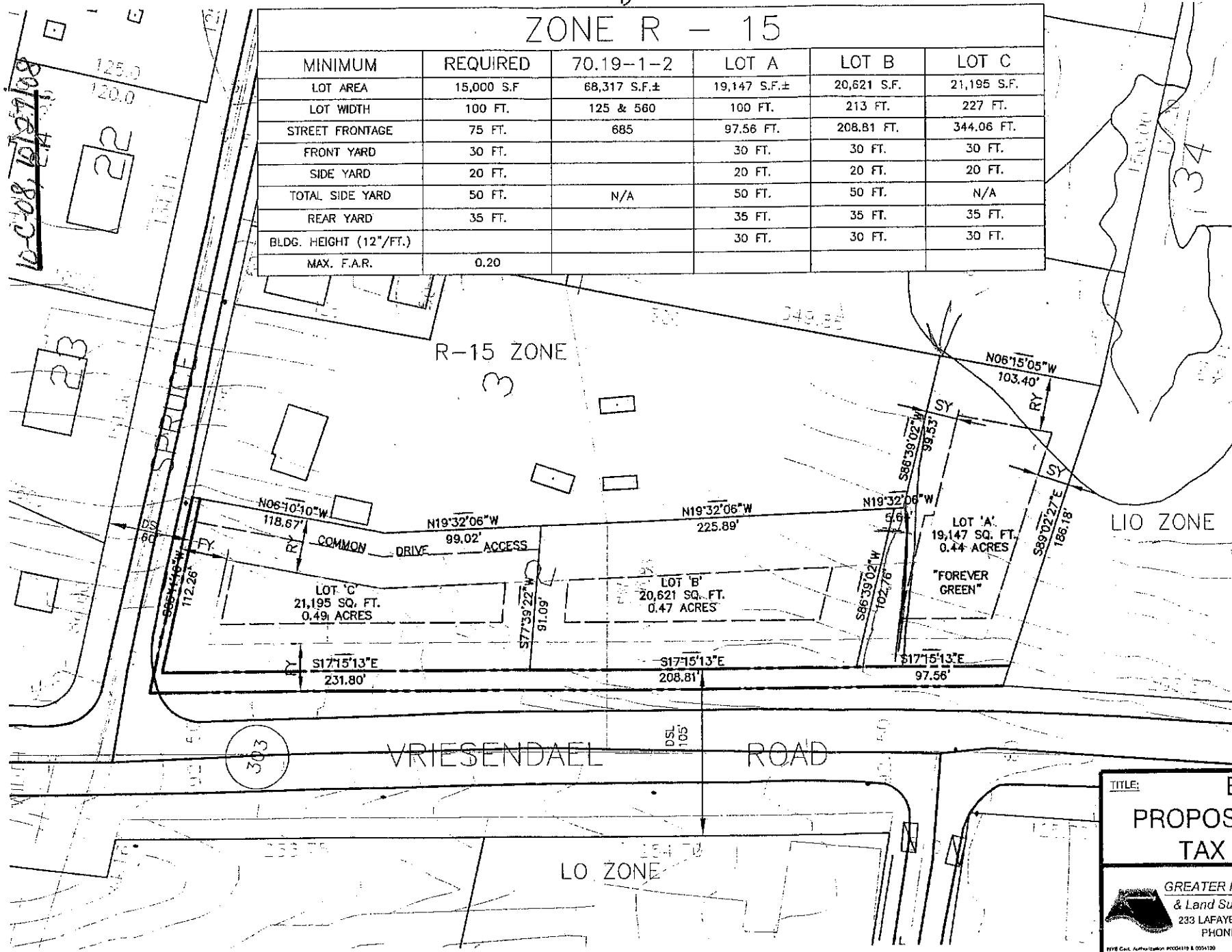


Hand Delivered 10/27/08 By Attorney Lesnick

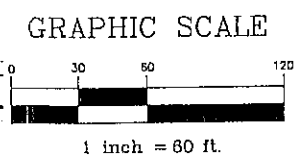
EXHIBIT



ZONE R - 15					
MINIMUM	REQUIRED	70.19-1-2	LOT A	LOT B	LOT C
LOT AREA	15,000 S.F.	68,317 S.F.±	19,147 S.F.±	20,621 S.F.	21,195 S.F.
LOT WIDTH	100 FT.	125 & 560	100 FT.	213 FT.	227 FT.
STREET FRONTAGE	75 FT.	685	97.56 FT.	208.81 FT.	344.06 FT.
FRONT YARD	30 FT.		30 FT.	30 FT.	30 FT.
SIDE YARD	20 FT.		20 FT.	20 FT.	20 FT.
TOTAL SIDE YARD	50 FT.	N/A	50 FT.	50 FT.	N/A
REAR YARD	35 FT.		35 FT.	35 FT.	35 FT.
BLDG. HEIGHT (12"/FT.)			30 FT.	30 FT.	30 FT.
MAX. F.A.R.	0.20				

- NOTES:
1. DATA SOURCE IS ROCKLAND COUNTY GIS (2000).
 2. THIS PROPERTY IS IN THE ROUTE 303 OVERLAY ZONE. RESIDENTIAL DRIVEWAYS SHALL NOT CONNECT TO ROUTE 303 IF THERE IS A SUITABLE MEANS OF INGRESS AND EGRESS FROM A TOWN, COUNTY, OR PRIVATE ROAD.
 3. THE SOUTH END OF THIS PARCEL APPROACHES THE 100 YEAR FLOOD PLAIN OF THE SPARKILL CREEK AND A WETLAND.
 4. A POTENTIAL ROW EXISTS FROM OLD SURVEY MAPS; SUBJECT TO TITLE SEARCH.
 5. ACCESS FOR LOTS B & C SHALL BE OFF SPRUCE STREET. LOT A TO REMAIN FOREVER GREEN.

