

GENERAL NOTES

1. PARCEL TAX MAP DESIGNATION: SECTION: 43.15, BLOCK: 1, LOT(S): 4
2. TOTAL AREA OF EXISTING LOT: 39,012 SQ. FT. (0.90 ACRES).
3. SURVEY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY ROWAN LAND SURVEYING, PLLC, ENTITLED "PROPERTY SURVEY, 208 FOURTH STREET, VIL. OF BUCHANAN, NEW YORK, PREPARED FOR WILL RICHARD" DATED NOVEMBER 3, 2023.
4. PARCEL IS LOCATED IN THE VILLAGE OF BUCHANAN R-20 (RESIDENTIAL) ZONING DISTRICT.
5. PARCEL IS LOCATED IN THE PEEKSKILL & HAVERSTRAW BAY BASIN.

ZONING DATA CHART - R-20 ZONING DISTRICT (RESIDENTIAL)

DESCRIPTION	LOT AREA (SF)	LOT AREA (ACRES)	LOT WIDTH (FT)	LOT FRONTAGE AT STREET LINE (FT)	LOT DEPTH (FT)	FRONT YARD (FT)	SIDE YARD 1 YARD/TOTAL BOTH YARDS (FT)	REAR YARD (FT)	BUILDING HEIGHT (STORIES/ FEET)	MAX LOT COVERAGE (PERCENT)
MINIMUM REQUIRED/ MAXIMUM ALLOWED	20,000	0.46	100	100	150	30	15 / 40	25% OF LOT DEPTH, NOT TO EXCEED 30	2 1/2 / 35	40
EXISTING 187 WESTCHESTER AVE						54.73	17.17	141.81	1 STORY	12%
EXISTING 208 FOURTH ST	39,012	0.90	246.07	402.82	201.36	32.38	50.79	37.70	1 STORY	
PROPOSED LOT 1 187 WESTCHESTER AVE	20,033	0.46	N/A	301.42	N/A	54.73	17.17 / 110.77	40.83	1 STORY	15%
PROPOSED LOT 2 208 FOURTH ST	18,979	0.44	N/A	104.90	N/A	32.38	18.5 / 69.29	37.70	1 STORY	9%

WESTCHESTER COUNTY DEPARTMENT OF HEALTH

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 THE ENDORSEMENT, ANY ERASURES, CHANGES, ADDITIONS, OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITIES AND THE DATE THEREOF MADE ON THIS PLAT AFTER THIS APPROVAL, SHALL INVALIDATE THE APPROVAL.

APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH _____ DATE _____

APPROVED BY THE PLANNING BOARD OF THE VILLAGE OF BUCHANAN

APPROVED SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF A RESOLUTION DATED _____ OF THE PLANNING BOARD OF THE VILLAGE OF BUCHANAN, NEW YORK. ANY CHANGES, ERASURE, MODIFICATION, OR REVISION OF THIS PLAN, ABSENT RE-APPROVAL FROM THE PLANNING BOARD, SHALL VOID THIS APPROVAL.

JEFF FAIELLA, CHAIRMAN _____ DATE _____

RECEIVER OF TAXES

ALL TAXES DUE TO DATE HAVE BEEN PAID

TAX ASSESSOR'S MAP DESIGNATION:

