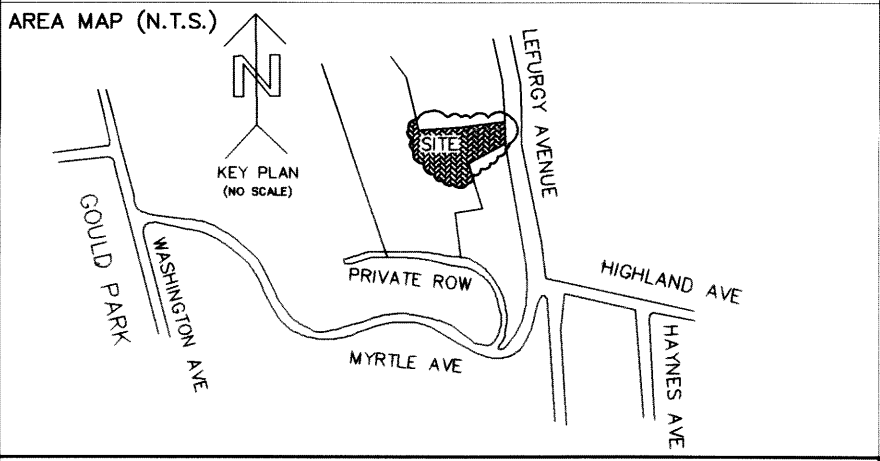


JOB NUMBER SUBDIVISION-85 MYRTLE DRIVE

SURVEYED IN ACCORDANCE WITH LIBER 10550, PAGE 119.

LOT AREA TABULATION:	
PARCEL A	123,724 Sq Ft
PARCEL B	26,815 Sq Ft
TOTAL AREA	150,539 Sq Ft

NOTE: SURFACE ELEVATIONS AND UNDERGROUND APPURTENANCES, IF ANY, WHETHER OR NOT SHOWN ARE NOT GUARANTEED. UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS VIOLATION OF 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW.



PROPOSED PARCEL A ZONING TABLE

PROPERTY LOCATION:		PROPOSED PARCEL A:	
OWNER:		RENATO DIRUSSO	
TAX ID NUMBER:		85-1 MYRTLE AVENUE DOBBS FERRY NEW YORK 10622	
ZONING DISTRICT:		OF-2	
REQUIREMENT	UNITS	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	SQ.FT.	20,000	123,724
MINIMUM LOT WIDTH	FEET	125	187.60
MINIMUM LOT DEPTH	FEET	125	87.61
MAX. LOT COVERAGE BY BUILDINGS	%	10	0.00
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	40	26.17
MINIMUM FRONT YARD SETBACK	FEET	30	± 195.30
MINIMUM REAR YARD SETBACK	FEET	30	± 186.70
MINIMUM SIDE YARD SETBACK EACH	FEET	30	± 186.30
MINIMUM SIDE YARD SETBACK BOTH	FEET	30	± 194.80
MINIMUM ACCESSORY SETBACK	FEET	10	16.40
STORIES	NUMBER	2.5	2.5
MAXIMUM HEIGHT	FEET	35	N/A
OFF STREET PARKING	NUMBER	2	0

\* VARIANCE GRANTED FOR RELIEF FROM 30-40, WHICH REQUIRED LOT FRONTAGE ON AN IMPROVED STREET

PROPOSED PARCEL B ZONING TABLE

PROPERTY LOCATION :		PROPOSED PARCEL B: LEFURGY AVENUE		
OWNER:		RENATO DIRUSSO		
TAX ID NUMBER:		85-1 MYRTLE AVENUE DOBBS FERRY NEW YORK 10622		
ZONING DISTRICT :		OF-2		
REQUIREMENT		UNITS	REQUIRED/ ALLOWED	PROPOSED
LOT AREA PARCEL B GROSS		SQ.FT.	20,000	26,815.34
LOT AREA PARCEL B NET		SQ.FT.	20,000	22,003.34
MINIMUM LOT WIDTH		FEET	125	57.18 *
MINIMUM LOT DEPTH		FEET	125	222.50
MAX. LOT COVERAGE BY BUILDINGS		%	10	10.70
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES		%	40	26.36
MINIMUM FRONT YARD SETBACK		FEET	30	83.50
MINIMUM REAR YARD SETBACK		FEET	25	36.1
MINIMUM SIDE YARD SETBACK EACH		FEET	20	25.25
MINIMUM SIDE YARD SETBACK BOTH		FEET	50	54.25
STORIES		NUMBER	2.5	2.5
MAXIMUM HEIGHT		FEET	35	32
OFF STREET PARKING		NUMBER	2	2
* VARIANCE GRANTED				

