

Lot # 36 Block "C"
Filed map # 3908

N. or F.
CRANE

S 62°04'44"E

105.38'

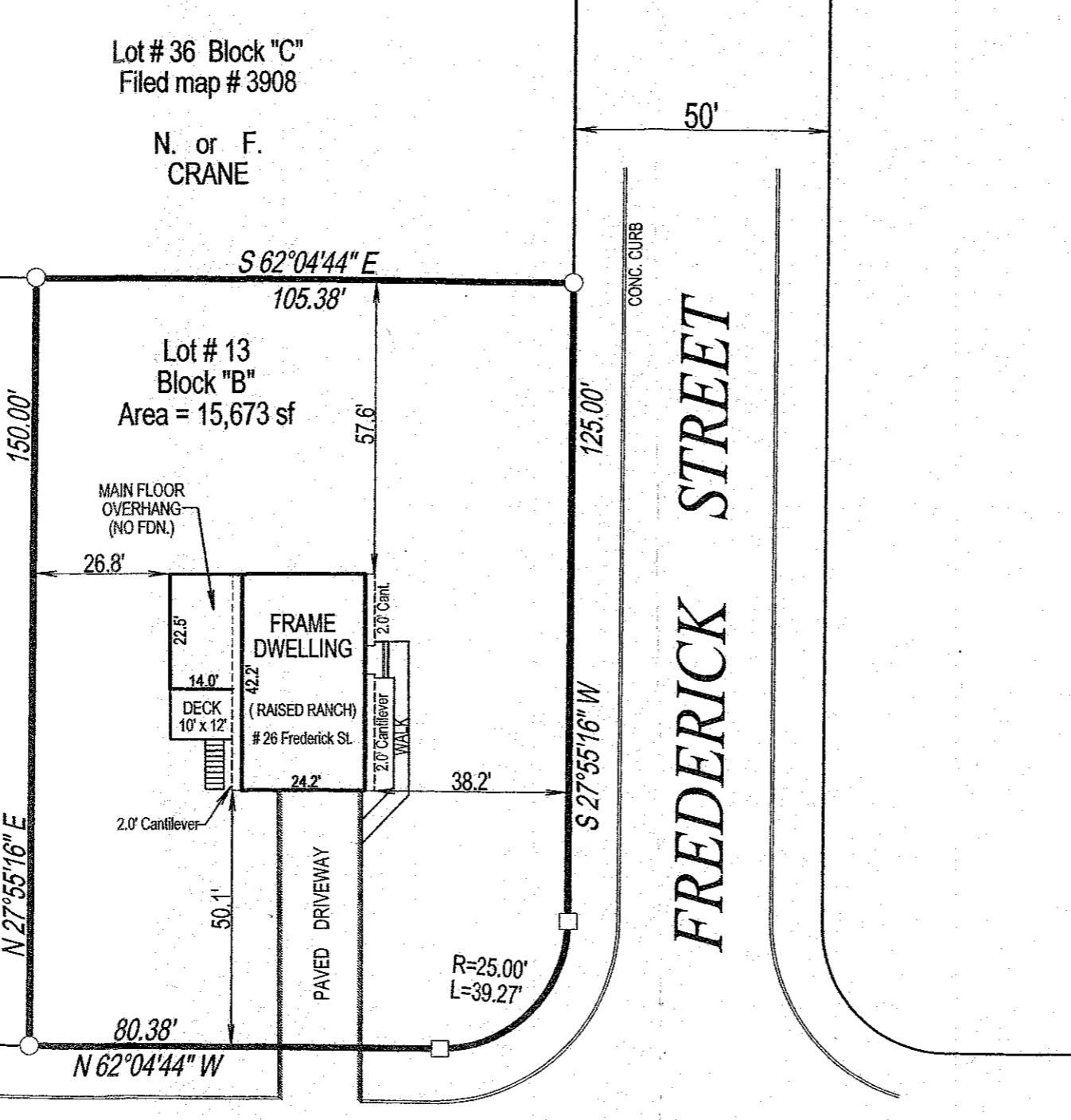
Lot # 13
Block "B"
Area = 15,673 sf

Lot # 12 Block "B"
Filed map # 4034

N. or F.
Tawil

N 27°55'16"E

80.38'



RO 7997

Land Survey
For
LASPINA

Garnerville

Town of Haverstraw

Rockland County, NY

Scale: 1" = 30'

Area = 0.36 Ac.

February 5, 2021

Tax Lot Desig.: Section 20.14 Block 4 Lot 75

Reference: map entitled "SUBDIVISION PLAT, SECTION I, PARKWOOD" Filed in the Rockland County Clerks Office April 30, 1969 in book 77 page 72 as map # 3856.

Certified to:

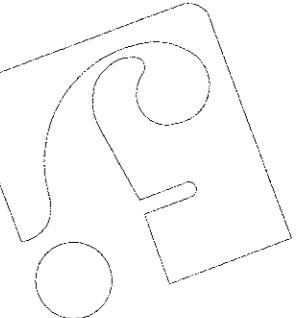
- * JULIAROSE P. LASPINA
- * DONALD A. LASPINA
- * CHRISTOPHER J. LASPINA

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared, and on behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."



