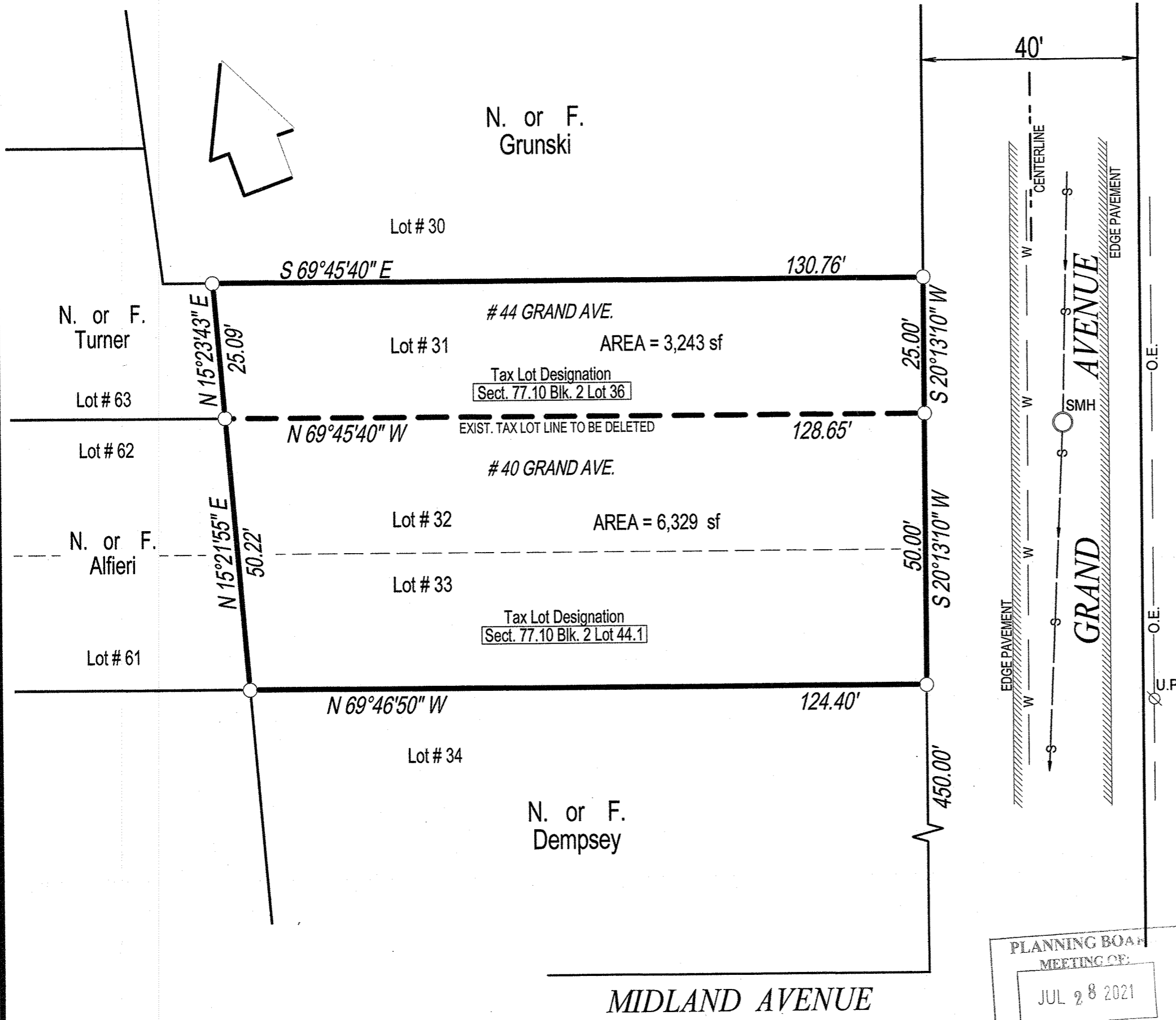
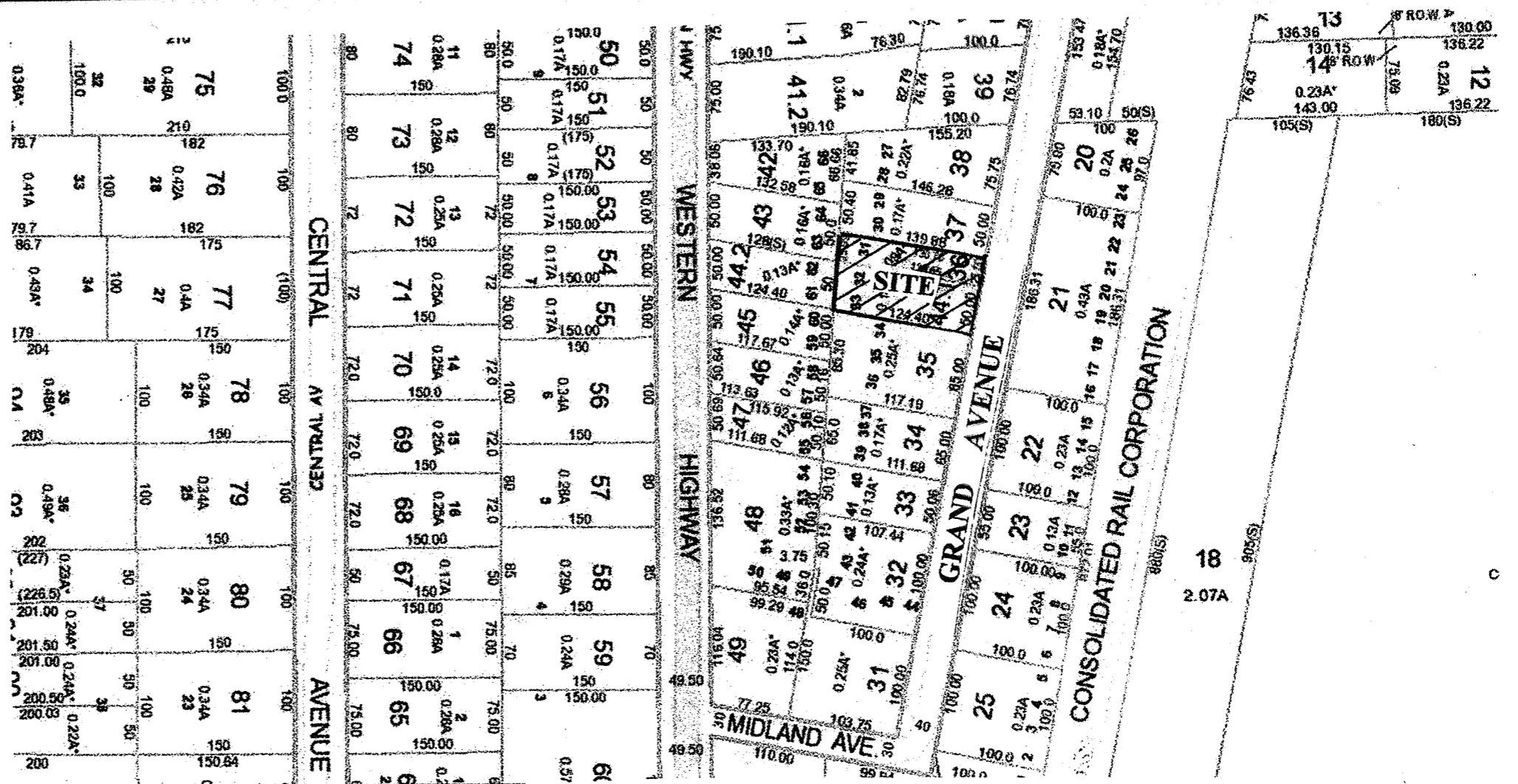


