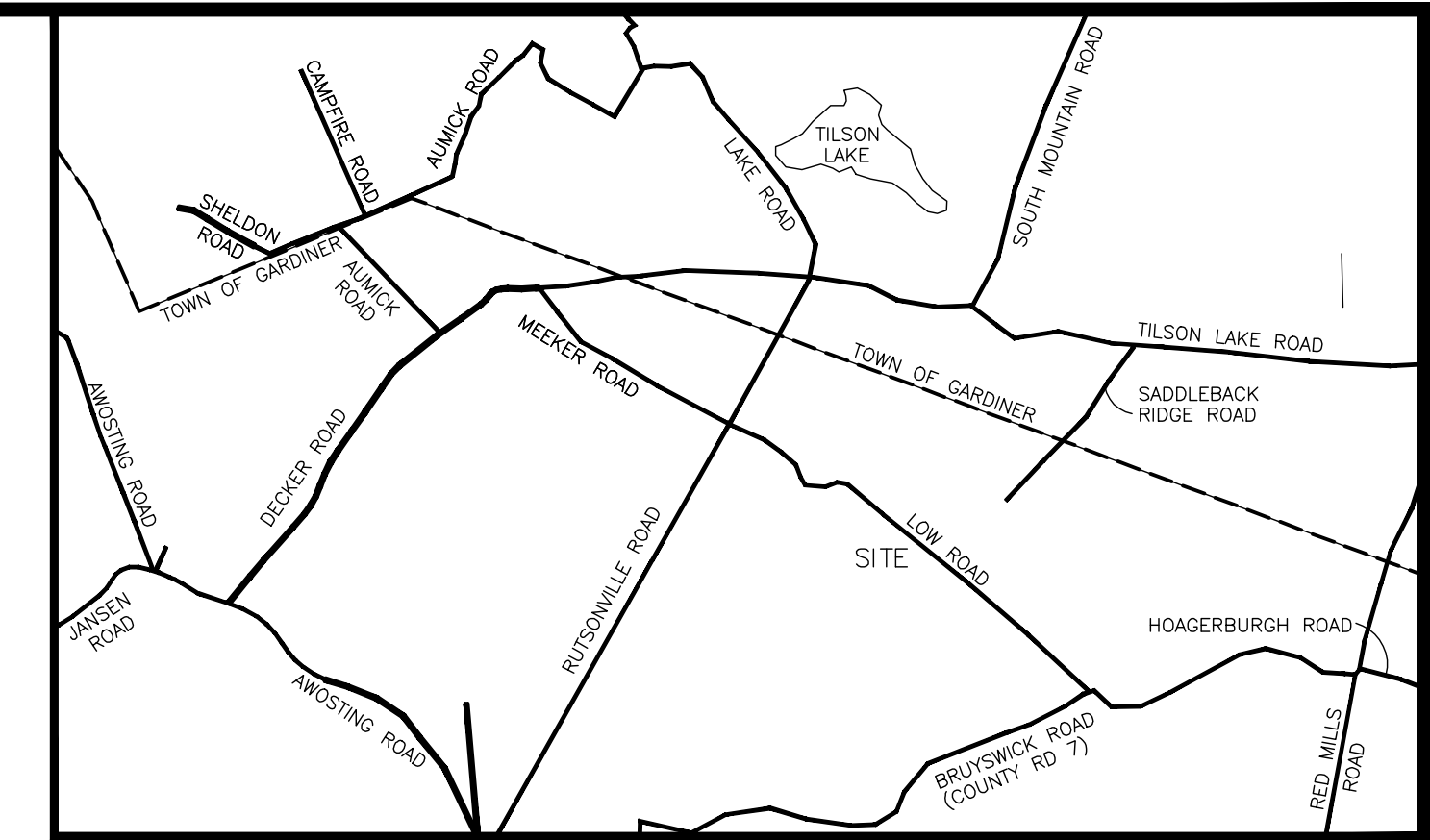
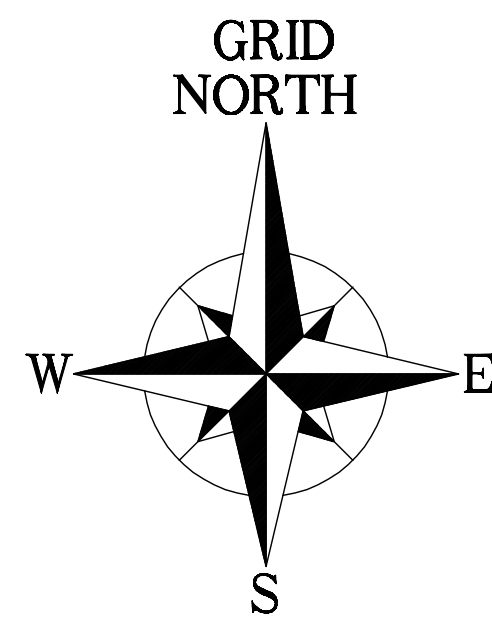