Robert E. Sorace, PLS
135 South Main Street
New City, NY 1056
845-638-1498

Lic. 49162



John Anthony Ferraro PC
A R C H I T E C T

37 Maple Avenue
New City, New York 10956
Tel: 845-624-0758
E: JAFPC2@GMAIL.COM
johnferraroarchitect.com



ZONING ANALYSIS

PROPERTY ADDRESS: 26 FREDERICK STREET GARNERVILLE, NEW YORK 10523
MAP 20.14 - 4 - 75 R-15
RESIDENTIAL, SINGLE FAMILY

F. RESIDENTIAL SINGLE FAMILY			
TABLE 12	REQ'D	EXISTING (FT)	PROPOSED (FT)
MIN. LOT AREA	15,000 SQFT	15,673 SQFT	NO CHANGE
MIN. LOT WIDTH	100 FT	105.38 FT	NO CHANGE
MIN. LOT FRONTAGE	100 FT	125 FT	NO CHANGE
MIN. FRONT YARD	30 FT	38.2 FT	NO CHANGE
MIN. SIDE YARD	20 FT	50.1 FT	NO CHANGE
MIN. COMBINED YARD	40 FT	107.7 FT	NO CHANGE
REAR YARD	35 FT	26.8 FT	23.8 FT VARIANCE REQ'D
MAX BLDG. HIGHT	2 1/2 STORIES/35'	2 STORIES/23'	NO CHANGE
MAX. BLDG. COV.	25%	7%	9%
MAX. LOT COV.	35%	15%	16%