*Squared off
70.3 ft.
mark 3.6 ft
23.41 inches*



TITLE: **EXHIBIT C**
PROPOSED SUBDIVISION
TAX LOT 70.19-1-2

GREATER HUDSON VALLEY ENGINEERING
 & Land Surveying, P.C. LAND PLANNING & MUNICIPAL SERVICES
 233 LAFAYETTE AVE., SUITE M-1, SUFFERN NY 10901
 PHONE: 845-357-7450 FAX: 845-357-7460

NYS Cert. Authorization PC004119 & 005120

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()

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1101



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

Building I
50 Sanatorium Road
Pomona, New York 10970
(845) 364-3434
Fax: (845) 364-3435

SCOTT VANDERHOEF
County Executive

October 2, 2008

Orangetown Town Board
Orangetown Town Hall
21 Orangebush Road
Orangeburg, NY 10962

Tax Data: 70.19-1-2

Re: GENERAL MUNICIPAL LAW REVIEW: 239(l&m) X 239(n)
Map Date: (illegible) Date Review Received: 09/11/2008

Item: MARIE SOMOS ZONE CHANGE - 541 ROUTE 303 (O-2153A)

Zone change from Light Industrial-Office (LIO) to Medium Density Residence (R-15) for approximately 1.1 acres of a 1.6-acre parcel of land. The northern portion of the lot (approximately 0.5 acres) is currently zoned R-15 and the southern portion of the lot (approximately 1.1 acres) is currently zoned LIO. The entire parcel is located in the Route 303 Overlay Zone.

Southeast corner of intersection of State Route 303 and Spruce Street.

Reasons for Referral: State Route 303, Spruce Street (County Route 28), Sparkill Creek

The Rockland County Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the Rockland County Charter, I hereby

***recommend the following modifications:**

1. The two adjacent parcels to the east and the adjacent parcel to the south also contain LIO zoning but are either used for single-family residential uses or could possibly meet the location criteria for such uses. Therefore, they should be considered concurrently for rezoning in order to provide a comprehensive study of the area for the zone change. The tax lot numbers for these lots are 70.19-1-3, 70.19-1-6 and 70.19-1-34.
2. Since the property is within the Route 303 Overlay Zone, the rezoning should be considered in relation to the goals, legislative intents and specific requirements of

DIST: TB, DENE, Highway, Supervisor

TOWN OF ORANGE

08 OCT -7 2008

TOWN OF ORANGE

SALVATORE CORALLO
Commissioner

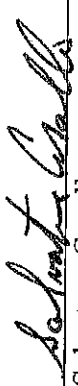
ARLENE R. MILLER
Deputy Commissioner

the Route 303 Overlay Zone, with a related finding made in the action on the proposed rezoning.

3. Since the parcel abuts State Route 303, a review shall be completed by the New York State Department of Transportation and any concerns addressed.
4. Since the parcel abuts Spruce Street, County Route 28, a review shall be completed by the Rockland County Highway Department and any concerns addressed.
5. As indicated in the July 2, 2008 letter from the Rockland County Drainage Agency, any future decisions or determinations made by the Town of Orangetown land use boards in this matter should indicate that a permit from the Rockland County Drainage Agency will be required prior to the commencement of any construction within the jurisdiction of this agency. In addition, the letter indicates that permits and approvals for the proposed project may be required from the U.S. Army Corps of Engineers for any future construction since the site appears to be located in close proximity to mapped federal wetlands.
6. As noted on Exhibit A and Exhibit B of the petition, this property is in the Route 303 Overlay Zone and residential driveways shall not connect to Route 303 if there is a suitable means of ingress and egress from a town, county or private road.
7. We request the opportunity to review any variances that may be required to implement any subdivision plan that may be proposed in the future, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).

The following additional comments are offered strictly as observations and are not part of our required General Municipal Law (GML) review. The Board may have already addressed these points or may disregard them without any formal vote required under the GML process.

1. The subject parcel is located at the southeast corner of the intersection of State Route 303 and Spruce Street, but is described in the second paragraph of the petition for a change in zone as being situated at the northwest intersection of New York State Route 303 and Spruce Street. This, and a similar reference on page one of the Short Environmental Assessment Form, must be corrected.
2. We note that the tax lot drawing in Exhibit A that was provided identifies an alleged Pine Street right-of-way within the boundaries of the subject property. The Town may wish to consider researching the status of this right-of-way and possibly abandoning it, if appropriate.



Salvatore Corallo

Commissioner of Planning

*The GML requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.

