

77-20-1-31  
N/F  
KIM

77-20-1-32  
N/F  
EAPEN

77-20-2-87  
N/F  
DRISCOLL

77-20-2-88  
N/F  
TURNER

77-20-2-89  
N/F  
SMITH

77-20-2-80  
N/F  
POWER

77-20-2-81  
N/F  
TUBU

77-20-2-84  
N/F  
GENSEL

77-20-2-83  
N/F  
KALDIKIN

77-20-2-82  
N/F  
DAVAN

OWNERS APPROVAL FOR FILING:

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVAL - ROCKLAND COUNTY DRAINAGE AGENCY

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_

ORANGETOWN PLANNING BOARD APPROVAL:

DATE: \_\_\_\_\_

REVISIONS:

DATE: \_\_\_\_\_

HERBERT GREENWELL, PLS. IS THE SUBDIVISION PLATE AND SEAL OF AN ACTUAL SURVEY COMPLETED BY ME ON 10/02/20.

JAY A. GREENWELL, PLS. LIC # 49676

RE-SUBDIVISION OF LAND FOR ALATSAS

TOWN OF ORANGETOWN, ROCKLAND COUNTY  
STATE OF NEW YORK

JAY A. GREENWELL, PLS, LLC

SUBDIVISION - LAND PLANNING  
85 LAURENTE AVENUE, SUITE 101, NEW YORK, NY 10001  
PHONE: 800-337-0830  
© 2020 JAY A. GREENWELL, PLS, LLC

TAX LOT # 77-20-2-85+86

AREA 10,000 SF

FILE 220044 SUBD

SCALE 1" = 20'

DATE 10/19/20

JOB NO. 220044

PLANNING BOARD MEETING: FEB 24 2021

**LEGEND**

DRAINAGE INLET W/PIPES	DMH
TOP CURB @ CATCH BASIN	TCOB
TOP GRADE FIELD INLET	TCF
REINFORCED CONCRETE PIPE	RCP
CORRUGATED PLASTIC PIPE	CPP
UTILITY POLE	UP
UTILITY POLE WITH LIGHT	UP*
WATER VALVE	HW
HYDRANT	HO
GAS VALVE	GV
OVERHEAD WIRES	OV
GAS LINE	G
GAS, ELEC, TEL	GE
WATER LINE	W
CONTOUR LINE	520-

**DISTRICTS**

SCHOOL - SOUTH ORANGETOWN

FIRE - PALISADES

LIBRARY - PALISADES

SEWER - ORANGETOWN

WATER - SUEZ NY

REFERENCES:

1. BENE LOTS 21 AND 22, BLOCK 11, ON A MAP ENTITLED AS MAP 218.

2. RECORDS ON FILE IN THE ROCKLAND COUNTY CLERK'S OFFICE AS FOLLOWS: MAP 218, 1/18/1991; MAP 219, 1/18/1991; MAP 220, 2/20/1991; MAP 221, 1/18/1991; MAP 222, 2/20/1991; MAP 223, 1/18/1991; MAP 224, 1/18/1991; MAP 225, 2/20/1991; MAP 226, 1/18/1991; MAP 227, 1/18/1991; MAP 228, 2/20/1991; MAP 229, 1/18/1991; MAP 230, 2/20/1991; MAP 231, 1/18/1991; MAP 232, 2/20/1991; MAP 233, 1/18/1991; MAP 234, 2/20/1991; MAP 235, 1/18/1991; MAP 236, 2/20/1991; MAP 237, 1/18/1991; MAP 238, 2/20/1991; MAP 239, 1/18/1991; MAP 240, 2/20/1991.

