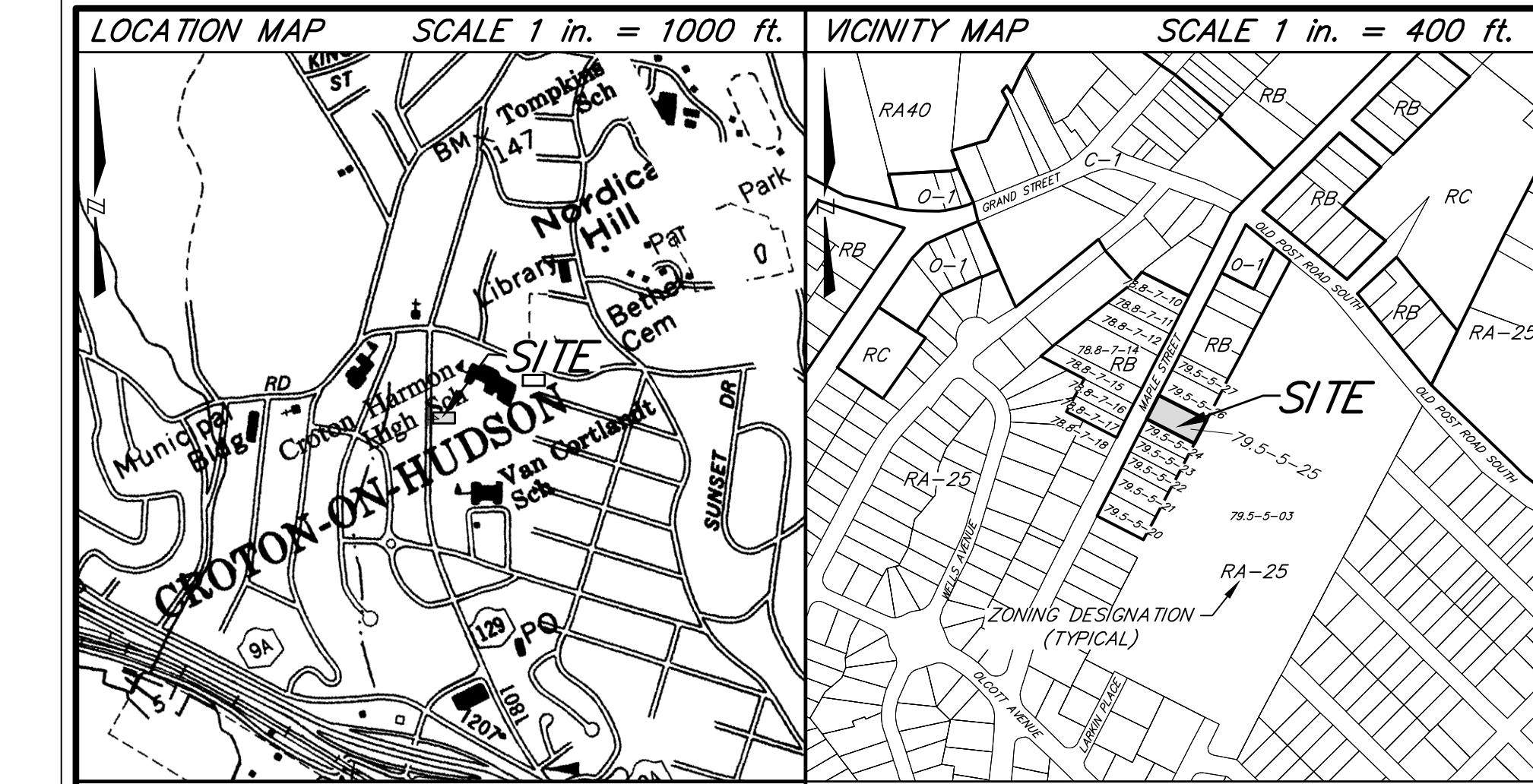




HEALTH DEPARTMENT APPROVAL

EXISTING PUBLIC WATER/PUBLIC SEWER  
Westchester County Department of Health  
New Rochelle, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1021 of the Westchester County Sanitary Code subject to the provision of public water supply and public sanitary sewer facilities to serve all structures intended for human occupancy constructed herein.

Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. Any erasures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.

Approved by the Assistant Commissioner of Health on Behalf of the Department of Health

Date: \_\_\_\_\_

PLANNING BOARD APPROVAL

Approved by Resolution No. \_\_\_\_\_ of the Planning Board of the Village of Croton-On-Hudson, New York, on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision in this plat, after the above date, shall void this approval.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_

OWNER'S APPROVAL

The undersigned, owner of the property hereon, states that it s/he is familiar with this map, its contents and its legends and hereby consents to the filing of this map.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
1926 83rd REALTY CORP.

by \_\_\_\_\_

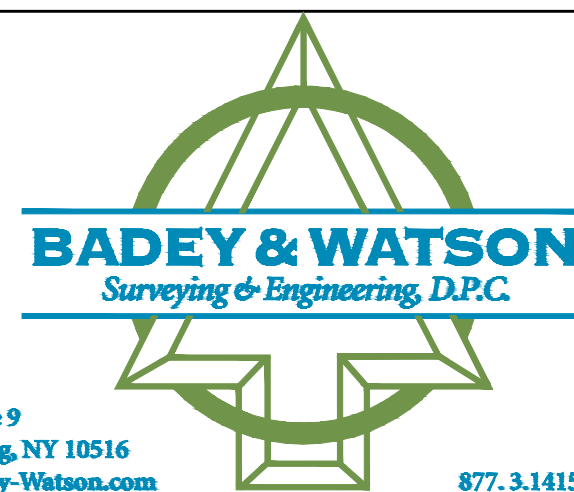
NOTES

- Unauthorized alteration or addition to a document prepared by a licensed Land Surveyor or licensed Professional Engineer is a violation of Section 7209, Sub-Division 2, of the New York State Education Law.
- The area, meridian, distances and coordinate values shown hereon refer to the New York Coordinate System, East Zone (NAD 83), expressed in feet. The distances shown on this map are grid distances. They have been scaled by a grid factor (scale factor x sea level factor) of 0.99992752. To obtain ground distances divide the distances on this map by the grid factor. To obtain ground area divide the area on this map by the square of the grid factor.
- The premises hereon are Lots 31, 32 and 33 as shown on that certain map entitled "Amended Map of Section 1 Van Wyck-Larkin Manor", which was filed in the Westchester County Clerk's office on December 27, 1938 as Map No. 4836.

