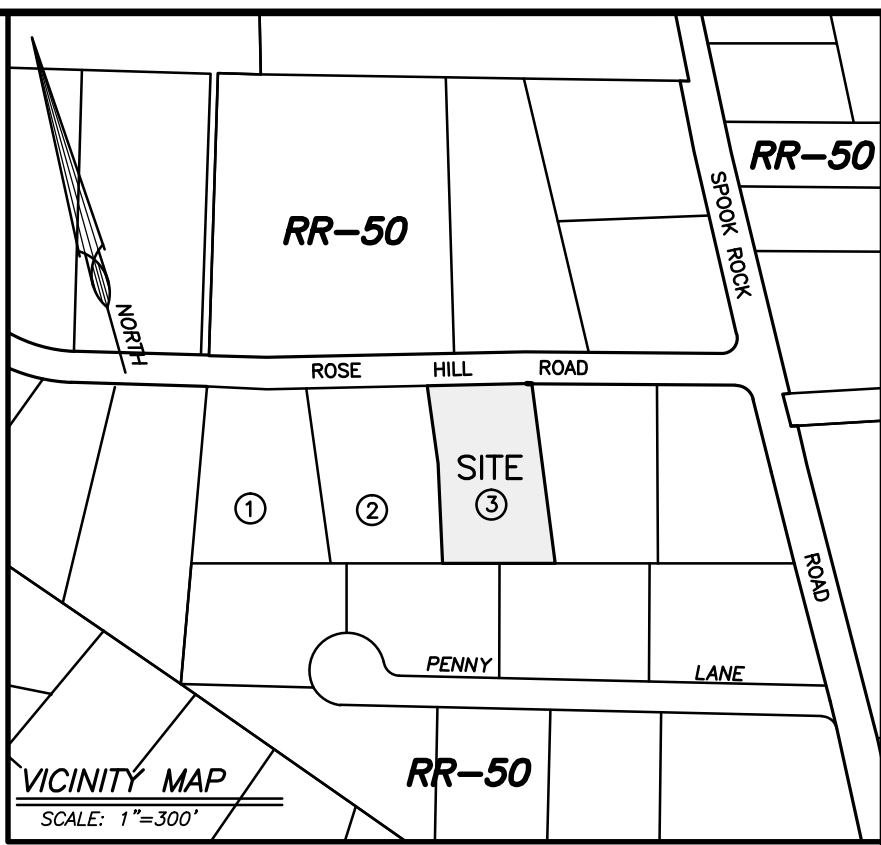
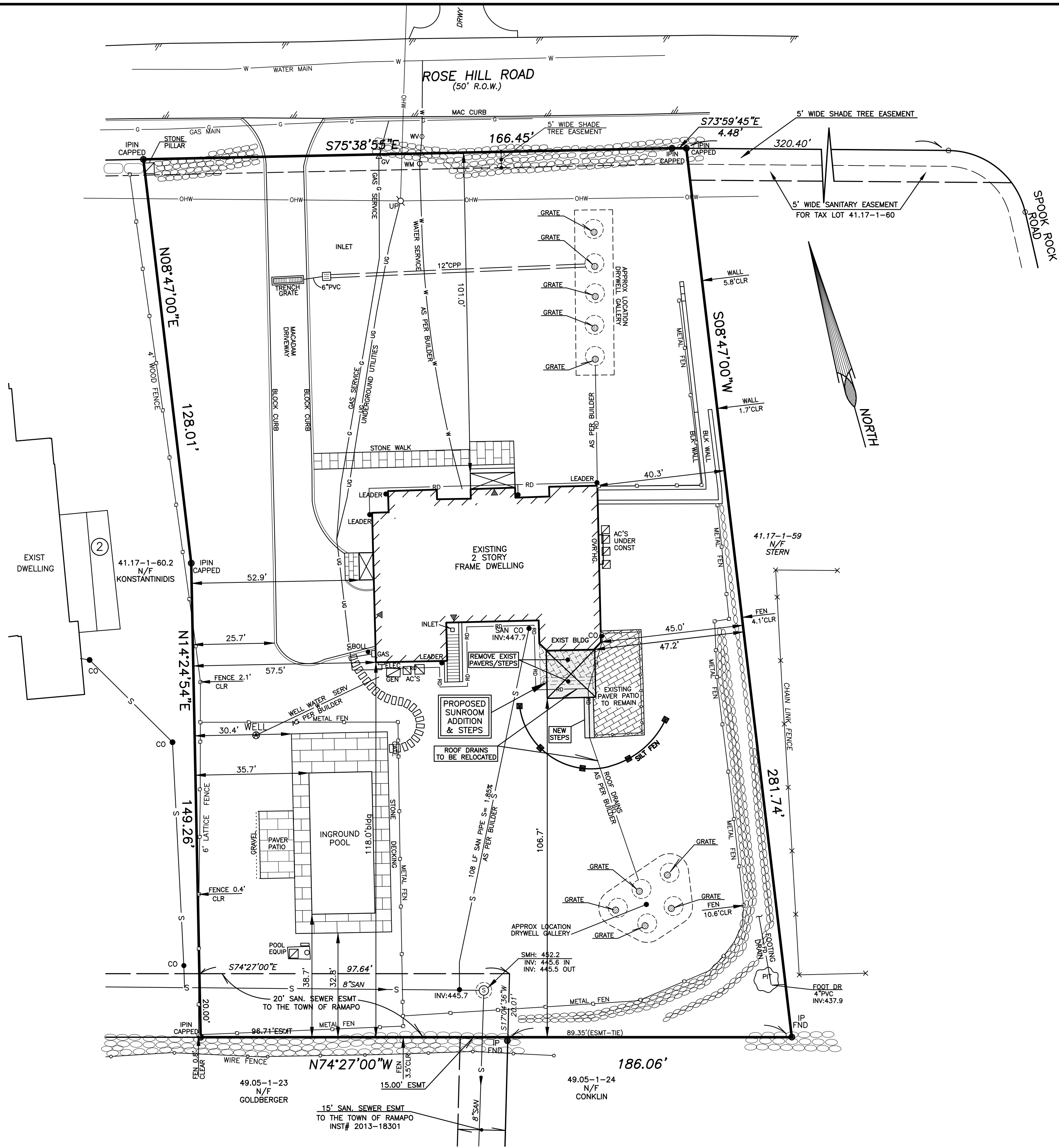




