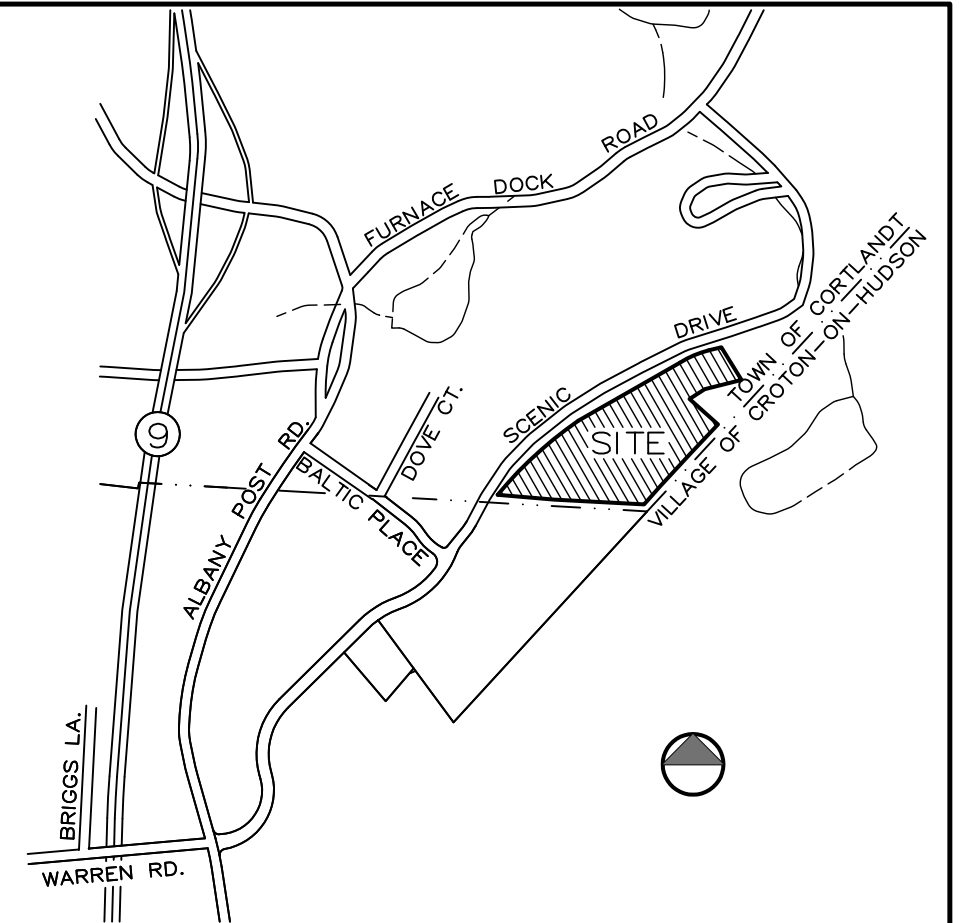


TAX MAP DESIGNATION:  
 SECTION 67.07 BLOCK 2 LOT 3  
 SECTION 67.07 BLOCK 2 LOT 4  
 SECTION 67.07 BLOCK 2 LOT 5  
 TITLE No. 231-W-23400