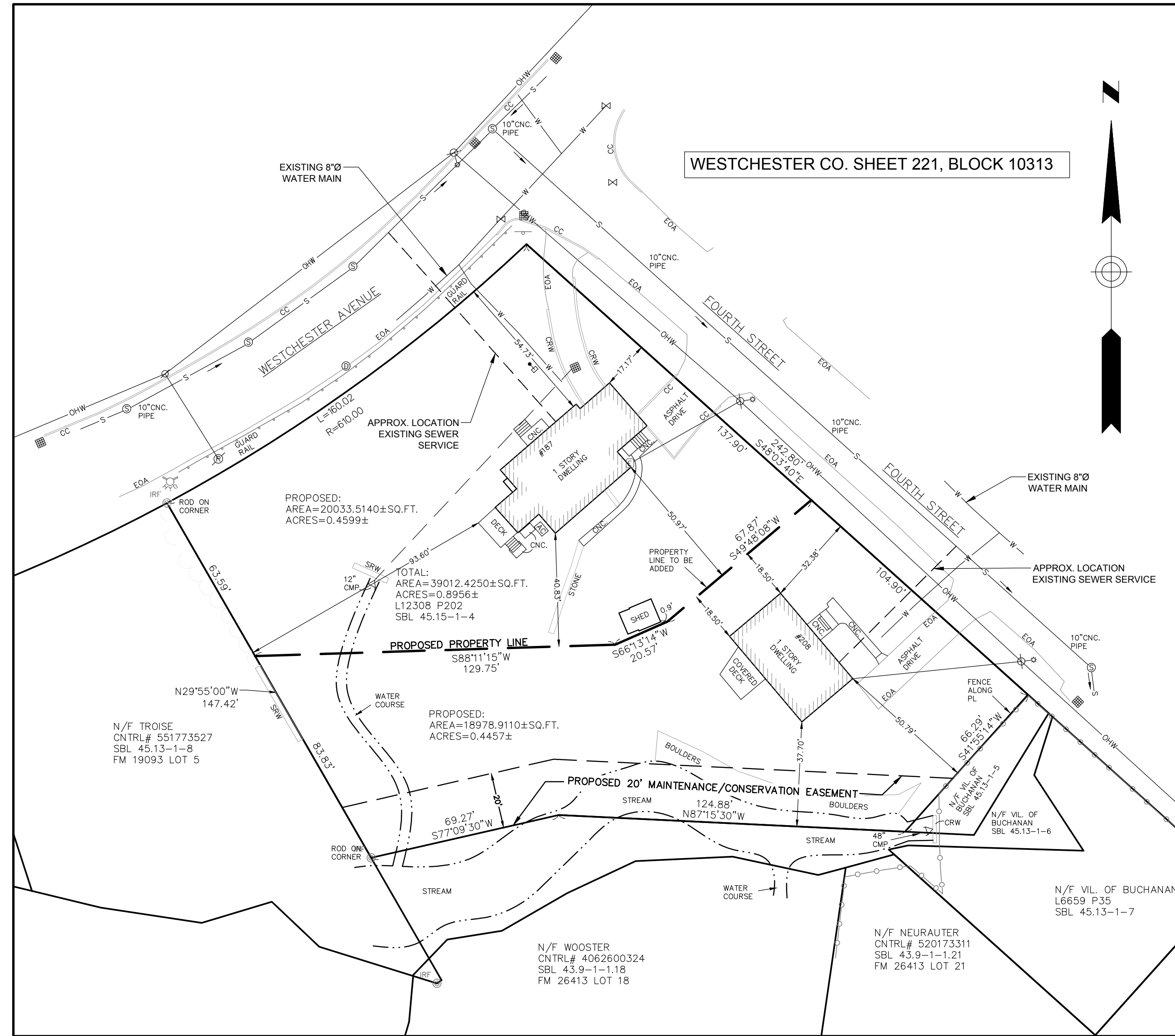
SECTION: 43.15 BLOCK: 1 LOT: 4

RECEIVER OF TAXES, VILLAGE OF BUCHANAN _____ DATE _____

LAND SURVEYOR

I, PAUL ROWAN, THE LAND SURVEYOR WHO MADE THIS MAP, DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY SHOWN HEREON WAS COMPLETED ON NOVEMBER 1, 2023 AND THAT THIS PLAT MAP WAS COMPLETED ON JUNE 12, 2024.