- NOTES:
- THIS IS A SITE PLAN OF LOT 41.17-1-60.3 AS SHOWN ON THE VILLAGE OF MONTEBELLO TAX MAPS.
 - AREA OF TRACT: 48,747 SF
 - ZONE: RR-50
 - RECORD OWNER: SHELDON KRAUSE
6 ROSE HILL RD
MONTEBELLO, NY 10901
 - ANY NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY THE DEVELOPMENT OF THIS PARCEL SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - THE CORNERS OF THE LOT HAVE BEEN MARKED WITH METAL RODS.
 - ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
 - WATER SUPPLY BY VEOLIA WATER NY.
 - SUBJECT TO VILLAGE AND STATE CONSTRUCTION AND UTILITY STANDARDS, AS APPLICABLE.
 - THE DEVELOPER SHALL CONFORM TO THE "NEW YORK STATE STANDARDS FOR URBAN EROSION AND SEDIMENT CONTROL".
 - RETAINING WALL HEIGHTS NOT TO EXCEED 4' WITHOUT ENGINEERING DESIGN.
 - CONTRACTOR SHALL VERIFY UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK TO AVOID CONFLICTS.
 - THIS PLAN IS FOR THE ADDITION OF A SUNROOM TO BE USED FOR RESIDENTIAL USE BY A FAMILY AND FOR NO OTHER USE.
 - THE SQUARE-FOOTAGE OF THE BASEMENT SHALL NOT BE INCREASED.
 - NO OCCUPANCY OF THE ATTIC AREA IS PERMITTED DUE TO HEIGHT RESTRICTION.

