

VILLAGE OF HASTINGS-ON-HUDSON
Zoning Board of Appeals
Application and Procedure for Application for
Variance/Interpretation/View Preservation



Case number:..... Date of application:..... **2/9/2022**

Property owner:..... **MARTIN AND MAJA SHKRELI**
 Property address: **341 FARRAGUT AVENUE**
 Name all streets on which the property is located:.....
 Sheet: **36B** Block: **782** Lot/Parcel: **13A & 14** Zoning District: **R-10**

Applicant:..... **MITCHELL KOCH**
 Standing of applicant if not owner: **ARCHITECT**
 Address: **76 MAIN STREET, IRVINGTON, NY**
 Daytime phone number: **623-0230** Fax number:
 E-mail address:..... **MITCH@MKASTUDIO.COM**

ZBA action requested for (See §295-146B & C : ☐ Use Variance/s; ☒ Area Variance/s;
☐ Interpretation; ☐ View Preservation (See §295-82)

List code sections & provisions from which the variance or interpretation is requested:

Section*	Code Provision*	Existing Condition*	Proposed Condition*
295-55 A	NO EXTENSION OF NONCONFORMING STRUCTURE	NONCONFORMING TO SIDE YARD SETBACK	INCREASED NON-CONFORMANCE
295-68.F(1)(c)	2 SIDE YARDS TOTAL 30' MINIMUM 12'	28.8'/8.2'	28.4'/7.8'
.....
.....
.....

*See example below:

....295-68F.1a...Front Yard Min. 30 ft. deep.....26.5 ft.....19.5 ft.....
...295-68A.....Permitted Principal Use.Single Family Home.....Conversion to Dental Office.....

VILLAGE OF HASTINGS-ON-HUDSON
Zoning Board of Appeals
Zoning Analysis



ZONING REQUIREMENTS:

YARD SETBACKS
(Principal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	30	19.3'	NO CHANGE
REAR	30	40.3 TO DECK	32.8 TO DECK
SIDE ONE	12	8.2 TO HOUSE & DECK	7.8 TO HOUSE & DECK*
SIDE TWO	18	20.6	NO CHANGE
TOTAL OF TWO SIDES	30	28.8	28.4

YARD SETBACKS
(Accessory Structure) * ALLOWABLE ENCROACHMENT

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2.5	1.5	1.5
FEET	35	25'	25'

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000	6399	NO CHANGE
*BLDG. COVERAGE/ % OF LOT AREA	2500/25 THIS LOT 1599/25	938/14.6	1150/17.9
*DEVELOPMENT COVERAGE / % OF LOT AREA	3500/35 THIS LOT 2240/35	1510/23.6	1722/26.9

*See Definitions of Building and Development Coverage in Section 295-5 of the Village code.

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	1 FAM	1 FAM	1 FAM

** Single Family, Two Family, Commercial, Mixed Use etc.

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

Application and Procedure for Application for Variance/Interpretation/View Preservation



- ✓ List any previous application or appeal filed with The Zoning Board of Appeals for this premises:

Date of Appeal	Purpose of the Appeal	Resolution if any	Date of Action
.....
.....

- ✓ List pending violations on this property if any:

.....
.....

- ✓ Is there an approved site plan for this property?: ☐ ... (Yes) ☒ ... (No)

- ✓ Is there an Accessory Apartment at this property?: ☐ ... (Yes) ☒ ... (No)

- ✓ Does this property have Boarder's Permit?: ☐ ... (Yes) ☒ ... (No)

- ✓ On a separate typewritten sheet of paper, state the principal points on which you are making this application. Describe the construction, addition or alteration that requires the variance. Explain why a variance is necessary and demonstrate how the variance satisfies the criteria for the type of variance (use or area) sought. The criteria for the two types of variances are attached. (If an interpretation is sought, explain the issue. If you wish you may also state your argument for how the issue should be resolved.)

Submit a flash drive and a total of three (3) copies (residential) or eight (8) copies (commercial), of the application along with the property survey showing the existing and proposed construction and all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) with required fee, to the Office of the Building Inspector, no less than four (4) weeks prior to the date of scheduled meeting of the Zoning Board of Appeals.

STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

I hereby depose and say that all of the above statements and statements contained in all papers I have submitted in connection with this application are true:


Applicant

Sworn to before me this _____ day
of _____, 20____

Notary Public

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

Application and Procedure for Application for Variance/Interpretation/View Preservation



Name : MAJA OR MARTIN SHKELI, being duly sworn, deposes and says that he/she resides at 341 FARRAGUT AVENUE in the Village of Hastings-on-Hudson in the County of Westchester, in the State of New York, that he/she is the owner of all that certain lot, parcel of land, in fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and designated as Sheet 36B Block 782 and Lot 13A & 14 of the tax map, and that he/she hereby authorized MITCHELL KOCH to make the annexed application in his/her behalf and that the statement of fact contained in said application are true.

STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

Owner

SWORN TO BEFORE ME THIS _____ DAY
OF _____ 20____

Notary Public

NOTICE

This application will not be accepted for filing unless accompanied by all necessary papers, plans and data, in accordance with the foregoing and as required by law.

February 9, 2022

Hastings on Hudson
Zoning Board of Appeals

Re: 341 Farragut Avenue

Dear Board Members,

On behalf of my clients, Maja and Martin Skreli, I am seeking a variance for a 7ft. deep addition in the rear of their small cape. The northwest corner of the living room extension, around 27sf, is non-conforming.

