HOUSE RELOCATION NOTE:

THE OWNER / BUILDER OF EACH LOT SHALL BE ALLOWED TO RELOCATE THE DWELLING SHOWN ON THE APPROVED FINAL PLAN WITHOUT FURTHER PLANNING BOARD APPROVAL PROVIDED THAT THE FOLLOWING REQUIREMENTS ARE MET. IF ALL OF THESE REQUIREMENTS CANNOT BE MET, THE MATTER MUST BE REFERRED BACK TO THE PLANNING BOARD FOR FURTHER REVIEW AND APPROVAL.

A. THE RELOCATED DWELLING REMAINS ON TWENTY PERCENT (20%) OF THE AREA OF THE LOT AVAILABLE FOR DEVELOPMENT AFTER ALL SETBACK LINES.

B. THE RELOCATED HOUSE IS WITHIN REQUIRED SETBACK LINES.

C. THE WELL SHALL NOT BE RELOCATED AND THE SEWAGE DISPOSAL SYSTEM SHALL NOT BE RELOCATED OFF THE AREA WHERE APPROVED PERCOLATION TEST WERE RECORDED. IF THE PROJECT WAS APPROVED BY THE ULSTER COUNTY DEPARTMENT OF HEALTH, RELOCATION OF WELLS AND SEWAGE DISPOSAL SYSTEMS ARE SUBJECT TO ALL OF THE REQUIREMENTS OF SUCH APPROVAL, INCLUDING THE PROHIBITION OF ANY SUCH RELOCATIONS OF SO STATED.

D. THE DRIVEWAY MEETS THE MAXIMUM GRADE REQUIREMENTS.

E. THE SEWAGE FROM THE DWELLING WILL DISCHARGE BY GRAVITY TO THE SEWAGE DISPOSAL FIELD UNLESS A LIFT ON PUMP STATION HAS ALREADY BEEN APPROVED FOR THE LOT.

F. DRAINAGE PATTERNS ON THE LOT MAY NOT BE CHANGED SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES.

G. DRIVEWAY CURB CUT OR LOT ACCESS MAY NOT BE RELOCATED.

H. HOUSE LOCATION SHALL NOT BE SHIFTED INTO AN ENVIRONMENTALLY SENSITIVE SITE FEATURE SUCH AS A FEDERAL OR STATE WETLAND OR BUFFER.

I. HOUSE LOCATION SHALL NOT BE SHIFTED INTO A PREVIOUSLY APPROVED AGRICULTURAL BUFFER.

J. HOUSE SHALL NOT BE SHIFTED IN A LOCATION IN WHICH IS OTHERWISE IN CONTRAVENTION OF ANY LAW, RULE OR REGULATION OF ANY AGENCY HAVING JURISDICTION OVER ANY ASPECT OF THE PREMISES OR DETERMINATION UNDER SECTION 239m FOR THE SUBDIVISION OF WHICH THE HOUSE LOT IS A PART.

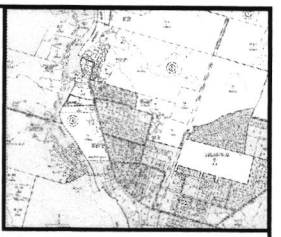
K. THERE SHALL BE A MAPPED DISTANCE FROM PROPERTY LINE TO 2 SIDES OF THE DWELLING.

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.

NOTES:

1. BEING SHOWN AS LOT "A", ON A MAP ENTITLED LOT LINE CHANGE FOR LEONA DUBOIS AND BRUCE PENN & PATRICIA PENN", DATED OCTOBER 1, 1992, PREPARED BY PATRICK T. KENNEDY L.S., AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON MARCH 24, 1993 AS MAP # 9630.
2. REFERENCING A MAP OF ADJOINING LANDS ENTITLED "SURVEY AND SUBDIVISION OF LANDS OF JAMES A. HOWELL", DATED NOVEMBER 19, 1985 AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON MAY 19, 1986 AS MAP NUMBER 6299.
3. FLOOD PLAIN SHOWN HAS BEEN TAKEN FROM THE FIRM FLOOD INSURANCE RATE MAP, ULSTER COUNTY, NEW YORK, MAP NUMBER 3611C0850C, EFFECTIVE DATE SEPTEMBER 25, 2009.
4. GRID NORTH NEW YORK STATE EASTER ZONE, AS DETERMINED BY GPS METHODS TIED INTO THE N.Y.S. D.O.T. CORS NETWORK.
5. TOPOGRAPHY BASED ON NAVD1988 DATUM AS DETERMINED USING GPS METHODS AND AERIAL METHODS.
6. ALL WETLANDS ON THIS PARCEL APPEAR TO BE WITHIN THE FLOOD PLAIN BOUNDARY.
7. RECORD OWNER: KATHRYN VanDAM AND DANE MANDICH
   91 WALLKILL AVENUE
   WALLKILL, NEW YORK 12589
8. ELECTRIC AND TELEPHONE UTILITIES WILL BE UNDERGROUND.

