



**ZONE:** RS— RESIDENTIAL SETTLEMENT  
REQUIRED

- MINIMUM LOT AREA..... 2.0 ACS.  
MINIMUM LOT WIDTH..... 200 FT.  
MINIMUM LOT DEPTH..... 200 FT.  
MINIMUM FRONT SETBACK..... 50 FT.  
MINIMUM REAR SETBACK..... 50 FT.  
MINIMUM SIDE SETBACK..... 35 FT.  
MAXIMUM BUILDING COVERAGE... 20 %

**OWNER & APPLICANT:**

CAROL & WILBUR ECKES OF THE ECKES  
REVOCABLE LIVING TRUST  
P.O. BOX 27  
SPARROWBUSH NEW YORK 12780

**NOTES:**

- TAX MAP DESIGNATION: TOWN OF DEERPARK  
SECTION 35 BLOCK 1 LOTS 22.2 & 10
- WATER SUPPLY: PRIVATE WELL
- SEWAGE DISPOSAL: PRIVATE SUBSURFACE
- SURVEY OVERLAP TO BE ELIMINATED, OVERLAP TO REMAIN  
WITH SECTION 35 BLOCK 1 LOT 10
- RESIDENTIAL USE OF LOTS 1, 2 & 3 IS ALLOWABLE WITHOUT FURTHER  
REVIEW AND APPROVAL OF THE TOWN OF DEERPARK PLANNING BOARD,  
SUBJECT TO THE ISSUANCE OF A BUILDING PERMIT BY THE BUILDING  
OFFICIAL, BASED UPON THE APPROPRIATE SUBMISSION AND APPROVAL  
OF SATISFACTORY PERCOLATION TESTS, LOT CONTOURS, ON SITE WELL  
AND SEPTIC DESIGN AND LOCATION.
- LANDS TO BE GRATUITOUSLY CONVEYED TO THE TOWN OF DEERPARK  
FOR HIGHWAY PURPOSES.

SOILS TESTS NOTES:  
JOINT TESTS WERE CONDUCTED ON THE DATE NOTED  
WITNESSED BY FUSCO ENGINEERING.

SOILS PERCOLATION TESTS						
LOT & TEST NO.	RUN #	DEPTH (IN.)	START TIME	STOP TIME	TOTAL TIME (MIN./SEC.)	STABILIZED RATE (MIN./SEC.)
LOT 2 PT 1 06/20/2025	1	24	11:13:30	11:33:00	0:19:30	
	2		11:35:00	11:59:00	0:24:00	
	3		12:01:00	12:25:30	0:24:30	0:24:30
LOT 3 PT 1 06/20/2025	1	24	10:58:00	11:18:00	0:20:00	
	2		11:20:00	11:45:30	0:25:30	
	3		11:47:30	12:15:30	0:28:00	
	4		12:17:00	12:45:30	0:28:30	0:28:30

LOT LINE CHANGE  
SUBDIVISION OF PROPERTY  
FOR  
**ECKES**  
TOWN OF DEERPARK  
SCALE: 1"=100'

ORANGE COUNTY, N.Y.  
TOTAL AREA=54.99± ACRES  
NOVEMBER 1, 2024  
REVISED: JULY 16, 2025  
GRAPHIC SCALE  
1 inch = 100 ft.

100 0 50 100 200 400  
( IN FEET )  
1 inch = 100 ft.

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STATE OF NEW YORK  
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