Vicinity Map

Section 77.10

Scale: 1" = 150'



RO 7942

MIDLAND AVENUE

PLANNING BOARD
MEETING OF:
JUL 28 2021
Town Of Orangetown

TAX LOT MERGER

Land Survey
For

ABEL MONZON

Tappan

Town of Orangetown Rockland County, NY
Scale: 1" = 20' Area = 0.22 Ac.

April 22, 2021
June 10, 2021 - Revised

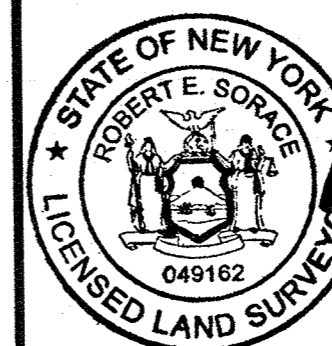
Tax Lot Desig.: Sect. 77.10 Blk. 2 Lots 36 & 44.1

Reference: map entitled "PLAN OF PROPERTY OWNED BY
LUCY D. ZENER", Filed in the Rockland County Clerks
Office July 10, 1909 in book 34 page 794 as map # 999.

Zone R-15 Bulk Regulations Group M

Item	Required	Existing
Lot Area	15,000 sf	9,572 sf
Lot Width	100 ft.	75 ft.
Street Frontage	75 ft.	75 ft.
Front Yard	30 ft.	Vacant Lot
Side Yard	20 ft.	Vacant Lot
Total Side Yard	50 ft.	Vacant Lot
Rear Yard	35 ft.	Vacant Lot
Max.F.A.R.	0.20	Vacant Lot
Max Bldg. Height	1 ft. per ft from lot line	Vacant Lot

NOTE: Prior to issuance of a Building permit, owner or applicant must receive an approval of a Site Plan by the Town of Orangetown Planning Board.



Robert E. Sorace
Robert E. Sorace, PLS
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New City, NY 10956
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Lic. 49162