submitted to the Board of Directors.

As shown in Figure 4-5, an 11 Lot Standard Subdivision plan has been prepared 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. This map, also included in the full size plan set, has been prepared for review by the Town of Clarkstown and the Rockland County Department of Planning in support of the applicants request for cluster authorization.

The applicant 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. These homes are proposed to be energy efficient and meet or exceed the Town of Clarkstown energy standards.

Appendix G 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. 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. The footprint of representative houses are shown on the grading plan, Figure 4-6, to illustrate how the proposed houses would fit onto the cluster lots. As defined in the Town of Clarkstown Zoning Ordinance, total FAR includes 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.

Appendix H contains photos of a completed project developed by the applicant in the Town of Clarkstown. The lots shown are approximately 19,000 square feet and the house sizes are similar to

those proposed at Kury Homes. These photos provide an visual assessment of how the proposed houses will fit onto the proposed lots at Kury Homes. The applicant has made the commitment to use natural tone building materials at Kury Homes in order to blend into the surrounding landscape. As described in Section 278 of New York State Town Law, 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.

“ 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 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 1 and 13, twenty five percent of the total project area, as open space to the Town of Clarkstown.

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. The is a reduction in disturbance of 1.3 acres compared to the 12 lot 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 4-2. Total slope disturbance would be reduced from 8.5 acres to 7.2 acres, and steep slope disturbance (≥ 15 percent) would be reduced by 0.4 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. A new jurisdictional determination has been conducted by the Army Corp. of Engineers, which confirms the location of the on-site wetlands, included as Appendix I.

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 applicant has submitted a tree plan and a landscaping plan for the 11 Lot Cluster Alternative. As shown in Figure 4-7, the Tree Preservation Plan, There are a total of 505 existing trees on site. As a result of grading to accommodate the road layout and residences, a total of 165 trees will remain. In addition, the Landscape Plan in Figure 4-4 shows a total of 144 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 309 trees on site, or approximately 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 discussion below and Table 4-2 summarize the quantitative impacts associated with the proposed 11 lot Cluster Alternative compared to the 12 Lot Standard Plan evaluated in the DEIS.

Geologic Resources: The 11 lot Cluster Alternative would result in approximately 7.2 acres of total disturbance which would be 1.3 acres less than the 12 lot standard layout. As shown in Figure 4-8 the amount of steep slope disturbance would be 3.0 acres, a reduction of 0.4 acres. Like the 12 lot Standard Layout, this alternative would not likely result in any disturbance to bedrock. Total earthwork would be reduced on-site. As shown in Figure 4-9, areas of cut would be 27,158 cubic yards, reduced from 67,100 cubic yards. Areas of fill would be to 43,637 cubic yards, reduced from 45,400 cubic yards.

Water Resources: Like the Standard Layout, this alternative would result in less than 0.1 acres of wetland disturbance, although the amount of disturbance would be reduced from 0.99 acres to 0.05 acres. There would be no flood plain impacts. The amount of impervious surface proposed under the 11 lot Cluster Alternative would be approximately 2.0 acres, a reduction of 0.4 acres compared to the 12 lot Standard Layout, this represents a twenty percent reduction. A revised drainage analysis and Stormwater management plan, designed for the 11 lot Cluster Alternative is included as Appendix J.

Biological Resources: This alternative would result in 1.3 acres less total disturbance than the 12 lot Standard Layout. The 11 lot cluster alternative would preserve 2.6 acres or 25 percent of the total project site as undisturbed open space. This area is of the highest ecological value as it contains the areas of on-site wetlands and steep slopes.

Aesthetic Resources: The 11 Lot Alternative has been designed 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 it's natural state to provide screening from Mountainview Avenue and will be offered for dedication to the Town of Clarkstown. Figure 4-10 provides a visual simulation of what the proposed project will look like from Mountainview Avenue.

As shown on the Landscape Plan, buffer areas have been provided along the north, south and east property lines to provide screening from adjoining properties. Conservation easements varying from 10 to 25 foot wide along the perimeter of the property have been provided. Landscaping and berms, including a mix of deciduous and evergreen trees, will be provided in these areas to reduce potential visual impacts of the project during all seasons. The existing stand of large pine trees along the southeastern boundary of the site are located within the proposed conservation easements and thus will be preserved. Street Trees will be planted along the interior road frontages to provide vegetative in-filling which will serve to camouflage the development from long views 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.

Construction-related Impacts: Under this alternative, the short term impacts associated with construction including noise and fugitive dust be reduced compared to Standard Layout. There would a slightly reduced level of construction activity, thus short-term increases in vehicular traffic would be reduced compared to the 12 lot Standard Layout.

Traffic and Transportation: Impacts to traffic of the 11 Lot Cluster would be slightly reduced compared to 12 lots in the Standard Layout. Traffic impacts would also be reduced due to the reduction in cut and fill amounts. The driveway in the 11 lot Cluster alternative 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. A traffic Study for the 11 Lot Cluster Alternative has been prepared and is included as Appendix K.