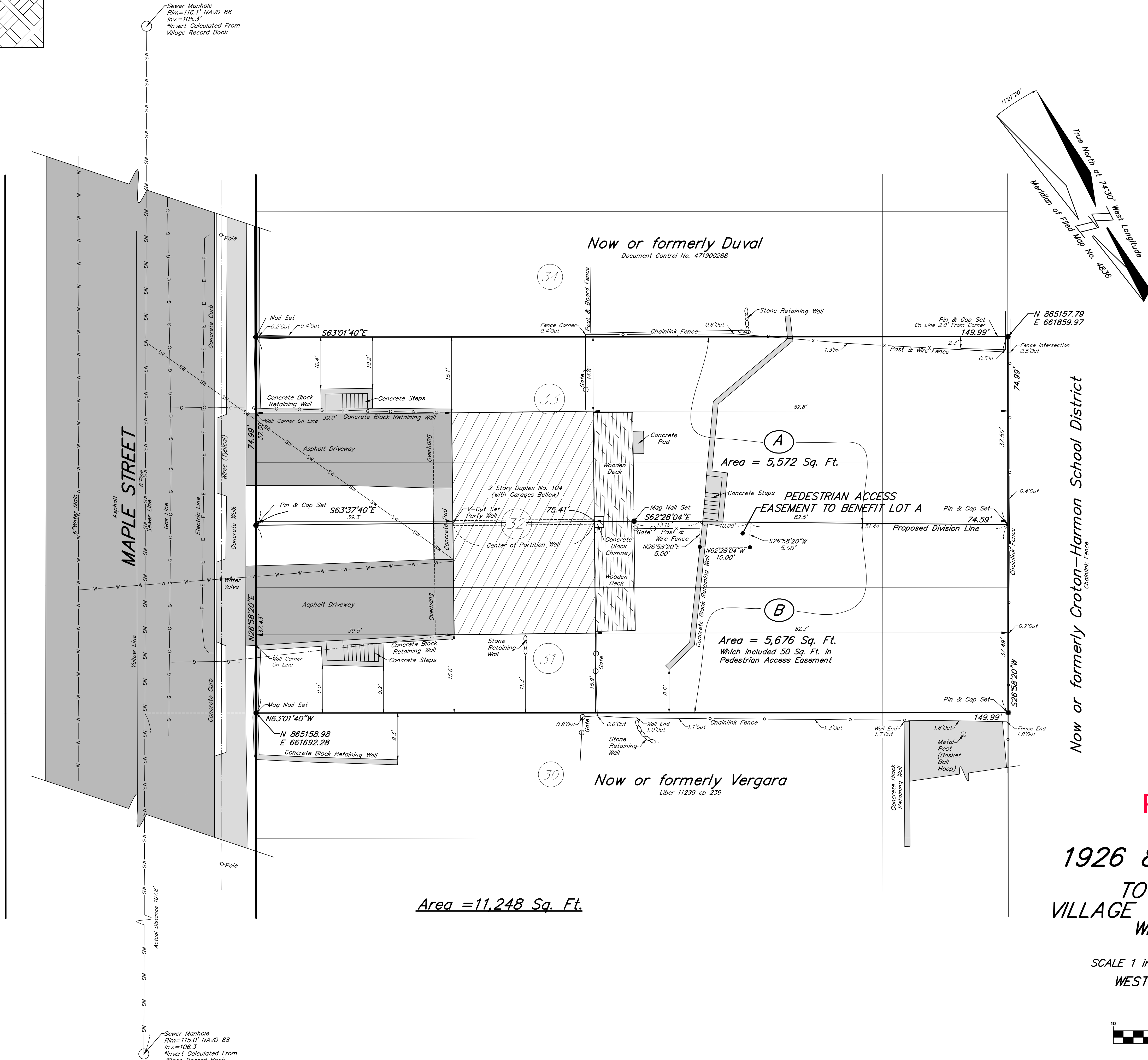
REVISIONS

| Date      | Revision | Description                                               |
|-----------|----------|-----------------------------------------------------------|
| See Title | R01      | Original Drawing.                                         |
| 04-28-22  | R02      | Responded to Village Engineers comments of April 26, 2022 |
|           |          |                                                           |
|           |          |                                                           |
|           |          |                                                           |

PREPARED AND SURVEYED BY



| SURVEYOR | OWNER                                                                     | APPLICANT | PROPERTY DATA                                                                                                                                                                        | WESTCHESTER COUNTY BLOCK INDEX SYSTEM                                                                                      |
|----------|---------------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
|          | 1926 83rd Realty Corp.<br>1250 Mayapan Road<br>La Habra Heights, CA 90631 |           | Tax Map Designation: 79.5-5-25<br>Zoning District: RA5<br>Total Area: 11,248 Sq. Ft.<br>Total Disturbed Area: Zero*<br>* No disturbance is required as a result of this subdivision. | The property hereon is located on<br><b>SHEET 169</b><br><b>BLOCK 9526</b><br>of the Westchester County Block Index System |