The existing west side of the house is itself non-conforming and the addition aligns with that west wall so the living room, when extended, will retain a rectangular shape.

An as-of-right deck is also proposed.

It is our hope that this project can go forward.

Thank you for your consideration of this application.

Yours Truly



Mitchell Koch, R.A.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ALL LAWS, RULES, AND REGULATIONS, INCLUDING REFERENCES STANDARDS, OF THE 2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE, FIRE PREVENTION CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES. ALL MATERIALS AND EQUIPMENT USED IN THE PROJECT SHALL CONFORM TO, AND HAVE APPROVALS IN ACCORDANCE WITH THE LOCAL MUNICIPALITY, ALL REFERENCE SUBCODES, AND WITH ANY OTHER PUBLIC AUTHORITIES OR AGENCIES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS NECESSARY TO OBTAIN ALL PERMITS REQUIRED BY GOVERNING NEW YORK AGENCIES.
3. THE CONTRACTOR SHALL BE LICENSED WITHIN THE COUNTY OF WORK.
4. THE CONTRACTOR SHALL PROVIDE WORKMEN'S COMPENSATION, LIABILITY, AND PROPERTY DAMAGE INSURANCES TO LIMITS AS REQUIRED BY THE LOCAL MUNICIPALITY AND/OR OWNER, AND SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED BY THE LOCAL BUILDING DEPARTMENT AND ARRANGING FOR ALL REQUIRED NOTIFICATIONS, TESTINGS, INSPECTIONS, AND APPROVALS.
5. THE CONTRACTOR UPON COMPLETION OF THE WORK, SHALL APPLY AND ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS REQUIRED.
6. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
7. IN A RENOVATION OR RESTORATION PROJECT, ALL DIMENSIONS AND CONDITIONS SHOWN ARE APPROXIMATE, AS ALL NEW WORK MUST JOIN AND ALIGN WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL DETERMINE ACTUAL FINISHED DETAILS OF CONSTRUCTION RELATING TO HEIGHTS, SIZES, ETC. BASED ON FIELD MEASUREMENTS, ALL IN ORDER TO JOIN AND ALIGN NEW TO EXISTING WORK.
8. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS.
9. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.)
10. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
11. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
12. THE CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE SITE AND ADJOINING PROPERTIES, BUILDING STRUCTURES, EQUIPMENT, CONTENTS, PAVEMENTS, SIDEWALKS, STREETS, CURBS, LANDSCAPING, UTILITIES, AND IMPROVEMENTS WITHIN THE AREA OF OPERATIONS UNDER THE CONTRACT. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY CLOSURES, GUARD RAILS, BARRICADES, ETC., TO ADEQUATELY PROTECT ALL WORKMEN, OCCUPANTS, AND THE PUBLIC FROM POSSIBLE INJURY. IF NECESSARY, TEMPORARY PROTECTION AND A CHAIN LINK FENCE SHALL BE CONSTRUCTED TO PREVENT UNAUTHORIZED ACCESS TO THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VANDALISM OR DAMAGE RESULTING FROM UNAUTHORIZED ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
13. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
14. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
15. CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSITION OF RUBBISH AND DEBRIS, AND FOR THE GENERAL CLEANING FOR THE FOR THE DURATION OF THE PROJECT. THE SITE SHALL BE LEFT DAILY WITH ALL MATERIALS AND TOOLS STORED IN AN ORDERLY FASHION, WITH ALL AREAS BROOM SWEEP. NO ACCUMULATION OF DIRT OR DEBRIS SHALL BE PERMITTED. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL LEAVE THE PREMISES FREE AND CLEAR OF ALL RUBBISH AND DEBRIS, AND IN A BROOM SWEEP CONDITION.
16. ALL EXPOSED FINISHED SURFACES SHALL BE TREATED, CLEANED, VACUUMED, OR POLISHED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
17. DISTURBANCE OR DAMAGE RESULTING DIRECTLY OR INDIRECTLY FROM THE OPERATION OF THE CONTRACTOR, INCLUDING DAMAGE TO PROPERTY INCLUDING BUILDINGS, EQUIPMENT, CONTENTS, LAWNS, PLANTINGS, OR OTHER LANDSCAPE ITEMS, SHALL BE PROMPTLY RESTORED, REPAIRED, AND/OR REPLACED TO THE COMPLETE SATISFACTION OF THE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO THE OWNER.
18. UNLESS OTHERWISE PROVIDED, THE ARCHITECT AND ARCHITECT'S CONSULTANTS, INCLUDING EQUIPMENT MANUFACTURERS AND THEIR REPRESENTATIVES, SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. THIS INCLUDES, BUT IS NOT LIMITED TO: ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT CONTAMINANTS, OR ANY OTHER TOXIC SUBSTANCES OR CONTAMINATE. SHOULD ANY HAZARDOUS MATERIAL BE ENCOUNTERED OR SUSPECTED, THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND REVIEW THE PROJECT CONDITIONS WITH THE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH ANY WORK OF THE CONTRACT.
19. EXCAVATION FOR UTILITY PIPING OR FOUNDATIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. CONTRACTOR SHALL NOTIFY THE LOCAL BUILDING DEPARTMENT AND/OR UTILITY COMPANY TO DETERMINE LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES, AND PROVIDE PROTECTION FOR SAME DURING EXCAVATION PROCEDURES.

