

BULK REQUIREMENTS ZONE: R-2 TWO FAMILY DWELLING

USE GROUP	MINIMUM LOT AREA (SQUARE FEET)	LOT WIDTH (FEET)	LOT WIDTH (JOHN FEET)	FRONT YARD DIVISION (FEET)	FRONT YARD DIVISION (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	TOTAL SIDE YARD (FEET)	MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT	FLOOR AREA RATIO (FAR)	PARKING	STREET FRONTAGE
REQUIRED	10,000 SF	105'	105'	25'	25'	15'	20'	30'	35'	3 STORIES	0.65	4	70'
LOT#2	6,926 SF*	102.63"	66.38"	10"	23"	10"	10"	10"	<35'	2 STORIES	0.65	4	166.13

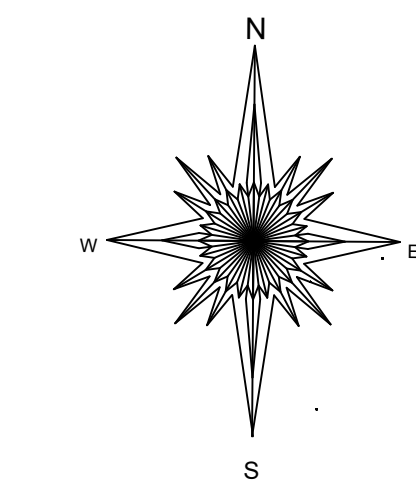
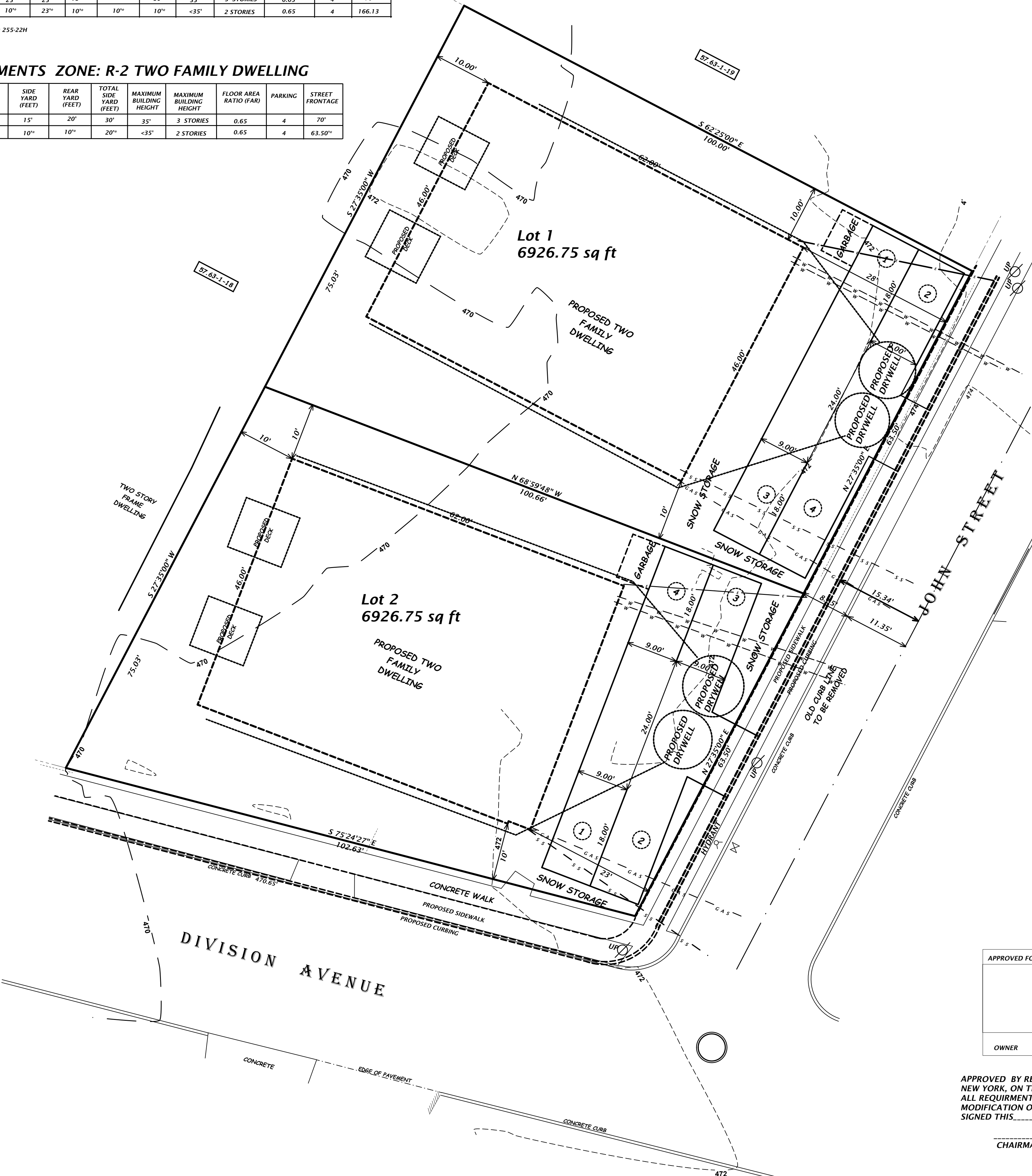
*VARIANCE REQUIRED

