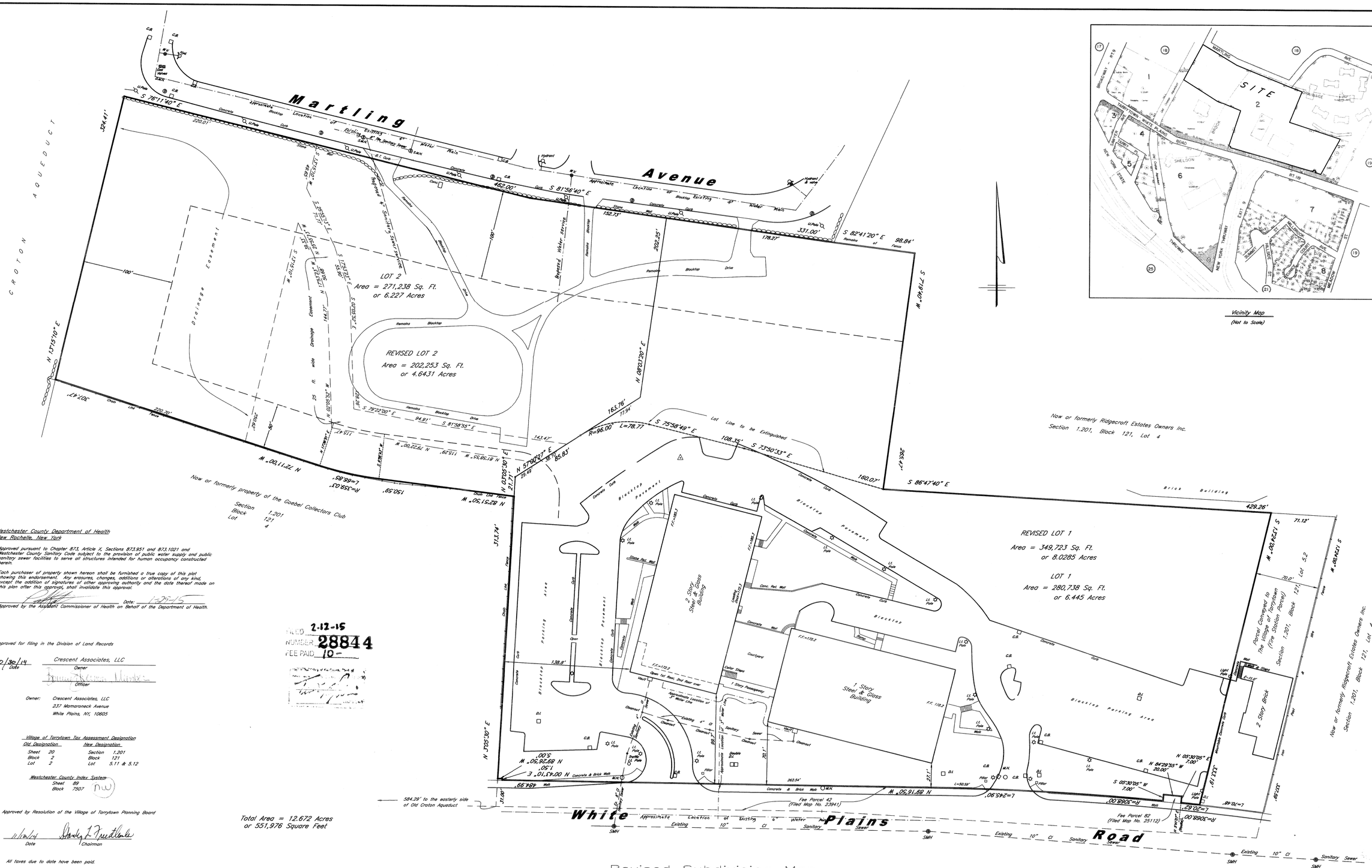
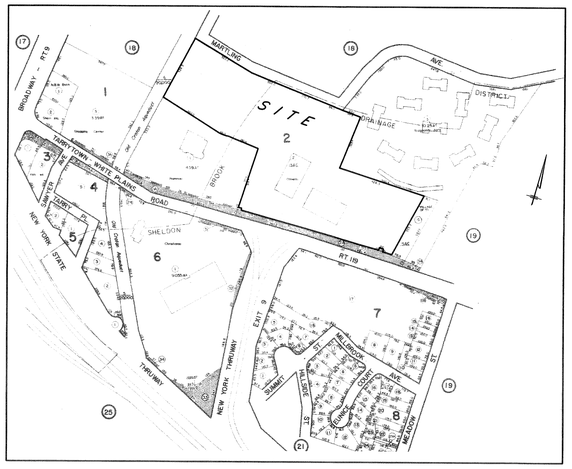
28844





Vicinity Map
(Not to Scale)

Westchester County Department of Health
New Rochelle, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1021 and Westchester County Sanitary Code subject to the provision of public water supply and public sanitary sewer facilities to serve all structures intended for human occupancy constructed herein.