20. EXCAVATION FOR UTILITY PIPING OR FOUNDATIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. CONTRACTOR SHALL NOTIFY THE LOCAL BUILDING DEPARTMENT AND/OR UTILITY COMPANY TO DETERMINE LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES, AND PROVIDE PROTECTION FOR SAME DURING EXCAVATION PROCEDURES.
21. THESE DRAWINGS AS ARTICLES OF SERVICE ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR OTHER BUILDINGS, PROJECTS, OR PROPOSALS, OR PORTIONS THEREOF UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY. THE INFORMATION, CONCEPTS, IDEAS, AND DESIGN CONTAINED IN THESE DOCUMENTS ARE PROTECTED BY UNITED STATES COPYRIGHT LAWS.

MILLWORK AND TRIM NOTES

1. UNLESS OTHERWISE NOTED (U.O.N.) ALL TRIM SHALL BE CLEAR POPLAR, KILN DRIED
2. MINIMIZE JOINTS. NO PIECING IN ANY LENGTH OF MATERIAL SHORTER THAN 32"
3. U.O.N. DO NOT ALIGN MATERIALS. NO FLUSH CORNER DETAILS. OFFSET $\frac{1}{8}$ " MINIMUM
4. WHEN MATERIAL IS RE-DIMENSIONED BY RIPPING WITH A SAW, PLANE THE CUT EDGE SMOOTH INSTEAD OF SANDING IT SMOOTH.

