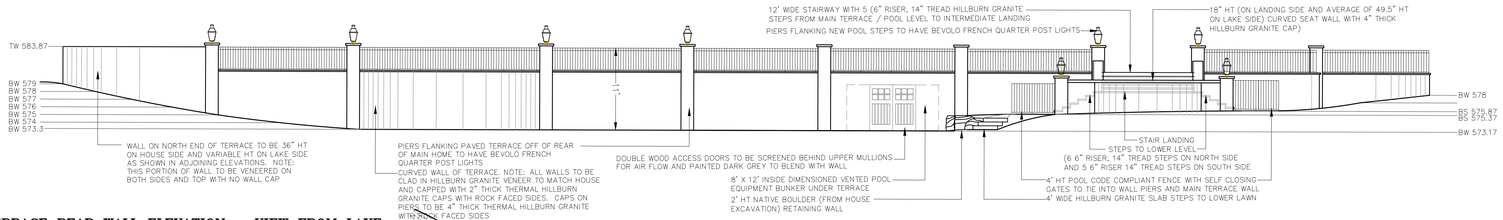
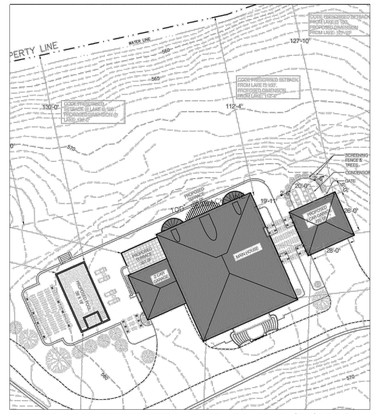
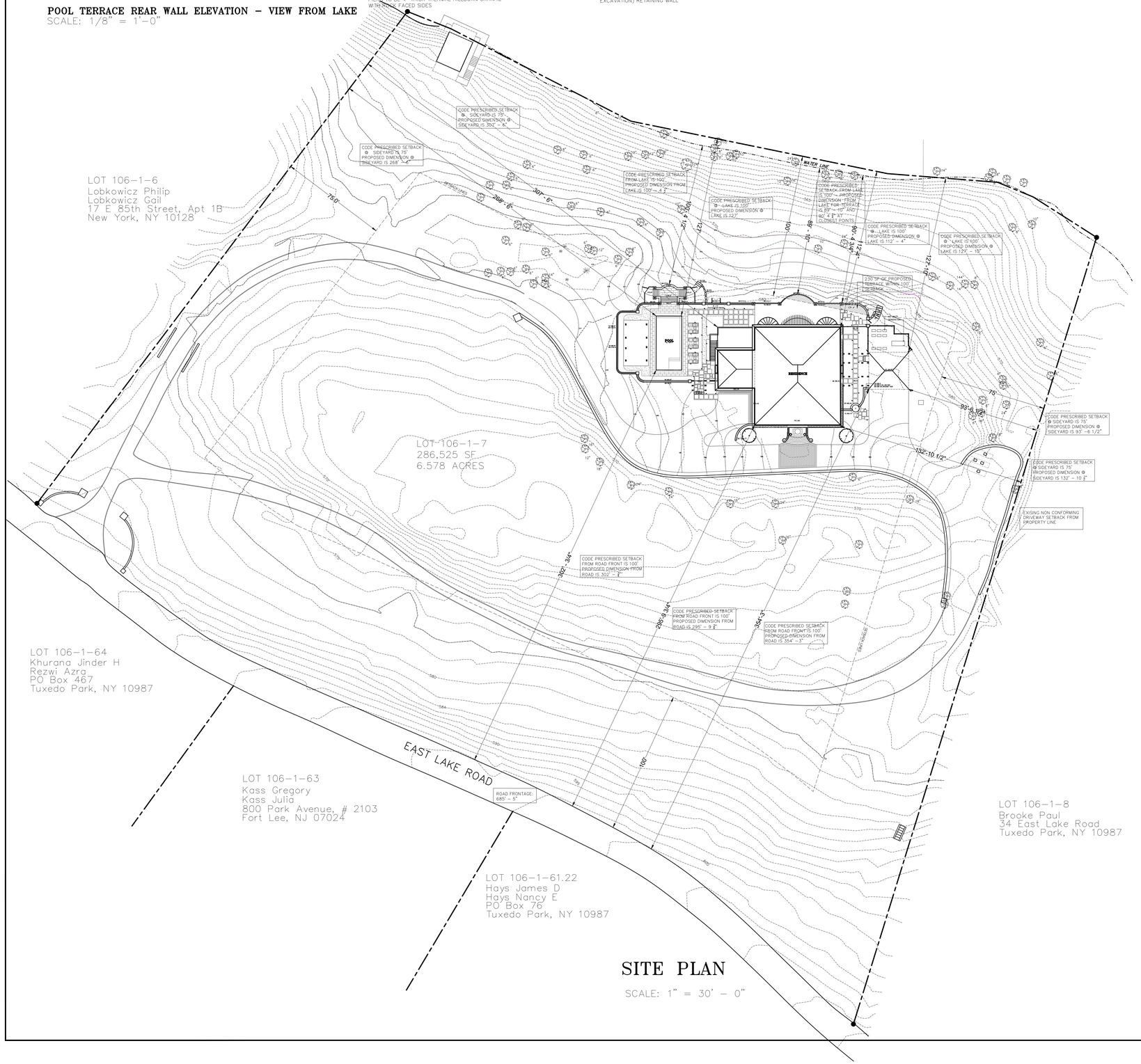


