

Only copies from the original of this survey marked with an original of the Land Surveyors embossed seal shall be considered to be true, valid copies.

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

Premises hereon being designated as Tax Lot No. 26.02 as shown on a certain map entitled, "Final Subdivision Plat for Rut Jorg, 27 Harrison Street (2 Lot Consolidation Subdivision) situate in the Village of Croton on Hudson, Town of Cortlandt, Westchester County, State of New York." Said map filed in the Westchester County Clerk's Office, Division of Land Records on March 28, 2014 as map number 28756.

Reference: Deed Control Number 341043297.

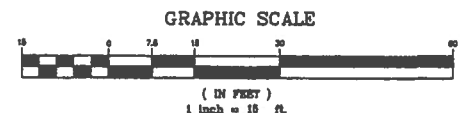
Premises shown hereon designated on the Village of Croton-on-Hudson Tax Maps as: Section 68.17, Block 2, Lot 26.2.

Property Address:
25 Harrison Street
Croton-on-Hudson, NY 10520

Certified to:
Steven G. Saporito and Corinna H. Tang-Saporito
Big Apple Abstract Corp.
Title No. B436409 ID 17196

**SURVEY OF PROPERTY
PREPARED FOR
STEVEN G. SAPORITO
AND
CORINNA H. TANG-SAPORITO**
SITUATE IN THE
VILLAGE OF CROTON-ON-HUDSON
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

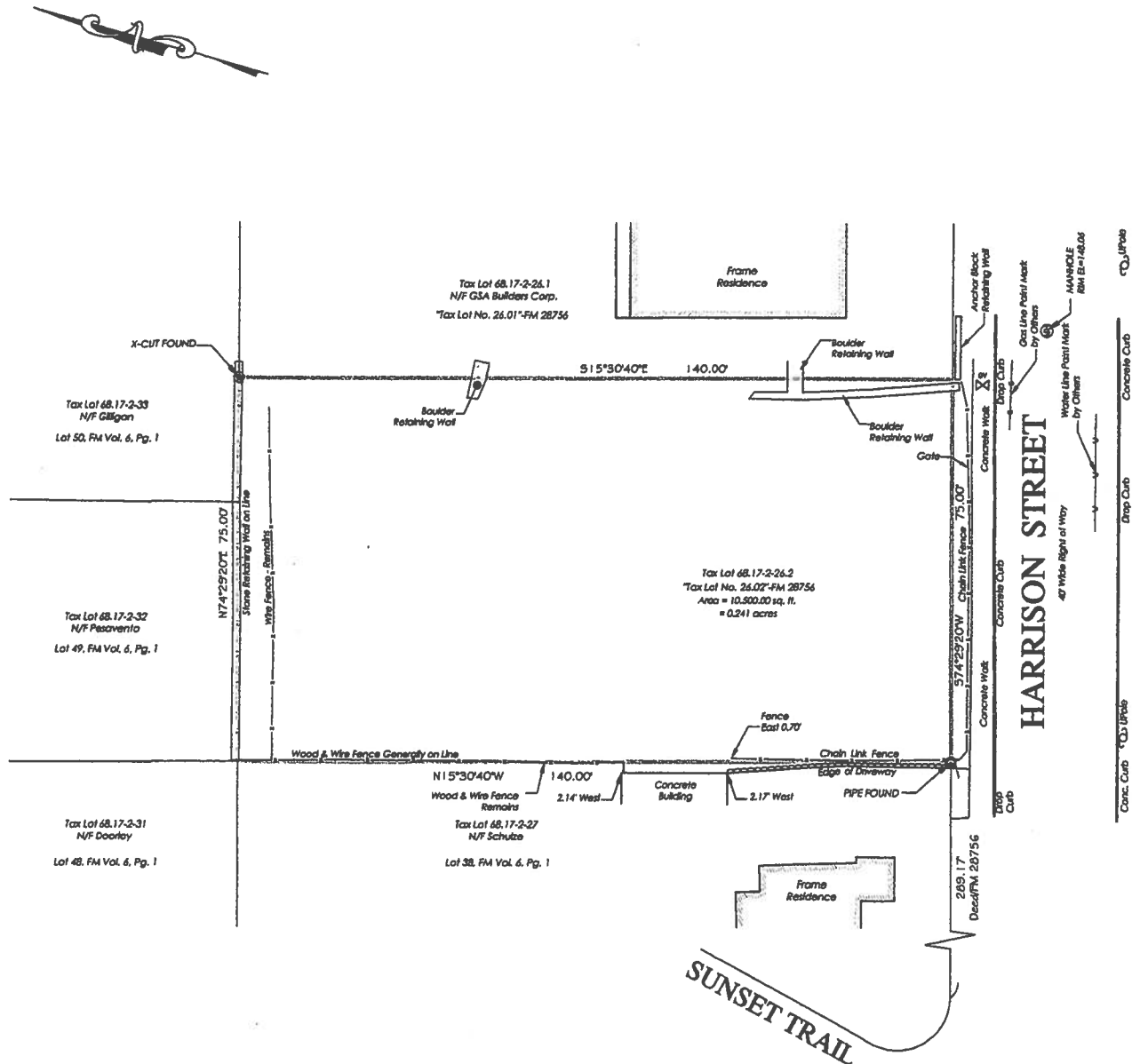
SCALE: 1" = 15'



