

ZONING SCHEDULE:

R1-20, SINGLE FAMILY RESIDENTIAL												
DIMENSIONAL REGULATIONS:	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:	20,000 SF	22,159.636 SF	20,088.574 SF	23,988.238 SF	43,278.373 SF	34,083.862 SF	22,033.295 SF	20,061.790 SF	21,045.277 SF	20,593.067 SF	20,505.637 SF	NONE
MINIMUM LOT AREA:	100 FT.	105 FT.	108.1 FT.	125.7 FT.	159.8 FT.	116.8 FT.	111.6 FT.	108.8 FT.	105.02 FT.	108.24 FT.	103.34 FT.	NONE
MINIMUM LOT DEPTH:	100 FT.	205.9 FT.	205.9 FT.	180.43 FT.	265.6 FT.	223.2 FT.	192.4 FT.	184.4 FT.	198.24 FT.	184.99 FT.	103.34 FT.	NONE
MINIMUM ROAD FRONTAGE:	100 FT.	198.52 FT.	91.81 FT.	28.27 FT.	244.22 FT.	53.84 FT.	53.84 FT.	119.52 FT.	109.02 FT.	109.02 FT.	291.02 FT.	NONE
MINIMUM YARD DIMENSIONS:												
PRINCIPAL BUILDING:	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	NONE
FRONT YARD SETBACK:	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	NONE
REAR YARD SETBACK:	> 15 FT.	> 15 FT.	> 15 FT.	> 15 FT.	> 15 FT.	> 15 FT.	> 15 FT.	> 15 FT.	> 15 FT.	> 15 FT.	> 15 FT.	NONE
ONE SIDE YARD SETBACK:	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	NONE
COMBINED SIDE YARD SETBACK:	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	> 40 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:	< 20% OF LOT AREA	< 20% OF LOT AREA	< 20% OF LOT AREA	< 20% OF LOT AREA	< 20% OF LOT AREA	< 20% OF LOT AREA	< 20% OF LOT AREA	< 20% OF LOT AREA	< 20% OF LOT AREA	< 20% OF LOT AREA	< 20% OF LOT AREA	NONE
PRINCIPAL BUILDING COVERAGE:	< 20% OF LOT AREA	< 20% OF LOT AREA	< 20% OF LOT AREA	< 20% OF LOT AREA	< 20% OF LOT AREA	< 20% OF LOT AREA	< 20% OF LOT AREA	< 20% OF LOT AREA	< 20% OF LOT AREA	< 20% OF LOT AREA	< 20% OF LOT AREA	NONE
MAXIMUM HEIGHT:	35 FT / 2	35 FT / 2	35 FT / 2	35 FT / 2	35 FT / 2	35 FT / 2	35 FT / 2	35 FT / 2	35 FT / 2	35 FT / 2	35 FT / 2	NONE
ACCESSORY BUILDING - FEET/STORIES:	35 FT / 2	35 FT / 2	35 FT / 2	35 FT / 2	35 FT / 2	35 FT / 2	35 FT / 2	35 FT / 2	35 FT / 2	35 FT / 2	35 FT / 2	NONE

Westchester County Department of Health  
New Rochelle, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1021 and Articles VII and XXII of the Westchester County Sanitary Code subject to the provision of public water supply and public sanitary sewer facilities to serve each habitable building hereafter constructed. These facilities are to be installed in accordance with land improvement plans and specifications approved by and filed in this office prior to the construction of such building.

Each purchaser of property shown hereon shall be furnished a true copy of this plan 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

Planning Board Approval

Approved by resolution no. \_\_\_\_\_ of the Planning Board of the Town of Yorktown, New York on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
Subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision on this plan, after the above date, shall void approval.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Richard Fox, Chairman  
Town of Yorktown Planning Board

