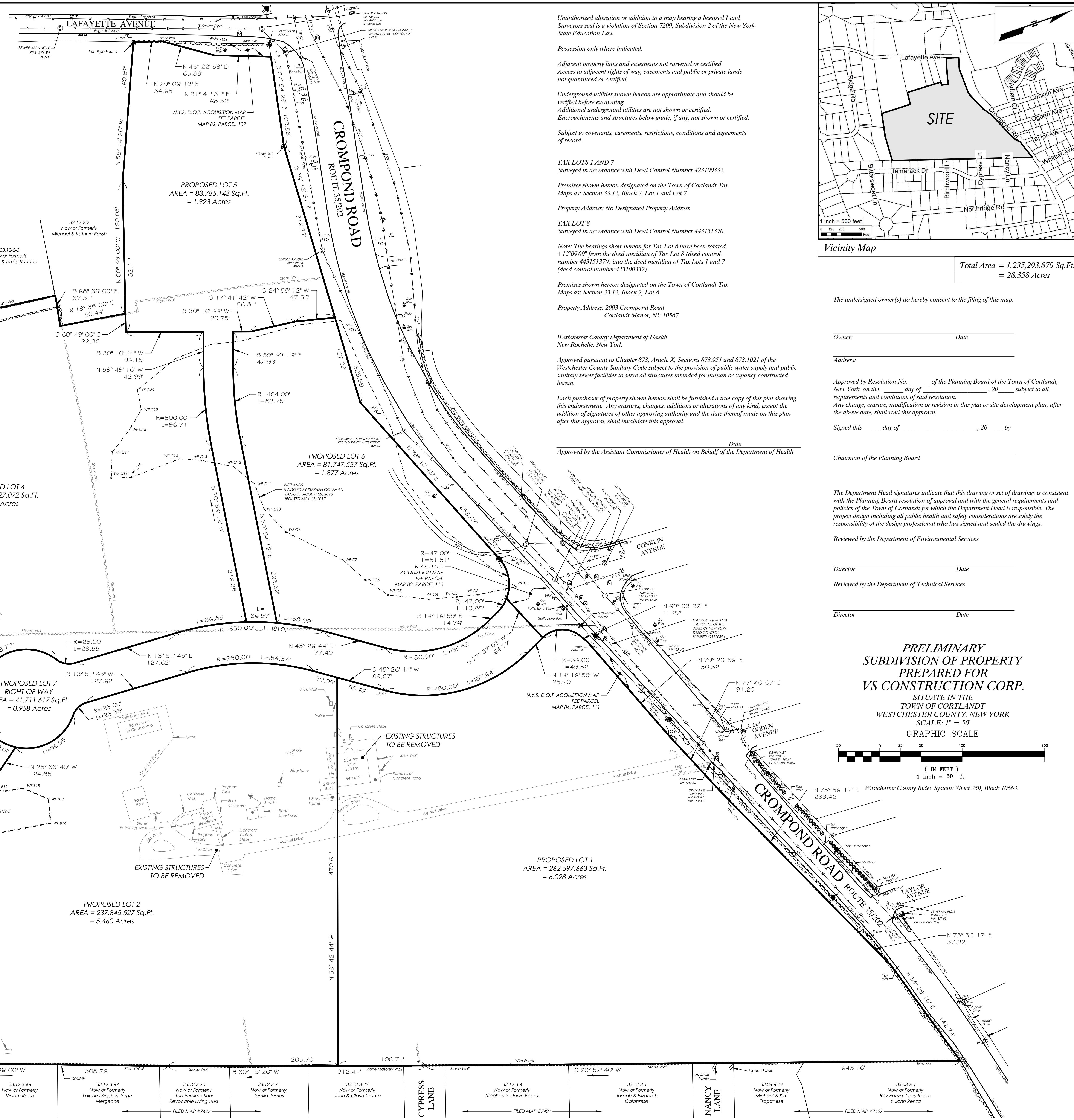


ZONING CONFORMANCE TABLE

ZONE R-40	ITEM	REQUIRED	PROPOSED						
			LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7 (RIGHT OF WAY)
MINIMUM LOT AREA		40,000 S.F.	6,028 ACRES	5,460 ACRES	6,000 ACRES	6,112 ACRES	1,923 ACRES	1,877 ACRES	0,958 ACRES
MINIMUM LOT WIDTH		150 FT	561.9 FT	514.8 FT	512.6 FT	545.6 FT	205.5 FT	201.6 FT	N/A
MINIMUM YARD SETBACKS									
FRONT		50 FT	50 FT	50 FT	50 FT	50 FT	50 FT	50 FT	N/A
WIDTH OF 70 FEET OR MORE		20% OF WIDTH TO A MAX. OF 30 FEET	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	N/A
SIDE		15% OF WIDTH TO A MIN. OF 5 FEET							
REAR		30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	N/A
MAXIMUM BUILDING HEIGHT		2.5 STORY / 35 FT	2.5 STORY / 35 FT	2.5 STORY / 35 FT	2.5 STORY / 35 FT	2.5 STORY / 35 FT	2.5 STORY / 35 FT	2.5 STORY / 35 FT	N/A



Unauthorized alteration or addition to a map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

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.