BULK TABLE ZONE RR-50 GROUP "h"			
ITEM	REQUIRED	EXISTING	WITH SUNROOM
MIN LOT AREA	50,000 SF	48,747 SF	NO CHANGE
MIN LOT WIDTH	175'	170'	NO CHANGE
MIN FRONT SETBACK	100'	101.0'	NO CHANGE
MIN FRONT YARD	50'	86'±	NO CHANGE
MIN SIDE SETBACK	30'	32.4'	NO CHANGE
TOTAL SIDE SETBACK	75'	92.9'	NO CHANGE
MIN SIDE YARD	25'	25'+	NO CHANGE
MIN REAR SETBACK	50'	118.3'	NO CHANGE
MIN REAR YARD	25'	45'±	NO CHANGE
MIN ST. FRONT.	100'	166.45'	NO CHANGE
MAX. HEIGHT	35'	34.5'	NO CHANGE
DEVELOPMENT COV.	20%	20.1%	20.3% ☆
MAX. FAR	0.15	0.156 PER ARCH	0.161 ☆
⊕ = VARIANCE GRANTED BY ZBA 115A, 7/21/11			
⊕ = PLANNING BOARD MODIFICATION GRANTED PER §195-16.			
⊗ = ZBA CONDITION IMPOSED MIN. 100' SETBACK FOR LOT 3			
⊗ = VARIANCE REQUIRED: GRANTED BY MONTEBELLO ZBA 7/28/22 #1180			
☆ = VARIANCE REQUIRED			

LEGEND	
DRAINAGE INLET W/PIPPES	DMH
DRAIN MANHOLE/ WITH PIPES	DMH
TOP CURB CATCH BASIN	TCCB
TOP GRATE FIELD INLET	TGFI
REINFORCED CONCRETE PIPE	RCP
CORRUGATED PLASTIC PIPE	CPP
UTILITY POLE	UP
UTILITY POLE WITH LIGHT	UP
WATER VALVE	WV
HYDRANT	HYD
EX GAS VALVE	GV
EX OVERHEAD WIRES	OHW
EX GAS LINE	G
EX GAS, ELEC, TEL, CATV	GEIC
EX WATER LINE	W
EX CONTOUR LINE	520
EX SPOT GRADE	520.5
PROPOSED CONTOUR LINE	520
PROP LIMIT OF DISTURBANCE	LD
PROPOSED SPOT GRADE	520.5
PROP GAS,ELEC,TEL,CABLE	GEIC
PROPOSED ROOF DRAINS	RD

REFERENCES:

- BEING LOT 3 ON A MAP ENTITLED "SUBDIVISION OF PROPERTY FOR SMK-ROSE HILL" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 8200.

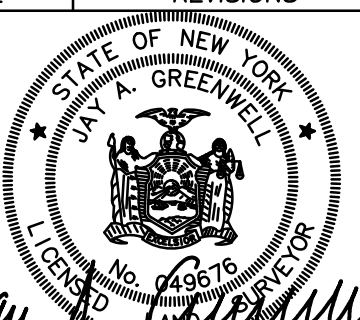
NOTES:

- REFERENCE: BEING LOT #3 AS SHOWN ON A MAP ENTITLED "SUBDIVISION OF PROPERTY FOR SMK-ROSEHILL FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 8200.
- FOR ENGINEERING DETAILS OF SEWERS, DRAINAGE, UTILITIES AND EROSION CONTROL, REFER TO APPROVED CONSTRUCTION PLANS ON FILE WITH THE VILLAGE OF MONTEBELLO.

NEW YORK 811
BEFORE YOU DIG CALL 811
OR 800-962-7962

DATE

REVISIONS



JAY A. GREENWELL, PLS
NYS LIC. # 49676

SITE PLAN OF SUNROOM FOR KRAUSE

#6 ROSE HILL ROAD

VILLAGE OF MONTEBELLO, TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC

LAND SURVEYING - LAND PLANNING
34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 GREENWELLPLS
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TAX LOT #
41.17-1-60.3

AREA
48,747 SF

FILE
21104 SUNROOM 3

SCALE
1"= 20'

DATE
7/17/26

JOB NO.
21104