

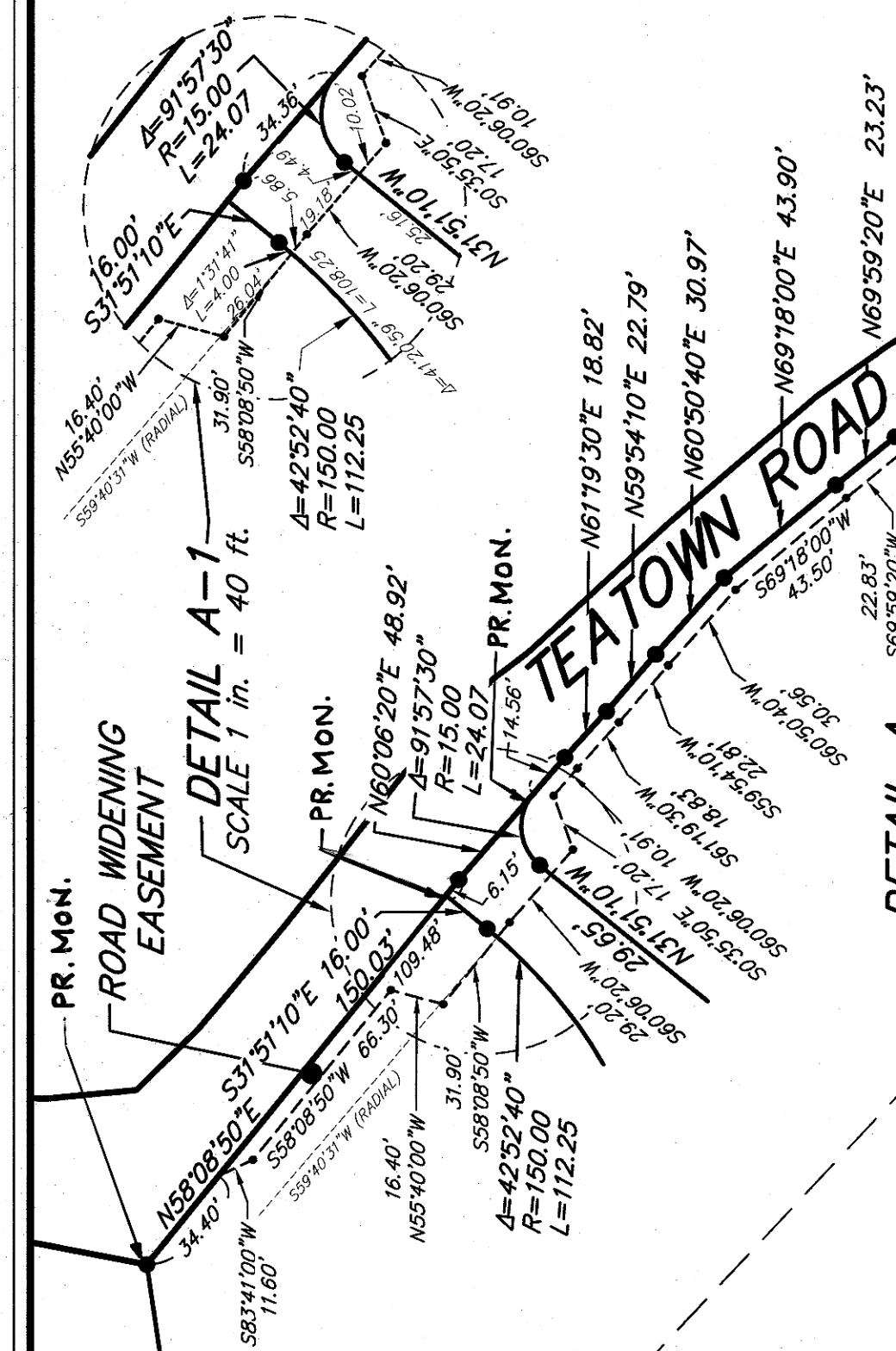
LOT SCHEDULE

Lot No.	Lot Area (Acres)	Use	Depth	Width	Permitted Use	Remarks
1	1.929 AC.	12,000 SF	79'	79'	6" Topsoil, Mod. Comp. Med. Sand 42", Mod. Comp. Med. Fine Sand 79"	Requires Draining
2	2.173 AC.	12,000 SF	79'	79'	6" Topsoil, Mod. Comp. Med. Sand 42", Mod. Comp. Med. Fine Sand 72"	Requires Draining
3	3.841 AC.	12,000 SF	79'	79'	6" Topsoil, Mod. Comp. Med. Sand 42", Mod. Comp. Med. Fine Sand 72"	Requires Draining
4	17.075 AC.	NOT A BUILDING LOT	79'	79'	6" Topsoil, Mod. Comp. Med. Sand 42", Mod. Comp. Med. Fine Sand 72"	Requires Draining

WETLANDS LEGEND

Flag	Remarks
W	Wetland boundary flag as set by Bruce Danahue, Environmental Design Consulting on November 11, & 23, 2005, and located by Bailey & Watson on December 15, 2005.
MB	Wetland Buffer line constructed 100 feet from wetland boundary.

