

NOTE: Property also known as Lot No.43 as on "MAP OF VALUABLE BUILDING LOTS AT DOBBS FERRY..."
Filed in the W.CO.R.O. on June 20, 1888, as Map No.552

SUBDIVISION MAP OF
PROPERTY BELONGING TO
MICHAEL LANG & LUCIEN MARTIN

Situate in the
Village of Dobbs Ferry,
Town of Greenburgh,
Westchester County,
New York.

Date: March 23, 2022 Scale: 1"= 25'
Tax lot 2, Block 51, Section 3.90
County Sheet 61 County Block 5809
Total Area= 7,834 s.f.
Number of Lots= 2

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 lands records.

Owner _____ Date _____

OWNER _____ DATE _____

TAX ASSESSMENT MAP DESIGNATION
Lot 2
Block 51
Section 3.90

All taxes due have been paid.

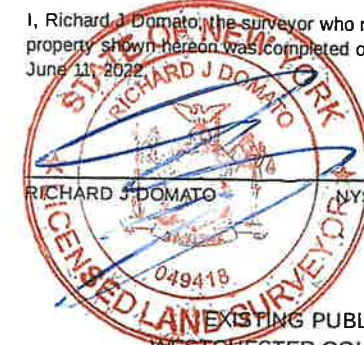
RECEIVER OF TAXES - VILLAGE OF DOBBS FERRY _____ Date _____

All taxes due have been paid.

RECEIVER OF TAXES - TOWN OF GREENBURGH _____ Date _____

Unauthorized changes or additions to a survey map bearing a licensed Land Surveyor's seal is a violation of the Section 7209, Subdivision 2 of the New York State Education Law.

I, Richard J. Domato, the surveyor who made this map do hereby certify that the survey of the property shown hereon was completed on March 23, 2022 and this map was completed on June 11, 2022.



NYS Lic. No 049418

Date

EXISTING PUBLIC WATER/ PUBLIC SEWER
WESTCHESTER COUNTY DEPARTMENT OF HEALTH

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 hereon.

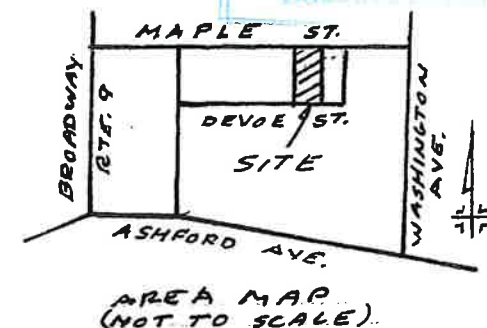
Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. Any erasures, changes, additions or alterations of any kind except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.

APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH _____ Date _____

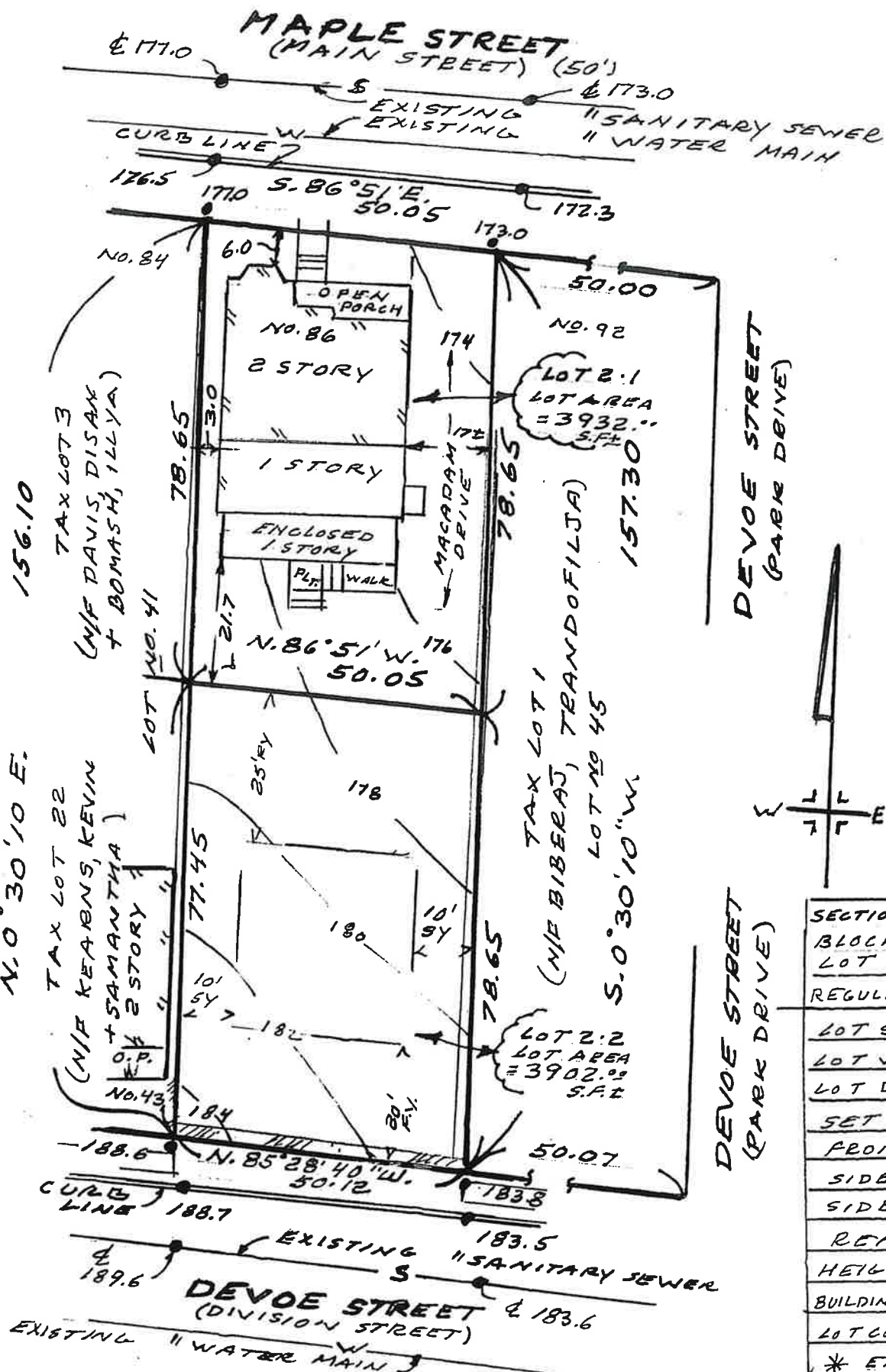
VILLAGE OF DOBBS FERRY PLANNING BOARD

Approved subject to all requirements and conditions of a resolution dated _____, 2022 of the Planning Board of the Village of Dobbs Ferry, New York. Any changes, erasures, modification, or revision of this plat, absent re-approval from the Planning Board, shall void this approval.

Chairman _____ Date _____



Prepared by the Office of
RICHARD J. DOMATO
LAND SURVEYOR
P.O. BOX 162
Putnam Valley, N.Y. 10579



SECTION 3.90 BLOCK 51 LOT 2		DISTRICT MDR-1 MIXED-DENSITY RESIDENTIAL			
REGULATION	REQUIRED	LOT 1	LOT 1 VARIANCE	LOT 2	LOT 2 VARIANCE
LOT S.F.	5000	3932	YES	3902	YES
LOT WIDTH	50'	50.05		50.12	
LOT DEPTH	100'	78.65	YES	77.45	YES
SET BACKS					
FRONT	20'	6'	*	20'	
SIDE ONE	10'	3'	*	7'	YES
SIDE BOTH	20'	20'		15'	YES
REAR	25'	21.7	YES	14.83	YES
HEIGHT (FEET)	40'			33.5	
BUILDING COVERAGE	27%	35.9±%	YES	40.3%	YES
LOT COVERAGE	54%	65.1±%	YES	53.6%	
* EXISTING NON-CONFORMING					