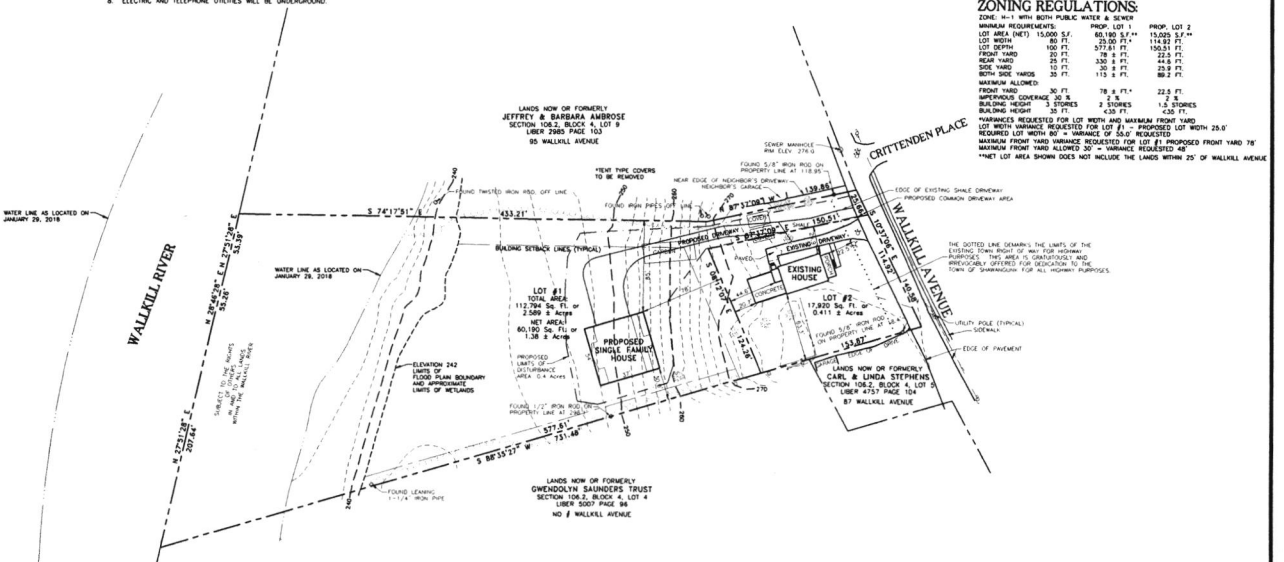


ZONING REGULATIONS:

ZONE: M-1 WITH BOTH PUBLIC WATER & SEWER

MINIMUM REQUIREMENTS:		PROP. LOT 1	PROP. LOT 2
LOT AREA (NET)	15,000 S.F.	60,180 S.F.**	15,025 S.F.**
LOT WIDTH	80 FT.	25.00 FT.*	114.92 FT.
LOT DEPTH	100 FT.	577.61 FT.	130.51 FT.
FRONT YARD	20 FT.	78 ± FT.	22.5 FT.
REAR YARD	25 FT.	330 ± FT.	44.6 FT.
SIDE YARD	10 FT.	20 ± FT.	25.9 FT.
BOTH SIDE YARDS	35 FT.	113 ± FT.	89.2 FT.
MAXIMUM ALLOWED:			
FRONT YARD	30 FT.	78 ± FT.*	22.5 FT.
IMPERVIOUS COVERAGE	30 %	2 %	2 %
BUILDING HEIGHT	3 STORIES	2 STORIES	1.5 STORIES
BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.

*VARIANCES REQUESTED FOR LOT WIDTH AND MAXIMUM FRONT YARD
LOT WIDTH VARIANCE REQUESTED FOR LOT #1 - PROPOSED LOT WIDTH 25.0'
REQUIRED LOT WIDTH 80' = VARIANCE OF 55.0' REQUESTED
MAXIMUM FRONT YARD VARIANCE REQUESTED FOR LOT #1 PROPOSED FRONT YARD 78'
MAXIMUM FRONT YARD ALLOWED 30' = VARIANCE REQUESTED 48'
**NET LOT AREA SHOWN DOES NOT INCLUDE THE LANDS WITHIN 25' OF WALLKILL AVENUE



LEGEND

- UTILITY POLE
- OVERHEAD UTILITY LINES
- ANCHOR
- CULVERT
- STONEWALL
- BARBED WIRE FENCE LINE
- PINE TREE
- DECIDUOUS TREE

CERTIFIED TO:
KATHRYN VanDAM, DANE MANDICH,
THE TOWN OF SHAWANGUNK,

TO BE A TRUE SURVEY PERFORMED IN THE FIELD ON JANUARY 29, 2018.

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

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 THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON THE COPY OF 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 CHROMIZED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE.
SUBJECT TO EASEMENTS, RIGHTS AND ENCROACHMENTS NOT RECORDED AND/OR NOT VISIBLE AT THE TIME OF FIELD SURVEY.

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

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

PROJECT #: 18-002

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF SHAWANGUNK, ULSTER COUNTY, NEW YORK, ON THE _____ 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

2 LOT SUBDIVISION

FOR LANDS OF:

KATHRYN VanDAM & DANE MANDICH

91 WALLKILL AVENUE
TOWN OF SHAWANGUNK,
COUNTY OF ULSTER, STATE OF NEW YORK

SCALE: 1" = 40 FEET
DATE: JANUARY 30, 2018
REVISED: MARCH 7, 2018 - AS PER PLANNING BOARD DISCUSSION, VARIANCES REQUESTED
TAX MAP DESIGNATION: SECTION 106.2, BLOCK 4, LOT 3
DEED REFERENCE: LIBER 4049 PAGE 66
TOTAL AREA: 130,714 Sq. Ft. or 3.000 Acres