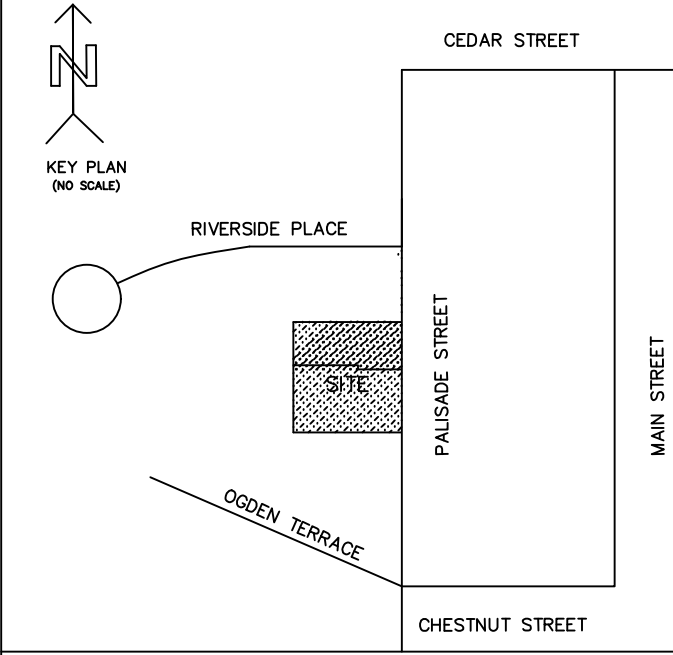
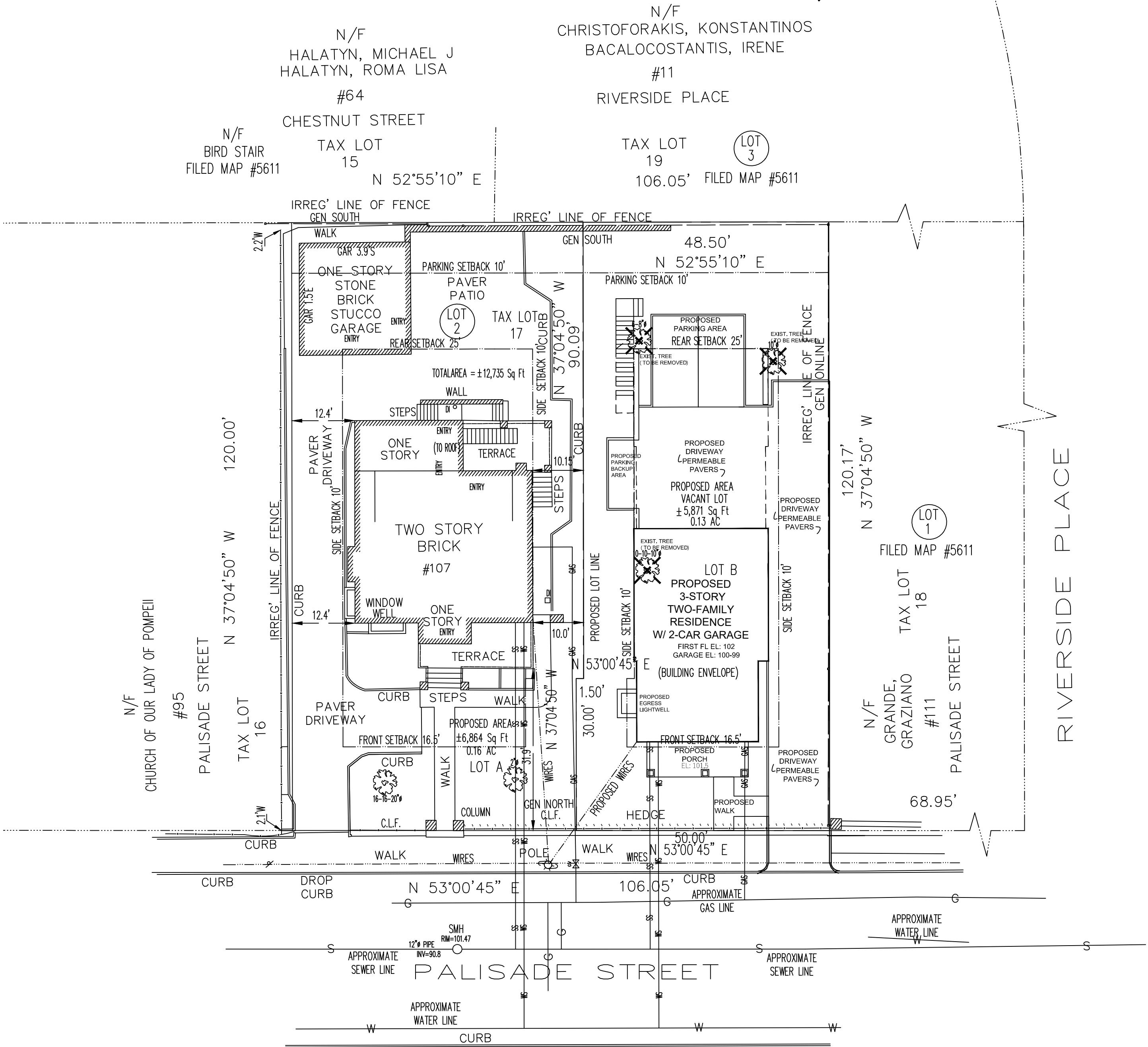