Community Facilities and Services: This alternative would result in a marginally reduced number of dwellings, population and school age children, thus, impacts to community facilities and services would be slightly reduced. The project will be served by the Central Nyack Fire Department which has a service population of approximately 9,000 persons.

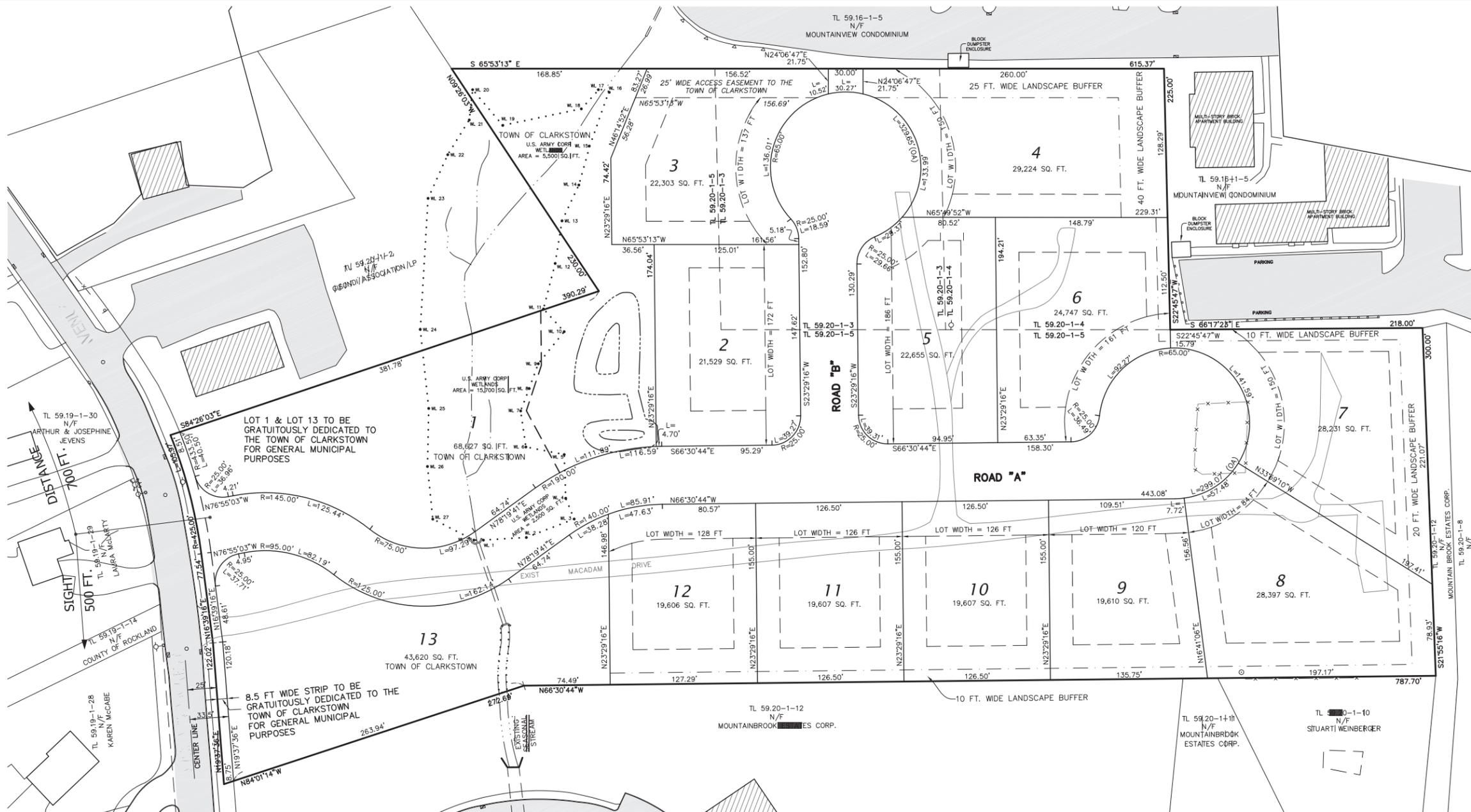
Utilities: Under this alternative, demand placed on water supply, wastewater generation, electric and/or gas would be slightly reduced compared to the proposed action.

Historic and Archaeological Resources: There are no historic or archaeological resources located on the project site.

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 4-2
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	27,158
Total Project Fill (cubic yards)	0	45,400	40,860	43,637
Net (cubic yards)	0	21,700 (export)	19,530 (export)	16,479 (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	3.0
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.				



GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
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.
6. 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.
7. PROVIDE FOOTING DRAINS WITH POSITIVE OUTFALL ON ALL PROPOSED DWELLINGS.
8. NO WILLOW TREES ARE TO BE PLANTED WITHIN ANY TOWN EASEMENTS.
9. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND FOR ALL NEW DWELLINGS.
10. THIS SUBDIVISION IS TO BE DEVELOPED UNDER TOWN LAW SECTION 278 FOR CLUSTER DEVELOPMENT.

OWNER AND APPLICANT

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

TAX MAP REFERENCE

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

TOTAL AREA

448,268 SQ. FT.
10,2907 ACS.

