

ZONING REGULATIONS:

ZONE: R-Ag2

MINIMUM REQUIREMENTS:	PROP. LOT 1	PROP. LOT 2	PROP. LOT 3
LOT AREA	2 Acres	2.15 ± Acres	4.96 ± Acres
LOT WIDTH	200 FT.	252.65 FT.	269.82 FT.
LOT DEPTH	200 FT.	205.39 FT.	335.35 FT.
FRONT YARD	35 FT.	87.2 FT.	208.8 FT.
REAR YARD	50 FT.	97.5 FT.	117.9 FT.
SIDE YARD	35 FT.	103.3 FT.	72.2 FT.
BOTH SIDE YARDS	70 FT.	294.2 FT.	127.5 FT.
MAXIMUM ALLOWED:			
IMPERVIOUS COVERAGE	15 %	3 %	2 %
BUILDING HEIGHT	3 STORIES	1 STORIES	1.5 STORIES
BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.

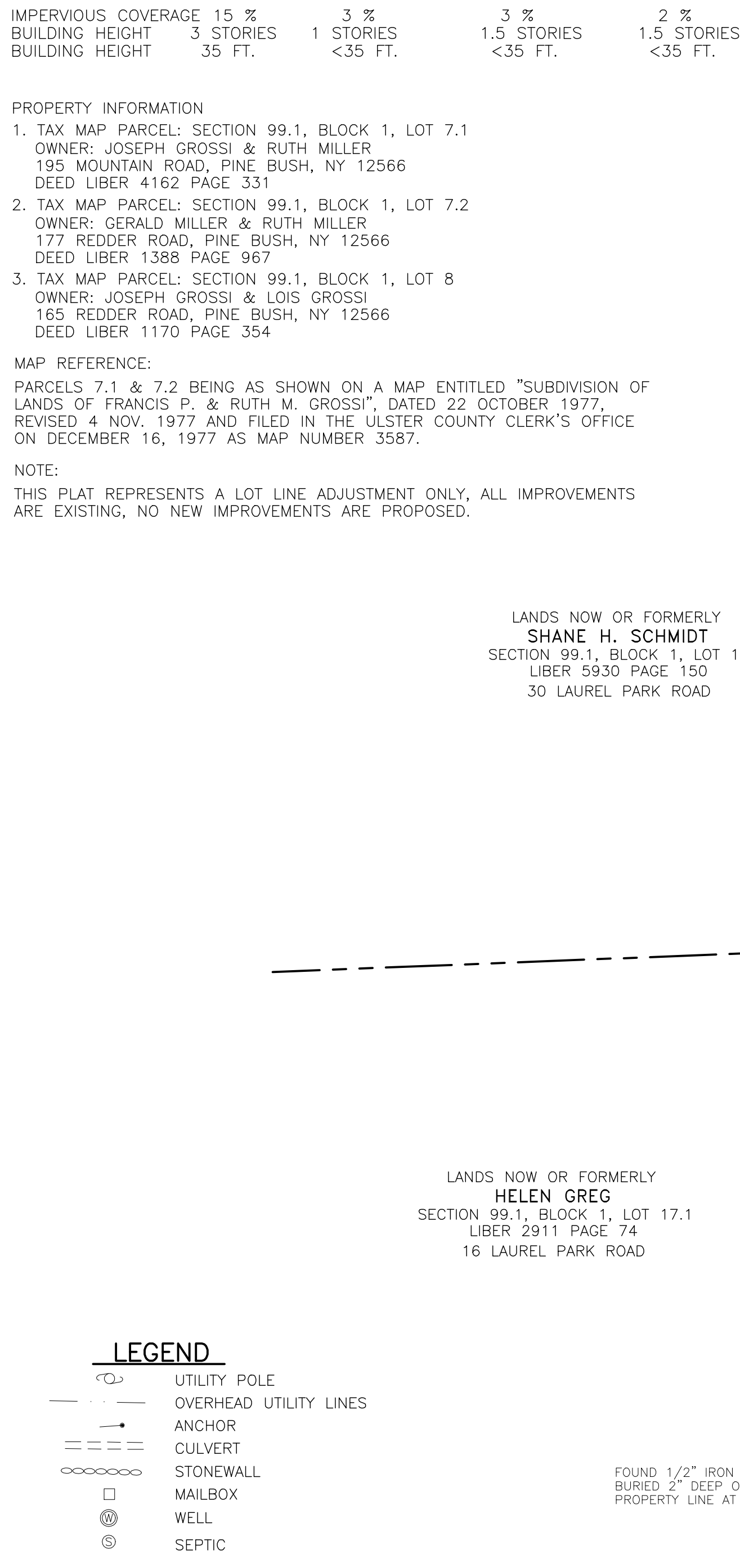
- PROPERTY INFORMATION**
- TAX MAP PARCEL: SECTION 99.1, BLOCK 1, LOT 7.1
OWNER: JOSEPH GROSSI & RUTH MILLER
195 MOUNTAIN ROAD, PINE BUSH, NY 12566
DEED LIBER 4162 PAGE 331
 - TAX MAP PARCEL: SECTION 99.1, BLOCK 1, LOT 7.2
OWNER: GERALD MILLER & RUTH MILLER
177 REDDER ROAD, PINE BUSH, NY 12566
DEED LIBER 1388 PAGE 967
 - TAX MAP PARCEL: SECTION 99.1, BLOCK 1, LOT 8
OWNER: JOSEPH GROSSI & LOIS GROSSI
165 REDDER ROAD, PINE BUSH, NY 12566
DEED LIBER 1170 PAGE 354

