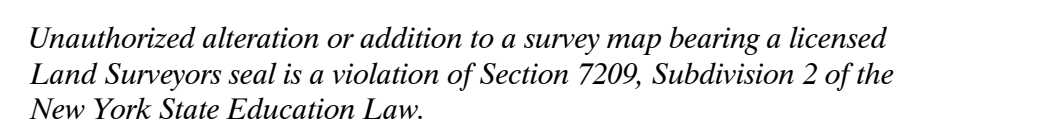


*Total Area = 290,646.895 Sq.Ft.
= 6.672 Acres*



*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.

Surveyed in accordance with Deed Control Number 593033115.

*Premises hereon being designated on the Town of Ossining Tax Maps
as: Section 89.07, Block 3, Lots 62.*

Property Address: 39 Stormytown Road
Ossining, NY 10562

PRELIMINARY
SUBDIVISION PLAT

PREPARED FOR
CHOCOLATE SKY LLC

SITUATE IN THE
TOWN OF OSSINING
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

Project: 15-272	Field Survey By: BC/CR
Drawn By: P.M.	Checked By: P.M.

Westchester County Department of Health
New Rochelle, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1021 and Articles VII and XXII of the Westchester County Sanitary Code subject to the provision of public water supply and public sanitary sewer facilities to serve each habitable building hereafter constructed. These facilities are to be installed in accordance with land improvement plans and specifications approved by and filed in this office prior to the construction of such building.

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.

Date _____

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

Approved by Resolution of the Planning Board of the Town of Ossining, NY on the _____ day of _____, 20____, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision of the plat after the above date shall void this approval.

Signed this _____ day of _____, 20_____.

Ching Wah Chin, Chairman

The undersigned owner(s) do hereby consent to the filing of this map.

Owner: Agent for - Chocolate Sky LLC
Address: 81 Meyersville Road, Chatham, NJ 07928

Approved by Town Engineer Town of Ossining

Daniel A. Ciarcia, P.E.

All taxes due to date have been paid.

Town of Ossining
Receiver of Taxes

*I, Daniel T. Merritts Licensed Land Surveyor, who made this map do hereby certify that the survey upon which this map is based was completed November 5, 2015 and this map was completed January 22, 2021.
Map Revised: March 26, 2021*

By: Donal T. Merrill
New York State Licensed Land Surveyor No. 050604

ZONING DATA - OSSINING											
TAX MAP DESIGNATION:		SECT: 89.07		BLOCK: 3		LOT: 62					
ZONING DISTRICT: R-20		ONE- FAMILY RESIDENCE DISTRICT									
		REQUIREMENTS	LOT 1 PROPOSED	LOT 2 PROPOSED	LOT 3 PROPOSED	LOT 4 PROPOSED	LOT 5 PROPOSED	LOT 6 PROPOSED	LOT 7 PROPOSED	LOT 8 PROPOSED	LOT 9 PROPOSED
LOT AREA	SQ. FT.	20,000	20,017.771	24,496.849	20,619.267	67,654.297	30,800.019	20,084.268	21,816.714	22,863.629	21,207.43
WIDTH	FT.	100	135.5	122.9	180.3	464.7	544.0	120.8	100.0	100.00	100.00
LOT DEPTH	FT.	130	192.8	309.5	153.1	264.1	148.2	152.5	311.6	293.3	216.7
FRONT YARD	FT.	30	30	30	30.31	30	30	30	30	30	30
ONE SIDE YARD	FT.	16	16	16	48.55	16	16	16	16	16	16
BOTH SIDE YARDS	FT.	34	34	34	109.23	34	34	34	34	34	34
REAR YARD	FT.	34	34	34	43.03	34	34	34	34	34	34

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



Westchester County Index System: Sheet 154, Block 9077.