TOTAL NUMBER OF LOTS

TOTAL NUMBER OF LOTS = 13
TOTAL BUILDING LOTS = 11

DISTRICTS:

- SCHOOL DISTRICT - NYACK UFCSO 392404
- FIRE DISTRICT - CENTRAL NYACK FD 017
- LIGHT DISTRICT - CONSOLIDATED LT 001
- WATER DISTRICT - CENTRAL NYACK WD 01
- SEWER DISTRICT - CLARKSTOWN MSD SO 0

BULK REQUIREMENTS

ZONE R-22 USE GROUP	REQUIRED	REQUESTED	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)	22,500 SQ.FT.	18,000 SQ.FT.	68,627 SQ. FT.	21,529 SQ. FT.	22,303 SQ. FT.	29,224 SQ. FT.	22,655 SQ. FT.	24,747 SQ. FT.	28,231 SQ. FT.	28,397 SQ. FT.	19,610 SQ. FT.	19,607 SQ. FT.	19,607 SQ. FT.	19,606 SQ. FT.	43,620 SQ. FT.
MINIMUM LOT WIDTH	125 FT.	80 FT.	NA	172 FT.	137 FT.	150 FT.	186 FT.	161 FT.	150 FT.	84 FT.	126 FT.	126 FT.	126 FT.	128 FT.	NA
FRONT SETBACK	35 FT.	30 FT.	NA	30 FT.	NA										
SIDE SETBACK	20 FT.	20 FT.	NA	20 FT.	NA										
TOTAL SIDE SETBACK	50 FT.	40 FT.	NA	40 FT.	NA										
MINIMUM REAR SETBACK	35 FT.	30 FT.	NA	30 FT.	NA										
MAXIMUM BUILDING HEIGHT	35 FT.	35 FT.	NA	35 FT.	NA										
MAXIMUM FLOOR AREA RATIO	0.20	VARIABLES	NA	0.27	0.26	0.21	0.26	0.25	0.22	0.22	0.29	0.29	0.29	0.29	NA
MAXIMUM FLOOR AREA			NA	5,813 SQ.FT.	5,799 SQ.FT.	6,137 SQ.FT.	5,890 SQ.FT.	6,187 SQ. FT.	6,211 SQ. FT.	6,247 SQ.FT.	5,687 SQ.FT.	5,686 SQ.FT.	5,686 SQ.FT.	5,686 SQ.FT.	NA

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

LEGEND

- 362--- EXISTING 2' CONTOUR
- 360--- EXISTING 10' CONTOUR
- W EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- G EXISTING GAS LINE
- CB EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- SMH EXISTING SEWER MANHOLE
- s - s - s - EXISTING SEWER LINE
- + 360.0 EXISTING SPOT ELEVATION
- PROPOSED STONEWALL
- PROPOSED BLOCK WALL
- 362--- PROPOSED 2' CONTOUR
- 360--- PROPOSED 10' CONTOUR
- WS PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- GS PROPOSED GAS SERVICE
- CB PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN LINE
- SMH PROPOSED SEWER MANHOLE
- SS PROPOSED SEWER HOUSE CONNECTION
- + 360.0 PROPOSED SPOT ELEVATION
- SF PROPOSED SILT FENCE
- FM PROPOSED FORCE MAIN

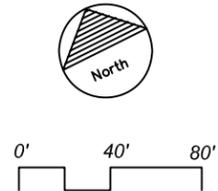
Figure 4-3: 11 Lot Cluster Plan
Kury Homes DEIS Addendum
Town of Clarkstown, Rockland County, NY
Source: Atzl, Scatassa & Zigler P.C.
Drawing Date: 01/23/08, revised 06/15/09
Scale: 1" = 100'



OAK TREES ADJACENT TO MOUNTAIN VIEW AVE. TO BE RETAINED WHERE FEASIBLE. GREENBRIAR TO BE REMOVED AND NATIVE SHRUBS PLANTED AS UNDERSTORY.