MAP REFERENCE:
PARCELS 7.1 & 7.2 BEING AS SHOWN ON A MAP ENTITLED "SUBDIVISION OF LANDS OF FRANCIS P. & RUTH M. GROSSI", DATED 22 OCTOBER 1977, REVISED 4 NOV. 1977 AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON DECEMBER 16, 1977 AS MAP NUMBER 3587.

NOTE:
THIS PLAT REPRESENTS A LOT LINE ADJUSTMENT ONLY, ALL IMPROVEMENTS ARE EXISTING, NO NEW IMPROVEMENTS ARE PROPOSED.

FEDERAL WETLANDS NOTE

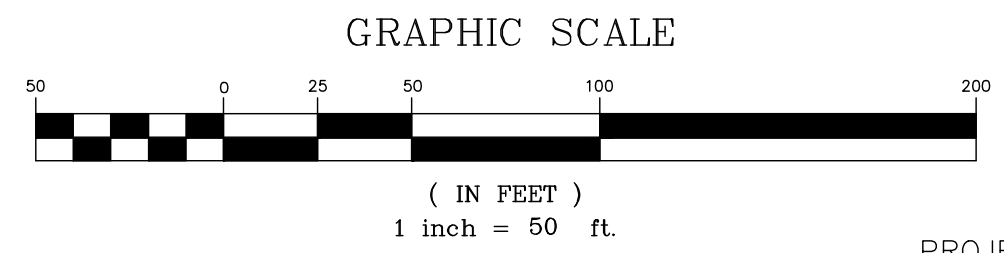
FEDERALLY-REGULATED WETLANDS ARE PRESENT ON THIS PROPERTY. ANY ACTIVITY WHICH RESULTS IN THE DREDGING OR FILLING OF FEDERALLY-REGULATED WETLANDS SHALL REQUIRE COVERAGE UNDER A NATIONWIDE GENERAL PERMIT OR INDIVIDUAL WETLAND PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS. PRIOR TO DISTURBANCE, THE PROPERTY OWNER SHALL CONTACT THE U.S. ARMY CORPS OF ENGINEERS NEW YORK DISTRICT OFFICE TO ENSURE COMPLIANCE WITH SECTION 404 OF THE CLEAN WATER ACT.



PREPARED BY:
MARGARET M. HILLRIEGEL
LICENSED
LAND SURVEYOR
372 OREGON TRAIL
PINE BUSH, NEW YORK 12566
PHONE #: (845) 744-2072

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.



