

DEED NORTH
LIBER 1715 PAGE 102



ZONING REGULATIONS:

ZONE: R-42	PROPOSED TAX MAP PARCELS:	PARCEL 2.12	PARCEL 26.120	PARCEL 26.110
MINIMUM REQUIREMENTS:	12.7066 Acres**	1.48 NET AC.***	153.19 ACRES	TO BE ELIMINATED
LOT AREA	200 FT.	382.79 FT.	180.20 FT.**	236.65 FT.
LOT WIDTH	200 FT.	1487.06 FT.	452.17 FT.	2295.32 FT.
LOT DEPTH	50 FT.	272.8 FT.	216.4 FT.	577.9 FT.
FRONT YARD	50 FT.	922.1 FT.	198.4 FT.	145.8 FT.
REAR YARD	35 FT.	37.0 FT.	52.4 FT.	75.8 FT.
SIDE YARD	35 FT.	118.2 FT.	180.4 FT.	800.5 FT.
BOTH SIDE YARDS				
IMPERVIOUS COVERAGE	15 %	8 %	2.5 %	1 %
BUILDING HEIGHT	3 STORES	2 STORES	2 STORES	3 STORES
BUILDING HEIGHT	35 FT.	43.5 FT.	43.5 FT.	43.5 FT.

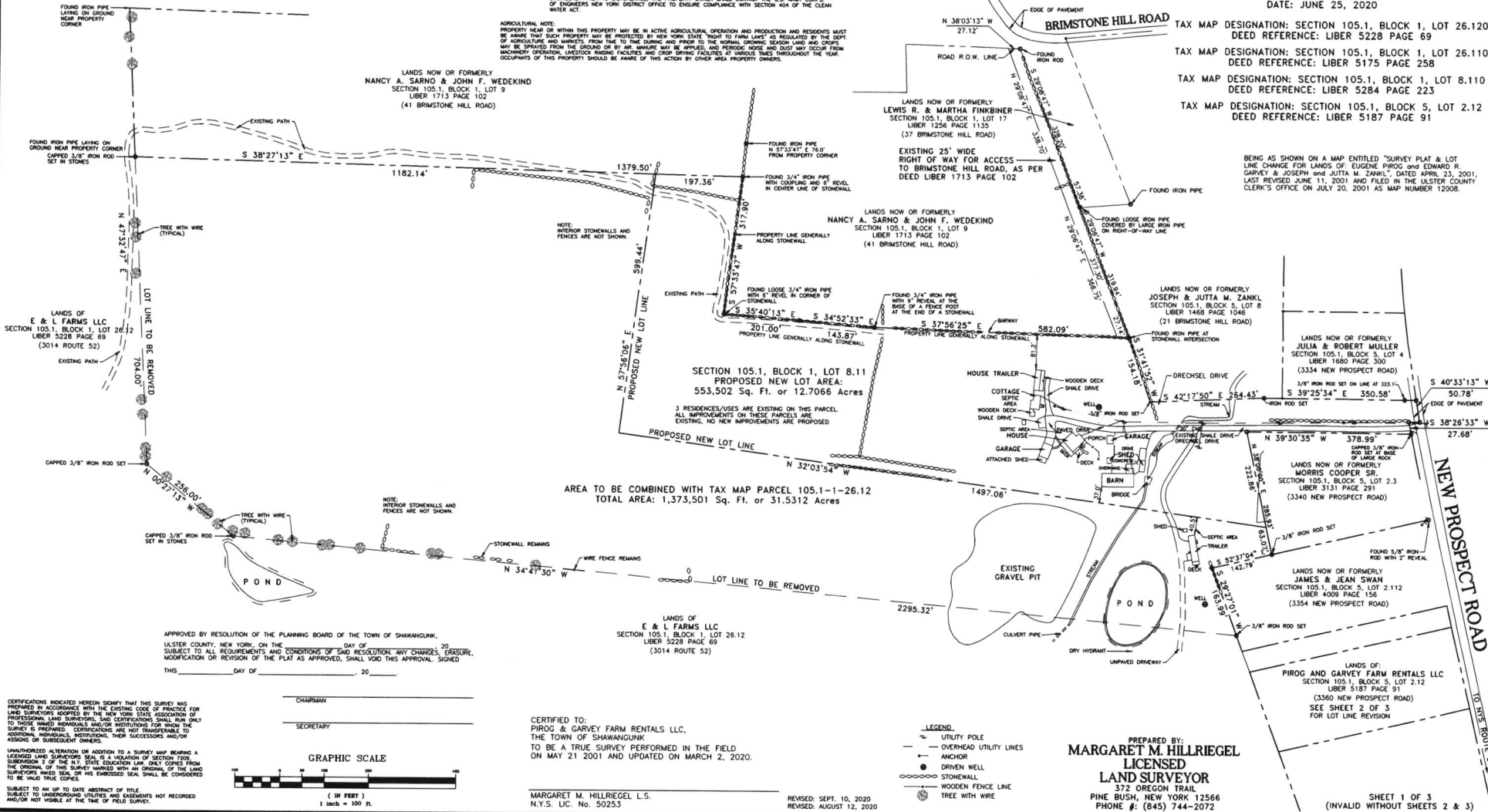
**EXISTING FLAG LOT WHICH CONTAINS 3 EXISTING RESIDENCES/USES EACH REQUIRES 4 ACRES: 3+1/2 Acres MINIMUM REQUIRED
EACH OF THESE RESIDENCES ARE SINGLE FAMILY HOMES THAT PREDATE ZONING.
***VARIANCE FOR LOT WIDTH OF 190' GRANTED ON OCTOBER 16, 2002
***VARIANCE BEING REQUESTED