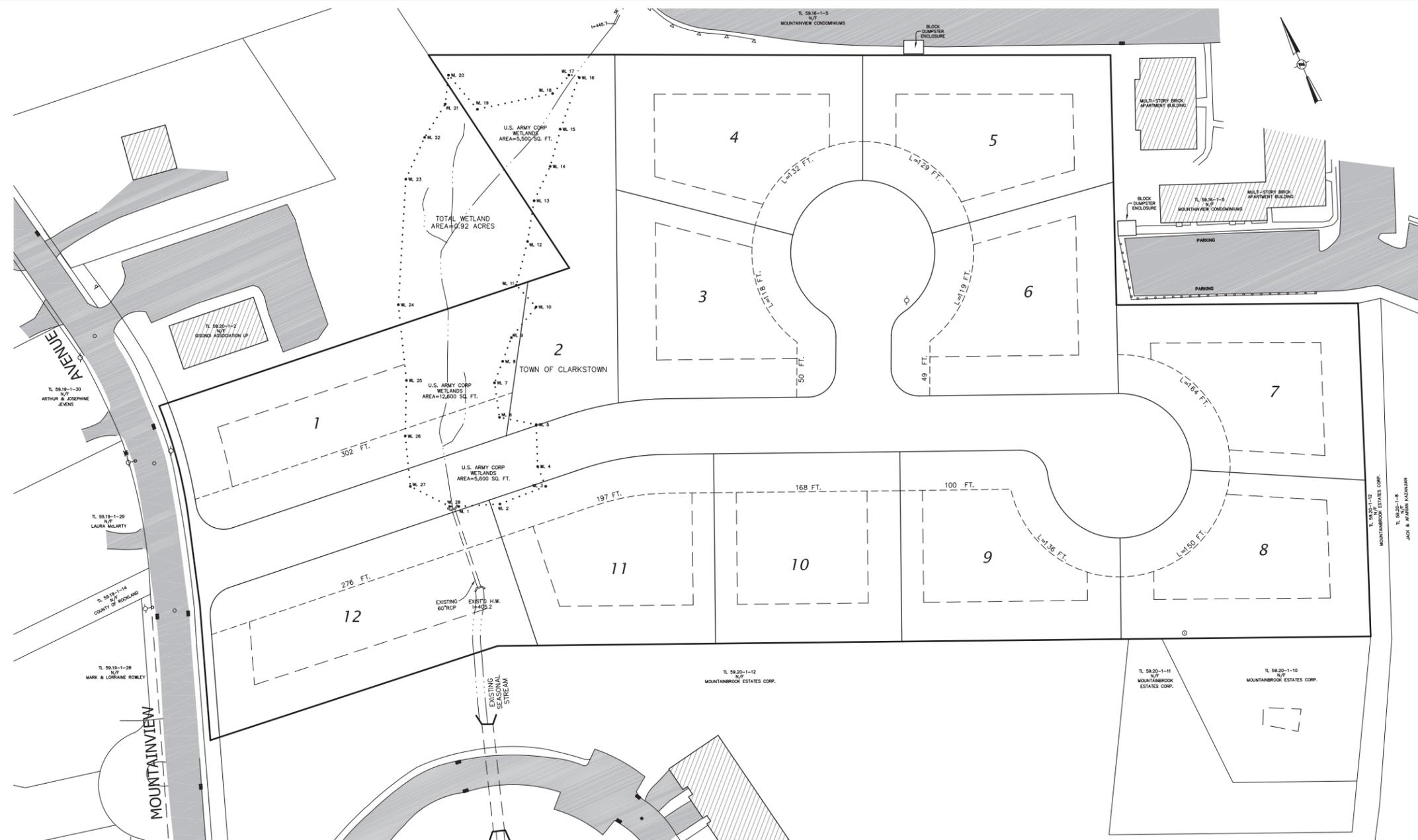
Abb.	Botanical Name	Common Name	Size	Quan.
Deciduous Trees				
AG	Acer saccharum 'Green Mountain'	Sugar Maple	2.5'-5' Cal. 1	19
LT	Liriodendron tulipifera	Tulip Tree	2.5'-5' Cal. 1	17
LS	Liquidambar styraciflua	Sweetgum	2.5'-5' Cal. 1	20
OR	Quercus rubra	Red Oak	2.5'-5' Cal. 1	22
TC	Tilia cordata	Littleleaf Linden	2.5'-5' Cal. 1	4
Coniferous Trees				
AC	Abies concolor	White Fir	8'-10' ht.	7
PA	Picea abies	Norway Spruce	8'-10' ht.	26
PS	Pinus strobus	White Pine	8'-10' ht.	25
Minor Trees				
AM	Amelanchier canadensis	Shadblow	6'-7' ht.	10
			Total Trees	144
Shrubs				
VD	Viburnum dentatum	Arrowwood Viburnum	4'-5' ht.	10
VT	Viburnum trilobum	Cranberrybush	4'-5' ht.	6

- LEGEND**
- PROPOSED DECIDUOUS TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED LARGE SHRUB



Notes:
 1. All base data by others. No representation or warranty is express or implied as to accuracy of 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.

Tim Miller Associates, Inc. 10 North Street, Cold Spring, NY 10516 (845) 265-4400, Fax: 265-4418		Figure 4-4
Stephen Lopez Landscape Architect	Landscape Plan for development of Kury Homes Mountainview Avenue Town of Clarkstown, Rockland County, NY July 2007 (Rev. 5-08, 9-08, 2-09, 5-09, 6-09)	



GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
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.
6. 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.
7. PROVIDE FOOTING DRAINS WITH POSITIVE OUTFALL ON ALL PROPOSED DWELLINGS.
8. NO WILLOW TREES ARE TO BE PLANTED WITHIN ANY TOWN EASEMENTS.
9. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND FOR ALL NEW DWELLINGS.

