



BUILDING DEPARTMENT • TOWN OF CLARKSTOWN

New City, N.Y. 10956

**CERTIFICATE OF OCCUPANCY
AND OR USE**

BUILDING ZONE ORDINANCE

SEWAGE DISPOSAL ORDINANCE

TO: AROS CONSTRUCTION CORPORATION
7 Franklin Lane, New City, New York owner of premises
as described on the attached plot plan, or survey where required and as approved by the
Building Inspector.

THIS CERTIFIES that the NEW, EXISTING, ALTERED, CORRECTED,
BUILDING and or Disposal System situate on the premises described has been completed
and conforms substantially to the approved plans as per Building Permit No. 69-768
Septic No. and the requirements of the Applicable Ordinances of the Town of
Clarkstown, and PERMISSION is hereby granted for its occupancy and or use for the
purpose specified below:

ZONE: R-15 - Sec 281 Th

SUBDIVISION: Karlman Estates

PERMITTED USE: One family residence w/garage

MAP: 138

BLOCK: J

LOT: 159

The following estimated tentative assessment will appear for
the premises, as improved, on the next Clarkstown Tax Roll.

LAND: TOTAL

DATED: November 18, 1970

mk

[Signature]
Building Inspector

TOWN OF CLARKSTOWN
NEW CITY, NEW YORK 10956

CERTIFICATE OF OCCUPANCY
and or USE
(Pursuant to Variance or Special Permit)

TO: DAVID AND LAURINE STRAUS
FOUR ROCK DRIVE, VALLEY COTTAGE, N. Y. 10989 owner of premises
located at: SAME AS ABOVE

THIS CERTIFIES THAT the work described on the application for the noted Building Permit has been completed and that the proposed use and or occupancy is in conformity with the applicable Building Code and Ordinances of the Town of Clarkstown. This Certificate is issued in accordance with the Special Permit and or Variance granted by the Board of Appeals for the following purpose:

ONE STORY ADDITION, 2' X 9'9" UPPER FRONT ADDITION AND REAR DECK.

Appeal No. 3244

Building Permit No. 04-1265

Zone R-15

Tax Map No. 33.17-1-40

HEA #138-J-1.59

Date: JANUARY 30, 2008 (HA)


BUILDING INSPECTOR

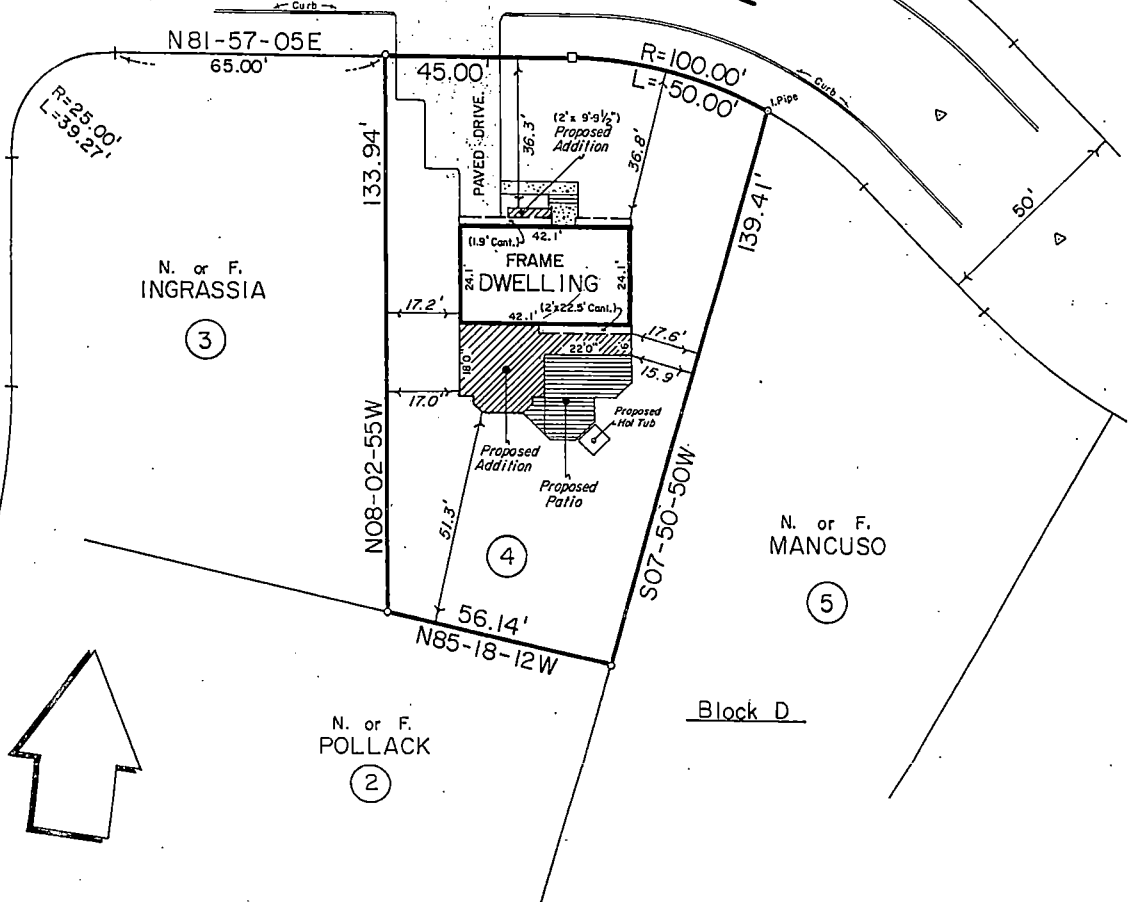
NOTE: In the event of any change in the use and/or occupancy of these premises, as authorized, this Certificate shall become null and void in accordance with Chapter 106-30 H (6) of the Town Code.

OFFICE COPY

**BUILDING INSPECTOR
TOWN OF CLARKSTOWN**

ROCK DRIVE

QUASPECK BOULEVARD



**Z.B.A. Appeal - Proposed Addition
PLOT PLAN FOR BUILDING PERMIT**

Land Survey

For

DAVID & LAURINE STRAUS

Valley Cottage

Town of Clarkstown

Scale: 1" = 30'

Rockland County, NY

Area = 0.24 Ac.

July 21, 2003

Zone R-15 Bulk Regulations Group J			
Item	Required	Existing	Proposed
Max. Floor Area Ratio	0.20	0.18	0.27
Lot Area	15,000 sf	10,510 sf	10,510 sf
Lot Width	100 ft.	85 ft.	85 ft.
Front Yard	30 ft.	36.8 ft.	36.3 ft.
Side Yard	20 ft.	17.2 ft.	15.9 ft.
Total Side Yard	40 ft.	34.8 ft.	32.9 ft.
Rear Yard	35 ft.	61.8 ft.	51.3 ft.

Reference: Map entitled "Knoll-Wood Estates",
filed in the Rockland County Clerks Office May
27, 1968 in book 75 as map # 3722.

RECEIVED

AUG 24 2004

OFFICE OF THE BUILDING INSPECTOR
TOWN OF CLARKSTOWN

Lic. 49162

Robert E. Sorace, PLS
135 South Main Street
New City, NY 10956
(845) 638-1498

RO 0004

Tax Lot Designation

Sect. 53.17 Blk. 1 Lot 40