**AGRICULTURAL NOTE:**  
 PROPERTY NEAR OR WITHIN THIS PROPERTY MAY BE IN ACTIVE AGRICULTURAL OPERATION AND PRODUCTION AND RESIDENTS MUST BE AWARE THAT SUCH PROPERTY MAY BE PROTECTED BY NEW YORK STATE "RIGHT TO FARM LAWS" AS REGULATED BY THE DEPT. OF AGRICULTURE AND MARKETS. FROM TIME TO TIME DURING AND PRIOR TO THE NORMAL GROWING SEASON LAND AND CROPS MAY BE SPRAYED FROM THE GROUND OR BY AIR. MANURE MAY BE APPLIED, AND PERIODIC NOISE AND DUST MAY OCCUR FROM MACHINERY OPERATION, LIVESTOCK RAISING FACILITIES AND CROP DRYING FACILITIES AT VARIOUS TIMES THROUGHOUT THE YEAR. OCCUPANTS OF THIS PROPERTY SHOULD BE AWARE OF THIS ACTION BY OTHER AREA PROPERTY OWNERS.

- 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.
- THE RELOCATED DWELLING REMAINS ON TWENTY PERCENT (20%) OF THE AREA OF THE ORIGINALLY APPROVED DWELLING LOCATION AND MEETS SETBACK LINES.
  - THE RELOCATED HOUSE IS WITHIN REQUIRED SETBACK LINES.
  - 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, RE-LOCATION OF WELLS AND SEWAGE DISPOSAL SYSTEMS ARE SUBJECT TO ALL OF THE TERMS AND CONDITIONS OF SUCH APPROVAL, INCLUDING THE PROHIBITION OF ANY SUCH RELOCATIONS IF SO STATED.
  - THE DRIVEWAY MEETS THE MAXIMUM GRADE REQUIREMENTS.
  - THE SEWAGE FROM THE DWELLING WILL DISCHARGE BY GRAVITY TO THE SEWAGE DISPOSAL FIELD UNLESS A LIFT OR PUMP STATION HAS ALREADY BEEN APPROVED FOR THE LOT.
  - DRAINAGE PATTERNS ON THE LOT MAY NOT BE CHANGED SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES.
  - DRIVEWAY CURB CUT OR LOT ACCESS MAY NOT BE RELOCATED.
  - HOUSE LOCATION SHALL NOT BE SHIFTED ONTO AN ENVIRONMENTALLY SENSITIVE SITE FEATURE SUCH AS A FEDERAL OR STATE WETLAND OR BUFFER.
  - HOUSE LOCATION SHALL NOT BE SHIFTED INTO A PREVIOUSLY APPROVED AGRICULTURAL BUFFER.
  - HOUSE SHALL NOT BE SHIFTED IN A LOCATION IN WHICH IS OTHERWISE IN CONTRAVENTION OF A REQUIREMENT OF THE SUBDIVISION REGULATIONS, ZONING LAW, AS MAY BE AMENDED, OR OF THE FINDINGS OR DETERMINATION UNDER THE SEQRA FOR THE SUBDIVISION OF WHICH THE HOUSE LOT IS A PART.
  - THERE SHALL BE A MAPPED DISTANCE FROM PROPERTY LINE TO 3 SIDES OF THE DWELLING.