PROPOSED PARCEL A ZONING TABLE		
PROPERTY LOCATION: PROPOSED PARCEL A: 107 PALISADE STREET, DOBBS FERRY NY 10522 OWNER: MARIA T LORENZ 10 NARRAGANSETT AV, OSSINING NY 10562 & LINA GARCIA 19 RITA DRIVE, NEW FAIRFIELD CT 06812 TAX ID NUMBER: 3.80-36-17		
ZONING DISTRICT: MDR-2		
	REQUIRED/ALLOWED	PROPOSED
LOT AREA	5,000 SF	6,864 SF
MINIMUM LOT WIDTH	50 FT	56.08 FT
MINIMUM LOT DEPTH	100 FT	120 FT
MAX. LOT COVERAGE BY BUILDINGS	40% 2,746 SF	26% 1,807 SF
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	60% 4,119 SF	77%* 5,255 SF *VARIANCE RECEIVED 9/13/23
MINIMUM FRONT YARD SETBACK	16.5 FT	36.8 FT
MINIMUM REAR YARD SETBACK	25 FT	39.08 FT
MINIMUM SIDE YARD SETBACK EACH	10 FT	12.4 FT & 10 FT
MINIMUM SIDE YARD SETBACK BOTH	20 FT	22.4 FT
MAXIMUM STORIES	3 STORIES MAX.	2
MAXIMUM HEIGHT	42 FT	EXIST.
NUMBER OF DWELLING UNITS	N/A	3 x 1-BR UNITS
MINIMUM LOT AREA PER DWELLING UNIT	800 SF	2,288.3 SF
PARKING REQUIREMENT	2 SPACES/DWELLING UNIT 6 SPACES	6: 4 OUTDOOR & 2 IN EXIST. GARAGE
OUTDOOR PARKING SETBACK TO PROPERTY LINE	10 FT MIN.	12.25 FT REAR 6.1 FT* NORTH SIDE * VARIANCE RECEIVED 9/13/23

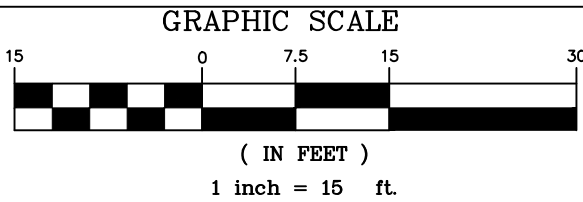
PROPOSED PARCEL B ZONING TABLE		
PROPERTY LOCATION: PROPOSED PARCEL B: 107 PALISADE STREET, DOBBS FERRY NY 10522 OWNERS: MARIA T LORENZ 10 NARRAGANSETT AV, OSSINING NY 10562 & LINA GARCIA 19 RITA DRIVE, NEW FAIRFIELD CT 06812 TAX ID NUMBER: 3.80-36-17		
ZONING DISTRICT: MDR-2		
	REQUIRED/ALLOWED	PROPOSED
LOT AREA	5,000 SF	5,871 SF
MINIMUM LOT WIDTH	50 FT	50 FT
MINIMUM LOT DEPTH	100 FT	120 FT
MAX. LOT COVERAGE BY BUILDINGS	40% 2,348 SF	35% 2,082 SF
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	60% 3,522 SF	59.7% 3,505 SF
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES DEDUCTING 45% FOR PERMEABLE PAVERS	60% 3,522 SF	50.2% 2,945 SF
MINIMUM FRONT YARD SETBACK	16.5 FT	17.5 FT
MINIMUM REAR YARD SETBACK	25 FT	25 FT
MINIMUM SIDE YARD SETBACK EACH	10 FT	10 FT
MINIMUM SIDE YARD SETBACK BOTH	20 FT	20 FT
MAXIMUM STORIES	3 STORIES MAX.	3
MAXIMUM HEIGHT	42 FT	33 FT / 41 FT TO BULKHEAD
NUMBER OF DWELLING UNITS	N/A	2 UNITS (2-BR & 3-BR)
MINIMUM LOT AREA PER DWELLING UNIT	800 SF	2,935 SF
PARKING REQUIREMENT	2 SPACES/DWELLING UNIT 4 SPACES	4 TOTAL : 2 OUTDOOR & 2 IN NEW GARAGE
OUTDOOR PARKING SETBACK TO PROPERTY LINE	10 FT MIN.	16.8 FT REAR 13.75 FT & 17.75 FT SIDE