PROJECT #: 17-051

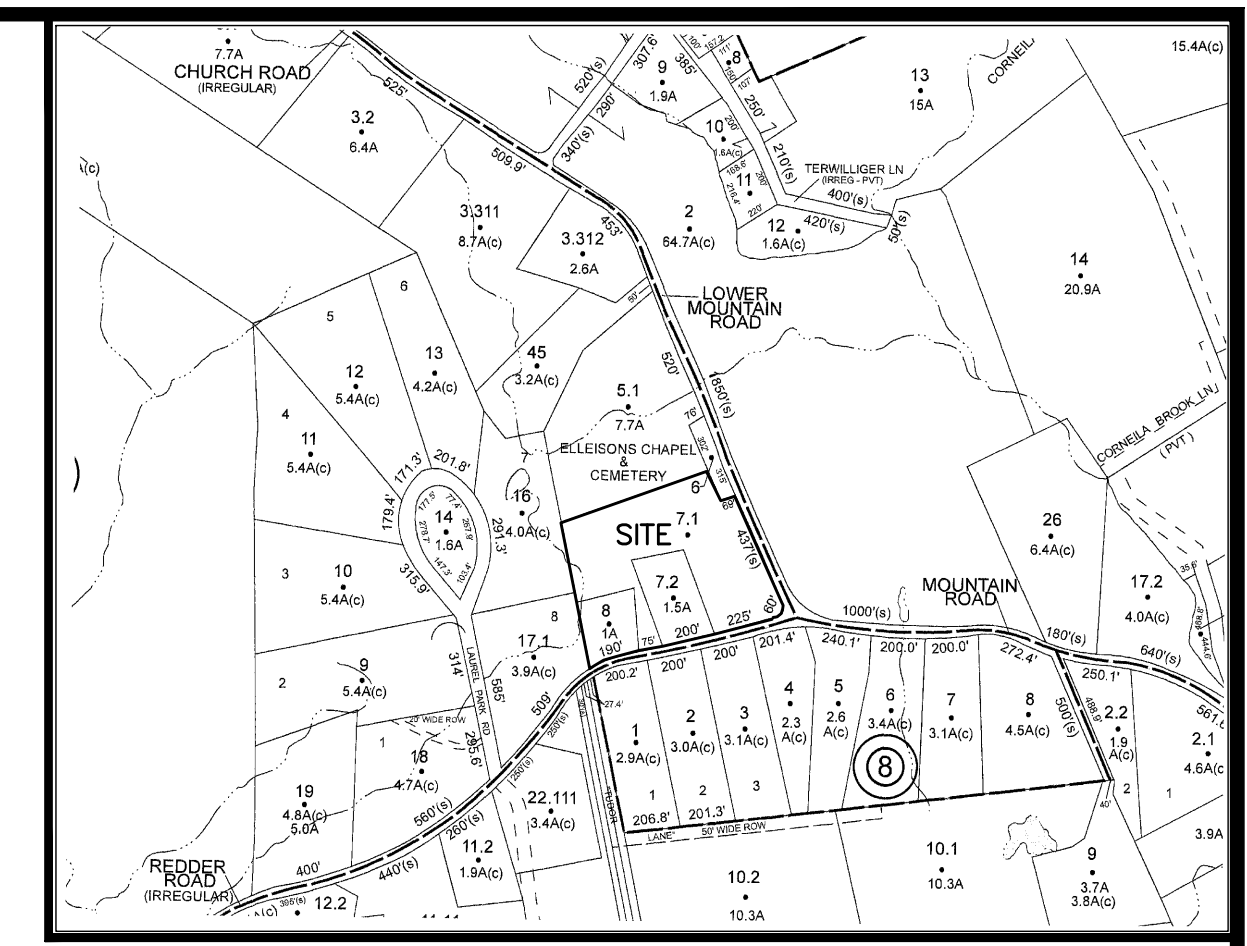
CERTIFIED TO:
JOSEPH GROSSI, LOIS GROSSI,
GERALD MILLER, RUTH MILLER,
THE TOWN OF SHAWANGUNK,
TO BE A TRUE SURVEY PERFORMED IN THE FIELD
ON JUNE 12, 2017.