PAUL A. ROWAN, LS _____ DATE _____

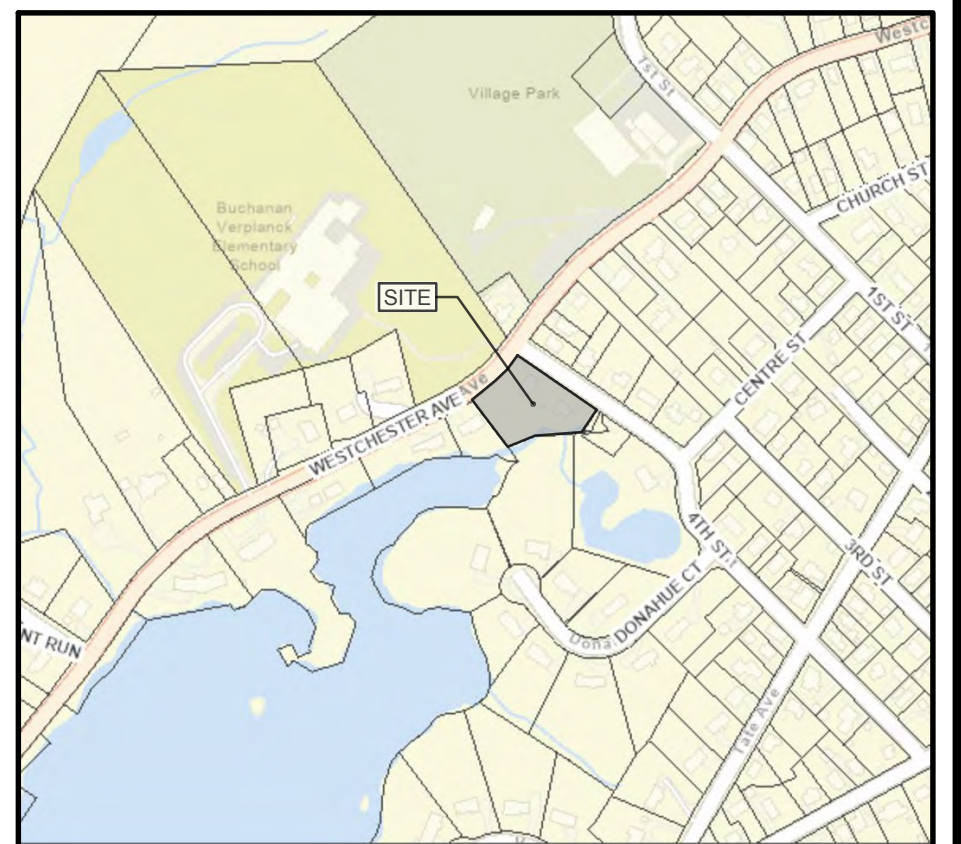


LEGEND

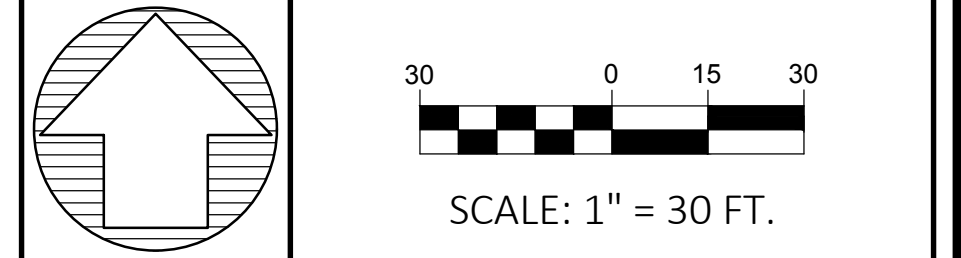
● IRON ROD	—	PROPERTY LINE
■ CATCH BASIN	—	PROPOSED PROPERTY LINE
< OUTLET	—	CHAIN LINK FENCE
⊙ DRAIN MANHOLE	—	WATER LINE
⊙ SEWER MANHOLE	—	GAS LINE
⊙ ELECTRIC METER	—	SANITARY LINE
⊙ WATER VALVE	—	OVERHEAD WIRES
⊙ FIRE HYDRANT	—	TREE LINE
⊙ UTILITY POLE WITH RISER	—	POB POINT OF BEGINNING
⊙ UTILITY POLE	—	PL PROPERTY LINE
⊙ UTILITY POLE WITH LIGHT	—	EOA EDGE OF ASPHALT
— SIGN	—	CNC. CONCRETE
⊙ AIR CONDITIONER	—	SRW STONE RETAINING WALL
⊙ FLAG POLE	—	CRW CONCRETE RETAINING WALL
⊙ VENT & OIL FILL	—	WRW WOOD RETAINING WALL
	—	CC CONCRETE CURB
	—	CMP CORRUGATED METAL PIPE