TAX LOTS 1 AND 7
Surveyed in accordance with Deed Control Number 423100332.

Premises shown hereon designated on the Town of Cortland Tax Maps as: Section 33.12, Block 2, Lot 1 and Lot 7.

Property Address: No Designated Property Address

TAX LOT 8
Surveyed in accordance with Deed Control Number 443131370.

Note: The bearings show hereon for Tax Lot 8 have been rotated +12°09'00" from the deed meridian of Tax Lot 8 (deed control number 443131370) into the deed meridian of Tax Lots 1 and 7 (deed control number 423100332).

Premises shown hereon designated on the Town of Cortland Tax Maps as: Section 33.12, Block 2, Lot 8.

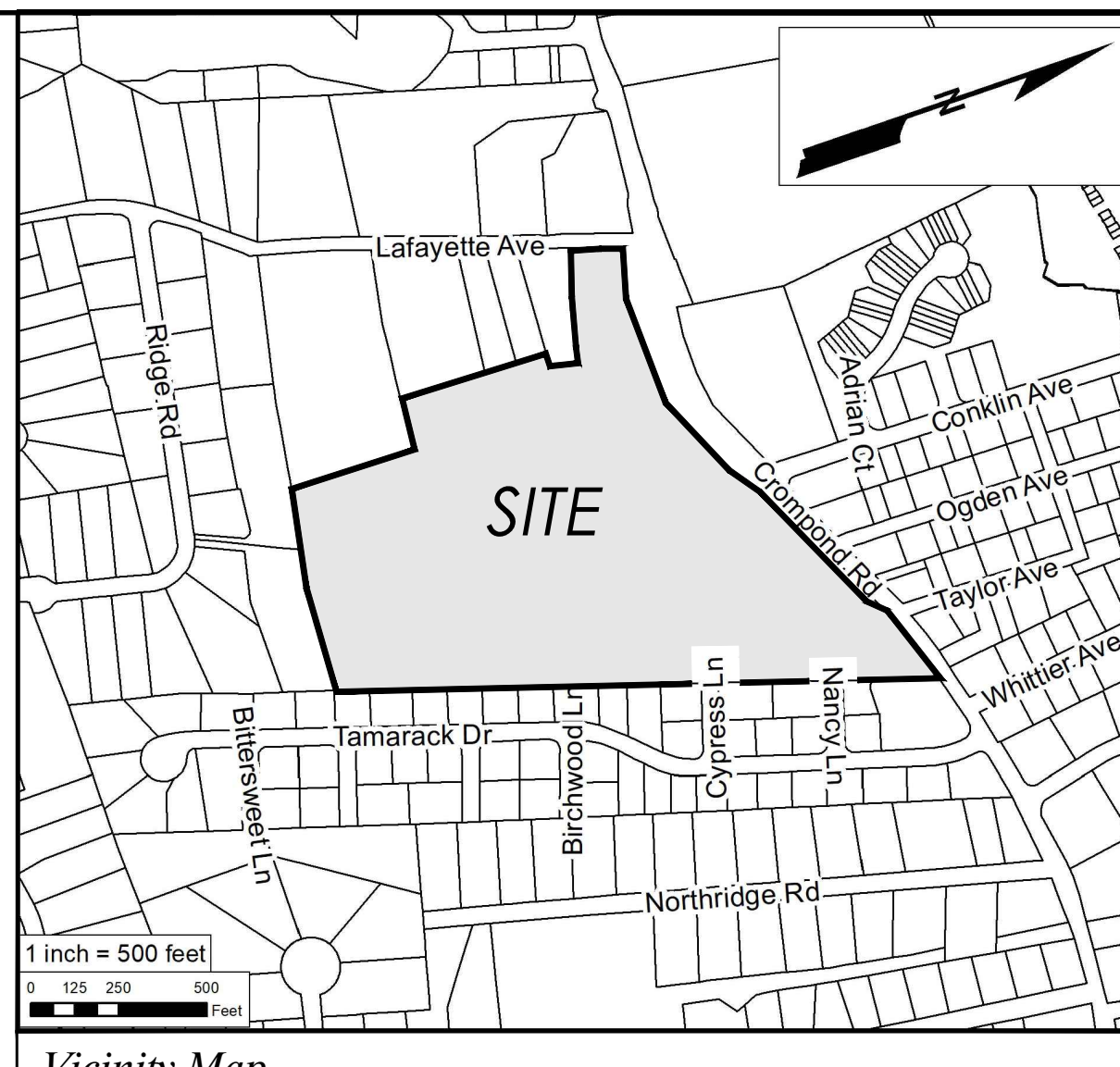
Property Address: 2003 Crompond Road
Cortland Manor, NY 10567

Westchester County Department of Health
New Rochelle, New York

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 hereon.