Surveyed: November 30, 2017
Map Prepared: December 7, 2017
Map Revised: January 11, 2018 to show survey update and certification

By:
Scott B. Gray New York State Licensed Land Surveyor No.050672

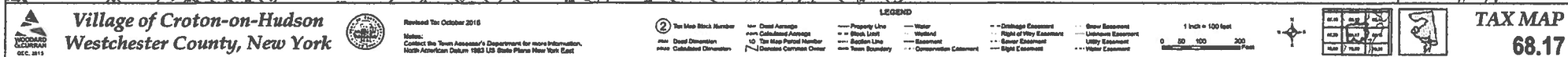
Project: 17-446	Field Survey By: ANIFT
Drawn By: CMP	Checked By: SBG



COPYRIGHT © 2018
TC MERRITTS LAND SURVEYORS
ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION OR
ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION
IS A VIOLATION OF APPLICABLE LAWS.



TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • (203) 622-8899



Article VI District Bulk and Parking Regulations

☐ § 230-33 One-Family RA-60, RA-40, RA-25, RA-9 and RA-5 Districts.

- B. Calculating floor area ratio (FAR) for oversized and undersized one-family residences. The permitted floor area for one-family homes on lots that are larger or smaller than the minimum zoning lot size is obtained by multiplying the FAR for the zoning district in which the home is located by the lot size. For example, for a 50,000 square foot lot in an RA-40 District, multiply 50,000 by 0.15.

☐ § 230-34 Two-Family RB Districts and Multifamily Residence RC Districts.

[Amended 1-21-1985 by L.L. No. 1-1985; 1-31-2005 by L.L. No. 1-2005]

The bulk and parking regulations for Two-Family Residence RB Districts and Multiple Residence RC Districts shall be as follows: (See also Article II, Definitions; Article IV, District Use Regulations; Article VII, Supplementary Regulations; and Article VIII, Off-Street Parking, Driveways and Loading Facilities.)

	RB Districts		RC Districts	
	One-Family Residence	Two-Family Residence	One-Family Residence	Multiple- Residence
Minimum Required				
Lot area (square feet)				
Total	5,000	—	9,375	2 acres
Per dwelling unit	—	2,500	—	3,000
Lot width (feet)	50	75	75	200
Lot depth (feet)	100	100	125	200
Front yard (feet)	20	20	25	40
One side yard (feet)	8	12	12	25
Both side yards (feet)	20	30	30	50
Rear yard (feet)	25	30	30	30
Minimum habitable floor area per dwelling unit				
Total (square feet)	880	600	1,000	600
Main floor (square feet)	—	—	—	880
Off-street parking spaces per dwelling unit	2	1	2	1.5
Usable open space				
Per dwelling unit	—	400	—	400
Maximum Permitted				
Building height				
Stories	2.5	3	2.5	2
Feet	35	35	35	30
Building coverage	40%	40%	35%	30%
Floor area ratio	0.60	0.60	0.40	0.55

NOTE: All permitted nonresidential uses shall conform to the regulations for such uses in RA-40 Districts.

The procedure for calculating floor area for oversized and undersized lots in RB and RC Districts is the same as for one-family residence districts. See § 230-33B for instructions on calculating floor area in under- or oversized lots.