LASPINÀ

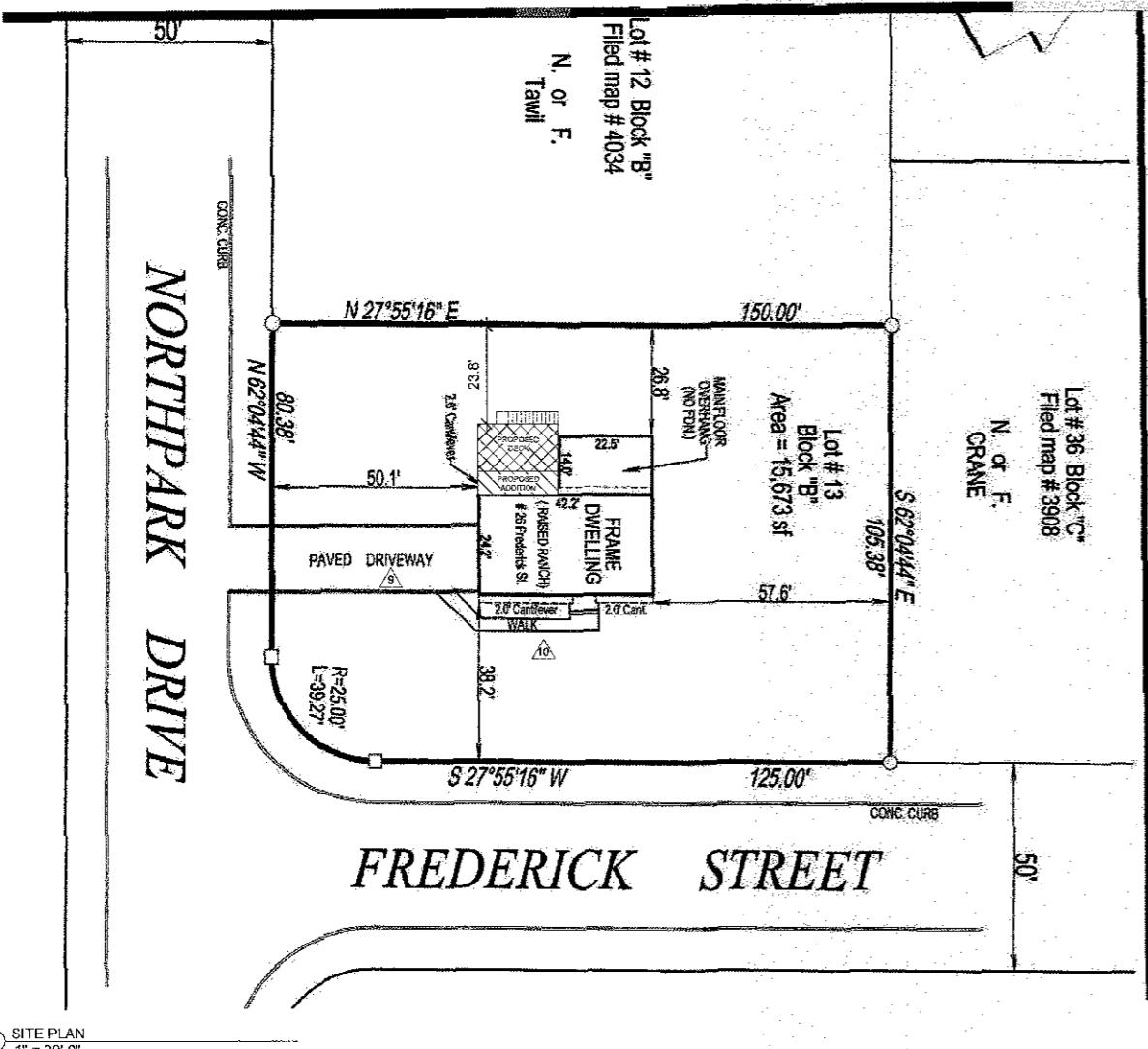
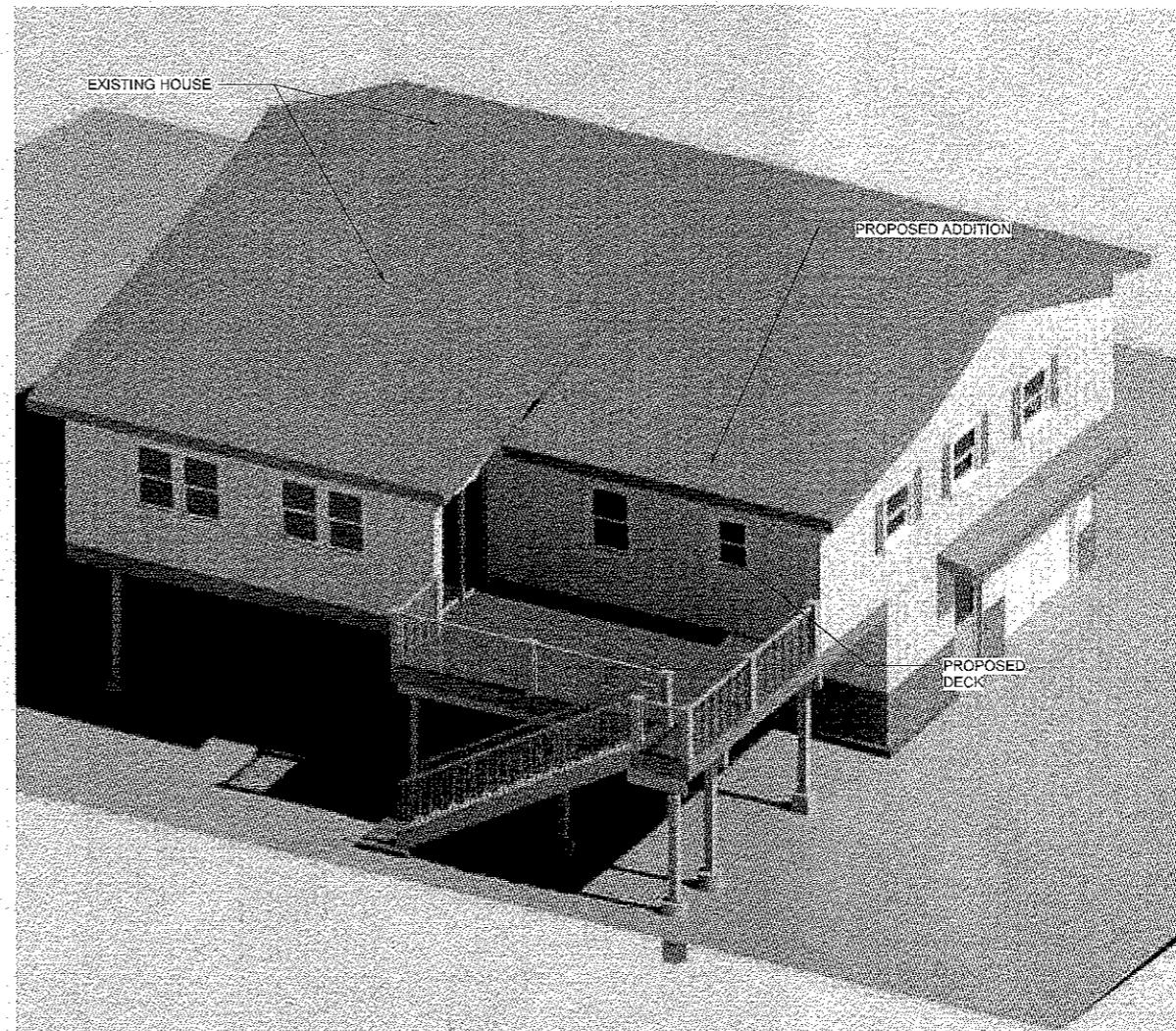
66 FREDERICK STREET
GARNERVILLE NY 10923

SITE PLAN/ZONING NOTES

Project number	LASPINA
date	3-5-21
Drawn by	JF
Checked by	JF

A-2

scale	As indicated
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1 SITE PLAN

THIS SURVEY WAS TAKEN FORM A SURVEY PREPARED BY:

ROBERT E. SORACE
135 SOUTH MAIN STREET
NEW CITY, NEW YORK 10956
845-638-1498

DATED FEBRUARY 5, 2021