**LOCATION MAP**

**ZONING REGULATIONS:**

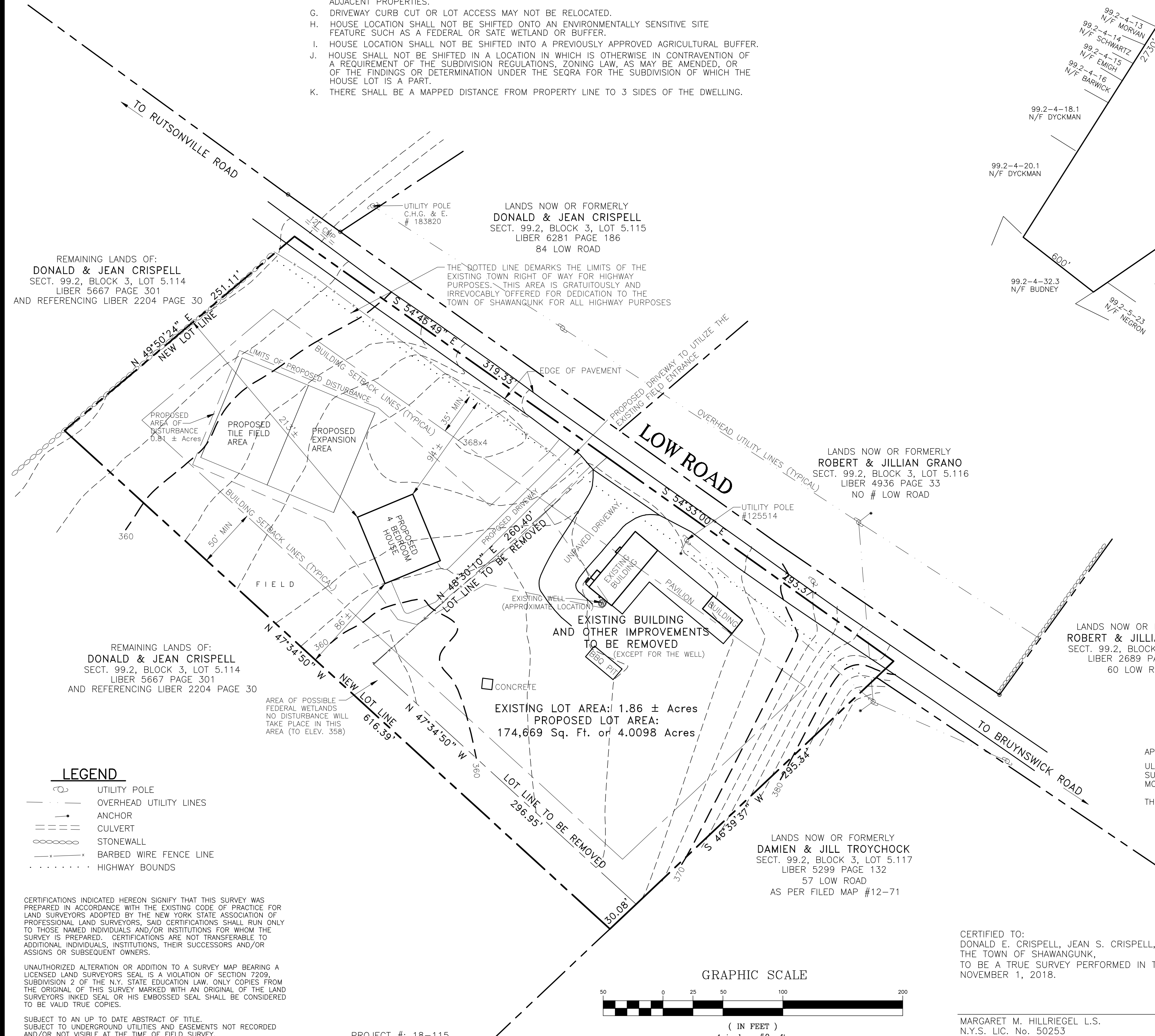
ZONE: R-Ag2

MINIMUM REQUIREMENTS:	PROPOSED
LOT AREA	2 Acres / 4.0098 Acres
LOT WIDTH	200 FT. / 612.70 FT.
LOT DEPTH	200 FT. / 251.11 FT.
FRONT YARD	35 FT. / 94 ± FT.
REAR YARD	50 FT. / 86 ± FT.
SIDE YARD	35 FT. / 213 ± FT.
BOTH SIDE YARDS	70 FT. / 533 ± FT.

MAXIMUM ALLOWED:

IMPERVIOUS COVERAGE	15 % / 3 %
BUILDING HEIGHT	3 STORIES / <3 STORIES
BUILDING HEIGHT	35 FT. / < 35 FT.