ELECTRICAL NOTES

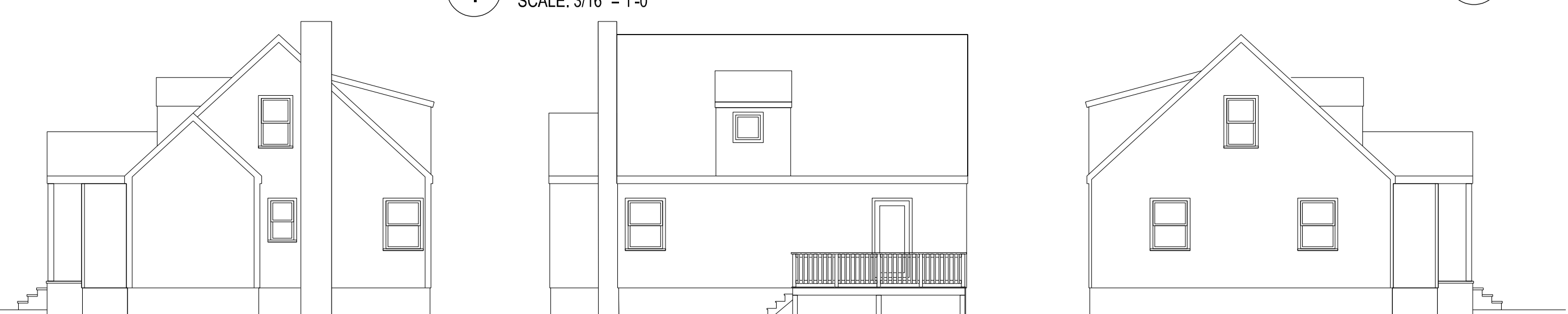
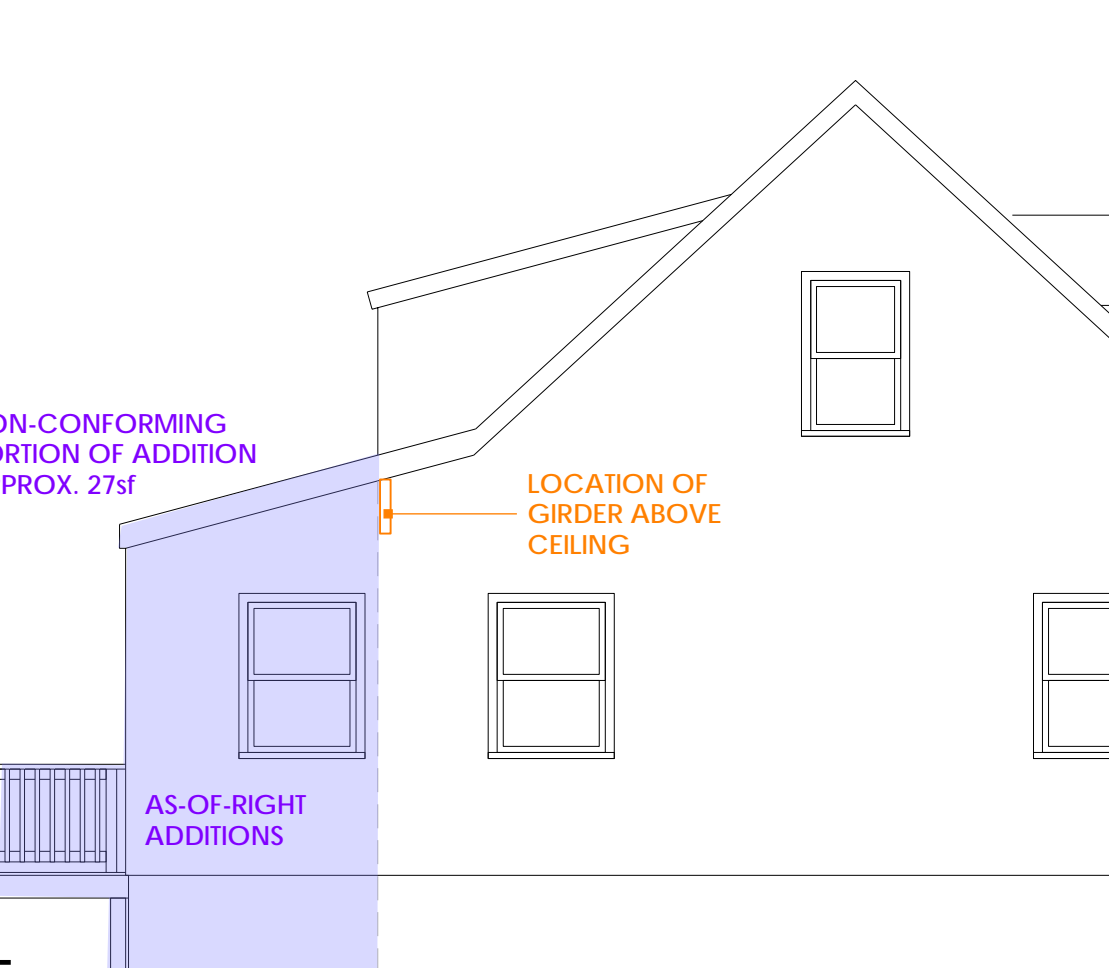
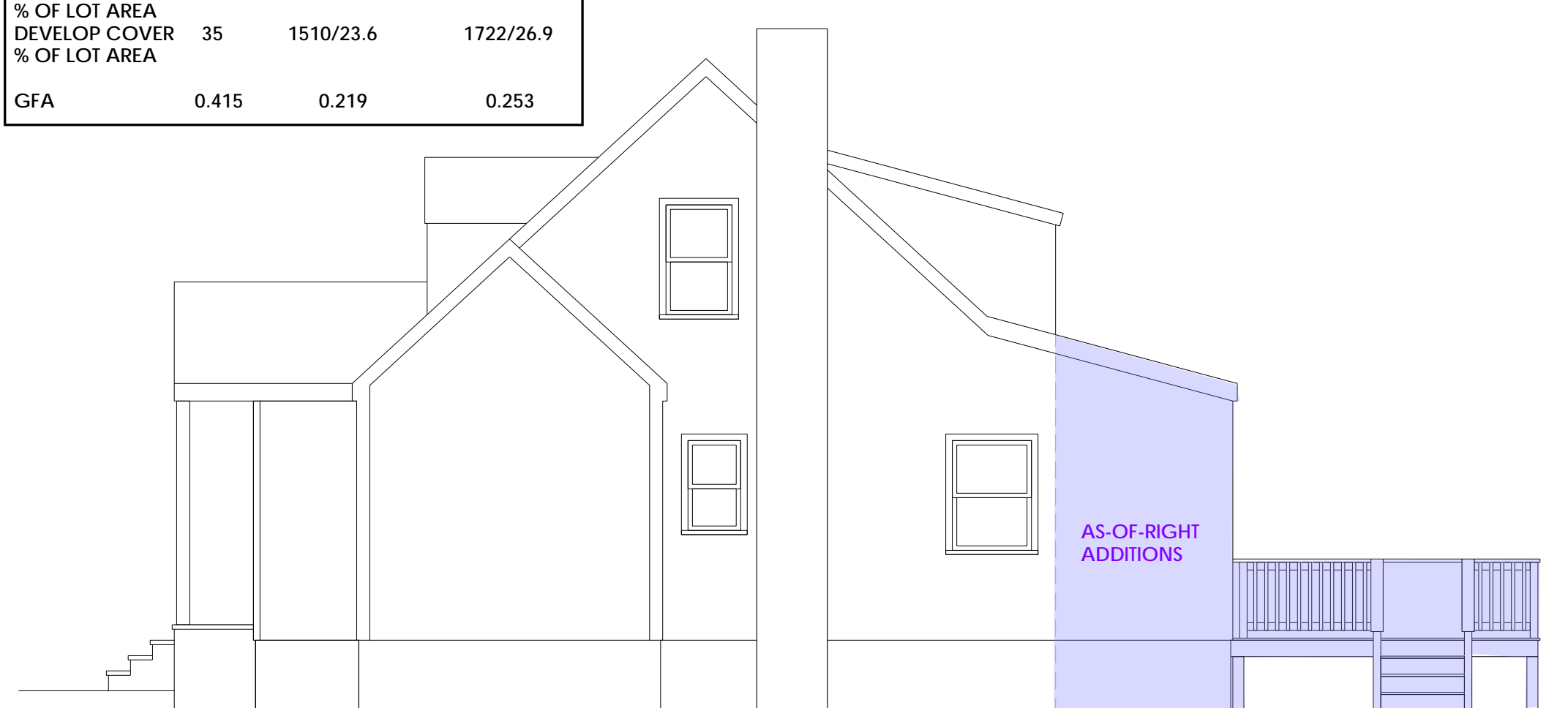
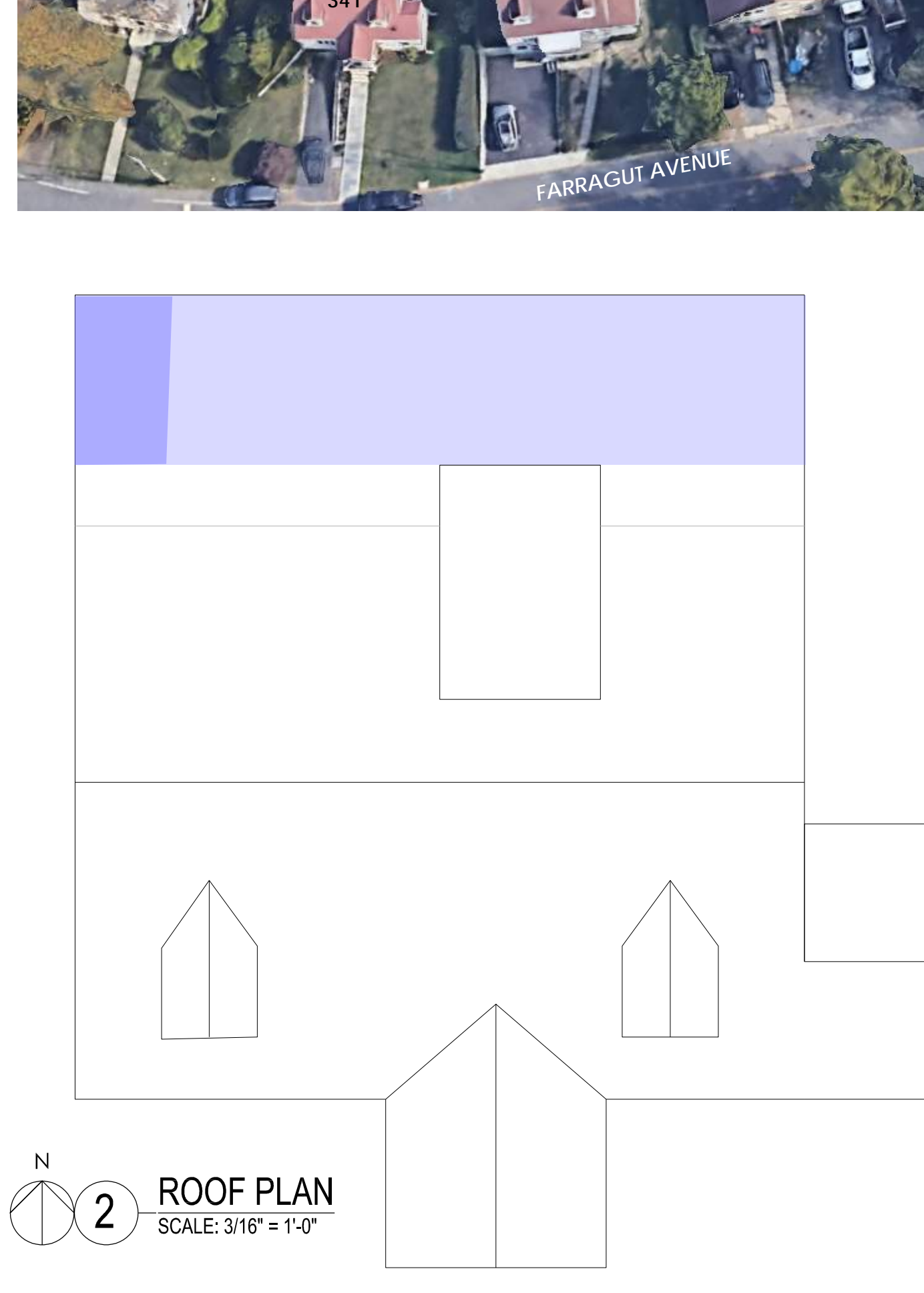
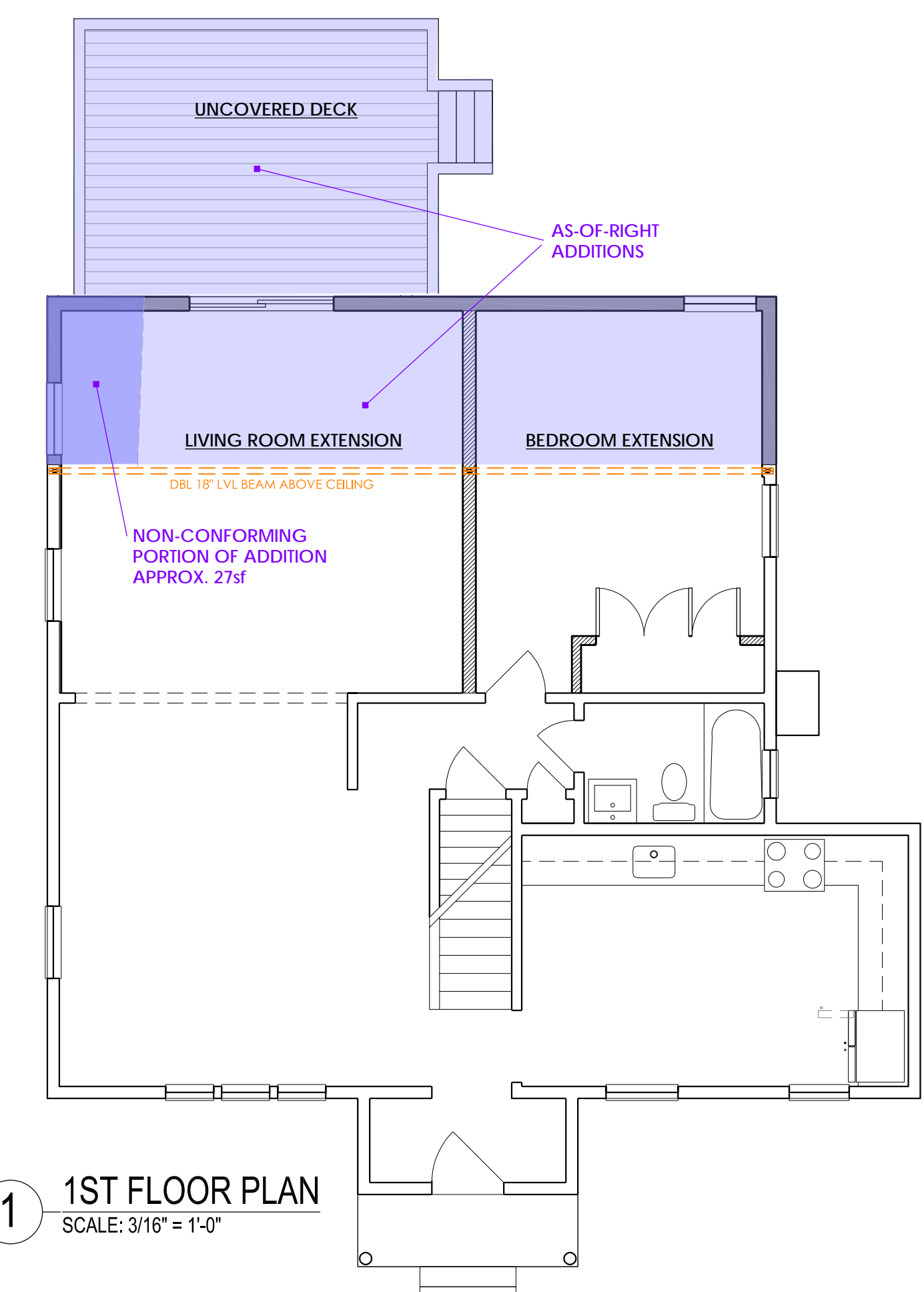
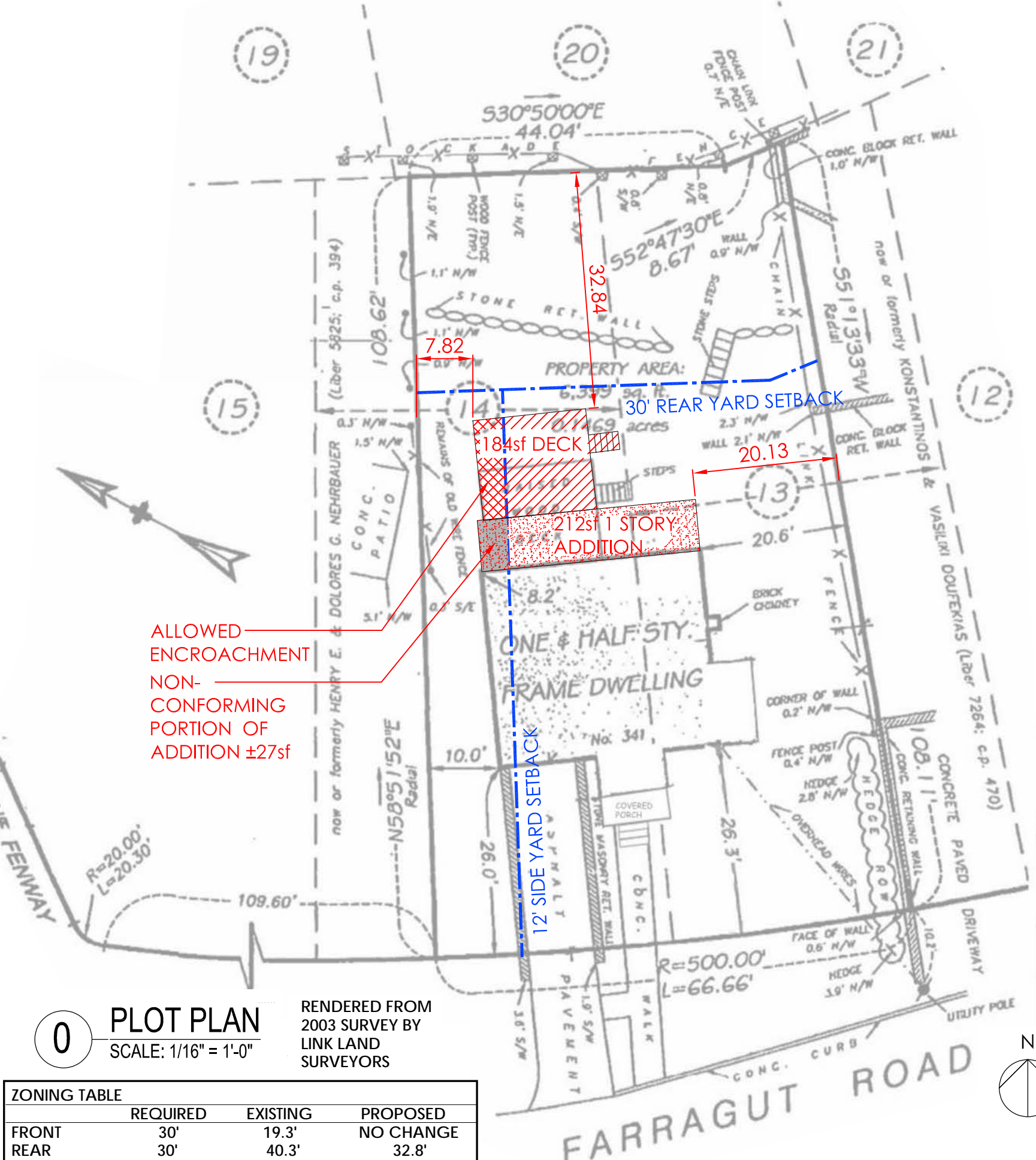
1. EXAMINE DRAWINGS AND BECOME FULLY INFORMED OF THE EXTENT AND CHARACTER OF WORK TO BE PERFORMED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. SUPPLY AND INSTALL ALL ITEMS, ARTICLES, MATERIALS, & OPERATIONS