LEGEND:	
	DROP CURB
	LIGHT
	LIGHT POLE
	TRAFFIC SIGN
	TREE(14" SIZE)
	UTILITY POLE
	HYDRANT
	WATER VALVE
	GAS VALVE
	DRAINAGE INLET
	CATCH BASIN
	SEWER MANHOLE
	ELECTRIC MANHOLE
	WATER MANHOLE
	W-WATER MAIN
	S-SEWER
	E-ELECTRIC LINE
	G-GAS LINE
	OVER HEAD WIRES
	CHAIN LINK FENCE
	TC TOP OF CURB
	BC BOTTOM OF CURB
	TW TOP OF WALL
	BW BOTTOM OF WALL



ORIGINAL LOT SIZE 12,735 S.F.
PROPOSED LOT A SIZE 6,864 S.F. AND LOT B SIZE 5,871 S.F.
NOTE: THIS PROPERTY IS REFERENCED IN CONT#620623648.

Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607
Tel. (914) 629-7758



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.

ALL TAXES DUE TO DATE HAVE BEEN PAID. _____ DATE _____	SUBDIVISION MAP OF PREPARED FOR LORENZ MARIA T. KNOWN AS LOT NUMBER 2 AS SHOWN ON A CERTAIN MAP ENTITLED MAP OF VICTORY PARK Said map is filed in the County Clerk's office, Division of Land Records, Westchester County, New York, on July 21, 1942 as Map Number 5611. LOCATED AT VILLAGE OF DOBBS FERRY TOWN OF GREENBURGH WESTCHESTER COUNTY STATE OF NEW YORK.	
RECEIVER OF TAXES OF VILLAGE OF DOBBS FERRY _____ DATE _____	RECEIVER OF TAXES OF TOWN OF GREENBURGH _____ DATE _____	NEW PROPOSED DESIGNATED AS LOT A AND LOT B.
TAX ASSESSMENT MAP DESIGNATION LOT 17 BLOCK 36, SECTION 3.80.	WESTCHESTER COUNTY SHEET 60 BLOCK NUMBER 5789	JOB NUMBER WCRO5611-2
		DATE: FEB. 22, 2024.
		SCALE: 1"= 15' Measurement in U.S. Standard.
		COPYRIGHT © 2024 SUMMIT LAND SURVEYING P.C.

I, RAKESH R. BEHAL, THE LAND SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON WAS COMPLETED ON JUNE 27, 2023 AND THAT THIS MAP WAS COMPLETED ON FEBRUARY 22, 2024.

_____.DATE_____

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

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE
DIVISION OF LAND RECORDS.

_____.DATE_____

OWNER NAME: MARIA THERESA LORENZ
ADDRESS: 10 NARRAGANSETT AVENUE, OSSINING NY 10562

_____.DATE_____

OWNER NAME: LINA GARCIA
ADDRESS: 19 RITA DRIVE, NEW FAIRFIELD CT 06812

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
CITY OF NEW ROCHELLE, N.Y.

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 EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED. THESE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH LAND IMPROVEMENT PLANS AND SPECIFICATIONS APPROVED BY AND IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING.

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

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

_____.DATE_____

(VILLAGE OF DOBBS FERRY, N.Y. PLANNING BOARD)

THIS IS TO CERTIFY THAT THIS SUBDIVISION HAS BEEN APPROVED BY THE PLANNING BOARD OF THE CITY OF MOUNT VERNON BY THE RESOLUTION OF APPROVAL

Date: _____

By: _____ Date: _____

Chairman's or Secretary's signature

EXISTING SANITARY SEWER IS ADEQUATE AND WILL BE FURNISHED AND MAINTAINED TO SERVICE NEW CONSTRUCTION IN THIS SUBDIVISION.

_____.DATE_____

COMMISSIONER OF PUBLIC WORKS

_____.DATE_____

VILLAGE ENGINEER