- NOTES:**
- REFERENCING A SUBDIVISION MAP ENTITLED "SURVEY & SUBDIVISION OF LANDS OF LEONARD A. & KATHLEEN A. PORTUONDO, DONALD E. & JEAN SPADOLA CRISPELL, JOAN A. & LORAIN C. LEWIS, JEAN M. & MARK A. BUTRYN", PREPARED BY MERCURIO-NORTON-TAROLLI, LAND SURVEYING, ENGINEERING P.C., DATED OCTOBER 1990, AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON MARCH 19, 1991 AS MAP NUMBER 8887.
  - REFERENCING A MAP ENTITLED "SURVEY AND SUBDIVISION FOR CRISPELL" PREPARED BY HOWARD W. WEEDEN P.L.S., P.C., DATED 15 NOV. 2011 AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON APRIL 4, 2012 AS MAP NUMBER 12-71.
  - REFERENCING A MAP ENTITLED "SURVEY MAP OF LANDS OF DWAARKILL ROD & GUN CLUB, INC." PREPARED BY MERCURIO-NORTON-TAROLLI DATED SEPT. 1995, NOTED AS PROJECT #2207-001, AND SUPPLIED BY THE PROPERTY OWNER.
  - CENTERLINE OF LOW ROAD AS LOCATED ON NOVEMBER 2, 2018.
  - TOPOGRAPHY BASED UPON AN NAVD 1988 DATUM AS DETERMINED USING GPS.
  - GRID NORTH NEW YORK STATE EASTERN ZONE, AS DETERMINED BY GPS METHODS TIED INTO THE N.Y.S. D.O.T. CORRS NETWORK.
  - RECORD OWNER AND SUBDIVIDER: DONALD & JEAN CRISPELL  
130 LOW ROAD  
WALKKILL, NEW YORK 12589
  - ALL OF THE EXISTING IMPROVEMENTS ON TAX MAP PARCEL 99.2-3-6 ARE TO BE REMOVED, EXCEPT FOR THE EXISTING WELL.



REMAINING LANDS OF:  
**DONALD & JEAN CRISPELL**  
 SECT. 99.2, BLOCK 3, LOT 5.114  
 LIBER 5667 PAGE 301  
 AND REFERENCING LIBER 2204 PAGE 30

LANDS NOW OR FORMERLY  
**DONALD & JEAN CRISPELL**  
 SECT. 99.2, BLOCK 3, LOT 5.115  
 LIBER 6281 PAGE 186  
 84 LOW ROAD

LANDS NOW OR FORMERLY  
**ROBERT & JILLIAN GRANO**  
 SECT. 99.2, BLOCK 3, LOT 5.116  
 LIBER 4936 PAGE 33  
 NO # LOW ROAD

LANDS NOW OR FORMERLY  
**ROBERT & JILLIAN GRANO**  
 SECT. 99.2, BLOCK 3, LOT 7.1  
 LIBER 2689 PAGE 141  
 60 LOW ROAD

LANDS NOW OR FORMERLY  
**DAMIEN & JILL TROYCHOCK**  
 SECT. 99.2, BLOCK 3, LOT 5.117  
 LIBER 5299 PAGE 132  
 57 LOW ROAD  
 AS PER FILED MAP #12-71

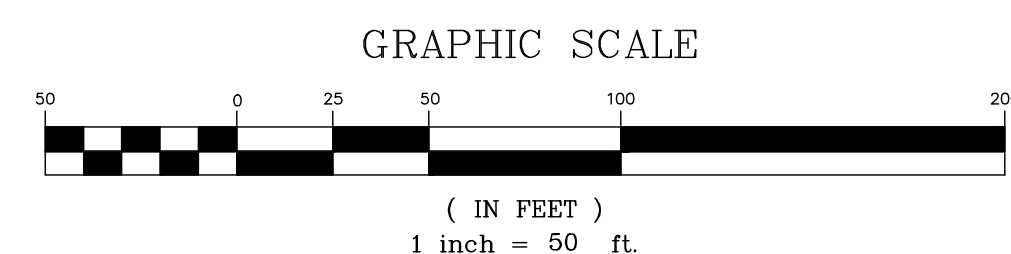
- LEGEND**
- UTILITY POLE
  - OVERHEAD UTILITY LINES
  - ANCHOR
  - CULVERT
  - STONEWALL
  - BARBED WIRE FENCE LINE
  - HIGHWAY BOUNDS

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 SURVEYOR'S 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 SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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

PROJECT #: 18-115



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

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

CERTIFIED TO:  
 DONALD E. CRISPELL, JEAN S. CRISPELL,  
 THE TOWN OF SHAWANGUNK,  
 TO BE A TRUE SURVEY PERFORMED IN THE FIELD ON  
 NOVEMBER 1, 2018.

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

**LOT LINE REVISION**

FOR LANDS OF:  
**DONALD E. CRISPELL and**  
**JEAN S. CRISPELL**  
 77 LOW ROAD  
 TOWN OF SHAWANGUNK,  
 COUNTY OF ULSTER, STATE OF NEW YORK

SCALE: 1" = 50 FEET  
 DATE: NOVEMBER 1, 2018

REVISED: DECEMBER 10, 2018 - AS PER PLANNING BOARD COMMENTS

TAX MAP DESIGNATION: SECTION 99.2, BLOCK 3, LOT 6 & 5.114  
 DEED REFERENCE: LIBER 6323 PAGE 337 AND LIBER 5667 PAGE 301  
 TOTAL AREA: 108 ± Acres