INCLUDING ALL LABOR, EQUIPMENT, MATERIALS, & TOOLS NECESSARY TO COMPLETE ALL SYSTEMS SHOWN ON DRAWINGS, RENDERING A COMPLETE INSTALLATION.
3. OBTAIN ALL PERMITS REQUIRED. ARRANGE FOR INSPECTION OF THE WORK BY INSPECTION AUTHORITY, AND PAY ALL FEES. PROVIDE FINAL CERTIFICATE TO THE CLIENT/OWNER.
4. CONFORM TO THE REQUIREMENTS OF THE ELECTRICAL CODE AND THE RULES & BY-LAWS OF ALL AUTHORITIES HAVING JURISDICTION.
5. ALL MATERIAL EQUIPMENT SHALL BE NEW, UL APPROVED, BEARING THE UL STAMP, AND BE COMMERCIAL GRADE UNLESS OTHERWISE NOTED.
6. PROVIDE TEMPORARY ELECTRICAL POWER FOR THE WORK OF OTHER TRADES AS REQUIRED BY THE GENERAL CONTRACTOR. 7. PROVIDE TYPED CIRCUIT DIRECTORIES FOR PANELBOARDS. 8. PROVIDE A CERTIFICATE OF GUARANTEE OF WORKMANSHIP AND MATERIAL FOR ONE YEAR FROM DATE OF ACCEPTANCE. SUBMIT "AS-BUILT" DRAWINGS WITH ONE SET OF MARKED UP PRINTS TO CLIENT/OWNER AFTER COMPLETION OF WORK.

