

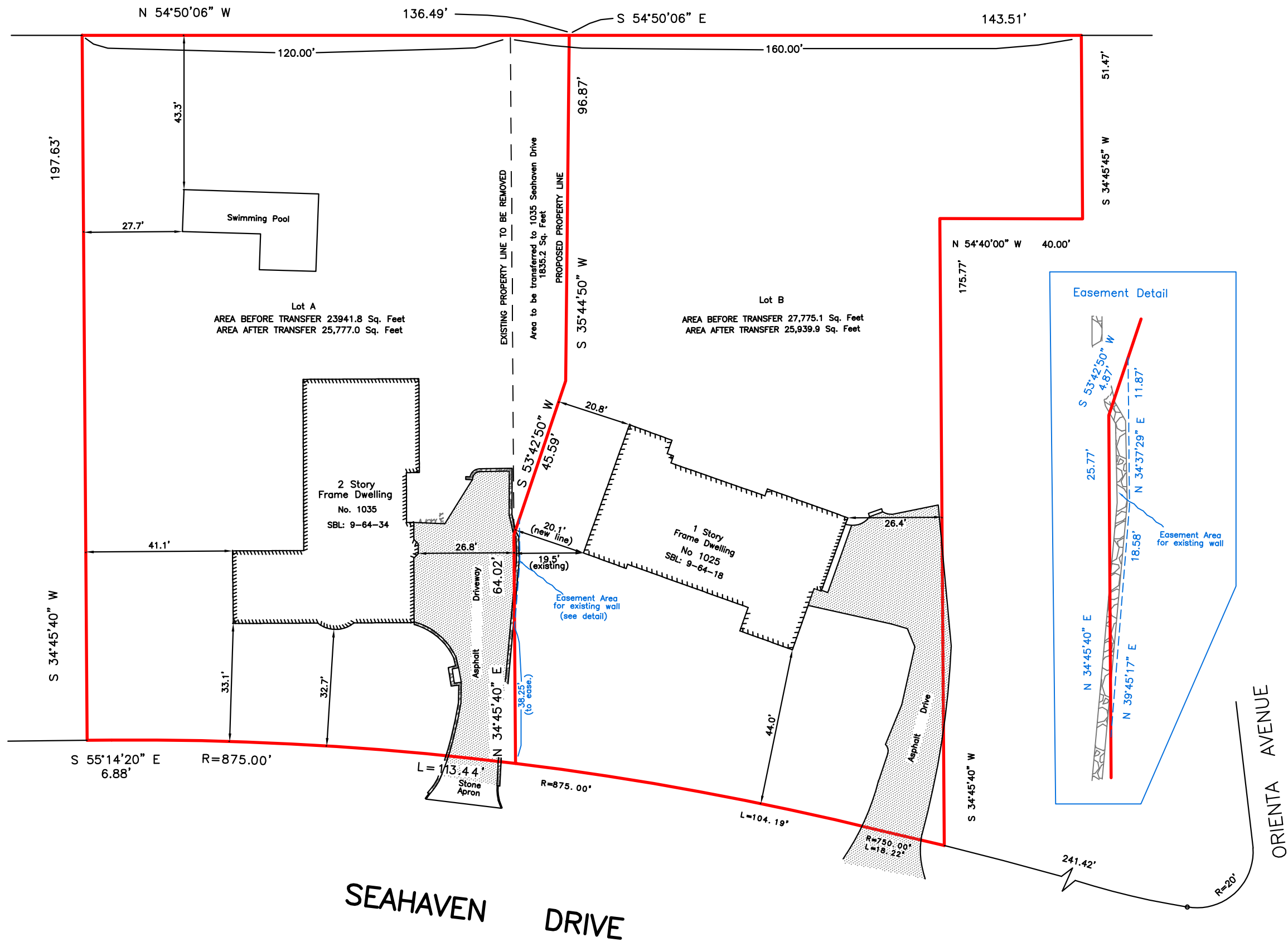
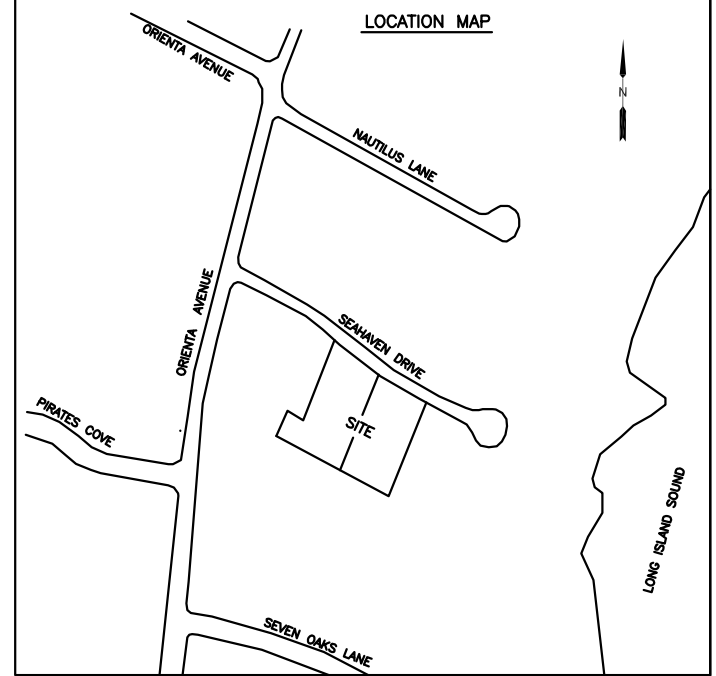
650 Halstead Avenue  
Mamaroneck, NY 10543  
(914) 381-2357  
www.SpinelliSurveying.com