The property herein is located on SHEET 171 BLOCK 9568 of the Westchester County Block Index System



**HEALTH DEPARTMENT APPROVAL**

Proposed Individual Well/Separate Sewage Treatment System

Westchester County Department of Health  
New Rochelle, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1001 and Article 19 and 191 of the Health Law, as amended, which provide for the provision of individual well water supply and separate sewage treatment facilities to serve each habitable building hereafter constructed. These facilities are to be installed in accordance with the provisions of the Health Law and regulations approved by and filed in this office prior to the construction of such building.

Each purchaser of property shown herein shall be furnished with a copy of the Health Law and regulations and any amendments, changes, additions or other provisions, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.

BY: DAE. JACOBO  
Approved by the Assistant Commissioner of Health on behalf of the Department of Health.

**PLANNING BOARD'S REQUIRED NOTES**

As part of the Building Permit process for the initial development of all single family lots, an individual Site Plan shall be submitted to the Planning Board for approval by the Director of Technical Services and in compliance with current local ordinances, including among others, Stop Sign Ordinance in place at the time of filing. No Building Permit shall be issued for any lots shown herein until the Director of Technical Services and no Certificate of Occupancy shall be issued for any lots until an "as built" survey has been submitted to and approved by the Director of Technical Services. The "as built" survey shall show complete delineation, including final contours, floor levels, and all pertinent features.

Prior to the issuance of the first building permit, the owner of the property shall be required to file a site plan with the Planning Board to protect the historic and scenic character of the property and the scenic views of the property. The site plan shall include, where necessary, the reconstruction of existing stone walls.

**OWNER'S APPROVAL**

The undersigned, owner of the property herein, states that he/she/it consents to the filing of this map, and hereby consents to all requirements and conditions of said Resolution. Any change, erratum, modification or revision in this plan, after the above date, shall void this approval.

Signed this 20 day of June, 2020

Chairman: \_\_\_\_\_  
Secretary: \_\_\_\_\_

**PLANNING BOARD APPROVAL**

Approved by Resolution No. 2020-001 of the Planning Board of the Town of Cortland, New York, on June 18, 2020, and conditions of said Resolution. Any change, erratum, modification or revision in this plan, after the above date, shall void this approval.

Signed this 20 day of June, 2020

Chairman: \_\_\_\_\_  
Secretary: \_\_\_\_\_

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Secretary: \_\_\_\_\_

**AREA TABLE**

LOT	UNENCUMBERED	ENCUMBERED	TOTAL
LOT 1	82,214 sq. ft.	1,839 sq. ft.	84,052 sq. ft.
LOT 2	94,097 sq. ft.	0.042 acres	1,929 acres
LOT 3	166,339 sq. ft.	552 sq. ft.	94,639 sq. ft.
LOT 4	3,819 sq. ft.	0.013 acres	2,173 acres
TOTAL	739,203 sq. ft.	962 sq. ft.	167,301 sq. ft.
	16,970 acres	0.022 acres	3.841 acres
	1,082,894 sq. ft.	4,577 sq. ft.	743,780 sq. ft.
	24,862 acres	0.105 acres	17,075 acres
		6,788 sq. ft.	1,089,772 sq. ft.
		0.156 acres	25,018 acres

**REVISIONS**

Date	Revision	Description
	001	Original Drawing

**OWNER & APPLICANT**

OWNER & APPLICANT	MAHLAB FAMILY REALTY, L.L.C. 26 WOODLEY LANE GREAT NECK, NY, 11023
ENGINEERING BY	RALPH G. MASTROMONACO, P.E., P.C. CONSULTING ENGINEERS 13 DOME COURT CROTON-ON-HUDSON, NY 10520 (914) 271-4762 (914) 271-2820 FAX
ENGINEER	<u>Ralph G. Mastromonaco</u> LICENSE NO. 46182
SURVEYOR	<u>BADEY &amp; WATSON</u> SURVEYING & ENGINEERING, P.C. LICENSE NO. 48167
PROPERTY DATA	Tax Map Designation: 79-B-3-6

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