



- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
- 2) SEWER DISTRICT: ROCKLAND
- 3) WATER DISTRICT: VEOLIA NORTH AMERICA, UNITED STATES
- 4) FIRE DISTRICT: SPRING VALLEY
- 5) AMBULANCE DISTRICT: SPRING HILL
- 6) POLICE DISTRICT: SPRING VALLEY
- 7) SCHOOL DISTRICT: EAST RAMAPO

BULK REQUIREMENTS ZONE: R-2 TWO-FAMILY DETACHED DWELLING

	USE GROUP	MINIMUM LOT AREA (SQ. FEET)	LOT WIDTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	TOTAL SIDE YARD (FEET)	MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT	FLOOR AREA RATIO (FAR)	PARKING	STREET FRONTAGE
REQUIRED	C	10,000 SF	100	25'	15'	20'	30'	35'	3 STORIES	0.65	4	70'
PROVIDED	C	9000 SF*	60'	25'	10'	20'	20'	<35'	3 STORY	0.75*	4	60'

* - VARIANCE REQUIRED

LOT AREA = 9,000.00 SQUARE FEET
TAX MAP DESIGNATION: 57.63-1-36

**PROPOSED
TWO
FAMILY FOR
28 JOHN ST**

TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK

NOVEMBER 25, 2025 SCALE: 1" = 10'



ANTHONY R. CELENTANO P.L.S.
31 ROSMAN ROAD
THIELS, N.Y. 10984
845 429 5290 FAX 429 5974



Anthony R. Celentano LIC#50633