



Vicinity Map - Scale: 1" = 150'

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.

SMH SHOWN ON SAN SEWER ASBUILT

THIS TAX LOT MERGER APPROVED PURSUANT TO P.B. 21-46 DATED JULY 28, 2021. THE NEW COMBINED TAX LOT DESIGNATION IS SECT. 77.10 BLK. 2 LOT 36

## TAX LOT MERGER

Re-Subdivision Map

## ABEL MONZON

Town of Orangetown Scale: 1'' = 20'

Rockland County, NY

Area = 0.22 Ac.

August 6, 2021 April 22, 2022 - Revised June 29, 2022 - Revised

**Drainage Agency Approval for Filing** 

COUNTY OF ROCKLAND DRAINAGE AGENCY

CHAIRMAN

*RO 7942* 

DATE

Applicant Approval for Filing

ABEL MONZON 16 WILLIAM STREET SPARKILL NY 10976

8/05/22 DATE

Zone R-15 Bulk Regulations Group M

Item	Required	Proposed	
Lot Area	15,000 sf	*9,572 sf	Granted
Lot Width	100 ft.	* 75 ft.	Granted
Street Frontage	75 ft.	75 ft.	
Front Yard	30 ft.	30 ftDSL	/.
Side Yard	** 15 ft.	15 ft.	/
Total Side Yard	** 30 ft.	30 ft.	
Rear Yard	35 ft.	52.5 ft.	
Max.F.A.R.	0.20	0.20	V
Max Bldg. Height	1 ft. per ft from lot line	21'6" - 8.6" per ft from lot line.	

\* Denotes Variance Required

\* Denotes Exception for Side Yard Reduction for undersized lot. Variances granted pursuant to ZBA Appeal # 22-08 Dated February 2, 2022

" I hereby certify that this Subdivision Plat was prepared by me and was made from an actual Survey completed by me on March 2, 2020



Robert E. Sorace, PLS 135 South Main Street

New City, NY 10956 845-638-1498