

**GENERAL NOTES:**

- FOOTING AND ROOF DRAINS SHALL BE CONNECTED TO POSITIVE OUTFALL.
- GAS AND ELECTRIC SERVICE BY ORANGE AND ROCKLAND UTILITIES, INC.
- NO OPEN BURNING DURING CONSTRUCTION WITHOUT THE EXPLICIT PERMISSION FORM N.Y.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE VILLAGE OF WEST HAVERSTRAW FIRE DEPARTMENT.
- ALL ELEVATIONS ARE BASED ON USGS DATUM.
- WATER AND SEWER CONNECTIONS SHALL BE PLACED IN SEPARATE TRENCHES AND A MINIMUM HORIZONTAL SEPARATION OF 10 FEET.
- ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY OF HIS CONTRACTORS.
- SEWER CONNECTION SHALL BE INSTALLED AT NO COST TO THE VILLAGE.
- REFUSE PICKUP IS PRIVATE PER S201-20 OF THE VILLAGE CODE.
- THIS PLAT DOES NOT CONFLICT WITH THE COUNTY WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L AND M OF THE GENERAL MUNICIPAL LAW.
- ALL LANDSCAPING AND OTHER SITE IMPROVEMENTS SHALL BE INSTALLED AND MAINTAINED IN GOOD CONDITION, AND REPLACED AS AND IF NECESSARY.
- THERE SHALL BE NO FURTHER IMPROVEMENT OF THE SITE BEYOND THAT SHOWN HEREON, WITHOUT THE PRIOR REVIEW AND APPROVAL OF THE PLANNING BOARD AND, IF REQUIRED, THE ZONING BOARD.
- WITH THE EXCEPTION OF STORAGE WITHIN OR UNDER THE PROPOSED COVERED CONTAINER AREA, THERE WILL BE NO OUTSIDE OVERNIGHT STORAGE OF MATERIALS.

**BULK REQUIREMENTS**

| ZONE PLI USE GROUP M       | REQUIRED               | EXISTING      | PROPOSED      |
|----------------------------|------------------------|---------------|---------------|
| MINIMUM LOT AREA           | 25,000 SQ.FT.          | 51,333 SQ.FT. | 51,333 SQ.FT. |
| MINIMUM LOT WIDTH          | 100 FT.                | 150 FT.       | 150 FT.       |
| MINIMUM FRONT SETBACK      | 50 FT.                 | 248 FT.       | 145 FT.       |
| MINIMUM SIDE SETBACK       | 35 FT.                 | 0 FT. **      | 1 FT. ***     |
| MINIMUM SIDE YARD          | 0 FT.                  | 0 FT.         | 0 FT.         |
| MINIMUM TOTAL SIDE SETBACK | 70 FT.                 | 26.5 FT. **   | 26.5 FT. **   |
| MINIMUM REAR SETBACK       | 50 FT.                 | 34.2 FT. **   | 34.2 FT. **   |
| MINIMUM REAR YARD          | 0 FT.                  | 0 FT.         | 0 FT.         |
| MAXIMUM BUILDING HEIGHT    | 2 1/2 STORES OR 35 FT. | 25 FT.        | 27 FT.        |
| MAXIMUM BUILDING COVERAGE  | 50%                    | 20%           | 23%           |
| MAXIMUM IMPERVIOUS SURFACE | 70%                    | 70%           | 69.4%         |

WHEN ABUTTING A RESIDENTIAL DISTRICT THE REQUIRED YARDS SHALL BE INCREASED BY 100% AND THERE SHALL BE NO DEVELOPMENT, INCLUDING PARKING OR STORAGE, WITHIN 50 FEET OF SAID RESIDENTIAL DISTRICT.

\*\* EXISTING CONDITION NOT RELATED TO PROPOSED IMPROVEMENTS—NO VARIANCE REQUIRED.

\*\*\* DENOTES VARIANCE REQUIRED.

\*\*\*\* VARIANCE REQUIRED FOR PARKING WITHIN 50 FEET OF A RESIDENTIAL DISTRICT PER S250, ATTACHMENT 8, NOTE 8.

NOTE: SETBACKS LISTED IN PROPOSED COLUMN ARE FOR THE PROPOSED COVERED CONTAINER AREA.