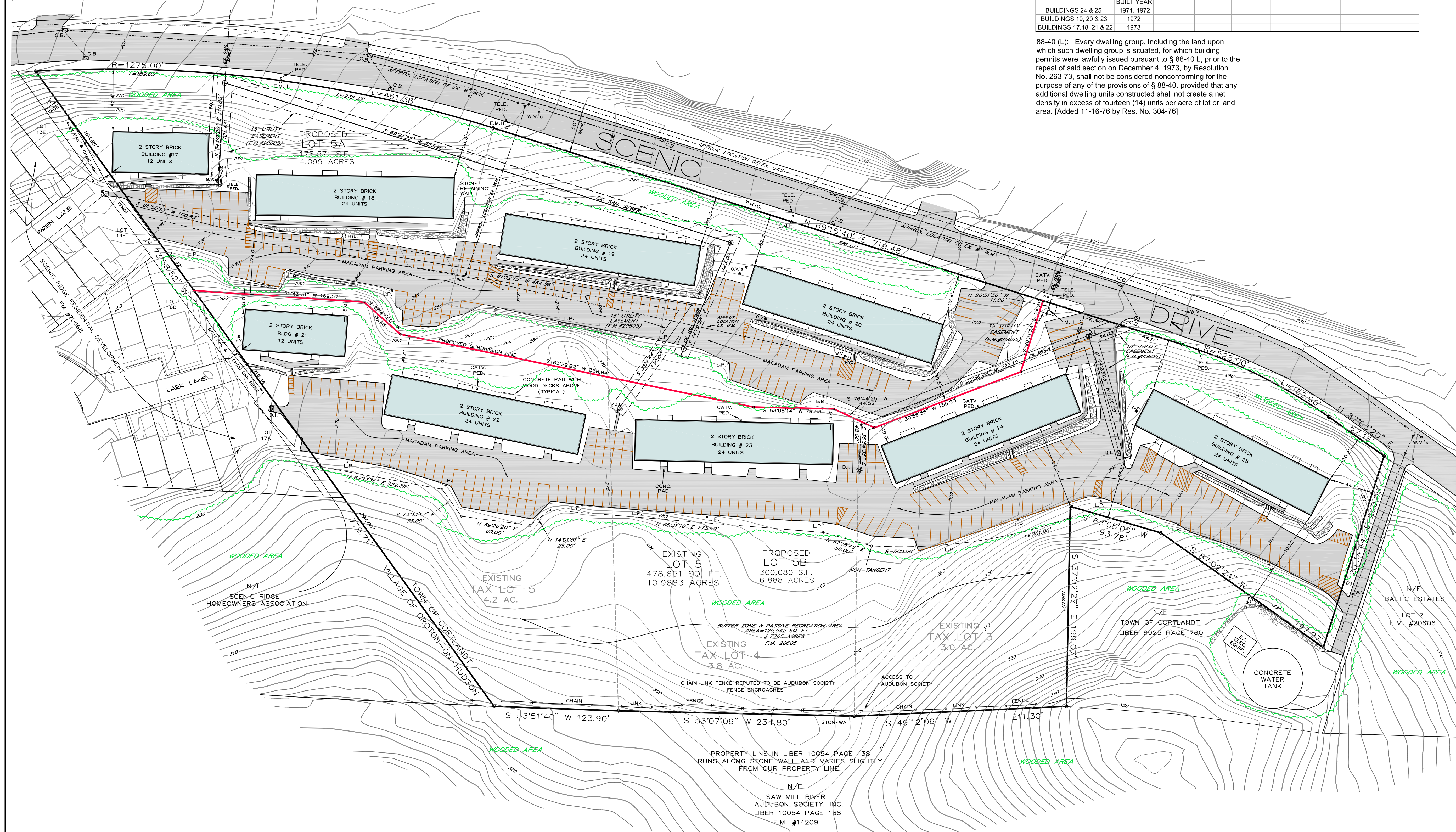
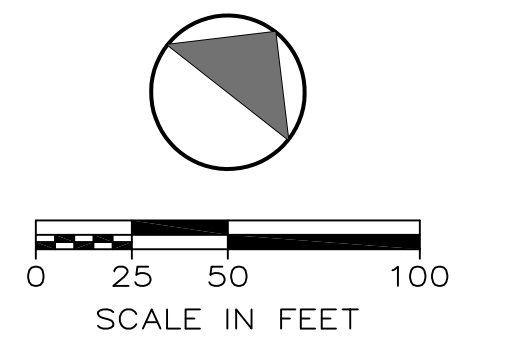
ZONING CHART

R-40 DISTRICT	R-40	CURRENTLY	NEW LOT 1	NEW LOT 2	NET CHANGE FROM CURRENT SETBACKS	CONFORMS TO ZONING BASED UPON TOWN CODE 88-40 (L)
YARDS						
FRONT	50'	50'	50'	50.2'	+0.2'	YES
SIDE	30'	2.7'	2.7'	4.5'	NO CHANGE	YES
REAR	30'	95.5'	39.5'	95.5'	NO CHANGE	YES
BUILT YEAR						
BUILDINGS 24 & 25	1971, 1972					
BUILDINGS 19, 20 & 23	1972					
BUILDINGS 17, 18, 21 & 22	1973					

88-40 (L): Every dwelling group, including the land upon which such dwelling group is situated, for which building permits were lawfully issued pursuant to § 88-40 L, prior to the repeal of said section on December 4, 1973, by Resolution No. 263-73, shall not be considered nonconforming for the purpose of any of the provisions of § 88-40, provided that any additional dwelling units constructed shall not create a net density in excess of fourteen (14) units per acre of lot or land area. [Added 11-16-76 by Res. No. 304-76]



LOCATION MAP  
N.T.S.



RALPH G. MASTROMONACO, P.E., P.C.  
 Consulting Engineers  
 13 Dove Court, Croton-on-Hudson, New York 10520  
 (914) 271-4762 (914) 271-2820 Fax

PRELIMINARY PLAT  
 FOR  
 NIDA ASSOCIATES, INC.  
 TOWN OF CORTLANDT  
 WESTCHESTER COUNTY, NY  
 MARCH 20, 2019  
 SHEET 1 OF 1 SHEETS

REFERENCE: BEING LOT 5 AS SHOWN ON A MAP ENTITLED "SUBDIVISION MAP BALTIC ESTATES, INC." FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS ON MAY 20, 1981 AS MAP NUMBER 20606.  
 UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE STATE OF NEW YORK EDUCATION LAW SECTION 7209 (2).

REVISED: 11/15/2019