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

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PVC — SANITARY SEWER
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- RCP — PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- ▼ DENOTES BUILDING ACCESS
- 360 — EXISTING CONTOURS
- 415 — PROPOSED FINISHED CONTOURS
- + 360 EXISTING SPOT ELEVATION
- + 415 PROPOSED FINISHED SPOT ELEVATION
- PROPOSED FOOTING DRAIN DISCHARGE
- ★ PROPOSED FIRE HYDRANT
- S — PROPOSED SILT FENCE
- RD — PROPOSED ROOF DRAIN
- FD — 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:

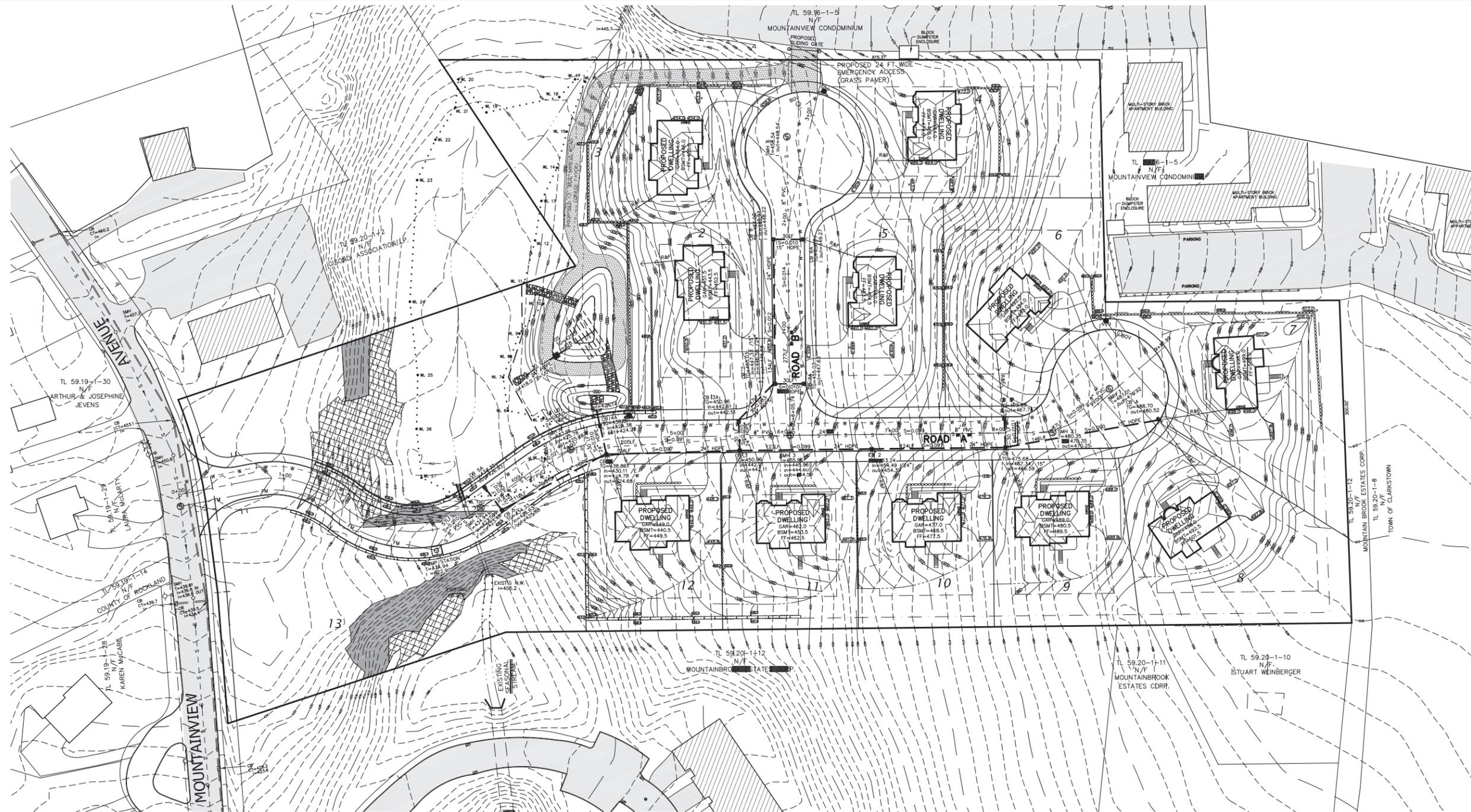
KURY HOMES, INC.
493 SOUTH MAIN STREET
NEW CITY, N.Y. 10956

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.	NA **	N/A	NA**	125 FT.	125 FT.	NA**	128 FT.	125 FT.	NA**	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	NA**	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.	5,765 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.

