



AREA MAP
(NOT TO SCALE)

NOTES:

- 1.) OWNER 63/65 ROCKLAND ROAD – LUCIA CARUANA & LAURA MURPHY.
- 2.) OWNER 81 ROCKLAND ROAD – SALVATORE & LUCIA CARUANA
- 3.) LOT AREA 63/65 ROCKLAND ROAD – 252,355 S.F. (5.793 AC.)
- 3.) LOT AREA 81 ROCKLAND ROAD – 85,184 S.F. (1.956 AC.)
- 3.) TOTAL AREA BOTH PARCELS – 337,539 S.F. (7.749 AC.)

ZONING DATA

ITEM	"R-40" ZONE (RESIDENTIAL)	#63/65 ROCKLAND RD.	#81 ROCKLAND ROAD
REGULATION	EXISTING/PROPOSED	EXISTING/PROPOSED	EXISTING/PROPOSED
LOT AREA	40,000 SF	252,355 S.F./ NO CHANGE	85,184 S.F./ NO CHANGE
MIN. LOT WIDTH	150 FT	369 FT / 335 FT	181 FT / 227'
MIN. FRONT SETBACK	50 FT	332.1 FT / NO CHANGE	81.3 FT / NO CHANGE
MIN. SIDE YARD (1)	30 FT	180.1 FT / NO CHANGE	40.5 FT / NO CHANGE
MIN. SIDE YARD (2)	80 FT	380.7 FT / NO CHANGE	107.7 FT / 154.2'
MIN. REAR SETBACK	50 FT	176.6 FT / NO CHANGE	130.6 FT / 225.0'
MAX. HEIGHT	8 IN./1 FT	EXIST. / NO CHANGE	EXIST. / NO CHANGE
MAX. F.A.R.	0.15	< 0.15 / NO CHANGE	< 0.15 / NO CHANGE

LOT LINE RE-APPORTIONMENT

FOR
#63/65 & 81 ROCKLAND ROAD
LOT 1.3, BLOCK 2, SECTION 75.17
LOT 26, BLOCK 1, SECTION 78.05
SPARKILL, ROCKLAND COUNTY, NY

STEPHEN F. HOPPE, L.S. SCALE: 1" = 40'
LICENSED PROFESSIONAL LAND SURVEYOR
111 ROUTE 903 - TAPPAN, NY 10983
DATE: APR. 26, 2024
FILE NO: 7461-24