The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantive burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

c: Supervisor Thom Kleiner, Town of Orangetown
Town of Orangetown Planning Board
New York State Department of Transportation
Rockland County Highway Department
Rockland County Drainage Agency
Condon Resnick, LLP



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

Building T
50 Sanatorium Road
Pomona, New York 10970
(845) 364-3434
Fax: (845) 364-3435

C. SCOTT VANDERHOEF
County Executive

July 11, 2008

Orangetown Town Board
Orangetown Town Hall
21 Orangebush Road
Orangeburg, NY 10962

Tax Data: 70.19-1-2

Re: GENERAL MUNICIPAL LAW REVIEW: 239(l&m) x 239(n)
Map Date: none **Date Review Received:** 06/23/2008

Item: MARIE SOMOS ZONE CHANGE -- 541 ROUTE 303 (O-2153)

Zone change from Light Industrial-Office (LIO) to Medium Density Residence (R-15) for approximately 1.1 acres of a 1.6-acre parcel of land. The northern portion of the lot (approximately 0.5 acres) is currently zoned R-15 and the southern portion of the lot (approximately 1.1 acres) is currently zoned LIO. The entire parcel is located in the Route 303 Overlay Zone.

Southeast corner of intersection of State Route 303 and Spruce Street.

Reasons for Referral: State Route 303, Spruce Street (County Route 28), Sparkill Creek

The Rockland County Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the Rockland County Charter, I hereby

***recommend the following modifications:**

1. The two adjacent parcels to the east and the adjacent parcel to the south also contain LIO zoning but are either used for single-family residential uses or could possibly meet the location criteria for such uses. Therefore, they should be considered concurrently for rezoning in order to provide a comprehensive study of the area for the zone change. The tax lot numbers for these lots are 70.19-1-3, 70.19-1-6 and 70.19-1-34.
2. Since the property is within the Route 303 Overlay Zone, the rezoning should be considered in relation to the goals, legislative intents and specific requirements of the Route 303 Overlay Zone, with a related finding made in the action on the proposed rezoning.
3. Since the parcel abuts State Route 303, a review shall be completed by the New York State Department of Transportation and any concerns addressed.

SALVATORE CORALLI
Commissioner

ARLENE R. MILLER
Deputy Commissioner

4. Since the parcel abuts Spruce Street, County Route 28, a review shall be completed by the Rockland County Highway Department and any concerns addressed.
5. Since a portion of the property appears to be within the flood plain of Sparkill Creek, which is a County-regulated stream, a review shall be completed by the Rockland County Drainage Agency and any concerns addressed.
6. As noted on Exhibit A and Exhibit B of the petition, this property is in the Route 303 Overlay Zone and residential driveways shall not connect to Route 303 if there is a suitable means of ingress and egress from a town, county or private road.
7. We request the opportunity to review any variances that may be required to implement any subdivision plan that may be proposed in the future, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).

The following additional comments are offered strictly as observations and are not part of our required General Municipal Law (GML) review. The Board may have already addressed these points or may disregard them without any formal vote required under the GML process.

1. The subject parcel is located at the southeast corner of the intersection of State Route 303 and Spruce Street, but is described in the second paragraph of the petition for a change in zone as being situated at the northwest intersection of New York State Route 303 and Spruce Street. This, and a similar reference on page one of the Short Environmental Assessment Form, must be corrected.
2. We note that the tax lot drawing in Exhibit A that was provided identifies an alleged Pine Street right-of-way within the boundaries of the subject property. The Town may wish to consider researching the status of this right-of-way and possibly abandoning it, if appropriate.



Salvatore Corallo
Commissioner of Planning

*The GML requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.

The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantive burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

c: Supervisor Thom Kleiner, Town of Orangetown
Town of Orangetown Planning Board
New York State Department of Transportation
Rockland County Highway Department
Rockland County Drainage Agency
Condon Resnick, LLP



**COUNTY OF ROCKLAND
DRAINAGE AGENCY**

Division of the Highway Department
23 New Hempstead Road
New City, New York 10956
(845) 638-5081
Fax: (845) 708-7116
Email: highway@co.rockland.ny.us

C. SCOTT VANDERHOEF
County Executive

CHARLES H. VEZZETTI
Superintendent of Highways
Chairman, Drainage Agency

EDWARD F. DEVINE
Executive Director

July 2, 2008

Town of Orangetown
Town Hall
26 Orangeburg Road
Orangeburg, New York 10962

Attention: Honorable Thom Kleiner, Supervisor

Re: Marie Somos - Zone Change Request
541 Route 303, Orangeburg, NY 10962
Section 70.19, Block 1, Lot 2
Resource: Sparkill Creek

Dear Supervisor Kleiner:

The Rockland County Drainage Agency ("RCDA") has reviewed the above-referenced proposal as described in your letter dated June 20, 2008.

Based upon the RCDA's evaluation of available mapping and the information submitted, it has been determined that the subject parcel is *within* RCDA jurisdiction. However, the current proposal under review by the Orangetown Town Board is a proposed zone change from "LIO" to "R-15" for the parcel specified above. Construction at the site is not proposed at this time and a permit from the RCDA will not be required for a zone change.

However, any future decisions or determinations made by the Town of Orangetown land use boards in this matter should indicate that a permit from the RCDA *will be required* prior to the commencement of any construction within the jurisdiction of the RCDA.

In addition, the site appears to be located in close proximity to mapped federal wetlands. Permits and approvals for the proposed project may also be required from the U.S. Army Corps of Engineers for any future construction at this site.

The Rockland County Drainage Agency ("RCDA") does not object to the Town of Orangetown Town Board assuming responsibilities of lead agency for SEQRA purposes in the above-referenced matter.