REVISIONS:

REVISED PER COMMENTS ON JULY 03, 2019.

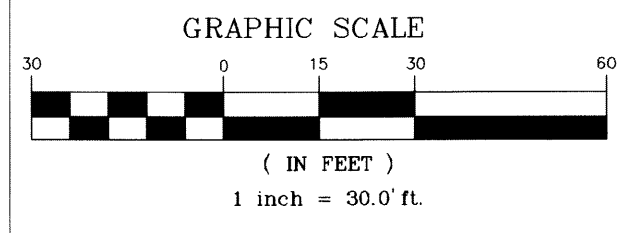
REVISED PER COMMENTS ON JULY 26, 2019.

REVISED PER COMMENTS ON JULY 29, 2019.

REVISED PER COMMENTS ON AUGUST 12, 2019.

REVISED PER COMMENTS ON OCTOBER 03, 2019.

Summit Land Surveying P.C.  
21 Drake Lane  
White Plains, N.Y. 10607.  
Tel. 9146297758



Survey in accordance with Liber 10550, Page 119, TOGETHER with an easement from time to time, of entering upon other property now or formerly of Charles Bernuth adjoining the premises described in above Liber Page for the purpose of maintaining, operating, replacing and reconstructing the sewer main, gas main and public utility facilities which supply the premises above described and

TOGETHER with the right and easement to drain the water from the swimming pool on the premises above described to remaining lands now or formerly of Charles Bernuth adjoining on the east only as long as said swimming pool or any replacement thereof on the same site exists, per Liber 5865, Page 270.

NOTE: The Village of Dobbs Ferry requires a Final Site Plan Review for the approval of construction of a single-family home on the newly created building lot.

"An irrevocable, non-exclusive easement is hereby established upon, over under and across the Easement Area shown on Parcel B for the benefit of Parcel A for the installation, use, maintenance, repair, replacement and relocation of water, sewer, gas (if applicable) electric, cable television and internet poles, lines, mains and related equipment for the provision of service to parcel A by the respective water, sewer, gas (if applicable) and utility providers. This Note will be supplemented by a Declaration of Easement to be recorded concurrently with the filing of this plat."

- NOTE: Three variances were required from the Dobbs Ferry Zoning Board of Appeals for the creation of the building lot parcel shown on this Plat Map. These three variances were granted at a Public Hearing conducted by the Zoning Board of Appeals on April 10, 2019 at the Dobbs Ferry Village Hall.
- Dobbs Ferry requires every building lot to have frontage on a street improved to Village standards. While the parcel created by this Plat Map has legal frontage on Lefurgy Avenue, the creation of this parcel eliminates the existing frontage on Lefurgy Avenue serving the parcel from which this new parcel has been subdivided. The existing access and egress to 85 Myrtle Avenue, the parcel from which this newly created parcel was subdivided, is from a private shared driveway connecting to Myrtle Avenue. On April 10, 2019, the Zoning Board of Appeals granted a variance permitting 85 Myrtle Avenue to no longer have frontage on a street improved to the Village standards.
  - Dobbs Ferry requires every building lot to have a minimum lot width. In the OF-2 zoning district within which the parcel created by this Plat Map is located, the required minimum lot width is 125 feet. The building lot created by this Plat Map has an irregular shape, with portions that are narrower than the minimum required lot width, as well as wider than the minimum lot width. The minimum lot width on the parcel created by this Plat Map is the frontage on Lefurgy Avenue, where the lot width is approximately 57 feet. On April 10, 2019, the Zoning Board of Appeals granted a variance permitting the parcel created by this Plat Map to have a lot width that is narrower than that required by the Dobbs Ferry Zoning Ordinance.
  - Dobbs Ferry requires every building lot to accommodate a rectangle capable of containing 80% of the required lot area with no dimension of that rectangle having a dimension less than 80% of the required minimum lot width. For the parcel created by this Plat Map, that means a rectangle containing 16,000 square feet with no dimension less than 100 feet in length. On April 10, 2019, the Zoning Board of Appeals granted a variance permitting the minimum dimension on the required rectangle being 71 feet instead of 100 feet.