PLUMBING AND DRAINAGE NOTES

1. ALL PLUMBING AND GAS PIPING WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF NEW YORK STATE PLUMBING CODE, AND ALL OTHER APPLICABLE COUNTY AND MUNICIPAL CODES.
2. PLUMBING CONTRACTOR TO EXAMINE PROPOSED LAYOUT WITH REGARD TO EXISTING FIELD CONDITIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS.
3. PLUMBING CONTRACTOR SHALL INFORM ARCHITECT OF ANY REVISIONS TO THE PLANS DUE TO FIELD CONDITIONS OR COMPLIANCE WITH REQUIREMENTS OF THE APPLICABLE CODES.
4. PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN INSPECTIONS AND ALL REQUIRED SIGN-OFFS.

ABBREVIATIONS

ACT	ACROUSTICAL CEILING TILE	CLC	CLOS.	CEILING	ELEV	ELEVATOR	GL	GLASS	MW	MICROWAVE	SECT	SECTION
APPL	APPLIANCE	CMU	CLOS.	CONCRETE MASONRY UNIT	ENCL	ENCLOSURE	HGT	HEIGHT	OPN	OPENING	SM	SIMILAR
BR	BASE BOARD	CO	COLUMN	CONCRETE	EXST.	EXIST.	HW	HOT WATER	OPR	OPPOSITE	SPECS	SPECIFICATIONS
BD	BOARD	COL	COLUMN	CONCRETE	FIN.	FINISH	ICE	ICEMAKER	P-LAM	PLYWOOD	STL	STEEL
BET	BETWEEN	CONC	CONCRETE	CONCRETE	FL	FLOOR	INFO	INFORMATION	P-LAM	PLYWOOD	SS	STAINLESS STEEL
BLDG	BUILDING	CW	COLD WATER	COLD WATER	FLR	FLOOR	J.H.	JOIST HANGER	P.T	PRESSURE TREATED	TR	TRASH RECEPTACLE
BLKG	BLOCKING	DR	DOOR	DOOR	FLR	FLOOR	MAX	MAXIMUM	PLYD	PAINTED	TYP	TYPICAL
BM	BEAM	DR	DOOR	DOOR	FTG	FOOTING	MATH	MATH	REF	REFRIGERATED	U.O.N.	UNLESS OTHERWISE NOTED
B.O.	BY OTHERS	DWGS	DRAWINGS	DRAWER	MTD	MOUNTED	MIR	MASTER BEDROOM	REF	REFRIGERATED	VCT	VINYL COMPOSITION TILE
BR	BRICK	DWR	DRAWER	DRAWER	GC	GENERAL CONTRACTOR	MTD	MOUNTED	REQ'D	REQUIRED	V.I.F.	VERIFY IN FIELD
CABT.	CABINET				GC	GENERAL CONTRACTOR	MTL	METAL	RM.	ROOM	WD	WOOD
											WIN	WINDOW