AD 7/21/08 #5



Prudential Rand Realty
46 South Broadway
Nyack, New York 10960
Bus 845-358-7171 Fax 845-358-7367

July 18, 2008

To Whom It May Concern:

I have been trying to market the property known at 541 NYS Route 303, Blauvelt, New York, on and off since 2003. I have gone to the building department in Orangeburg several times for clarification on how to market this property and successfully sell it. I've been told by the building department that the majority of the property lies in an R-15 zoning area and a small portion lies in LJO zoning. We have tried to sell this property as commercial and residential. I've been told by the building department and building inspectors on more than 1 occasion that it could be used for residential 1-family homes.

I have brought several offers to Mrs. Somos from 2003 and into late 2007. Mrs. Somos has been more than cooperative in the pricing of this property. The offers that were accepted by Mrs. Somos in 2003 were \$450,000. The buyer was scared away when he went to the building department. This purchase offer went all the way up to sending out contracts only to fall through because of a different interpretation from the Orangetown municipality. There were several other offers in between, both higher and lower. The last offer was \$400,000 and has also fallen through because the buyer could not get through Orangetown's building department to make a final decision on what could be built or not built on this property.

The best use for this property and the only offers that have ever come in is for residential 1-family homes. I've been selling real estate throughout Rockland for over 25 years and have always been able to come up with the best solution for a piece of land throughout the county. I feel at this point there is a major stumbling block by what I've been told by the building department. Please understand, I am not the type of broker who just makes a phone call to get information. I have been to the Orangetown building department on more than 3 occasions and every time I left I thought I had a clear answer and solution only to find out later that I misunderstood. I find this to be not accurate.

Sincerely

Frank Mancione
Associate Broker
Manager, Nyack Office



AD RTBM 10/27/08

Saccardi & Schiff, Inc.

Top

MEMORANDUM

Planning and
Development
Consultants

445 Hamilton Avenue
White Plains
Suite 404
New York 10601
Tel: 914-761-3582
Fax: 914-761-3759
www.usacschiff.com

DATE: 10/22/08

TO: Thom Kleiner, Supervisor of Members of the Town Board

FROM: Saccardi & Schiff, Inc.

RE: Recommendation on the suitability of rezoning parcel 70-19-1-2 in Town of Orangetown

Saccardi & Schiff, Inc. was asked by the Town of Orangetown to evaluate the suitability of rezoning a portion of a parcel of land located at the corner of Route 303 and Spruce Street (Tax Lot 70-19-1-2) from laboratory and office zoning district to all residential. Proposed on this site is the construction of three single-family homes. The site is currently divided by the R-15 – Medium-Density Residential and LO – Laboratory-Office districts with approximately two-thirds of the property area contained by the LO district (See attached Zoning Map).

The surrounding uses on the western side of Route 303 are light industrial-office uses, while single-family homes and vacant land predominate the eastern side of Route 303. Please see attached land use map and photographs of uses and views surrounding the project site. The site is an L-shaped parcel with a smaller land area zoned R-15 and the longer area to the south zoned LO. The southern area abuts other lands zoned LO; however, the site abuts R-15 to the north, across Spruce Street, and to the east, which is an area of modest but attractive single-family homes.

John J. Saccardi, AICP
David B. Schiff, AICP, PP
David B. Smith, AICP

Syrette Dym, AICP
Bonita J. Von Ohlsen, RLA

Nina Peek, AICP
Gina Martini D'Onofrio, AICP
Owen Wells, AICP

Saccardi & Schiff, Inc.'s recommendation for the project site is to allow for a zoning amendment to change the portion of the site that is currently zoned LO – Laboratory - Office to R-15 – Medium Density Residential, and to allow for construction of two (2) single-family homes on the proposed project site.

Through analysis of the Orangetown Comprehensive Plan, it was found that the proposed project site is designated as medium density residential in the Future Land Use Plan, as is the land directly surrounding the proposed project site. Therefore the proposed rezoning is consistent with the Future Land Use Plan as set forth in the Orangetown Comprehensive Plan.

Land Development
Comprehensive Planning
Zoning
Real Estate Economics
Environmental Studies
Housing
Community Development

The Route 303 Sustainable Development Study suggests that the “existing office

and industrial zoning (LI, LO, and LIO) should be retained for large segments of the corridor." The view of Saccardi & Schiff, Inc. is that this planning proposed should be applied to sections of the corridor adjacent to the proposed project site, but not the proposed project site itself. The existing residential uses in this immediate neighborhood are not anticipated to change, and therefore the "large-scale development" discussed in the report would not likely occur on the proposed project site.

If the zoning map is amended to change the proposed project site to R-15 – Medium-Density Residential, three single-family houses could be constructed by right.

Our findings suggest that the construction of two (2) single-family homes would be appropriate given the physical limitations of the proposed project site and the surrounding land uses, as well as the need to provide access from Spruce Street and not from Route 303. The construction of three (3) single-family homes could affect the residential character of the surrounding area, since two of the three lots would probably be served by a common driveway with access to Spruce Street. The adjacent industrial/office land uses to the south and the site's proximity to a high-traffic roadway suggest the need for larger residential lots to allow for placement of houses farther away from such uses, and to create a buffer between the industrial/office uses and proposed residences. These strategies are currently prevalent in the surrounding residential lots, which utilize wooded buffers and berms to shield the lots from Route 303 and adjacent non-residential uses.

It is strongly recommended that access to the site should be located on Spruce Street rather than Route 303 to avoid any traffic problems associated with having an ingress and egress located on the high-traffic Route 303 roadway. The access driveway(s) should be set back from Route 303 and preferably to the east of any development so as to allow for existing access to any future development in the immediate area.