3. MAP ENTITLED "GREEN WEAVER FARMS", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 5304.

**BULK TABLE - ZONE R-15**

ITEM	REQUIRED	PROVIDED
MAX. FAR	0.20	0.30 *
STREET FRONTAGE	75 FT	☆ 100.0' *
MIN. AREA	15,000 SF	⊕ 10,000 SF *
MIN. LOT WIDTH	100'	100.0' *
FRONT YARD	30 FT	30.0' +
SIDE YARD	20 FT	20' +
TOTAL SIDE YARD	50 FT	50.0' +
MIN. REAR YARD	35 FT	25' (TO DECK) *
BUILDING HT.	12' / FT (MAX 30.0')	<12' / FT

⊕ = EXISTING NON-CONFORMING  
☆ = EXISTING FRONTAGE ALONG UNIMPROVED MAPPED STREET  
\* = VARIANCE REQUIRED

**NOTES:**

- THIS IS A SUBDIVISION (COMBINING) OF TAX LOTS 77-20-2-85 & 77-20-2-86 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS
- RECORD OWNER: SHEILA PRISCO 146 PARK AVENUE PALISADES, NEW YORK 10964
- APPLICANT: GEORGE ALATSAS ROAD 57 BRUE ALATSAS ROAD BLAUVELT, NEW YORK 10913
- NUMBER OF LOTS: 2 EXISTING, 1 PROPOSED
- AREA = 10,000 SF TOTAL
- ZONE: R-15
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND IS APPROVED IN THE MANNER SPECIFIED BY SECTION 239 K&V OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
- THIS PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON THE SUBDIVISION PLAN AND APPROVED BY THE COUNTY ENGINEER AND THE TOWN ENGINEER.
- CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED.
- ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY DEVELOPMENT SHALL BE MAINTAINED OR REPLACED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
- BEFORE SUBMITTING TO THE BUILDING DEPT. BEING SUBMITTED TO THE BUILDING DEPT. MONUMENTS ARE TO BE SET AT ALL CORNERS OF ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED. (SHOWN THUS: X)
- WATER SUPPLY: PRIVATE WELL
- WATER SUPPLY: PRIVATE WELL
- NEW TAX LOT NUMBERS SHOWN THUS: [77-20-2-X]
- NEW TAX LOT NUMBERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER & AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING COMPLETE WITH STORMWATER MANAGEMENT PHASE II REGULATIONS.
- GRADING COMPLETE WITH STORMWATER MANAGEMENT PHASE II REGULATIONS.
- (LOT LINE CHANGE AND RESIDENTIAL DEVELOPMENT < 1 ACRE DISTURBANCE)



