

**RYAN KARBEN**  
ATTORNEY-AT-LAW  
11 TARA DRIVE  
POMONA, NEW YORK 10970

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(914) 536-4402 (TEL.) · (845) 503-2193 (FAX)

[RYAN@RYANKARBEN.COM](mailto:RYAN@RYANKARBEN.COM)

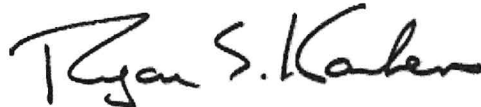
**NARRATIVE SUMMARY**  
**613-615 & 619 Union Road**  
**S/B/L 50.05-1-18, 19**

The applicant proposes to create 4 lots from existing street addresses at 613-615 and 619 Union Road. Each lot will exceed the 20,000 SF minimum for the two-family detached home on a lot, a use permitted by right in the 2R-15 zoning district. A variance will be required for street frontage on a private road.

The drainage system is designed for zero net stormwater runoff. Adequate water and sewer capacity are present and the proposed homes will have de minimis traffic impact. The plan is far below the maximum permitted impervious surface and either substantially exceeds or meets all other bulk requirements. The lots are accessed through a common driveway with appropriate easements.

Substantial open space surrounds each of the homes.

Respectfully submitted,



RYAN KARBEN