ZBA



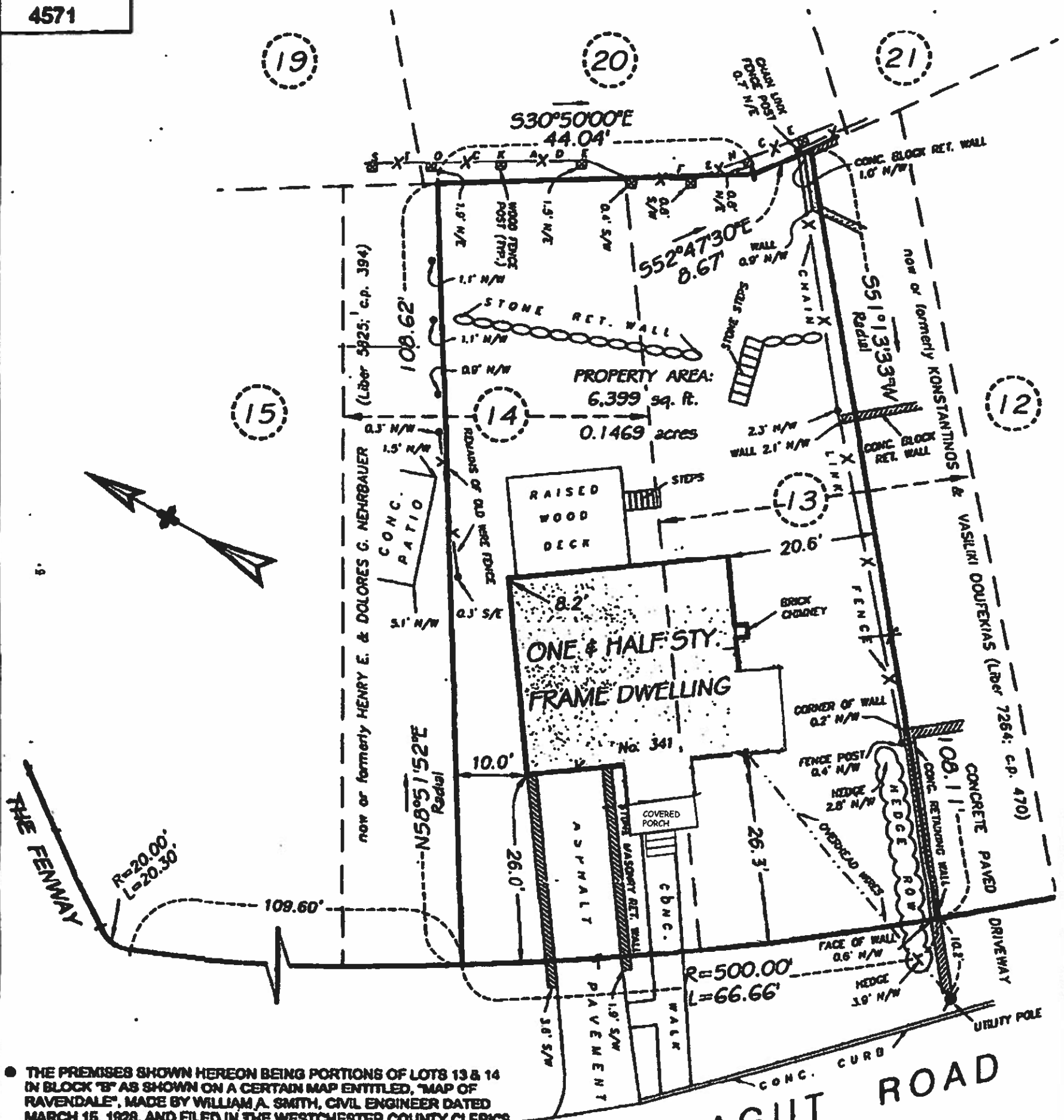
REVISION	
2/9/22	DENIAL & ZBA

TRADES LEGEND BY COLOR	
CARPENTRY	STRUCTURE
CASEWORK	ELECTRICAL
PLUMBING	HVAC
EVERYONE	



ADDITIONS AND ALTERATIONS
SHKRELI RESIDENCE
341 FARRAGUT AVENUE
HASTINGS ON HUDSON, NY
SBL-4.110-118-5

GENERAL NOTES, ABBREVIATIONS
PLOT PLAN, FLOOR & ROOF PLANS
RELEVANT ELEVATIONS, NEW & OLD



- THE PREMISES SHOWN HEREON BEING PORTIONS OF LOTS 13 & 14 IN BLOCK "B" AS SHOWN ON A CERTAIN MAP ENTITLED, "MAP OF RAVENDALE", MADE BY WILLIAM A. SMITH, CIVIL ENGINEER DATED MARCH 15, 1928, AND FILED IN THE WESTCHESTER COUNTY CLERKS' OFFICE - DIVISION OF LAND RECORDS, FORMERLY THE REGISTER'S OFFICE OF WESTCHESTER COUNTY ON JUNE 16, 1928 AS FILED MAP No. 3307. SAID PREMISES BEING MORE PARTICULARLY DESCRIBED IN DEED RECORDED IN Liber 12395; page 268.
- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE VILLAGE of HASTINGS-on-HUDSON SHEET 38B; SECTION 11; BLOCK 782; LOTS 13A & 14
- SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.
- THE DIMENSIONS SHOWN HEREON, FROM THE STRUCTURES TO THE PROPERTY LINE ARE NOT INTENDED TO BE USED FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENT.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- 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 LAWS.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING PRACTICE FOR LAND SURVEYS * ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

CERTIFIED TO:

MARTIN & MAJA SKRELJI

THIS SURVEY IS AS THE PROPERTY CURRENTLY EXISTS

SIGNATURE

DATE

2/10/2023

FARRAGUT ROAD

SURVEY OF PROPERTY

SITUATE IN THE

HASTINGS-on-HUDSON

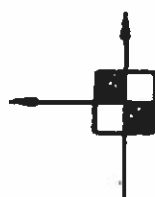
TOWN of GREENBURGH

WESTCHESTER COUNTY

NEW YORK

SCALE : 1" = 16'

SURVEYED : JULY 14, 2003



Link

Land Surveyors P.C.

21 Clark Place, Suite 140
Middletown, N.Y. 10941

Phone 845-629-6257
Fax 845-621-0973



Roland K. Link

ROLAND K. LINK

NEW YORK STATE LICENSED
LAND SURVEYOR NO. 044220