**VICINITY MAP**

SHEET 200

PLANNING BOARD MEETING: FEB 24 2021

PLANNING BOARD MEETING: FEB 24 2021

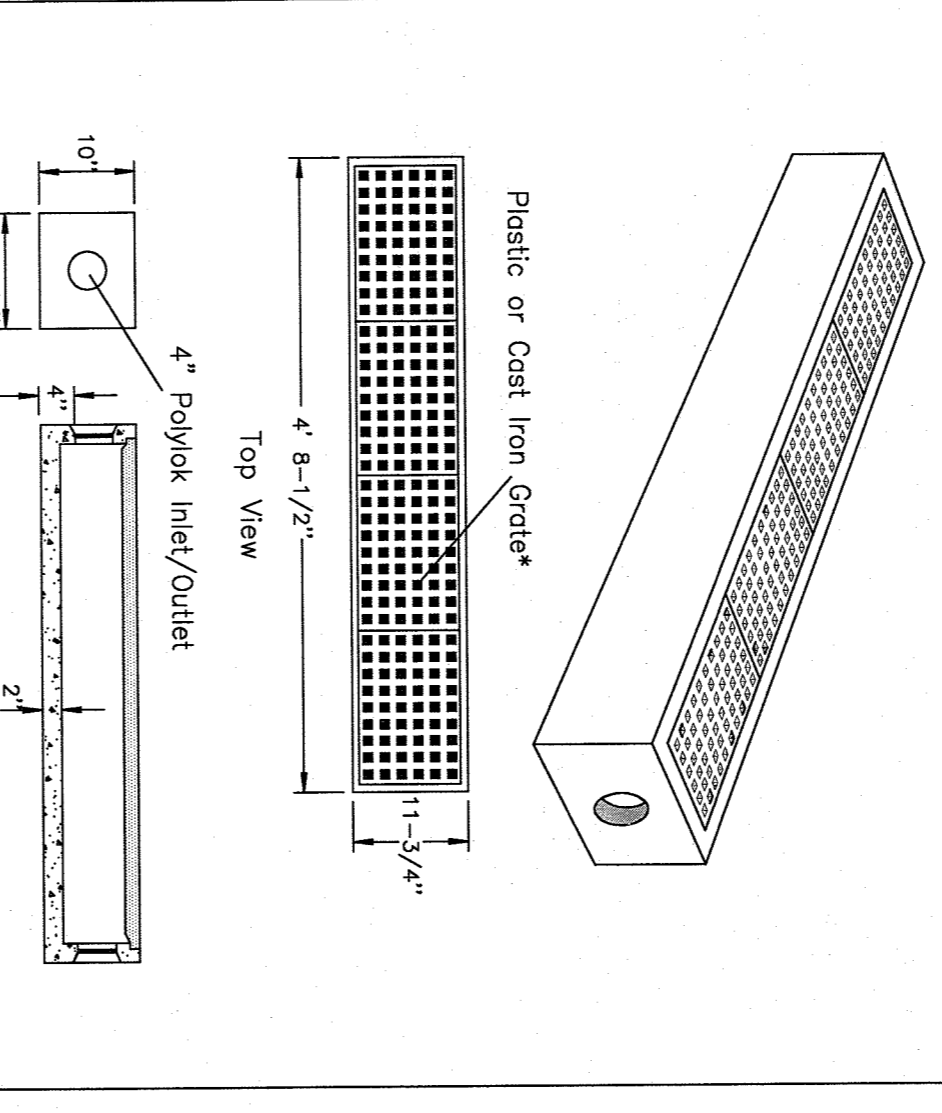
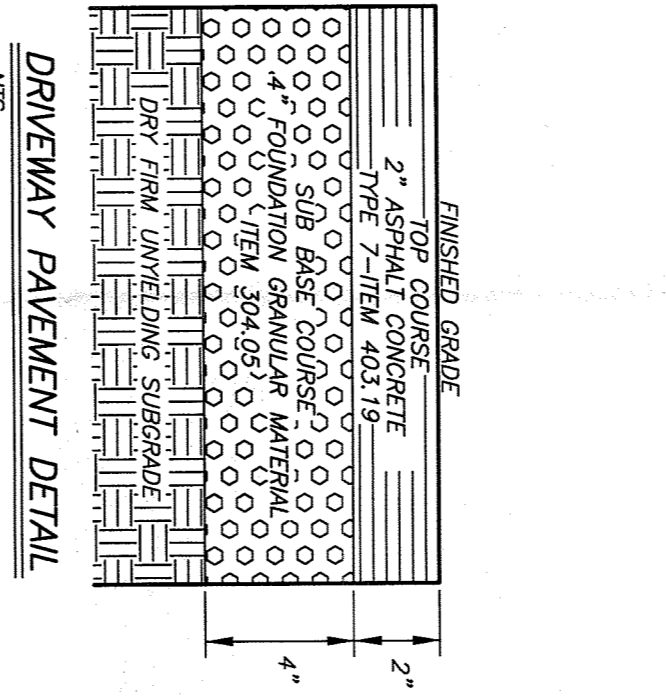