**PARKING REQUIREMENTS:**

WHOLESALE STORAGE & WAREHOUSE REQUIRED:

1 PARKING SPACE FOR EACH EMPLOYEE OR 1 PARKING SPACE PER 300 SQ.FT. FLOOR AREA, WHICHEVER IS LESS

REQUIREMENT BASED ON EMPLOYEES

1 PARKING SPACE PER EMPLOYEE - 6 EMPLOYEES X 1 PARKING SPACE = 6 PARKING SPACES REQUIRED PROVIDED - 9 PARKING SPACES

**DEVELOPMENT COVERAGE:**

|                            | EXISTING      | PROPOSED      |
|----------------------------|---------------|---------------|
| BUILDING                   | 9,580 SQ.FT.  | 9,580 SQ.FT.  |
| MACADAM AREA               | 22,004 SQ.FT. | 20,340 SQ.FT. |
| CONCRETE PAD               | 27 SQ.FT.     | 27 SQ.FT.     |
| GRAVEL AREA                | 3,987 SQ.FT.  | 3,987 SQ.FT.  |
| CONCRETE WALL              | 325 SQ.FT.    | 325 SQ.FT.    |
| PROPOSED COVERED CONTAINER | N/A           | 1,350 SQ.FT.  |
| TOTAL AREA                 | 35,923 SQ.FT. | 35,609 SQ.FT. |

ZONING BOARD OF APPEALS APPROVAL

CHAIRMAN, ZONING BOARD OF APPEALS

OWNERS APPROVAL FOR FILING

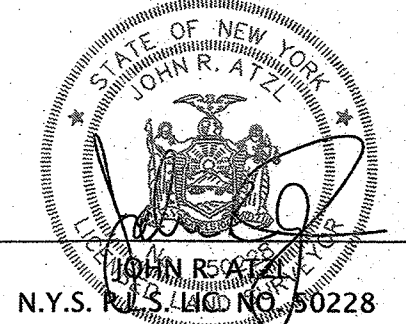
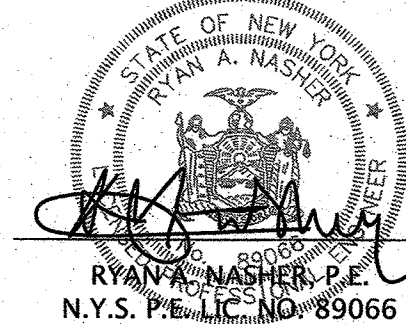
OWNER *David Metals* 3/16/2026  
DATE

FINAL PLANNING BOARD APPROVAL

CHAIRMAN, PLANNING BOARD *Walter Leg...* 4/8/26  
DATE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WEST HAVERSTRAW ON THE \_\_\_\_ DAY OF 2025, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

CHAIRMAN, PLANNING BOARD *Walter Leg...* 4/8/26  
DATE



"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS' ASSOCIATION. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."

**OWNER & APPLICANT:**

40-48 SAMSONDALE, LLC  
DAVID WEISBERG  
40-48 SAMSONDALE AVENUE  
WEST HAVERSTRAW, NY 10993

**TAX MAP REFERENCE:**

VILLAGE OF WEST HAVERSTRAW TAX MAP  
SECTION 20.20, BLOCK 2, PARCEL 54

**AREA:**

51,333 SQ.FT.

**DISTRICTS:**

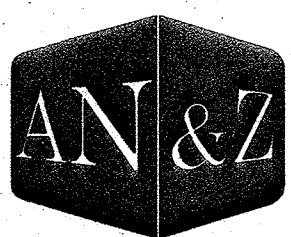
SCHOOL DISTRICT - NORTH ROCKLAND  
FIRE DISTRICT - THIELLS/ROSEVILLE  
LIGHT DISTRICT - WEST HAVERSTRAW  
WATER DISTRICT - VEOLIA WATER NEW YORK  
SEWER DISTRICT - WEST HAVERSTRAW

**SITE ADDRESS:**

40 SAMSONDALE AVENUE  
WEST HAVERSTRAW, NY 10993

**VICINITY MAP**

SCALE: 1 IN. = 300 FT.



**ATZL, NASHER & ZIGLER P.C.**  
ENGINEERS-SURVEYORS-PLANNERS

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PROJECT:

**DAVID METALS**

**VILLAGE OF WEST HAVERSTRAW  
ROCKLAND COUNTY, NEW YORK**

TITLE:

**SITE PLAN**

DRAWN BY: IS

DATE: OCTOBER 20, 2025

PROJECT NO:

293

CHECKED BY: JRA

SCALE: 1 IN. = 30 FT.

DRAWING NO:

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