The development of this proposed project site based on the recommendations from Saccardi & Schiff, Inc. will provide additional housing opportunities for the area while maintaining the character of the existing neighborhood. This construction will not encroach upon any existing commercial or professional development in the area, and is not anticipated to hinder the flow of traffic on Route 303 or Spruce Street.

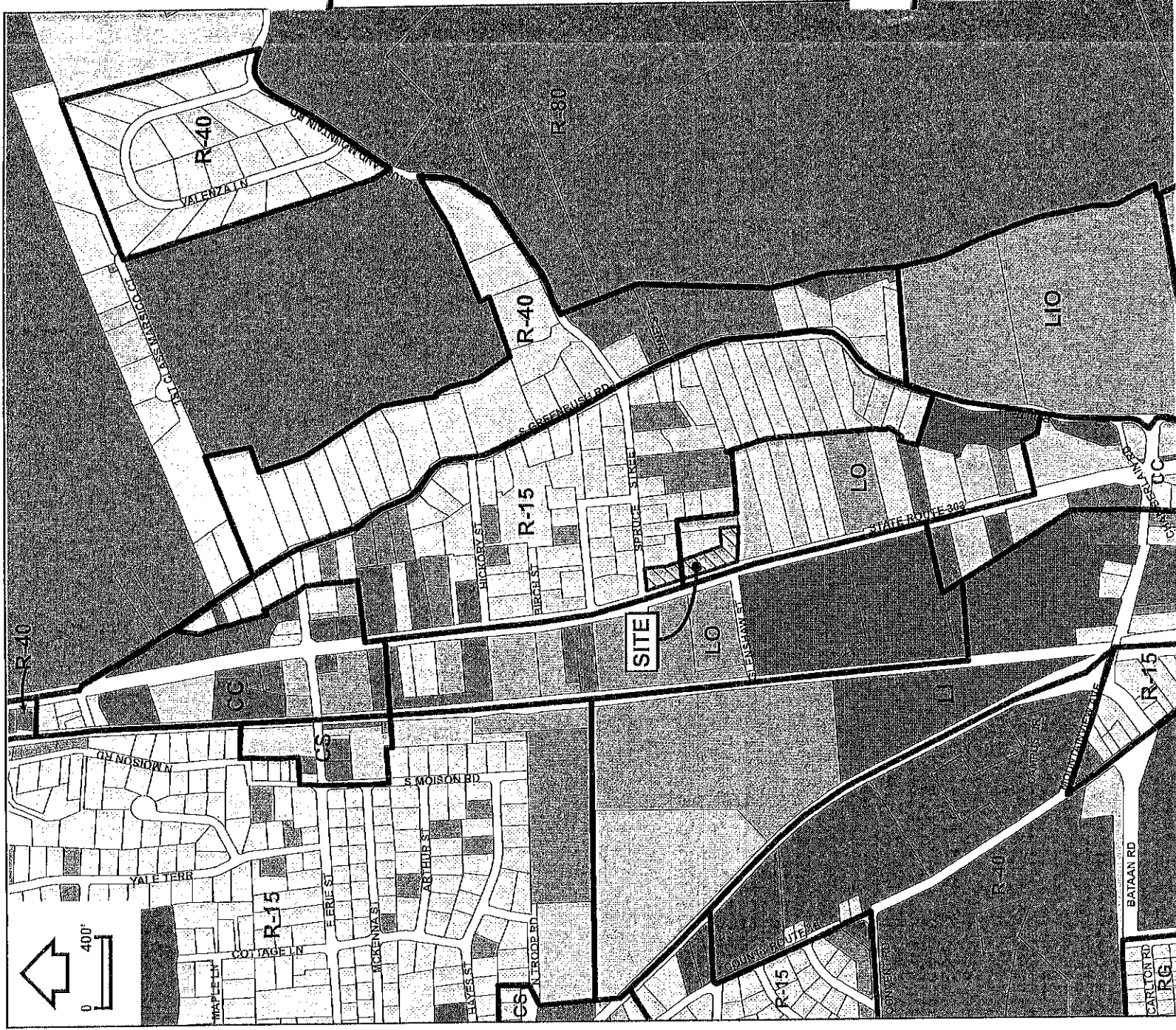
It should be further noted that the adjacent area to the immediate east of the subject site is also zoned LO. Like the subject site, the area appears to be the rear

portions of residential lots that front on Spruce Street. The Town should also examine this area and consider its rezoning to R-15 as well.