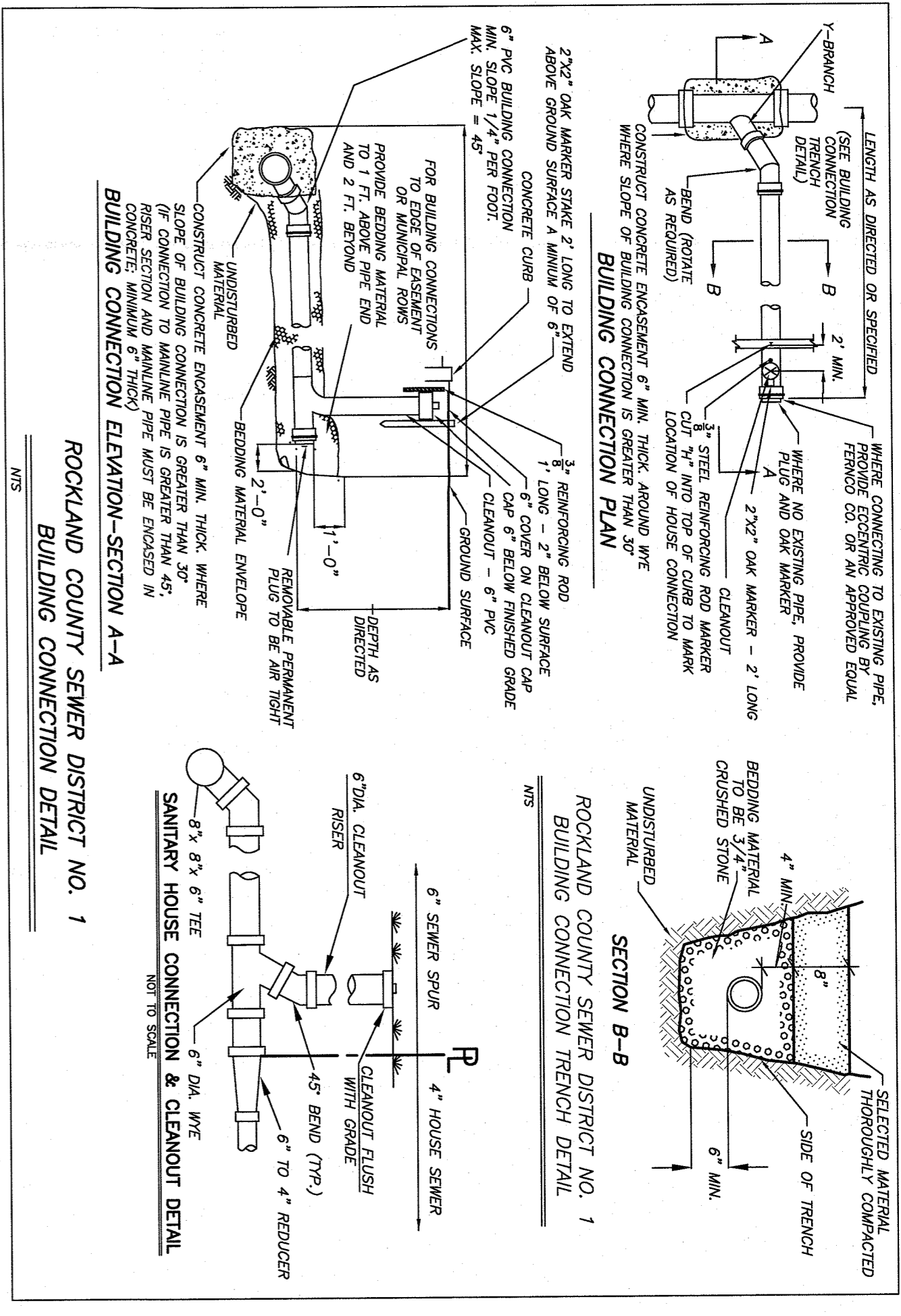
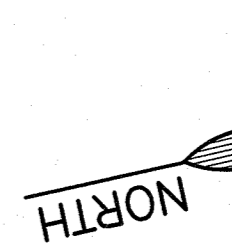