SCALE 1"=30'

\*SEAHAVEN\*

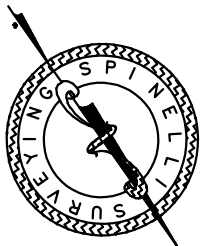
Zoning Information	Lot A (Existing)	Lot A (Proposed)	Lot B (Existing)	Lot B (Proposed)
District: R-20				
Requirements				
Min. Lot Area	20,000 Sq. Ft.	23,941.8 Sq.Ft.	25,777.0 Sq.Ft.	27,775.1 Sq.Ft.
Min. Lot Frontage	100 Ft.	120.32'	No Change	122.41'
Min. Front Setback	35 Ft.	32.7'	No Change	44.0'
Min. 1 Side Setback	20 Ft.	26.8'	No Change	19.5'*
Min. Total 2 Sides	45 Ft.	67.9'	No Change	45.9'
Min. Rear Setback	30 Ft.	96.5'	No Change	109.2'

\*= Pre-existing condition. Sideyard to proposed boundary is conforming at 20.1'



PROPOSED BOUNDARY

EXISTING BOUNDARY TO BE REMOVED



Westchester County Department of Health  
New Rochelle, New York

This map does not constitute a subdivision as defined by Chapter 873, Article X of the Westchester County Sanitary Code. Permission is hereby granted for the filing of this map in the Office of the Westchester County Clerk, Division of Land Records. The appearance of the signature of the Commissioner of Health on this plat is not an endorsement and does not in any way indicate conformance with the Department's Rules and Regulations pertaining to water supply and sewage disposal.

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

Filed in Westchester County Clerk's Office,  
Division of Land Records, on \_\_\_\_\_  
20\_\_\_\_ as Map Number \_\_\_\_\_.  
County Sheet No. 28 County Block No. 2226

Approved by Resolution No. \_\_\_\_\_ of the Planning  
Board of the Village of Mamaroneck, New York on the  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Subject to all requirements and conditions  
of said resolution. Any changes, erasures,  
modifications, or revisions of this plat as  
approved shall void this approval.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_

Chairman

- NOTES:
1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY, AND THIS IS SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, EASEMENTS AND AGREEMENTS OF RECORD TO THE EXTENT THAT THEY LAWFULLY APPLY TO THE PROPERTY.
  2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND RESEARCH PERFORMED ON OR PRIOR TO THE DATE SHOWN ON PLAT AND IS BASED ON MONUMENTS AND EVIDENCE FOUND IN THE FIELD AND MAY NOT CONFORM TO DEEDS, DESCRIPTIONS OR PLATS OF RECORD.
  3. PROPERTY CORNER MONUMENTS WERE NOT SET DURING THIS SURVEY

## REAPPORTIONMENT MAP PREPARED FOR SAM ORANS in the Village of Mamaroneck Westchester County, N.Y.

I, Richard J. Spinelli, the surveyor who made  
this map do hereby certify that the survey of  
this property was completed on May 5, 2022  
and this map was completed on May 23, 2022

Approved for filing in the Westchester County Clerk's  
Office, Division of Land Records

Owners: Samuel & Nathalie Orans  
1035 Seahaven Drive  
Mamaroneck, NY 10543

Date _____	Samuel Orans Owner
Date _____	Nathalie Orans Owner
Owner: 1025 Seahaven LLC	
Date _____	1025 Seahaven LLC

Richard J. Spinelli, L.S. NYS Lic. 50975

—Unauthorized additions to or alterations of this  
plan is a violation of Section 7209 of the N.Y.S.  
Education Law.