Secretary  
Town of Yorktown Planning Board

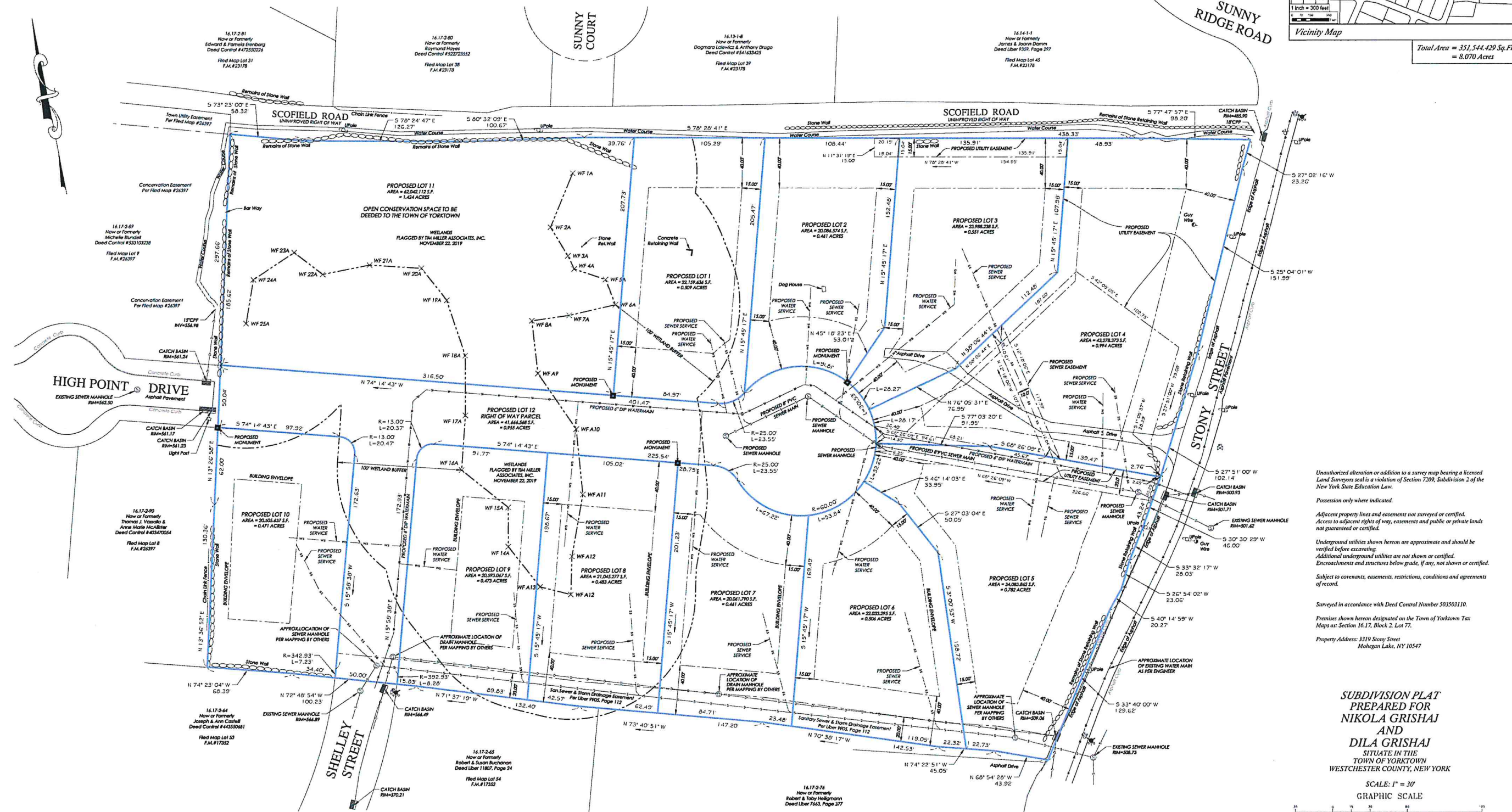
The owner of this property shown hereon hereby consents to the filing of this map in the Westchester County Clerk's Office, Division of Land Records.

Owner: Nikola Grishaj  
Address: 11 Red Rock Road, New City, NY 10956

Date: \_\_\_\_\_  
Address: 11 Red Rock Road, New City, NY 10956



Total Area = 351,544.429 Sq. Ft.  
= 8.070 Acres



Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's 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.  
Surveyed in accordance with Deed Control Number 50350110.  
Premises shown hereon designated on the Town of Yorktown Tax Maps as: Section 16.17, Block 2, Lot 77.  
Property Address: 3319 Stony Street  
Mohagan Lake, NY 10547

**SUBDIVISION PLAN  
PREPARED FOR  
NIKOLA GRISHAJ  
AND  
DILA GRISHAJ  
SITUATE IN THE  
TOWN OF YORKTOWN  
WESTCHESTER COUNTY, NEW YORK**

SCALE: 1" = 30'  
GRAPHIC SCALE

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ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION OR ELECTRONIC TRANSMISSION WITHOUT THEIR PERMISSION IS A VIOLATION OF APPLICABLE LAWS.

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

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 February 7, 2023 and that this map was completed May 17, 2024.

By: *Daniel T. Merritts*  
New York State Licensed Land Surveyor No. 050604

Project: 20-263  
Field Survey By: CRAPICW  
Drawn By: DA  
Checked By: DM