

ZONING CONFORMANCE TABLE - R-40 ZONE

	REQUIRED	TAX LOT 16	LOT 1	LOT 2	RIGHT OF WAY
	R-40	EXISTING	PROPOSED	PROPOSED	PROPOSED
MIN. LOT AREA	40,000 S.F.	87,362.924 S.F.	43,000.920 S.F.	40,000.627 S.F.	4,361.377 S.F.
MIN. WIDTH AT FRONT YARD SETBACK	100'	87.18 ■	87.18' ■	72.45' ▲	NA
MIN. MEAN WIDTH	150	297.2'	152.5'	154.6'	NA
MIN. MEAN DEPTH	175'	388.0'	331.1'	296.2'	NA
MIN. PRINCIPAL BUILDING SETBACKS					
FRONT YARD	60'	167.22'	167.22'	60'	NA
SIDE YARD MIN/TOTAL	25'/50'	59.47'/128.23'	26.70'/86.17'	25'/50'	NA
REAR YARD	50'	157.31'	115.05'	50'	NA

■ PRE-EXISTING NON-CONFORMING
▲ NON-CONFORMING - VARIANCE GRANTED
LOT WIDTH AT FRONT YARD SETBACK VARIANCE = 27.9'

Property shown hereon is subject to the "Rules and Regulations for the Protection from Contamination of the New York City Water Supply and its Sources".

Westchester County Department of Health
New Rochelle, New York

Approved pursuant to Chapter 873, 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 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
Approved by the Assistant Commissioner of Health on Behalf of the Department of Health

The undersigned owner(s) do hereby consent to the filing of this map.

Robert Buffamante
Member, Nanny Hagen 420 LLC
Address: 33 Eastview Drive, Valhalla, NY 10595