* IMPEDED 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

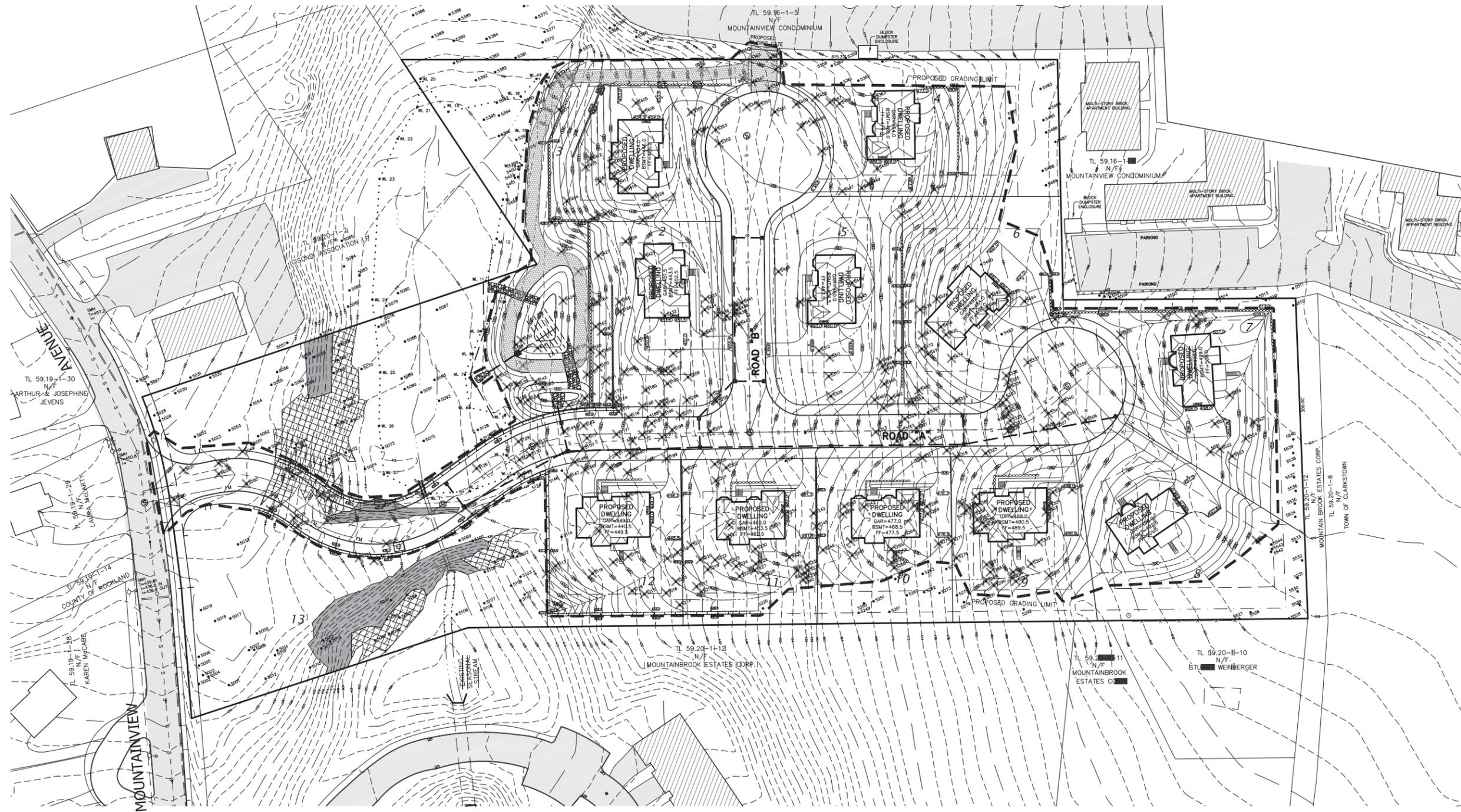
Figure 4-5: 11 Lot Standard Layout
Kury Homes DEIS Addendum
Town of Clarkstown, Rockland County, NY
Source: Atzl, Scatassa & Zigler P.C.
Drawing Date: 09/04/08, revised 09/05/08
Scale: 1" = 100'



LEGEND

--- 362 ---	EXISTING 2' CONTOUR	--- 362 ---	PROPOSED 2' CONTOUR
--- 360 ---	EXISTING 10' CONTOUR	--- 360 ---	PROPOSED 10' CONTOUR
— W —	EXISTING WATERLINE	— WS —	PROPOSED WATER SERVICE
⊙	EXISTING FIRE HYDRANT	⊙	PROPOSED FIRE HYDRANT
— G —	EXISTING GAS LINE	— GS —	PROPOSED GAS SERVICE
□ CB	EXISTING CATCH BASIN	■ CB	PROPOSED CATCH BASIN
— — — — —	EXISTING STORM DRAIN LINE	— — — — —	PROPOSED STORM DRAIN LINE
○ SMH	EXISTING SEWER MANHOLE	⊙ SMH	PROPOSED SEWER MANHOLE
- s - s - s - s -	EXISTING SEWER LINE	— SS —	PROPOSED SEWER HOUSE CONNECTION
+ 360.0	EXISTING SPOT ELEVATION	+ 360.0	PROPOSED SPOT ELEVATION
⊖	PROPOSED STONEWALL	— SF —	PROPOSED SILT FENCE
⊖	PROPOSED BLOCK WALL	— FM —	PROPOSED FORCE MAIN
		— R&F —	PROPOSED ROOF & FOUNDATION DRAIN

Figure 4-6: 11 Lot Cluster Grading Plan
 Kury Homes DEIS Addendum
 Town of Clarkstown, Rockland County, NY
 Source: Atzi, Scatassa & Zigler P.C.
 Drawing Date: 01/23/08, revised 06/15/09
 Scale: 1" = 100'