MARGARET M. HILLRIEGEL L.S.
N.Y.S. LIC. NO. 50253

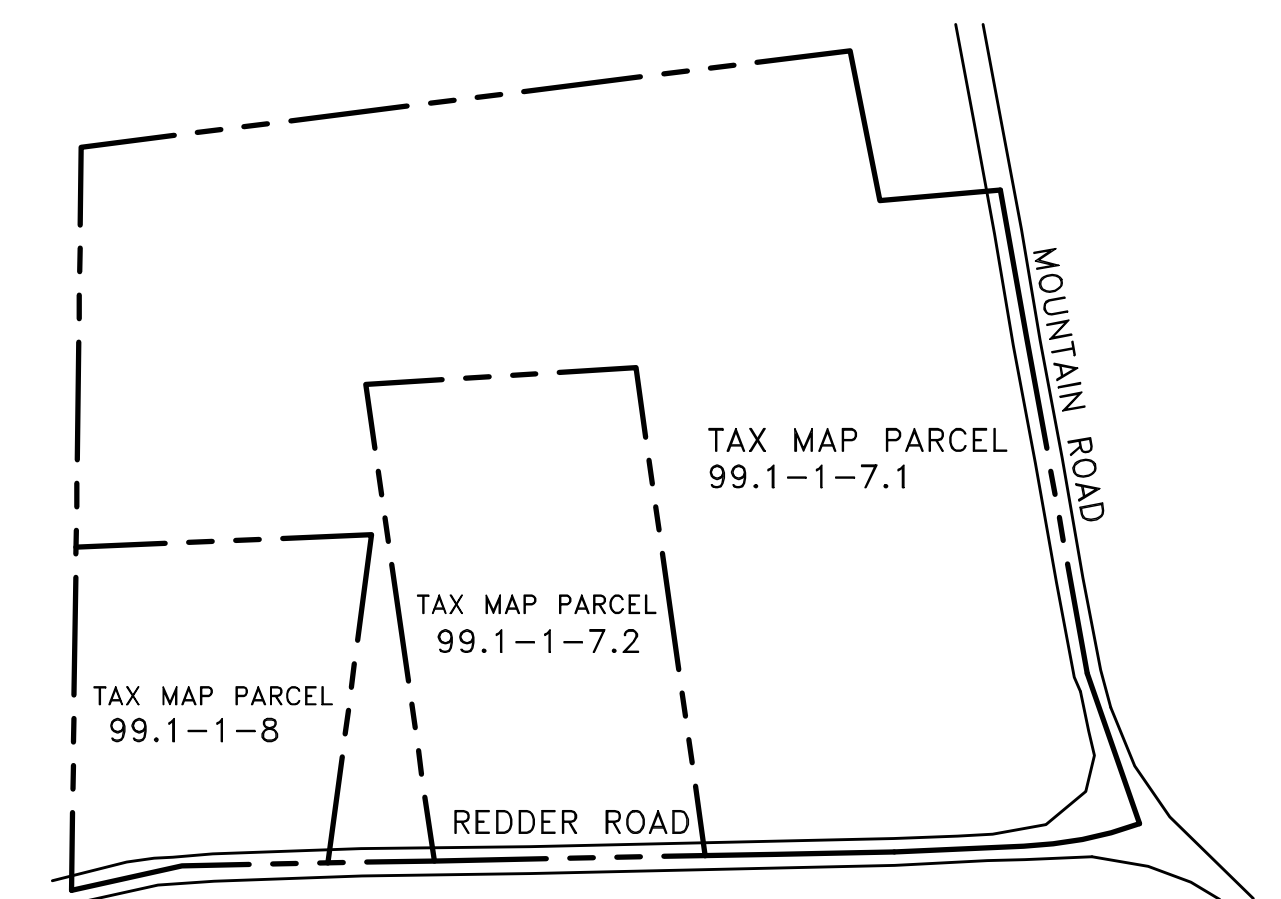
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF SHAWANGUNK, ULSTER COUNTY, NEW YORK, ON _____ DAY OF _____, 20____,
SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURE, MODIFICATION OR REVISION OF THE PLAT AS APPROVED, SHALL VOID THIS APPROVAL. SIGNED
THIS _____ DAY OF _____, 20____.