POOL TERRACE REAR WALL ELEVATION – VIEW FROM LAKE
SCALE: 1/8" = 1'-0"

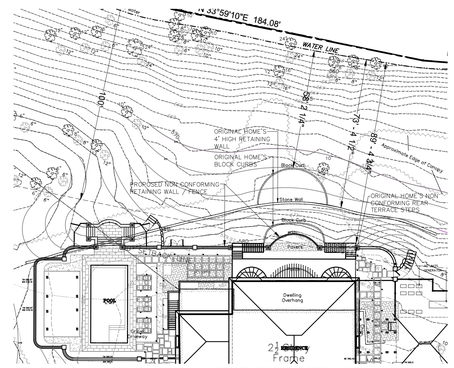
REAR VIEW OF ORIGINAL WALLS



ORIGINALLY SUBMITTED SITE PLAN 8/8/2022



SITE PLAN
SCALE: 1" = 30' – 0"



ORIGINAL HOME'S NON CONFORMING TERRACE AND WALLS VS CURRENT PROPOSED TERRACE
SUPERIMPOSED PLAN

Attachment B
Village of Tuxedo Park

SITE PLAN TABLE - MINIMUM DATE REQUIREMENTS

Site plan table must be prepared, dated and signed by applicants architect or engineer and copied onto the site plan
All measurements included in the site plan table below must be clearly indicated on the site plan.

		Check One
Zoning District	AA	✓
	G-O	
	RLP-O	

Village Code Category	Village Code Section	Allowance Under Current Code	Existing Condition	Proposed Condition	Existing Non-Conforming	Variance Requested: Feet	Variance Requested: Percent
Lot Area	100-A	4 Acres	6.6 Acres	6.6 Acres	N/A		
Road Frontage	100-B	250'-0" dim.	685'-5"	685'-5"			
Front Yard Setback	100-B	100'-0"					
House		100'-0"	295'-9 3/4" (Nearest Point)	295'-9 3/4" (Nearest Point)			
Garage		100'-0"	N/A	354'-3" (Nearest Point)			
Pool		100'-0"	N/A	301'-4" (Nearest Point)			
Rear Yard Setback	100-B						
House		100'-0"	112'-4" (Nearest Point)	112'-4" (Nearest Point)			
Garage		100'-0"	N/A	127'-10" (Nearest Point)			
Pool		100'-0"	N/A	127' (Nearest Point)			
Side Yard North Setback	100-B						
House		75'	132'-10 1/2" (Nearest Point)	132'-10 1/2" (Nearest Point)			
Garage		75'	N/A	93'-6 1/2"			
Side Yard South Setback	100-B						
House		75'	302'-1" (Nearest Point)	302'-6" (Nearest Point)			
Pool		75'	N/A	268'-6" (Nearest Point)			
Net Floor Area	100-B						
Ground Floor SF		1,500 SF	6,017 SF	5,0454			
Total SF		3,000 SF	13,045 SF	14,311 SF			
Decks/Porches	100-9	25% of Ground Floor Sq. Ft. = 1,079 SF	1272 SF	835 SF			
Lot Coverage	100-11	Up to 25% of Lot	Lot Coverage: 31,00 SF = 10.9%	Lot Coverage: 32,931 SF = 12.2%			
Road Cut	B3-1			No Change			
Driveway Sight Distance	100-18B			No Change			
Driveway Grades	100-21			No Change			
Driveway Setback Adjacent Property Lines	100-21	10' min.		New and existing garage driveways comply with 10' minimum setback from property lines	Existing driveway at north property line is within 10' min.		
Slope	100-12			Existing Lot - N/A			
Ridge Line	100-11			Existing Lot - N/A 510-5 1/2"			
Distance to Lake	100-B						
House		100'	112'-4" (Nearest Point)	112'-4" (Nearest Point)			
Garage		100'	N/A	127'-4" (Nearest Point)			
Terrace		100'	79' - 4 1/4" to wall, 89' - 4 1/4" to terrace steps	89' - 10 " at closest point	Original home's terrace encroached on 100' lake setback.	10' 2 "	10%
Lake Frontage	100-B		516'-5 1/2"	516'-5 1/2"			
Accessory Use	100-8B(7K						
Building/Shed	100-8B(7K						
Garage			N/A	Compliant with Section 100-8B(7K			
Shed			N/A	Compliant with Section 100-8B(7K			
Fences Setback Road	100-18			Unchanged			
Fences Setback Property Line	100-18			Unchanged			
Fence / Wall Height	100-18	6'	Previous wall 4' + 2' additional for block curbs	12' for wall / fence combo at highest point		5'	83%
Driveway Width	100-21			Unchanged			
Building Height	100-22		Roof Peak = 615'	Roof Peak = 615'			
Parking	100-6C			New Garage is compliant			
Other							

_____Michael Schmidtberger_____
Applicant

_____Lot 106-1-7_____
Section/Block/Lot

Andrea Buckingham
Signature of Landscape Architect

Andrea Buckingham, RLA
Firm

March 1,2024
Date

Andrea Buckingham
Licensed Landscape Architect
NJ LIC# 21AS000649
NY LIC# 002766-1

87 North Pocono Road
Mountain Lakes, NJ 07046
Tel: 973-983-0616

Email: abuckinghamlla@gmail.com

SUNG SCHMIDTBERGER RESIDENCE

36 EAST LAKE ROAD
TUXEDO PARK, NY 10987

BZA SITE PLAN

Date 3/7/2024

Revisions

Drawn by APB

Scale

GRAPHIC SCALE
0 5 15 30 60
(IN FEET)
1 inch = 30 ft.

North

Sheet:
L-6