Approved for filing by the Planning Board of the Town of Mount Pleasant

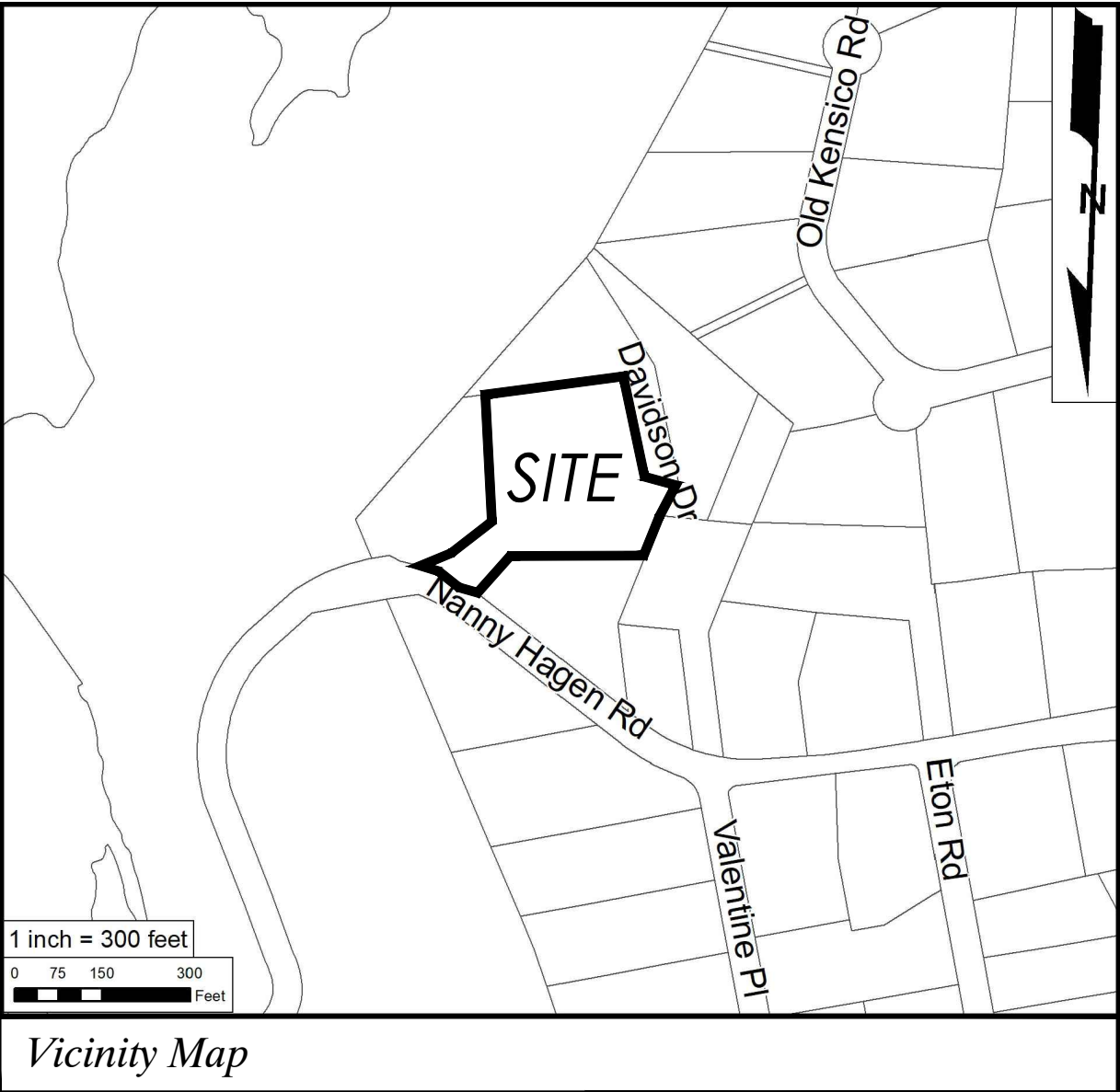
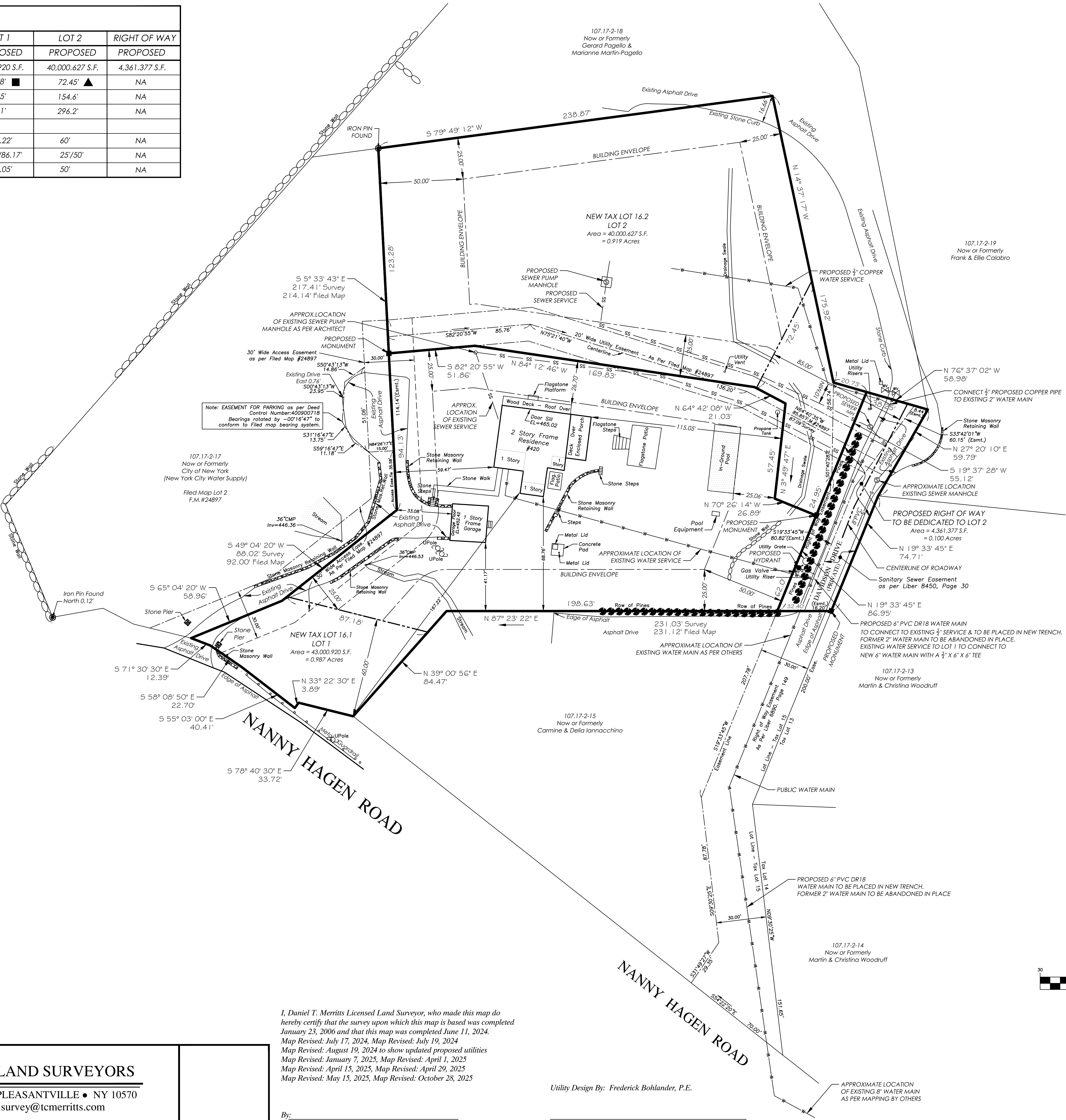
James Collins - Chairman