CHAIRMAN

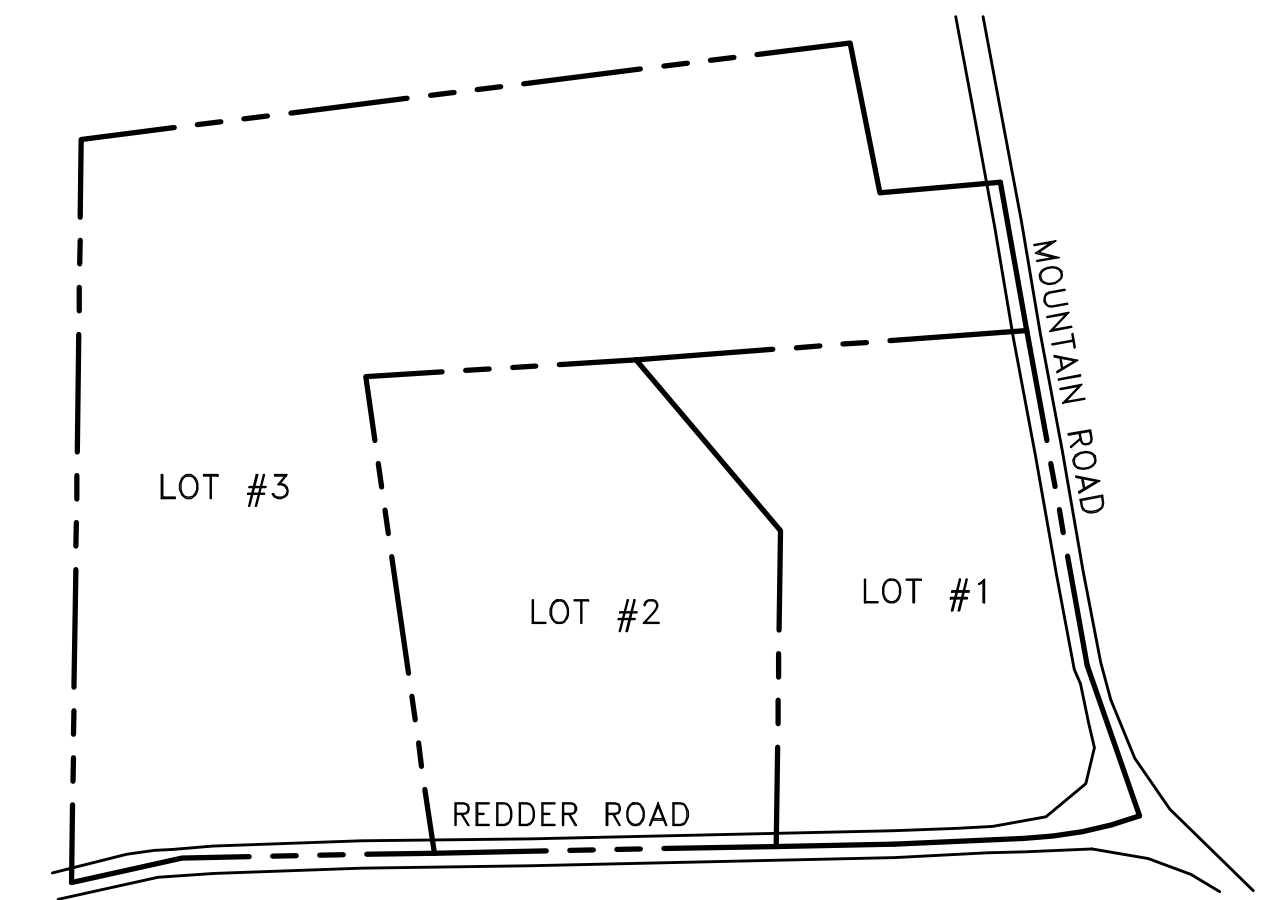
SECRETARY



LOCATION MAP



EXISTING LOT LAYOUT
NOT TO SCALE



PROPOSED LOT LAYOUT
NOT TO SCALE

LOT LINE ADJUSTMENT
FOR LANDS OF:
GROSSI AND MILLER
165 & 177 REDDER & 195 MOUNTAIN ROAD,
TOWN OF SHAWANGUNK,
COUNTY OF ULSTER, STATE OF NEW YORK

SCALE: 1" = 100 FEET
DATE: JUNE 12, 2017
REVISED: JULY 12, 2017 - AS PER PLANNING BOARD COMMENTS
TAX MAP DESIGNATION: SECTION 99.1, BLOCK 1, LOTS 8, 7.1 & 7.2
DEED REFERENCE: 1170-354, 4162-331 and 2911-74
TOTAL AREA: 398,520 Sq. Ft. or 9.15 ± Acres