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



Total Area = 1,235,293.870 Sq. Ft. = 28.358 Acres

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

Owner: _____ Date _____

Address: _____

Approved by Resolution No. _____ of the Planning Board of the Town of Cortland, New York, on the _____ day of _____, 20____ subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision in this plat or site development plan, after the above date, shall void this approval.

Signed this _____ day of _____, 20____ by _____

Chairman of the Planning Board _____

The Department Head signatures indicate that this drawing or set of drawings is consistent with the Planning Board resolution of approval and with the general requirements and policies of the Town of Cortland for which the Department Head is responsible. The project design including all public health and safety considerations are solely the responsibility of the design professional who has signed and sealed the drawings.

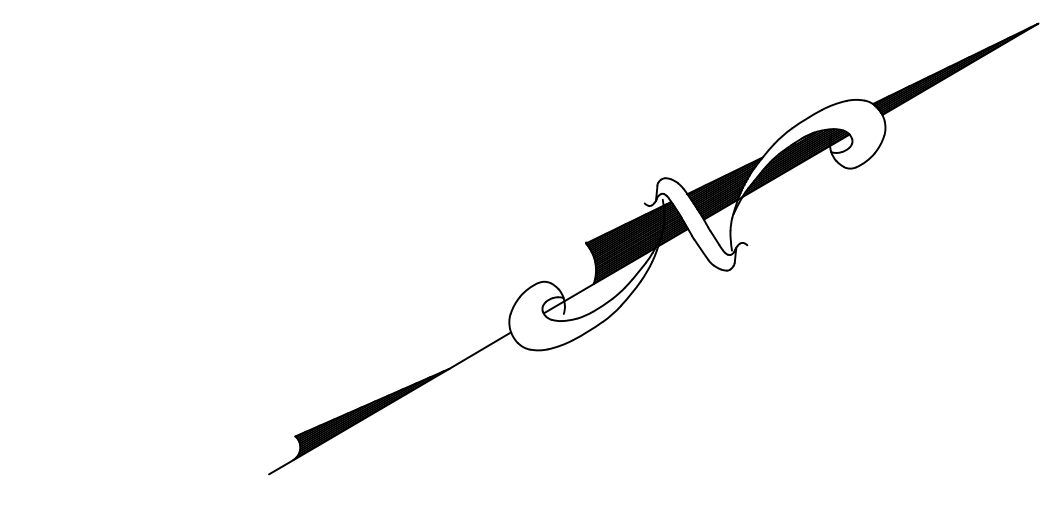
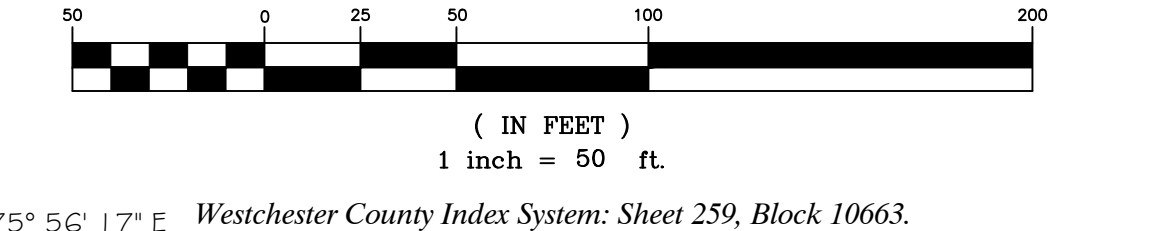
Reviewed by the Department of Environmental Services _____

Director _____ Date _____

Reviewed by the Department of Technical Services _____

Director _____ Date _____

PRELIMINARY SUBDIVISION OF PROPERTY PREPARED FOR VS CONSTRUCTION CORP.
SITUATE IN THE TOWN OF CORTLANDT WESTCHESTER COUNTY, NEW YORK
SCALE: 1" = 50'
GRAPHIC SCALE



TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • survey@tcmeritts.com

STATE OF NEW YORK
LICENSED LAND SURVEYOR
05004

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 May 15, 2017 and that this map was completed November 6, 2018.
Map Revised: November 14, 2018
Map Revised: July 18, 2023

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Project: Ref. 16-284
Field Survey By: BC/CR
95-077
Checked By: DM

Drawn By: D1