TOWN OF ORANGETOWN
PROPOSED PROJECT SITE
AND ZONING

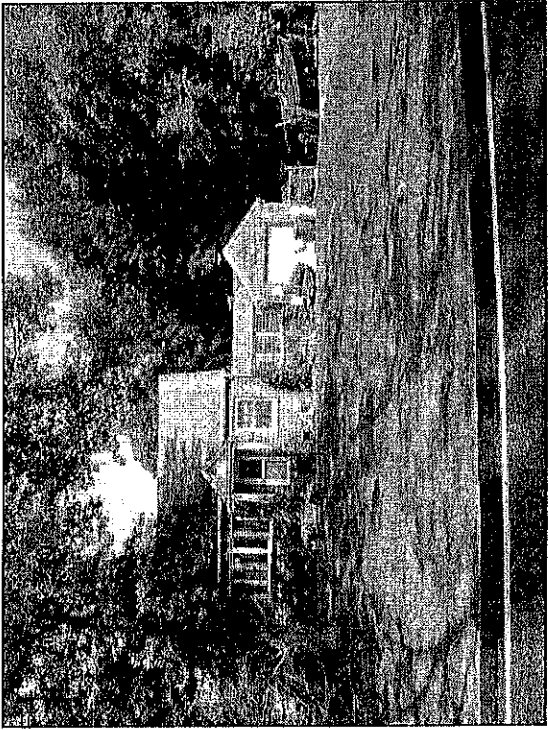
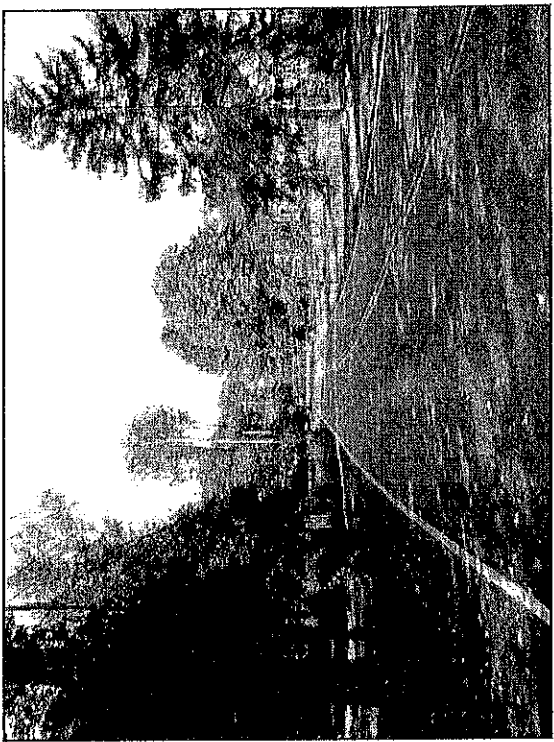
Saccardi & Schiff, Inc. - Planning and Development Consultants



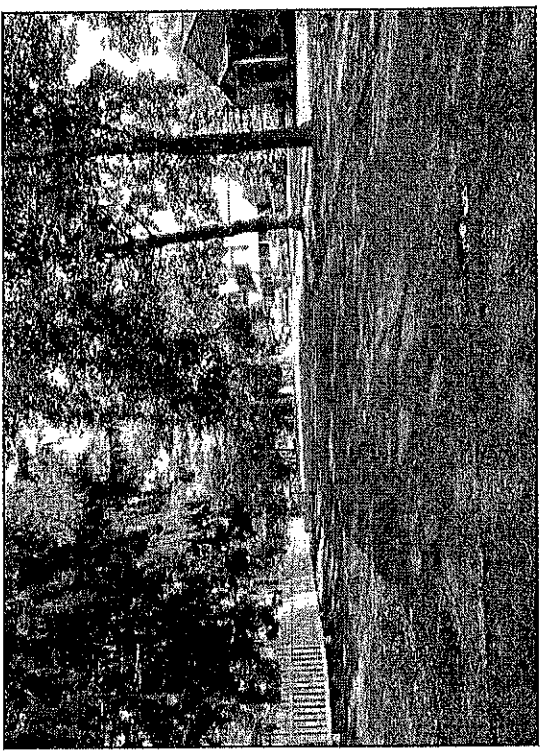
TOWN OF ORANGETOWN

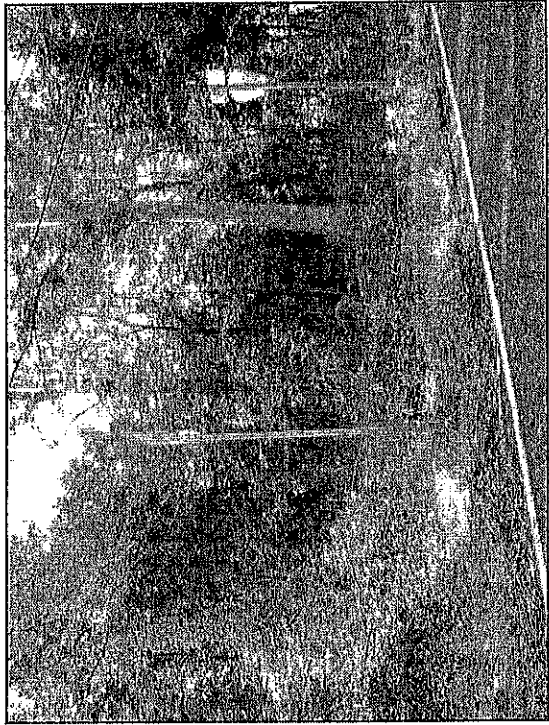
**PROPOSED PROJECT SITE
AND LAND USE**

Saccardi & Schiff, Inc. - Planning and Development Consultants



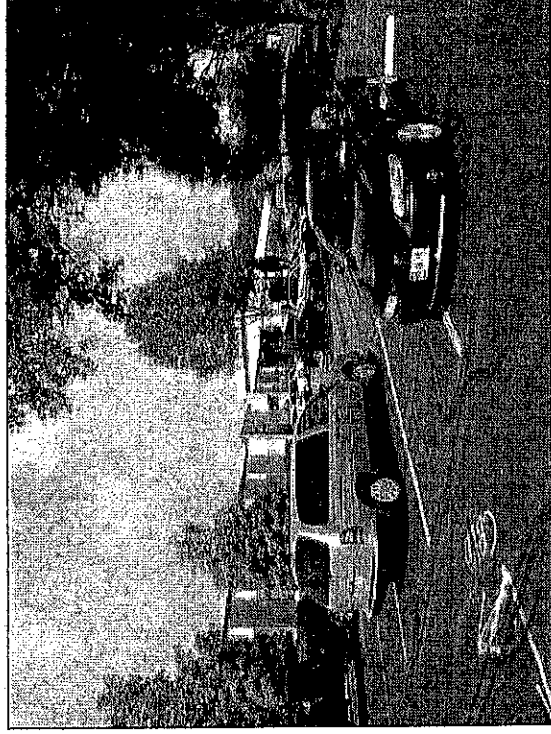
Views of adjacent residential use surrounding subject site.