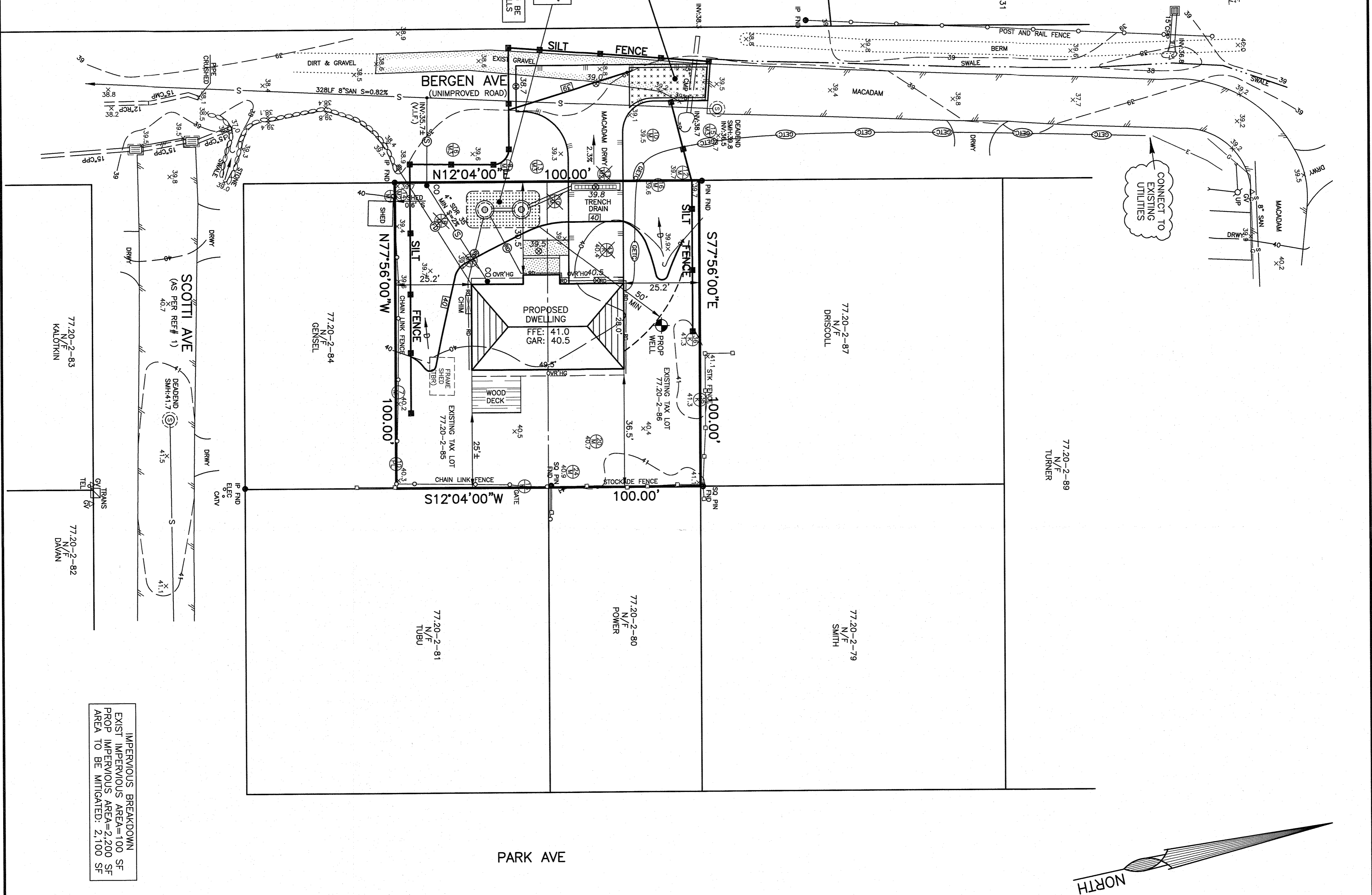
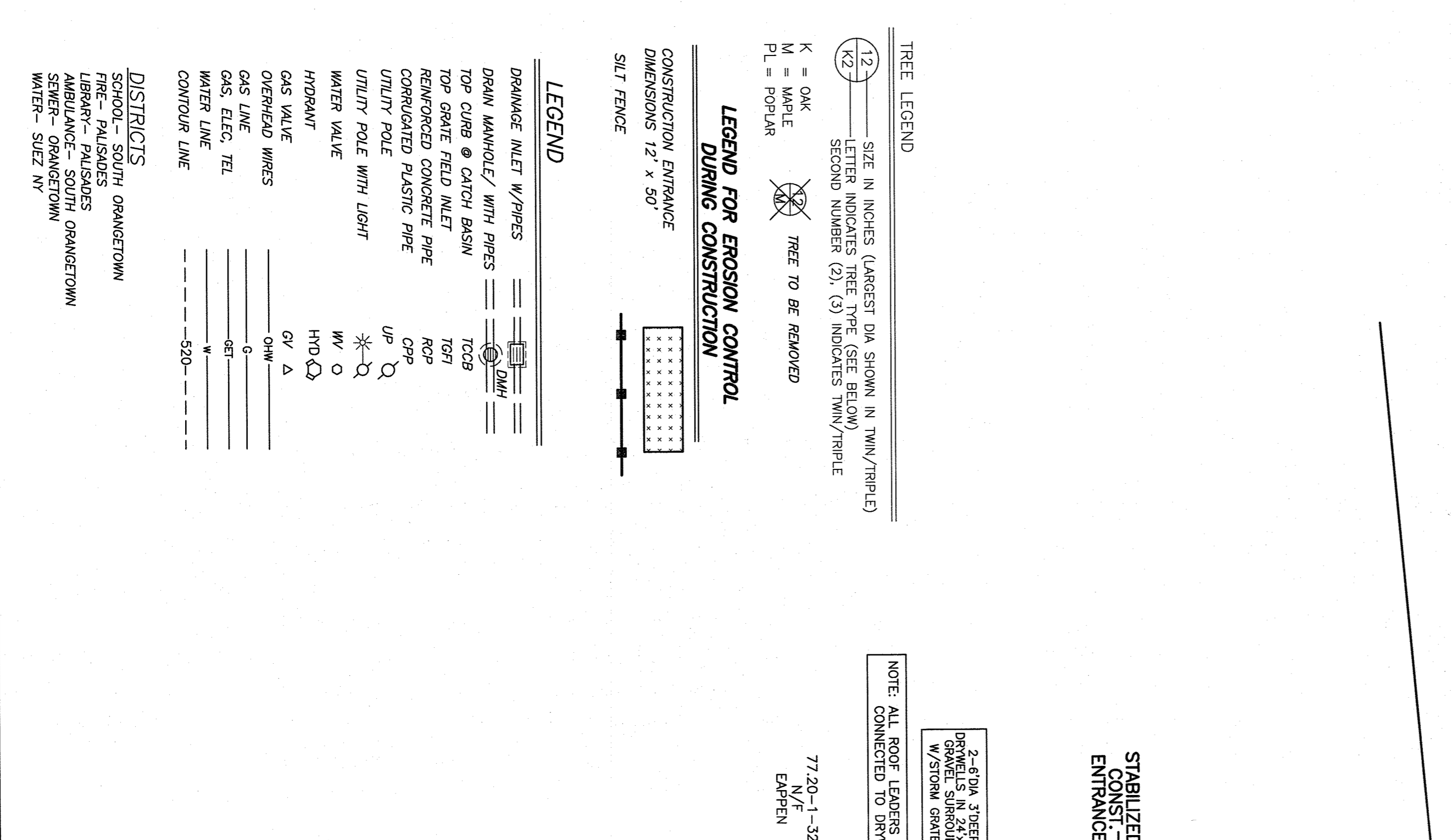
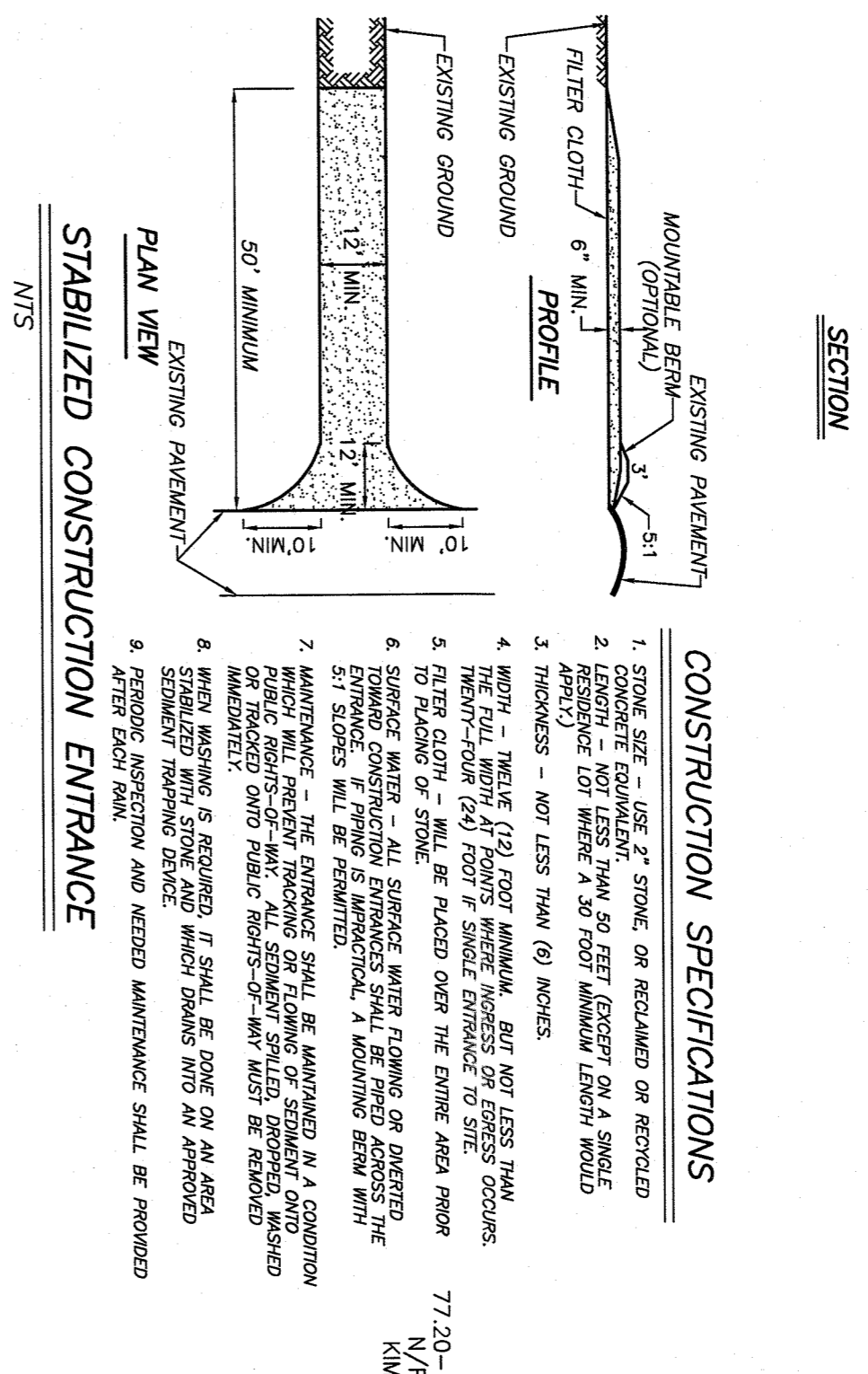