Thank you,



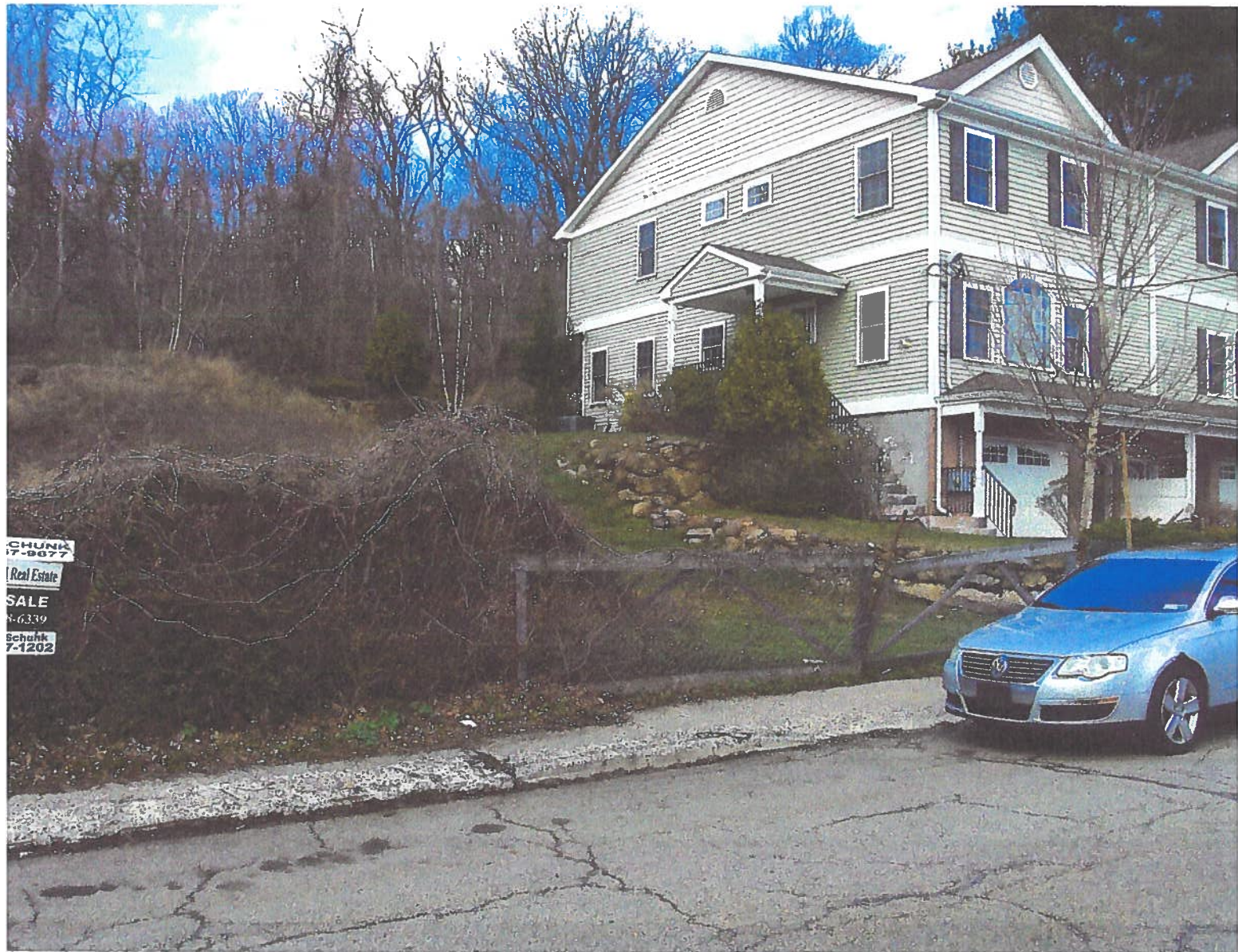
PHOTO OF LOT

PORTEUS – 25 HARRISON STREET



SINGLE FAMILY DWELLING TO THE LEFT OF PROPERTY

PORTEUS - 25 HARRISON STREET



LOOKING AT LOT WITH DUPLEX TO THE RIGHT

PORTEUS - 25 HARRISON STREET

4/19/22

Village of Croton on Hudson
Engineering Dept.
Stanley Kellerhouse Municipal Bldg.
One Van Wyck St.
Croton on Hudson, NY 10521

Re: Zoning Board Application
25 Harrison St.

To Whom It May Concern:

This letter authorizes Alfred A. Cappelli, Architect as my representative to appear before the ZBA on all matters relating to the Area Variance.

Thank you,



Greg Porteus