*VISIBILITY OF INTERSECTION VARIANCE REQUIRED 255-22H

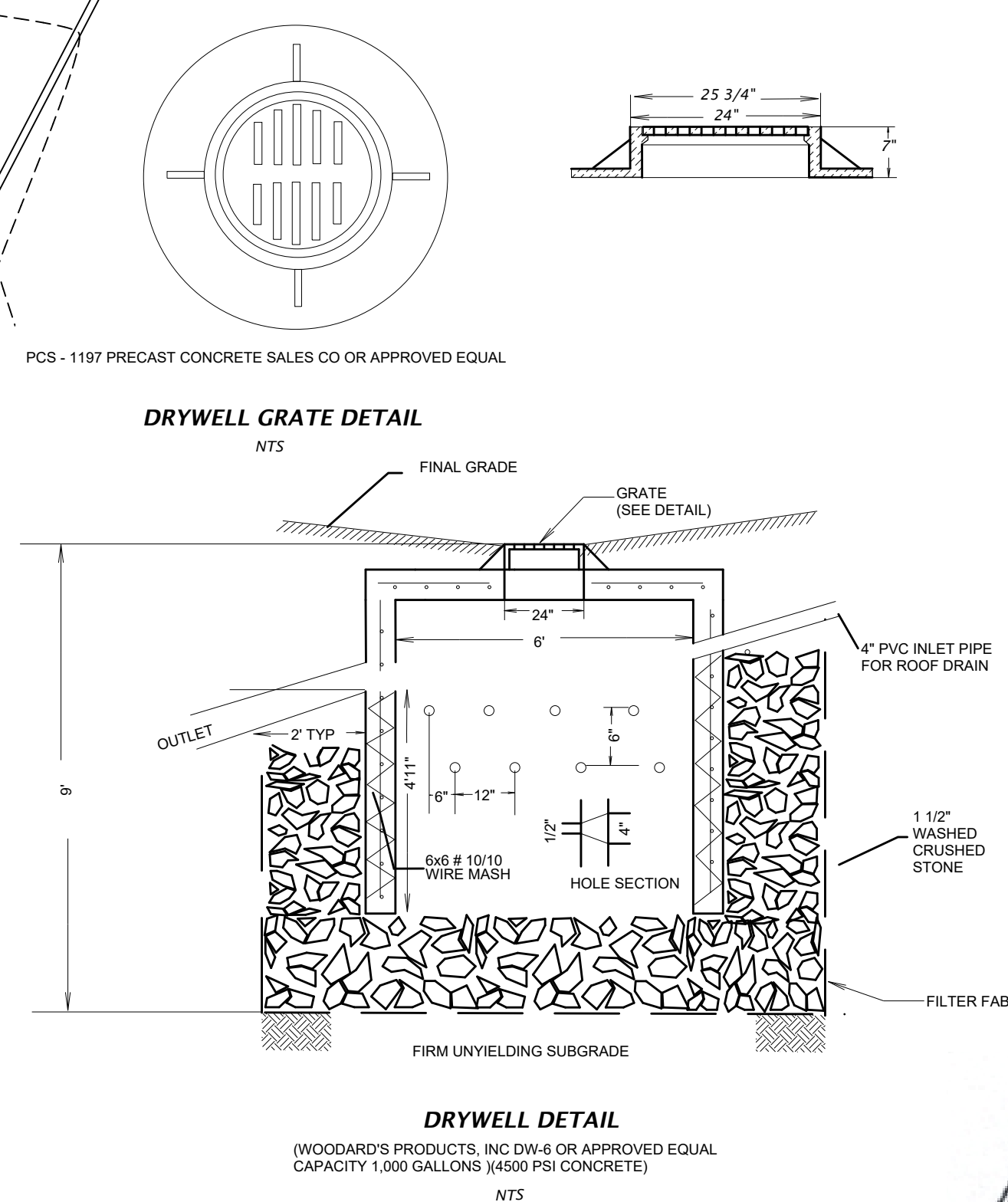
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USE GROUP	MINIMUM LOT AREA (SQUARE FEET)	LOT WIDTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	TOTAL SIDE YARD (FEET)	MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT	FLOOR AREA RATIO (FAR)	PARKING	STREET FRONTAGE
REQUIRED	10,000 SF	100'	25'	15'	20'	30'	35'	3 STORIES	0.65	4	70'
LOT#1	6926 SF*	66.38"	28'	10"	10"	20"	<35'	2 STORIES	0.65	4	63.50"