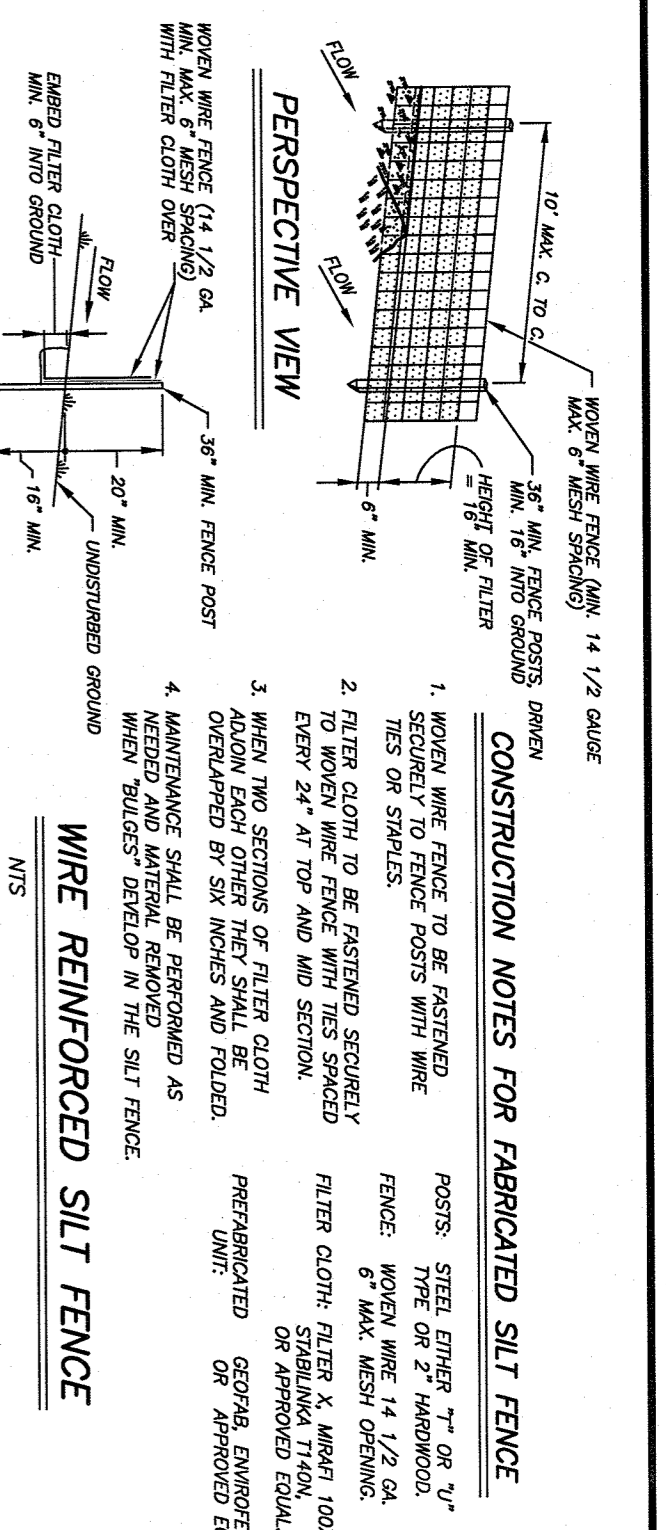
PLANNING BOARD MEETING: FEB 24 2021

