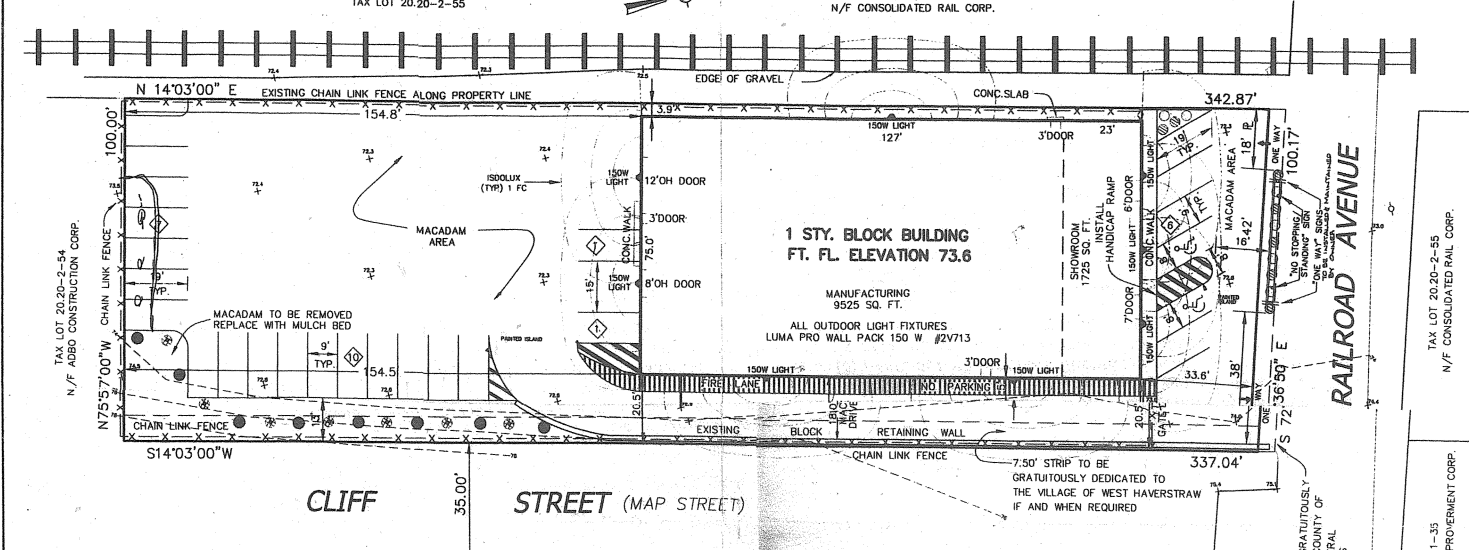


TAX LOT 20.20-2-55

N/F CONSOLIDATED RAIL CORP.



**PLANT LIST:**

COUNT	VARIETY	SYMBOL	REMARK
8	ARBORVITAE	●	3'-4' TALL
7	WHITE PINE	○	3'-4' TALL
7	JUNIPER	○	24"-30" SPR.
6	AZALEA	○	24"-30" SPR.

TAX LOT 20.20-2-53  
N/F CHARLOTTE SOPKO

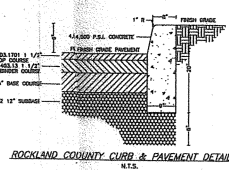
**GENERAL NOTES:**

- FOOTING AND ROOF DRAINS SHALL BE CONNECTED TO POSITIVE OUTFALL
- GAS AND ELECTRIC SERVICE BY ORANGE AND ROCKLAND UTILITIES, INC.
- NO OPEN BURNING DURING CONSTRUCTION WITHOUT EXPLOIT PERMISSION FROM THE N.Y. STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- ALL ELEVATIONS ARE BASED ON USGS DATUM.
- WATER AND SEWER CONNECTION SHALL BE PLACED IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET.
- ALL UTILITIES TO BE INSTALLED UNDERGROUND.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY AND ALL STREET CLEAN-UP CAUSED BY HIMSELF OR ANY OF HIS CONTRACTORS AS MAY BE DEMAND BY THE SUPERINTENDENT OF PUBLIC WORKS.
- SEWER CONNECTION SHALL BE INSTALLED AT NO COST TO THE VILLAGE.
- THE PROPOSED SIGN WILL MEET THE ZONING REQUIREMENTS OF THE VILLAGE OF WEST HAVERSTRAW.
- FLOWER BOXES OR SIMILAR PLANTINGS WILL BE ADDED TO THE FRONT FACADE.
- THE REQUIRED VARIANCES FOR PARKING (6 SPACES) WAS GRANTED ON AUGUST 21, 2001 AS APPEAL NO. 21-08.

**BULK REQUIREMENTS**

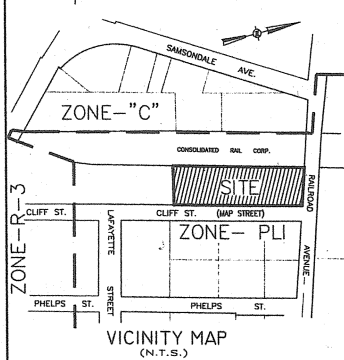
ZONE PLI	USE GROUP	"L"	REQUIRED	PROVIDED
			25,000 SQ. FT.	33,995 SQ. FT.
			100 FT.	100 FT.
			50%	33%
			2 1/2	1
			35 FT.	15 FT.
			50 FT.	33.6 FT.*
			35 FT.	3.9 FT.*
			75 FT.	24.4 FT.*
			50 FT.	154.5 FT.

\*EXISTING CONDITION



**PARKING REQUIREMENT**

MANUFACTURING USE:	1 SPACE / 500 SQ. FT.
SHOWROOM USE:	1 SPACE / 200 SQ. FT.
MANUFACTURING USE:	9525 / 500 = 19.1 SPACES REQ.
SHOWROOM USE:	1725 / 200 = 8.6 SPACES REQ.
	27.7 SPACES REQ.
	31 SPACES PROVIDED
	(INCLUDING VARIANCE FOR 6 SPACES GRANTED ON AUG. 21, 2001)



**OWNERS APPROVAL FOR FILING**

**FINAL PLANNING BOARD APPROVAL**

**VILLAGE OF WEST HAVERSTRAW**

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

VILLAGE OF WEST HAVERSTRAW

**TAX MAP REFERENCE:**

TOWN OF HAVERSTRAW TAX MAP SECTION 20.20, BLOCK 2, LOT 2

**OWNER & APPLICANT:**

JOSE & GLADYS MATA  
55 RAILROAD AVENUE  
GARNERVILLE, NEW YORK

No.	Date	Revised	By
1	12-17-02		

**ATZL, SCATASSA & ZIGLER P.C.**  
SURVEYORS-PLANNERS  
234 North Main Street • New City, New York 10956  
Tel: (845) 634-6084 Fax: (845) 634-5545  
Email: ASZSurvey@aol.com

**YOUR FURNITURE DESIGNERS, INC.**

VILLAGE OF WEST HAVERSTRAW  
ROCKLAND COUNTY, NEW YORK

**REVISED SITE DEVELOPMENT PLAN**

OWNER BY: ACE/H  
DATE: JULY 24, 2002  
PROJECT NO: 293

CHECKED BY: DIZ  
SCALE: 1/4" = 30 FT.  
DOWING NO: 1