SURVEY NOTES

1. THIS PLAN WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY CONDUCTED BY RLS ON NOVEMBER 1, 2023 AND ON THE FOLLOWING DATUM—
MERIDIAN: FM 19093
HORIZONTAL: ASSUMED
2. REFERENCES
STREET NAMES, R.O.W. WIDTHS, PROPERTY IDENTIFICATION NUMBERS, OWNER NAMES, EASEMENTS, AND ANY ADDITIONAL INFORMATION SHOWN HEREON ARE REFERENCED FROM THE FOLLOWING MAPS AND DOCUMENTS—
A. LAND CONVEYED TO RICHARD & GAIL WADE BY DEED BOOK 12308 PAGE 202, FILED IN THE WESTCHESTER CO. CLERKS OFFICE ON APRIL 29, 1999.
B. MAP 19093 ENTITLED, "AMENDED MAP OF SUBDIVISION OF PROPERTY BELONGING TO FRANK SARTULLI", PREPARED BY VINCENT BURRUANO AND FILED IN THE WESTCHESTER CO. CLERKS OFFICE ON APRIL 1, 1977.
3. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AND ACCURATE AND CURRENT TITLE REPORT.
4. THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.
5. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT. (OR) WERE LOCATED AS MARKED AT THE TIME OF THE SURVEY.
6. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
7. 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. THIS PLAN NOT VALID UNLESS ORIGINAL STAMP AND SIGNATURE OF A LICENSED SURVEYOR ARE LOCATED HEREON.
8. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES ARE SURVEY REFERENCES ONLY, AND NOT INTENDED TO MONUMENT THE PROPERTY LINES, NOR ARE THEY TO BE USED IN OR GUIDE CONSTRUCTION OF ANY TYPE.



LOCATION MAP SCALE: 1" = 500'



SCALE: 1" = 30 FT.

APPLICANT

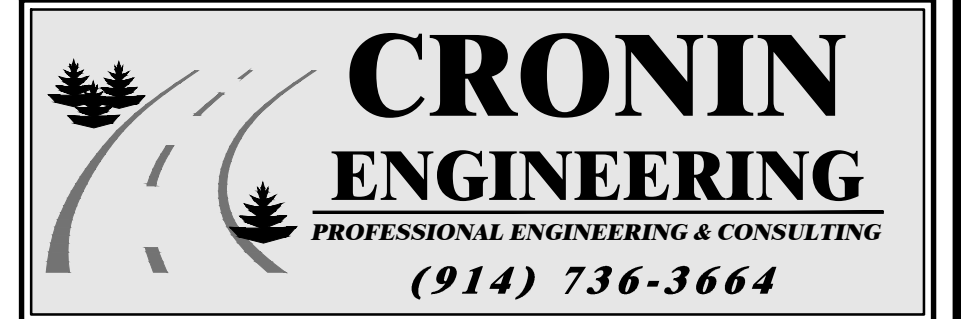
WILL RICHARD
208 FOURTH STREET
BUCHANAN, NY 10511

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
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REVISIONS

#	REASON	DATE
1	ADD MAINTENANCE / CONSERVATION EASEMENT	07-10-2024

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	43.15
BLOCK:	1
LOT:	4
SUBLOT:	----
DRAWN BY:	KJW
CHECKED:	JCA/PMB
PROJECT:	RICHARD - 208 FOURTH ST
DATE:	JUNE 13, 2024
JOB #:	231103
PATRICK M. BELL, P.E. LICENSE #087679	



39 Arlo Lane
Cortlandt Manor, New York 10567

PRELIMINARY SUBDIVISION PLAT

**PROPOSED
2-LOT SUBDIVISION
FOR
WILL RICHARD**

LOCATION:
187 WESTCHESTER AVE & 208 FOURTH ST
BUCHANAN, NEW YORK 10511