I, RAKESH R. BEHAL, THE LAND SURVEY WHO MADE THIS MAP DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY SHOWN HEREON WAS COMPLETED ON MARCH 25, 2019, AND THIS MAP WAS COMPLETED ON OCT. 15, 2019.

DATE: OCT. 15, 2019

RAKESH R. BEHAL, L.S. LICENSE No. 050666

WESTCHESTER COUNTY DEPARTMENT OF HEALTH  
CITY OF NEW ROCHELLE, NEW YORK

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1021 OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER FACILITIES TO SERVE ALL STRUCTURES INTENDED FOR HUMAN OCCUPANCY CONSTRUCTED HEREIN.

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING THIS ENDORSEMENT, ANY ENSURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND. EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE IN ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH OF BEHALF OF THE DEPARTMENT OF HEALTH

DATE: 10/30/2019

OWNERS CERTIFICATION

THE UNDERSIGNED OF THE PROPERTY SHOWN HEREON IS FAMILIAR WITH THIS MAP AND LEGENDS, NOTES AND CONDITIONS SHOWN HEREON AND APPROVED FOR FILING IN THE DIVISION OF LAND RECORDS

DATE: 10/31/19

OWNER: LORI A. DIRUSSO

OWNER: RENATO DIRUSSO AND LORI A. DIRUSSO.

"APPROVED SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF A RESOLUTION DATED JULY 11, 2019 OF THE PLANNING BOARD OF THE VILLAGE OF DOBBS FERRY, NEW YORK. ANY CHANGES, ERASURE, MODIFICATION, OR REVISION OF THIS PLAN, ABSENT RE-APPROVAL FROM THE PLANNING BOARD, SHALL VOID THIS APPROVAL."

DATE: 10/10/19

CHAIRMAN: RAKESH R. BEHAL

ALL TAXES DUE TO DATE HAVE BEEN PAID.

DATE: 10-15-2019

RECEIVER OF TAXES VILLAGE OF DOBBS FERRY

TAX ASSESSMENT MAP DESIGNATION

LOT-2  
BLOCK 17  
SECTION 3.50

ALL TAXES DUE TO DATE HAVE BEEN PAID.

DATE: 10/30/19

RECEIVER OF TAXES TOWN OF GREENBURGH

FILED OCT 18 2019

NUMBER 28346

PAID 10.00

UTILITIES DESIGNED BY:

MICHAEL J. SANDOR, P.E.

MJS ENGINEERING AND LAND SURVEYING P.C.

COUNTY SHEET 61, BLOCK NUMBER 5829

FINAL SUBDIVISION OF PROPERTY PREPARED FOR  
RENATO DIRUSSO AND LORI A. DIRUSSO  
LOCATED IN THE  
VILLAGE OF DOBBS FERRY  
TOWN OF GREENBURGH  
WESTCHESTER COUNTY STATE OF NEW YORK.

Said parcels A and B (proposed parcel) are the part of a certain map entitled, "Alingment of Avenues, Streets & Roads in Ardsley Park in Villages of Dobbs Ferry and Irvington, Town of Greenburgh, County of Westchester, N.Y. and said map is filed in the County Clerk's office, Division of Land Records, Westchester County, New York, on March 14, 1924 as Map Number 2590.

SCALE: 1"= 30.0'  
Measurement in U.S. Standard.

COPYRIGHT © 2019 SUMMIT LAND SURVEYING P.C.

Filed in the Office of the County Clerk of Westchester County Division of Land Records

OCT 18 2019

SCALE: 1"= 30.0'  
Measurement in U.S. Standard.