



Total Area = 67,944.738 Sq. Ft.
= 1.560 Acres

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: Bernardo Luciano Date
Mailing Address: 12 Bayberry Road, Elmsford, NY 10523

Owner: Filomena Luciano Date
Mailing Address: 12 Bayberry Road, Elmsford, NY 10523

Approved by Resolution of the Town of North Castle Planning Board

Planning Board Chairman, Christopher Carthy Date

Reviewed by the Town Engineer for conformance.

Joseph Cermele, PE Date
Kellard Sessions Consulting
Consulting Town Engineer

Westchester County Department of Health
New Rochelle, New York

Approved pursuant to Chapter 875, Article X, Sections 873.951 and 873.1021 of the 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 herein 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.

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

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors 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.

Premises hereon being Lots 1, 2 and 3 upon a certain map entitled, "Final Subdivision Plat with Private Road, Prepared for Lawrence Massaro & Lynette Massaro, His Wife." Said map filed in the Westchester County Clerk's Office, Division of Land Records December 15, 2009 as map number 28312.

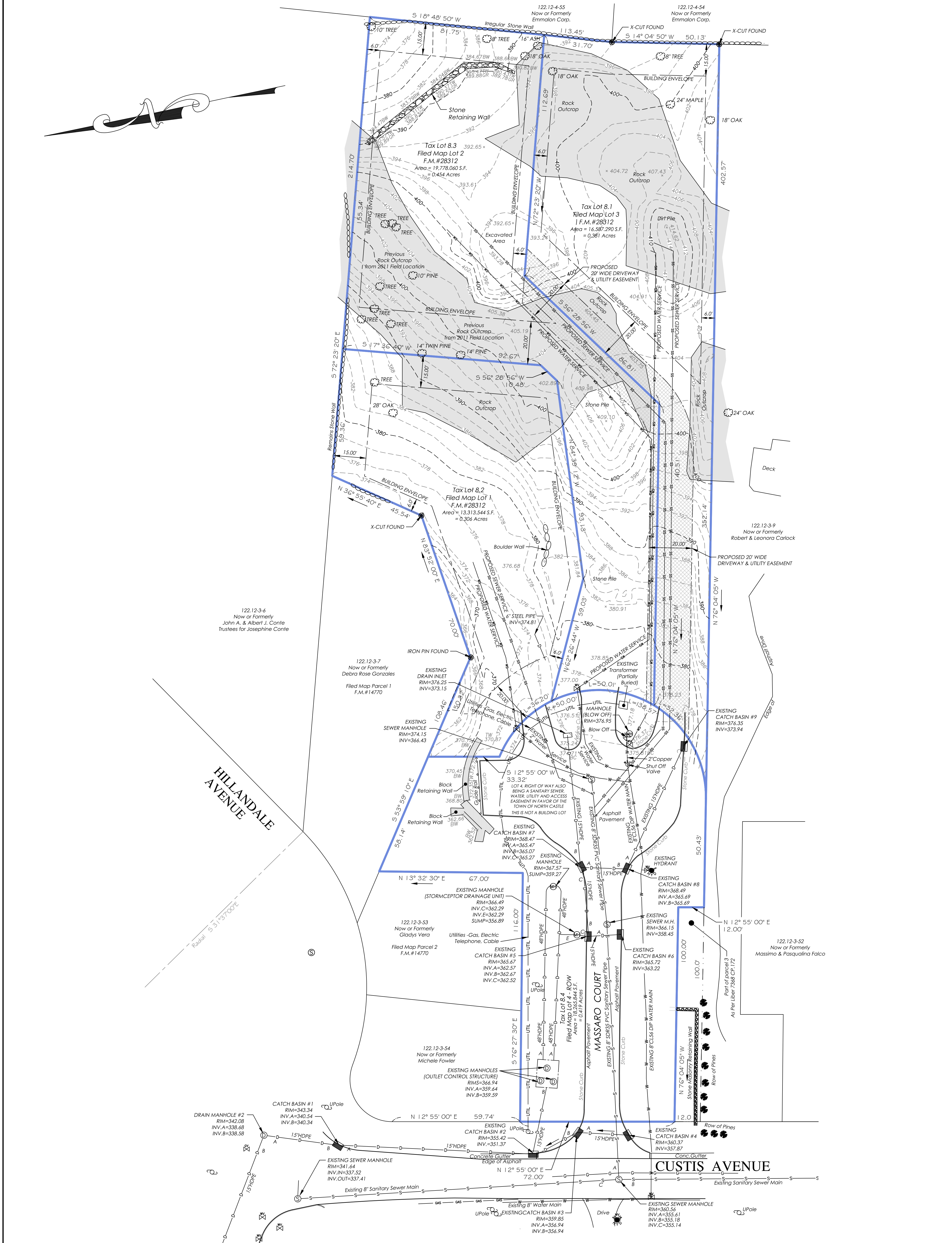
Tax Lot 8.1
2 Massaro Court
Surveyed in accordance with Deed Control Number 600383427.

