




### KEY FOR MAP SYMBOLS

SITE INFORMATION	
ZONING DISTRICT	HB-HIGHWAY BUSINESS
SITE AREA	±2.57 ACRES
SITE LOCATION	3-17 TASSONE COURT NY ORANGE COUNTY PROPERTY LLC 725 ROUTE 9 FISHKILL, NEW YORK 12524
GRID #	135689-6156-02-777882-0000

LANDSCAPE SCHEDULE			
SYMBOL	COUNT	COMMON NAME	SCIENTIFIC NAME
	12	DWARF GOLDEN ARBOVITAE	THUJA ORIENTALIS AUREA
	4	SUN VALLEY MAPLE	ACER RUBRUM
	4	CRIMSON KING MAPLE	ACER PLATANOIDES

NUMBER	BUILDING AND USE			RECORDED PLANNING OFFICES	YEAR BUILT
	BUILDING	USE	BUILDING AREA		
1	1 STORY BLOCK	2 FAMILY	1,000 SQ FT	4 SADDLES	1940
2	1 STORY BLOCK AND SHED	STORAGE	2,640 SQ FT	3 SADDLES	1941
3	1 STORY BLOCK AND SHED	STORAGE	1,980 SQ FT	14 SADDLES	1942
4	2 STORY BLOCK AND SHED	APPROXIMATELY 100 COWS	1,980 SQ FT	4 SADDLES	1942
5	2 STORY BLOCK AND SHED	WATER TOWER (ON BROWN MOUNTAIN)	2,400 SQ FT	4 SADDLES	1944
6	1 STORY BLOCK AND SHED	2 FAMILY	1,198 SQ FT	4 SADDLES	1949

USE/ AREA CHART		
USE	REQUIRED	AREA PROPOSED
RESIDENTIAL	3 DWELLING UNIT/ACRE	7 UNITS 2.33 ACRES
COMMERCIAL	FAR MAX. 0.4	4424 SQ.FT. /0.237 ACRES FAR=0.4

## MIXED USED SITE PLAN

## FOR

## 3-17 TASSONE COURT

TAX GRID 6156-02-777882

AS SHOWN ON

## THE TAX ASSESSMENT MAPS

SITUATE IN

Burns Engineering Services, P.C.

Ave.

Beacon, NY 12508

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NO LINES OF POSSESSION OTHER THAN INDICATED  
SCALE 1"=30'  
MARCH 31, 2021  
MAY 19, 2021

MAY 19, 2021

REVISED: APRIL 4, 2001-ADDED WELLS

CERTIFIED ONLY TO: GRAZIANO TASSONE

I, STEVEN J. SHAVER, hereby certify that the survey on which this map is based was completed on Jan. 21, 2001 and that said map was completed on Jan. 23, 2001 and that said survey is in accordance with NYSAPLS current standards.

N.Y. State Licensed Land Surveyor

The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

the impressed seal of the surveyor whose signature appears hereon.

STATE EDUCATION LAW, except as per SUBDIVISION 2

This survey was prepared in accordance with the current "CODE OF PRACTICE" of the NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS (NYSPLS). All certifications shall run to persons, named hereon, for whom this survey was prepared and on their behalf to any title company, governmental agency, or lending institution named hereon. Said certifications are not transferable to additional institutions or subsequent owners.