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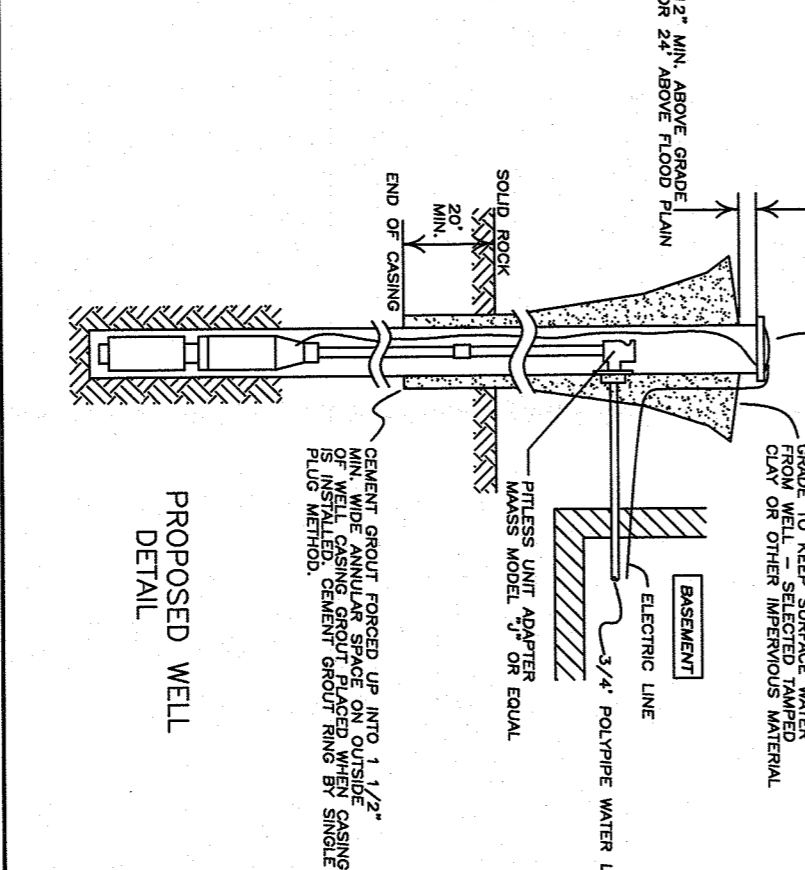
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SEAL OF STATE OF NEW YORK

STUART STROW P.E.  
N.Y. Lic. No. 066876

SEAL OF STATE OF NEW YORK

JAY A. GREENWELL, P.L.S.  
NYS Lic. # 49576

GRADING, DRAINAGE, UTILITY,  
WITH EROSION CONTROL AND DETAILS  
ALATSAS

TOWN OF ORANGETOWN, ROCKLAND COUNTY,  
STATE OF NEW YORK

JAY A. GREENWELL, P.L.S., LLC

SUBJECTING - LAND PLANNING  
85 LAURELITE AVENUE, NEW YORK, NY 10901  
PHONE: 845-571-0756

TAX LOT # 77-20-2-89+86  
AREA 10,000 SF  
FILE 22044 GRAD  
SCALE 1" = 20'  
DATE 10/15/20  
JOB NO. 22044

SHEET 2