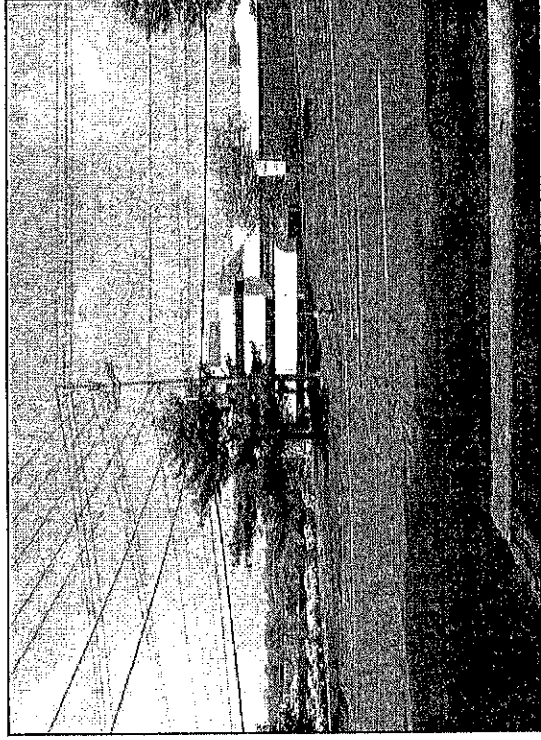


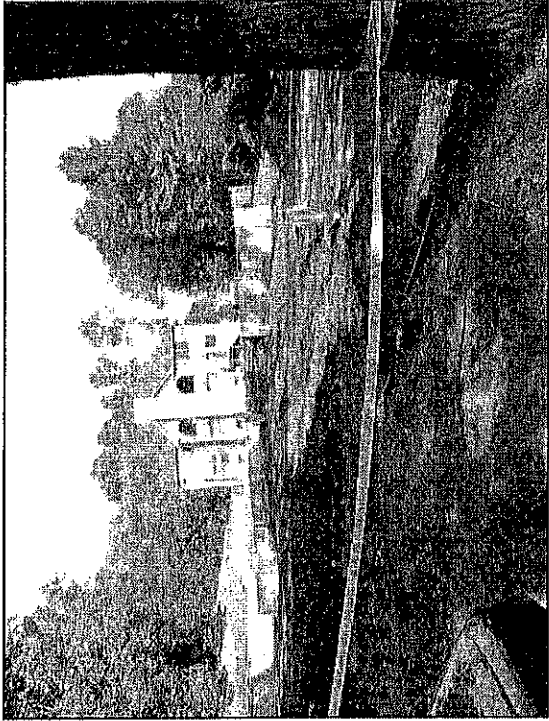
*Views of the site from potential
access point on Spruce Street.*





*Views of adjacent commercial/
industrial use across Route
303.*





*Existing house and foundation
across Spruce Street, north of
site.*

EXHIBIT

617.20

10-D-08, 10/27/08

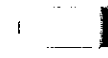
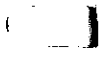
Appendix C State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR MARIE SOMOS		2. PROJECT NAME MARIE SOMOS PROPERTY REZONING/SUBDIVISION	
3. PROJECT LOCATION: Municipality ORANGETOWN		County ROCKLAND	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 1.6 acre parcel located southeast of intersection of New York State Route 303 and Spruce Street, Hamlet Of Blauvelt, Town of Orangetown, County of Rockland, State of New York.			
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: Rezoning of property from mixed use R1.5 and L1O to R1.5 solely and subdivision into 3 residential building lots, 1 lot to remain forever green.			
7. AMOUNT OF LAND AFFECTED: Initially <u>1.6</u> acres Ultimately <u>1.6</u> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? Describe: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Subject property is surrounded by residential uses to North, West and South, with NYS Route 303 to west. L1O Zone lies to the south, L1O Zone lies to the west, across NYS Route 303 and R1.5 Zone lies to north and east.			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: MARIE SOMOS Date: revised 9/8/08 Signature: <u>Marie Somos As Attorney for Applicant</u>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