All taxes due to date have been paid

Town of Mount Pleasant - Receiver of Taxes

Reviewed by Town Engineer for Conformance

David A. Smyth, P.E. - Town Engineer



Total Area = 87,362.924 Sq.Ft.
= 2.006 Acres

Unauthorized alteration or addition to a 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 Lot 1 as shown on a certain map entitled, "Subdivision Plat of Property belonging to Dekkers H. Davidson," Said map filed in the Westchester County Clerk's Office, Division of Land Records May 18, 1993 as map number 24897.

Surveyed in accordance with Deed Control Number 640713154.

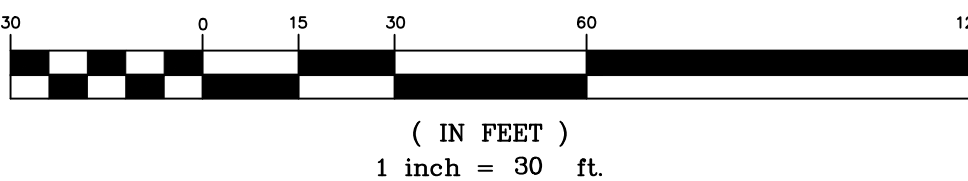
Premises shown hereon designated on the Town of Mount Pleasant Tax Maps as: Section 107.17, Block 2, Lot 16.

Property Address: 420 Nanny Hagen Road
Thornwood, NY 10594

FINAL PLAT
420 NANNY HAGEN ROAD
SUBDIVISION
SITUATE IN THE
TOWN OF MOUNT PLEASANT
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'

GRAPHIC SCALE



Westchester County Index System: Sheet 113, Block 8307.

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 January 23, 2006 and that this map was completed June 11, 2024. Map Revised: July 17, 2024, Map Revised: July 19, 2024 Map Revised: August 19, 2024 to show updated proposed utilities Map Revised: January 7, 2025, Map Revised: April 1, 2025 Map Revised: April 15, 2025, Map Revised: April 29, 2025 Map Revised: May 15, 2025, Map Revised: October 28, 2025

By: New York State Licensed Land Surveyor No. 050604

Utility Design By: Frederick Bohlander, P.E.

N.Y.S. Licensed Professional Engineer No.100532 Date

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



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THOMAS C. MERRITTS LAND SURVEYOR PC

Project: 05-283	Reference: NA
Field Survey By: BC/FT	Drawn By: DA
Project Manager: DA	Checked By: DM