

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.

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* Date Address: 81 Meyersville Road, Chatham, NJ 07928

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IS A VIOLATION OF APPLICABLE LAWS.



TC MERRITTS LAND SURVEYORS

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



Approved by Town Enginee	rr Town of Ossining	ZONING
Daniel A. Ciarcia, P.E.		ZONING DIST
All taxes due to date have b	LOT AREA	
	LOT DEPTH	
Town of Ossining Receiver of Taxes	Date	FRONT YARD
		ONE SIDE YA BOTH SIDE Y
		REAR YARD
Daniel T. Merritts Licensed Land Surveyor, who made this map do reby certify that the survey upon which this map is based was completed ovember 5, 2015 and this map was completed January 22, 2021. ap Revised: March 26, 2021 ap Revised: June 7, 2021 to show additional easements and notes		NOTES: 1. The Town of street light r 2. The propose 3. The stormw road will be
By: Janil T. New York State Licensed I	and Surveyor No 050604	

TAX MAP DESIGNATION:		SECT: 89.07	BLOCK: 3	LOT: 62							
ZONING DISTRICT: R-20 ONE- FAMILY RESIDENCE DISTRICT											
		<b>REQ'MENTS</b>	LOT I 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	21,207.439
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	53.	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	108.23	34	34	34	34	34	34
REAR YARD	FT.	34	34	34	43.03	34	34	34	34	34	34

of Ossining has granted a waiver for the sidewalk and

t requirements along the proposed road. osed road has been dedicated to the Town of Ossining.

water management system associated with the proposed be maintained by the Town of Ossining.

Property Address: 39 Stormytown Road



SITE *Total Area* = 290,646.895 *Sq.Ft.* = 6.672 AcresUnauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands Underground utilities shown hereon are approximate and should be 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 Elevations shown hereon generally in accordance with North American Surveyed in accordance with Deed Control Number 593033115. Premises hereon being designated on the Town of Ossining Tax Maps 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.Westchester County Index System: Sheet 154, Block 9077. Field Survey By: BC/CR Project: 15-272 Drawn By: DA Checked By:

DM