Tax Lot 8.2
6 Massaro Court
Surveyed in accordance with Deed Control Number 600383498.

Tax Lot 8.3
4 Massaro Court
Surveyed in accordance with Deed Control Number 600383490.

Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 122.12, Block 3, Lots 8.1, 8.2 and 8.3.

Property Address: 2, 4 & 6 Massaro Court
North White Plains, NY 10603

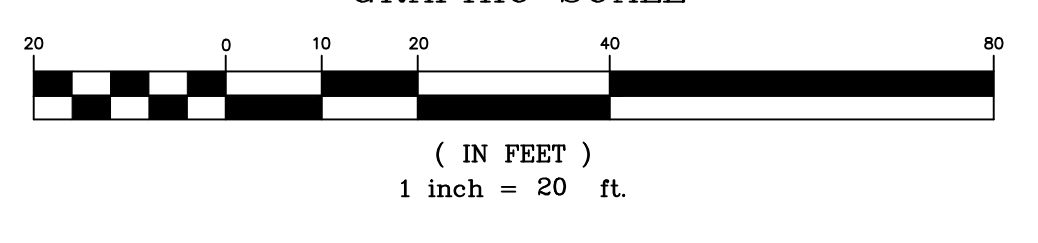


	REQUIRED	F.M.LOT 1 (TAX LOT 8.2)		F.M.LOT 2 (TAX LOT 8.3)		F.M.LOT 3 (TAX LOT 8.1)		F.M.LOT 4 (TAX LOT 8.4) ROW	
		EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 S.F.	10,617,933 S.F.	13,313,544 S.F.	8,916,860 S.F.	19,778,060 S.F.	30,144,101 S.F.	16,587,290 S.F.	18,265,844 S.F.	18,265,844 S.F.
WETLANDS AREA			0 S.F.		0 S.F.		0 S.F.		0 S.F.
STEEP SLOPE AREA 25%+			8,706 S.F.		11,463 S.F.		6,400 S.F.		6,400 S.F.
NET LOT AREA			6,783,544 S.F.		11,031,060 S.F.		11,787,29 S.F.		
MIN. FRONTAGE	50'	69.52'	69.52'	50.01'	50.01'	52.36'	52.36'		
MIN. WIDTH	50'	52.32'	73.7'	59.32'	64.0'	92.26'	51.8'		
MIN. DEPTH	100'	173.85'	166.1'	155.07'	154.5'	154.12'	332.2'		
MIN. PRINCIPAL BUILDING SETBACKS									
FRONT YARD	20'	20'	20'	20'	20'	20'	20'		
SIDE YARD	6'	6'	6'	6'	6'	6'	6'		
REAR YARD	15'	15'	15'	15'	15'	15'	15'		
MAX. HEIGHT (PRINCIPAL) (FEET/STORIES)	30'	< 30'	< 30'	< 30'	< 30'	< 30'	< 30'		
MAX. BUILDING COVERAGE (%)	30%	< 30%	< 30%	< 30%	< 30%	< 30%	< 30%		
MIN. REQUIRED OFF-STREET PARKING	2 SPACES FOR EACH DWELLING UNIT	2 SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES		

	F.M.LOT 1 (TAX LOT 8.2)	F.M.LOT 2 (TAX LOT 8.3)	F.M.LOT 3 (TAX LOT 8.1)
EXISTING AREA	10,617,933 S.F. 0.244 ACRES	8,916,860 S.F. 0.205 ACRES	30,144,101 S.F. 0.692 ACRES
NEW AREA	13,313,544 S.F. 0.306 ACRES	19,778,060 S.F. 0.454 ACRES	16,587,290 S.F. 0.381 ACRES
AREA CHANGE	+ 2,695,611 S.F. + 0.062 ACRES	+ 10,861,200 S.F. + 0.249 ACRES	- 13,556,811 S.F. - 0.311 ACRES

PRELIMINARY
LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BERNARDO LUCIANO
AND
FILOMENA LUCIANO
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'
GRAPHIC SCALE



- Notes:
- All water service connections will be sized to accommodate 2 family residential fire sprinkler systems.
 - Lot number 4 is a Right of Way.
 - An easement is hereby granted over the whole of Lot number 4, to the Town of North Castle for operation and maintenance of the public water and public sanitary sewer systems.
 - Lot number 4 shall contain a private road that is not to be offered for dedication to the Town of North Castle.
 - The size of the water service connection to each lot shall be determined when the property owner applies for a building permit for that lot.
 - Permanent easements over Lot 4 are granted to Lots 1, 2 and 3 for sanitary sewer, water supply, storm drainages, electric, gas, telephone, cable television and any other utilities.



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 May 19, 2022 and that this map was completed March 31, 2023.

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