*VARIANCE REQUIRED



- NOTES:
1. TAX MAP NUMBER: MAP 57.63-1-17
 2. APPLICANT: 17 DIVISION AVE SPRING VALLEY, NY
 3. OWNER: SAME AS APPLICANT
 4. TOTAL AREA= 13,853 SQUARE FEET = 0.31 ACRES
 5. TOTAL NUMBER OF LOTS 2
 6. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 239N OF THE GENERAL MUNICIPAL LAW WHEN APPLICABLE.
 7. INFORMATION REGARDING PLAT REVIEW, APPROVAL, AND DETAILS IS AVAILABLE IN THE SPRING VALLEY PLANNING BOARD FILES.
 8. PROPERTY IS NOT LOCATED IN FLOOD PLAIN OVERLAY DISTRICT
- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
2) SEWER DISTRICT: RCD#1
3) WATER DISTRICT: VEOLIA OF NORTH AMERICA
4) FIRE DISTRICT: SPRING VALLEY
5) AMBULANCE DISTRICT: SPRING HILL
6) POLICE DISTRICT: SPRING VALLEY
7) SCHOOL DISTRICT: EAST RAMAPO



I HEREBY CERTIFY THAT THIS SUBDIVISION MAP WAS PREPARED BY ME "ANTHONY R. CELESTANO" AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON NOVEMBER 30, 2018

LOT AREA = 13,853.50 SQUARE FEET
TAX MAP DESIGNATION: 57.63-1-17
PROPOSED SUBDIVISION
17 DIVISION AVE

TOWN OF RAMAPO, ROCKLAND COUNTY
REV 5/13/26
SPRING VALLEY, NEW YORK
REV 6/18/26
APRIL 21, 2026 SCALE: 1"=10'
ANTHONY R. CELESTANO P.L.S.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974
ANTHONY R. CELESTANO LIC#50633

APPROVED FOR FILING	APPROVED FOR FILING
OWNER	DATE
DATE	ROCKLAND COUNTY DRAINAGE AGENCY
DATE	DATE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF SPRING VALLEY, NEW YORK, ON THE _____ DAY OF _____, 2026, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL. SIGNED THIS _____ DAY OF _____, 2026.

CHAIRMAN
CLERK

NOTE:
"IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY."
"ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE LAND SURVEYOR."
"THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREIN. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT."
"THIS SURVEY IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE."
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN.