



# ASBUILT MAP

For  
**STEVEN & JENNIFER GRIFFIN**  
 Pearl River  
 Town of Orangetown Rockland County, NY  
 Scale: 1" = 20' Area = 0.40 Ac.

June 12, 2020  
 November 5, 2020 - Rev.

Tax Lot Desig.: Section 69.18 Block 3 Lot 43.1

Reference: map entitled Final Plat "KREIGER SUBDIVISION PLAN", Filed in the Rockland County Clerks Office April 18, 2017 in book 130 page 100 as map # 8356.

### Zone R-15 Bulk Regulations Group M

Item	Required	Existing	Proposed
Lot Area	15,000 sf	17,397 sf	No Change
Lot Width	100 ft.	122 ft.	No Change
Street Frontage	75 ft.	75 ft.	No Change
Front Yard	30 ft.	* 23.4 ft.	** 18' Porch
Side Yard	20 ft.	27.7 ft.	22.5 ft.
Total Side Yard	50 ft.	70 ft.	** 46.7 ft.
Rear Yard	35 ft.	61 ft.	52.1 ft.
Max.F.A.R.	0.20	0.06	0.16
Max/Bldg. Height	1 ft. per ft from lot line (24.2 ft)	Less than max	24 ft.

PLANNING BOARD  
 MEETING GRANTED SEPT. 18, 2017  
 \* Z.B.A. # 16-70 FRONTYARD VARIANCE LOT 1 JULY 20, 2016  
 \*\* Z.B.A. # 17-53 FRONTYARD & TOTAL SIDYARD VARIANCE

DEC - 9  
 Town Of Orangetown



*[Signature]*  
 Lic. 49162  
 Robert E. Sorace, PLS  
 135 South Main Street  
 New City, NY 10956  
 845-638-1498

RO 8552-1

Filed Map # 1108  
 N 81°27'00" W  
 N. or F. NASSERY Lot # 4  
 N 12°42'00" W  
 N. or F. KRONER Lot # 3