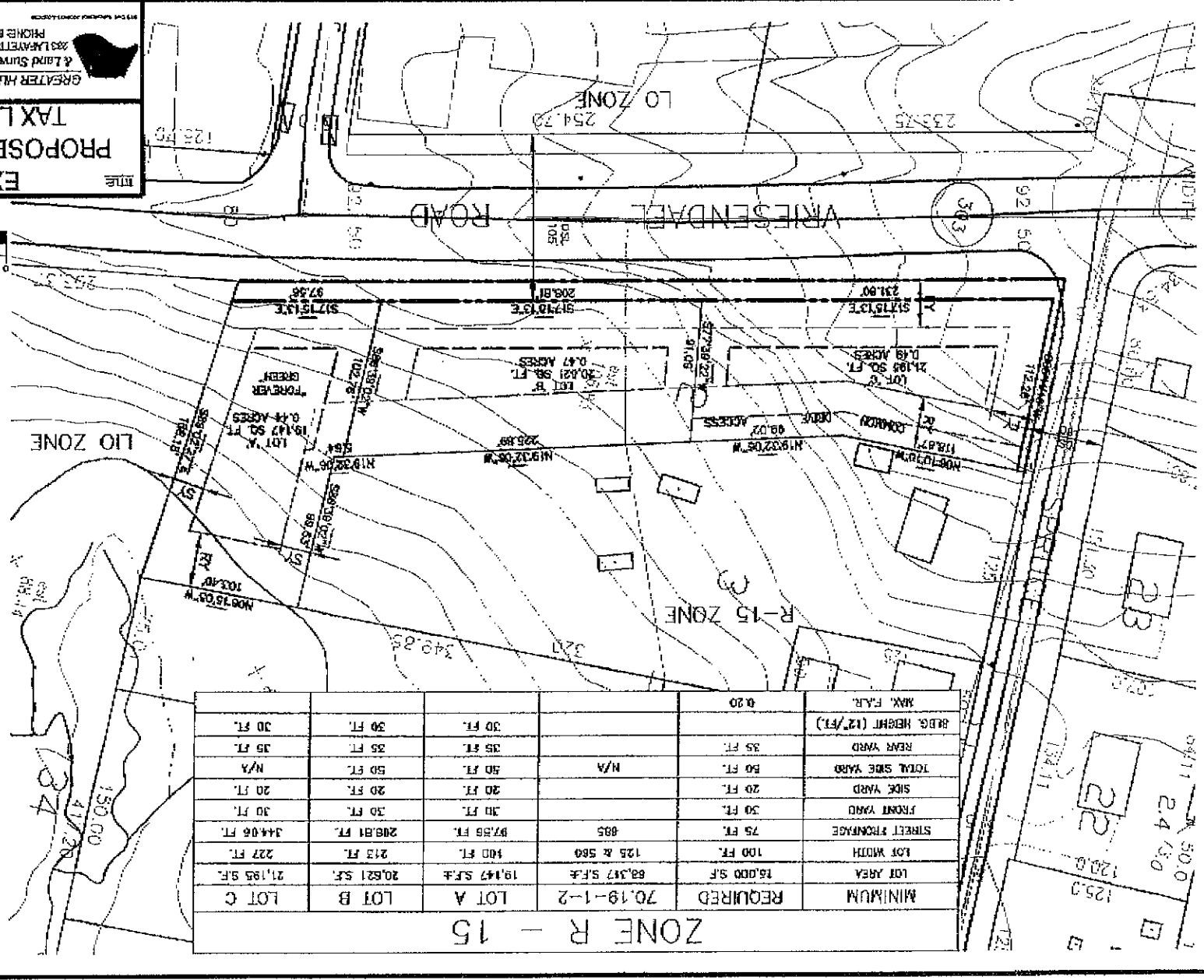
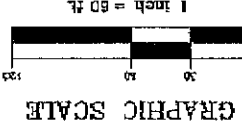


100

100

EXHIBIT C
PROPOSED SUBDIVISION
TAX LOT 70.19-1-2

GREATER HUDSON VALLEY ENGINEERING & LAND SURVEYING, P.C. LAND SURVEYING SERVICES
 203 LAWRENCE AVE., SUITE 14, SUDBURY NY 10901
 PRICES: 845-357-7490 FAX: 845-357-7490

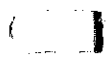


ZONE R - 15

	LOT C	LOT B	LOT A	70.19-1-2	REQUIRED	MINIMUM
LOT AREA	16,000 S.F.	21,195 S.F.	68,317 S.F.	19,147 S.F.	20,821 S.F.	21,195 S.F.
LOT WIDTH	100 FT.	125 & 560	100 FT.	125 & 560	213 FT.	227 FT.
STREET FRONTAGE	75 FT.	895	87.66 FT.	895	208.81 FT.	344.06 FT.
FRONT YARD	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.
SIDE YARD	20 FT.	20 FT.	20 FT.	20 FT.	20 FT.	20 FT.
TOTAL SIDE YARD	50 FT.	N/A	50 FT.	50 FT.	50 FT.	N/A
REAR YARD	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.
REG. HEIGHT (12'/FT.)	0.20					
MAX. F.A.R.	0.20					

- NOTES:**
1. DATA SOURCE IS ROCKLAND COUNTY GIS (2000).
 2. THIS PROPERTY IS IN THE ROUTE 303 DEDICATED ZONE. RECENTLY DEDICATED SHALL NOT CONNECT TO ROUTE 303 IF THERE IS A SUITABLE MEANS OF INTERSECT AND EGRESS FROM A TOWN, COUNTY, OR PRIVATE ROAD.
 3. THE SOUTH END OF THIS PARCEL APPROACHES THE 100 YEAR FLOOD PLAIN OF THE SPRING CREEK AND A WETLAND.
 4. A POTENTIAL ROW EXISTS FROM OLD SURVEY MAPS. SUBJECT TO TITLE SEARCH.
 5. ACCESS FOR LOTS B & C SHALL BE OFF SPRING STREET. LOT A TO BEHOLD FOREVER GREEN.

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