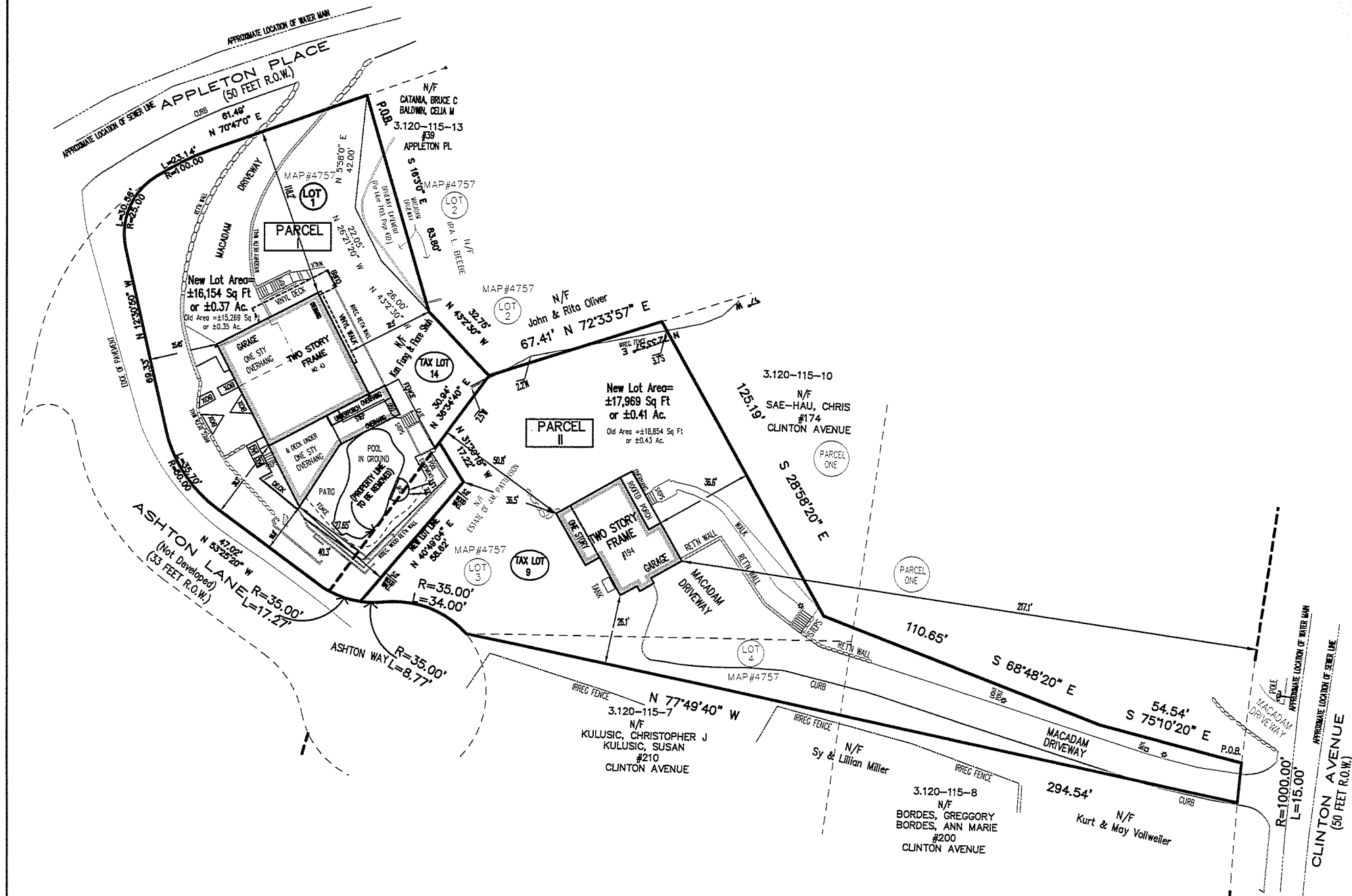
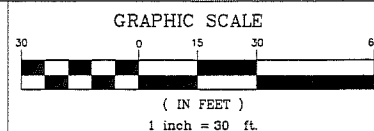


ZONING TABLE					
ZONING DISTRICT	REQUIRED	194 CLINTON AVENUE (CURRENT)	194 CLINTON AVENUE (NEW)	43 APPLETON AVENUE (CURRENT)	43 APPLETON AVENUE (NEW)
	OF-3	OF-3	OF-3	OF-3	OF-3
MINIMUM NET LOT AREA (SF)	15,000	18,854	17,969	15,269	16,154
MINIMUM LOT WIDTH (FEET)	100	15'	NO CHANGE	84.63	NO CHANGE
MINIMUM LOT DEPTH (FEET)	100	348.64	337.31	167.55	199.88
MAXIMUM LOT COVERAGE BY BUILDING (%)	20%	5.6%	5.6%	15.8%	14.8%
MAXIMUM LOT COVERAGE BY IMPERVIOUS SURFACES (%)	40%	23%	24.2%	48.55% *	45.75% *
MINIMUM FRONT YARD SET BACK (FEET)	30	217.1	NO CHANGE	63.4	NO CHANGE
MINIMUM REAR YARD SET BACK (FEET)	25	50.8	36.5	27.65	40.3
MINIMUM SIDE YARD SET BACK (EACH) (FEET)	15	26.1	NO CHANGE	18.8	NO CHANGE
MINIMUM SIDE YARD SET BACK (BOTH) (FEET)	40	(62.7 TOTAL)	NO CHANGE	(51.3 TOTAL)	NO CHANGE
EXISTING NON CONFORMING (*)					



REVISIONS		
DATE	DESC	BY
6-15-20	ZONING TABLE ADDED	RB

Summit Land Surveying P.C.
64 Virginia Avenue
Dobbs Ferry NY 10522
Tel. 9146297758



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.

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 AUGUST 14, 2019, AND THIS MAP WAS COMPLETED
ON APRIL 07, 2020.

DATE _____
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 ADDITIONS OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE IN THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

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

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	OWNER
DATE	OWNER

OWNER: DANIEL PENNESSI AND KRISTEN PENNESSI.
OWNER: FRANCES REA.

"APPROVED SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF A RESOLUTION DATED-----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 _____ CHAIRMAN _____

ALL TAXES DUE TO DATE HAVE BEEN PAID.
DATE _____

RECEIVER OF TAXES VILLAGE OF DOBBS FERRY

TAX ASSESSMENT MAP DESIGNATION

LOT-14	LOT-9
BLOCK 115	BLOCK 115
SECTION 3.120	SECTION 3.120

ALL TAXES DUE TO DATE HAVE BEEN PAID.

DATE
RECEIVER OF TAXES TOWN OF GREENBURGH

FINAL PLAT SHOWING NEW LOT LINES FOR
DANIEL PENNESSI, KRISTEN PENNESSI
AND FRENCE REA

AND FENCES NEAR
LOCATED IN THE
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER COUNTY STATE OF NEW YORK.

THESE PREMISES BEING LOTS 1, PART OF LOTS 3 AND 4 AS SHOWN ON A MAP ENTITLED (SUBDIVISION MAP VILLARD HILL) AND FILED ON AUGUST 31, 1938 AS COUNTY CLERK FILED MAP NUMBER 4757.

NOW DESIGNATED AS PARCEL I AND PARCEL II.

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

JOB NUMBER:
194-CLIN & 43APLTON

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RECEIVED

JUN 18 2020

Village of Dobbs Ferry
Building Department