Each purchaser of property shown hereon shall be furnished a true copy of this plat 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: 12-3-15

Approved by the Assistant Commissioner of Health on Behalf of the Department of Health.

FILED 2-12-15
NUMBER 28844
FEE PAID 10-

Approved for filing in the Division of Land Records

10/30/14 Date — Crescent Associates, LLC Owner

Officer

Owner: Crescent Associates, LLC
237 Mamaroneck Avenue
White Plains, NY, 10605

Village of Tarrytown Tax Assessment Designation

Old Designation		New Designation	
Sheet	20	Section	1.201
Block	2	Block	121
Lot	2	Lot	5.11 & 5.12

Westchester County Index System
Sheet 89
Block 7507

Approved by Resolution of the Village of Tarrytown Planning Board

11/10/14 Date — Chairman

All taxes due to date have been paid.

Village of Tarrytown Receiver of Taxes — James J. Hart — Date 11-5-14

Town of Greenburgh Receiver of Taxes — Anne M. Povello — Date 2-3-15

SITE COVERAGE CALCULATION

	Previously Approved	Currently Proposed For Lot 1 and 2
Total Site Area	571,414 SF	551,976 SF (1)
Buildable Site Area	519,155 SF	519,155 SF (1)
Max. Site Coverage 45% of Buildable Site Area	233,620 SF	233,620 SF (1)
Existing Site Coverage	159,042 SF	159,042 SF
Proposed Site Coverage	85,900 SF	35,233 SF
Total Site Coverage (Area / %)	244,942 SF 47.18%	194,275 SF 34.0%

(1) The area of the previously proposed fire house parcel has not been included in the total site area. The total buildable site area and site coverage is based on the previously approved property area of 571,414 which included the fire house parcel.

(2) A variance for site coverage was previously granted for Lot 1 at 58.9%.

STATE OF NEW YORK, COUNTY OF WESTCHESTER SS.:
I, TIMOTHY C. IDONI, COUNTY CLERK AND COUNTY RECORDER WESTCHESTER COUNTY, DO HEREBY CERTIFY THAT I HAVE COMPARED THE FORGOING COPY OF MAP WITH THE ORIGINAL MAP NO. 28844 FILED IN THIS OFFICE ON 2-12-15 AND THAT THE SAME IS A CORRECT COPY THEREOF.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 19th DAY OF February 2015.
FEE PAID — WESTCHESTER COUNTY CLERK

Revised Subdivision Map
prepared for
Crescent Associates, L.L.C.
in the Village of
Tarrytown
Town of Greenburgh
Westchester County, N.Y.
Scale 1"=40' Oct. 24, 2014

Additional utility lines added as per WCDOH comments Jan. 10, 2015.

The premises being Lots 1 and 2 as shown on a map entitled "Subdivision Map prepared for Crescent Associates, L.L.C." dated Nov. 25, 2002, last revised March 19, 2009 and filed Oct. 15, 2009 as County Clerk Map No. 28277. Also designated as Section 1.201, Block 121, Lot 5.11 and 5.12 as shown on the official Tax Assessment Maps of the Village of Tarrytown, Town of Greenburgh.

STATE OF NEW YORK — JEFFREY J. CONTEMO — 61931 — LICENSED PROFESSIONAL ENGINEER

Utilities designed by: 10/31/14
Jeffrey J. Contemo, P.E. New York State License No. 061931
Insite Engineering, Surveying & Landscape Architecture, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690

"Unauthorized alterations or additions to a survey map is a violation of section 7203 sub-division 2, of the New York State Education Law."

We, Ward Carpenter Engineers, Inc., do hereby certify that the survey of property was completed June 14, 2014 and that this map was completed Oct. 24, 2014.

STATE OF NEW YORK — WILLIAM H. FREY — 049320 — LICENSED LAND SURVEYOR

William H. Frey Jr. V.P.
Ward Carpenter Engineers Inc.
76 Mamaroneck Avenue
White Plains, N.Y. 10601

Job # 50958 File #1048 E:\43988-crescent\dwg\50958-Subd.dwg

28844