LEGEND

- | | | | |
|---------------|---------------------------|-------------|---------------------------------|
| --- 362 --- | EXISTING 2' CONTOUR | --- 362 --- | PROPOSED 2' CONTOUR |
| --- 360 --- | EXISTING 10' CONTOUR | --- 360 --- | PROPOSED 10' CONTOUR |
| W | EXISTING WATERLINE | WS | PROPOSED WATER SERVICE |
| ⊗ | EXISTING FIRE HYDRANT | ⊗ | PROPOSED FIRE HYDRANT |
| G | EXISTING GAS LINE | GS | PROPOSED GAS SERVICE |
| ▭ CB | EXISTING CATCH BASIN | ▭ CB | PROPOSED CATCH BASIN |
| == | EXISTING STORM DRAIN LINE | == | PROPOSED STORM DRAIN LINE |
| ○ SMH | EXISTING SEWER MANHOLE | ○ SMH | PROPOSED SEWER MANHOLE |
| - s - s - s - | EXISTING SEWER LINE | SS | PROPOSED SEWER HOUSE CONNECTION |
| + 360.0 | EXISTING SPOT ELEVATION | + 360.0 | PROPOSED SPOT ELEVATION |
| ⊖ | PROPOSED STONEWALL | SF | PROPOSED SILT FENCE |
| ⊖ | PROPOSED BLOCK WALL | FM | PROPOSED FORCE MAIN |

TREE REMOVAL TABLE

SIZE (INCH)	NUMBER OF TREES TO BE REMOVED	PERCENTAGE OF TREES TO BE REMOVED
<10"	70	13.9%
10"-18"	217	43.0%
>18"	53	10.5%
TOTAL NUMBER OF TREES TO BE REMOVED	340	67.4%

NOTE: TOTAL EXISTING TREES ON SITE = 505

TREE LEGEND

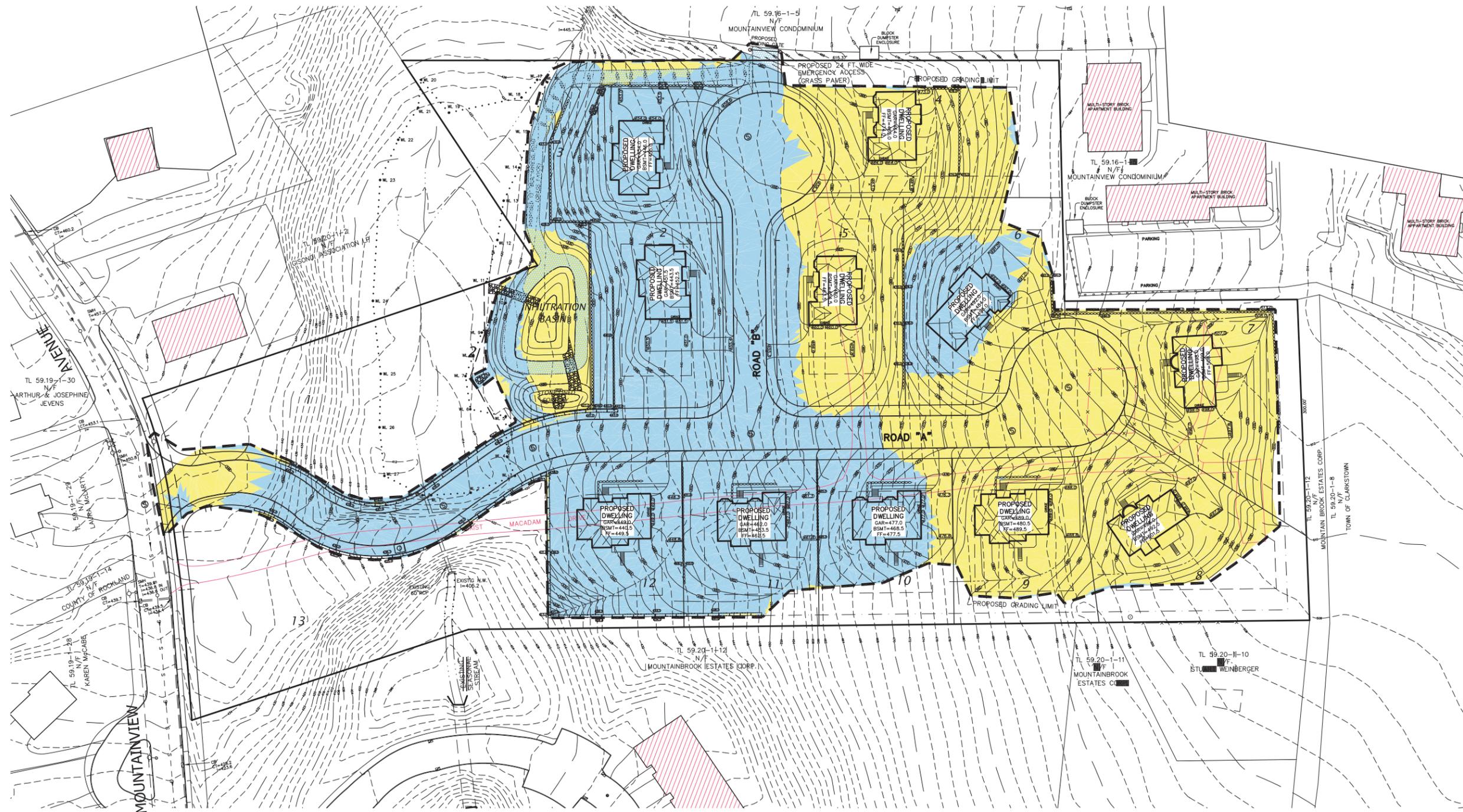
- ⊗ 5300 DENOTES TREE TO BE REMOVED
- 5400 DENOTES TREE TO REMAIN

Figure 4-7: Tree Preservation Plan
 Kury Homes DEIS Addendum
 Town of Clarkstown, Rockland County, NY
 Source: Atzl, Scatassa & Zigler P.C.
 Drawing Date: 01/23/08, revised 06/15/09
 Scale: 1" = 100'



SLOPE LEGEND		LEGEND	
[White Box]	0-10% SLOPE AREA 1.8 AC.	[Dashed Line]	EXISTING 2' CONTOUR
[Green Box]	10-15% SLOPE 2.4 AC.	[Dashed Line]	EXISTING 10' CONTOUR
[Blue Box]	15-30% SLOPE 2.8 AC.	[Line with W]	EXISTING WATERLINE
[Purple Box]	30-50% SLOPE 0.2 AC.	[Line with Fire Hydrant]	EXISTING FIRE HYDRANT
[Red Box]	50% + SLOPE 0.0 AC.	[Line with G]	EXISTING GAS LINE
[Total Area]	TOTAL AREA OF DISTURBANCE 7.2 ACRES	[Line with CB]	EXISTING CATCH BASIN
		[Line with SMH]	EXISTING SEWER MANHOLE
		[Line with S]	EXISTING SEWER LINE
		[Spot Elevation]	EXISTING SPOT ELEVATION
		[Line with Stone Wall]	PROPOSED STONEWALL
		[Line with Block Wall]	PROPOSED BLOCK WALL
		[Dashed Line]	PROPOSED 2' CONTOUR
		[Dashed Line]	PROPOSED 10' CONTOUR
		[Line with WS]	PROPOSED WATER SERVICE
		[Line with Fire Hydrant]	PROPOSED FIRE HYDRANT
		[Line with GS]	PROPOSED GAS SERVICE
		[Line with CB]	PROPOSED CATCH BASIN
		[Line with SMH]	PROPOSED SEWER MANHOLE
		[Line with SS]	PROPOSED SEWER HOUSE CONNECTION
		[Spot Elevation]	PROPOSED SPOT ELEVATION
		[Line with SF]	PROPOSED SILT FENCE
		[Line with FM]	PROPOSED FORCE MAIN

Figure 4-8: Slope Disturbance
 Kury Homes DEIS Addendum
 Town of Clarkstown, Rockland County, NY
 Source: Atzi, Scatassa & Zigler P.C.
 Drawing Date: 01/23/08, revised 06/15/09
 Scale: 1" = 100'



CUT & FILL LEGEND

AREA	VOLUME
FILL 3.8 AC.	43,637 CU. YARD
CUT 3.6 AC.	27,158 CU. YARD
NET: 16,480 CU. YARD FILL	

LEGEND

--- 362 ---	EXISTING 2' CONTOUR	--- 362 ---	PROPOSED 2' CONTOUR
--- 360 ---	EXISTING 10' CONTOUR	--- 360 ---	PROPOSED 10' CONTOUR
W	EXISTING WATERLINE	WS	PROPOSED WATER SERVICE
⊗	EXISTING FIRE HYDRANT	⊗	PROPOSED FIRE HYDRANT
G	EXISTING GAS LINE	GS	PROPOSED GAS SERVICE
▭ CB	EXISTING CATCH BASIN	▭ CB	PROPOSED CATCH BASIN
==	EXISTING STORM DRAIN LINE	---	PROPOSED STORM DRAIN LINE
○ SMH	EXISTING SEWER MANHOLE	○ SMH	PROPOSED SEWER MANHOLE
- - - - -	EXISTING SEWER LINE	SS	PROPOSED SEWER HOUSE CONNECTION
+ 360.0	EXISTING SPOT ELEVATION	+ 360.0	PROPOSED SPOT ELEVATION
⊖	PROPOSED STONEWALL	SF	PROPOSED SILT FENCE
⊖	PROPOSED BLOCK WALL	FM	PROPOSED FORCE MAIN

Figure 4-9: Cut & Fill Analysis
 Kury Homes DEIS Addendum
 Town of Clarkstown, Rockland County, NY
 Source: Atzi, Scatassa & Zigler P.C.
 Drawing Date: 01/23/08, revised 06/15/09
 Scale: 1" = 100'



Figure 4-10: Post Development View along Mountainview Avenue
Kury Homes DEIS Addendum
Town of Clarkstown, Rockland County, NY
Source: TMA Photo, 11/13/04