| ZONING REQUIREMENTS - Zone R-B                 |                          |          |          |         |
|------------------------------------------------|--------------------------|----------|----------|---------|
| Requirement                                    |                          | Required | Provided |         |
|                                                |                          |          | Lot A    | Lot B   |
| Lot Area (square feet)                         |                          |          |          |         |
|                                                | Total                    | 5000     | 5572     | 5676    |
|                                                | Per Dwelling Unit        | N/A      | N/A      | N/A     |
| Lot Width (feet)                               |                          | 50       | 37.5*    | 37.5*   |
| Lot Depth (feet)                               |                          | 100      | 150      | 150     |
| Front Yard (feet)                              |                          | 20       | 39.0     | 39.3    |
| One Side Yard (feet)                           |                          | 8        | 14.8*    | 15.6*   |
| Both Side Yards (feet)                         |                          | 20       | 14.8*    | 15.6*   |
| Rear Yard (feet)                               |                          | 25       | 82.5     | 82.3    |
| Minimum Habitable Floor Area per Dwelling Unit |                          |          |          |         |
|                                                | Total (square feet)      | 880      | 1200+/-  | 1200+/- |
|                                                | Main Floor (square feet) |          |          |         |
| Off-street Parking Spaces per Dwelling Unit    |                          | 2        | 2        | 2       |
| Usable Open Space per Dwelling Unit            |                          |          | 0        | 0       |
| Maximum Permitted                              |                          |          |          |         |
|                                                | Building Height          |          |          |         |
|                                                | Stories                  | 2.5      | 2        | 2       |
|                                                | Feet                     | 35       | ~33      | ~33     |
| Building Coverage                              |                          | 40%      | 15%      | 15%     |
| Floor Area Ratio                               |                          | 0.6      | 0.2      | 0.2     |

\* The Zoning Board of Appeals granted side yard, total side yard and lot width variances for both lots on 12/9/20.

AREA TABLE

|       | UNENCUMBERED                  | ENCUMBERED                | TOTAL                         |
|-------|-------------------------------|---------------------------|-------------------------------|
| LOT A | 5,572 sq. ft.<br>0.128 acres  | 0 sq. ft.<br>0 acres      | 5,572 sq. ft.<br>0.128 acres  |
| LOT B | 5,626 sq. ft.<br>0.129 acres  | 50 sq. ft.<br>0.001 acres | 5,676 sq. ft.<br>0.130 acres  |
| TOTAL | 11,198 sq. ft.<br>0.258 acres | 50 sq. ft.<br>0.001 acres | 11,248 sq. ft.<br>0.258 acres |

PRELIMINARY

SUBDIVISION PLAT  
PREPARED FOR

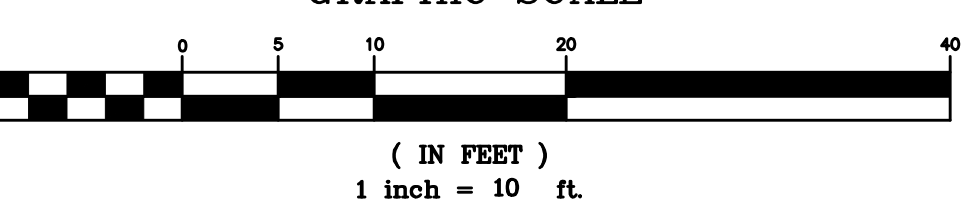
1926 83RD REALTY CORP.

SITUATE IN THE  
TOWN OF CORTLANDT  
VILLAGE OF CROTON-ON-HUDSON  
WESTCHESTER COUNTY  
NEW YORK

SCALE 1 in. = 10 ft. MARCH 10, 2022

WESTCHESTER COUNTY BLOCK INDEX  
SHEET 169, BLOCK 9526

GRAPHIC SCALE



We hereby certify that this map is based on a survey completed by us on February 12, 2021, that this map was completed on March 10, 2022, and that the 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, Inc. For latest issue date see revision box.



by  
NEW YORK STATE LICENSED LAND SURVEYOR  
LICENSE No. 50389

BADEY & WATSON  
Surveying & Engineering, D.P.C.

*Joseph W. Hays*

PRINTED

April 28, 2022

BADEY & WATSON  
Surveying & Engineering, D.P.C.