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 NATIONAL GENERAL PERMIT OR INDIVIDUAL WETLAND PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS PRIOR TO COMMENCING. 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.

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 THE TIME TO THE COMING AND PRIOR TO THE NORMAL GROWING SEASON LANDS AND CROPS MAY BE SPREAD FROM THE GROUND OR BY MEANS WHICH MAY BE APPLIED, AND PERIODIC NOISE AND DUST MAY OCCUR FROM MACHINERY OPERATION, LIVESTOCK RAISING FACILITIES AND CROP DRYING FACILITIES. IT IS ADVISED THAT THROUGHOUT THE YEAR, OCCUPANTS OF THIS PROPERTY SHOULD BE AWARE OF THIS ACTION BY OTHER AREA PROPERTY OWNERS.

LANDS NOW OR FORMERLY
NANCY A. SARNO & JOHN F. WEDEKIND
SECTION 105.1, BLOCK 1, LOT 9
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(41 BRIMSTONE HILL ROAD)



SURVEY PLAT
AND LOT LINE REVISIONS FOR LANDS OF:
E & L FARMS LLC
EDWARD F. GARVEY & LYN GARVEY
PIROG AND GARVEY FARM RENTALS LLC

3000 & 3014 N.Y.S. ROUTE 52,
7 & 20 DRECHSEL DRIVE
3360 NEW PROSPECT ROAD
TOWN OF SHAWANGUNK,
COUNTY OF ULSTER, STATE OF NEW YORK
SCALE: 1" = 150 FEET
DATE: JUNE 25, 2020

TAX MAP DESIGNATION: SECTION 105.1, BLOCK 1, LOT 26.120
DEED REFERENCE: LIBER 5228 PAGE 69

TAX MAP DESIGNATION: SECTION 105.1, BLOCK 1, LOT 26.110
DEED REFERENCE: LIBER 5175 PAGE 258

TAX MAP DESIGNATION: SECTION 105.1, BLOCK 1, LOT 8.110
DEED REFERENCE: LIBER 5284 PAGE 223

TAX MAP DESIGNATION: SECTION 105.1, BLOCK 5, LOT 2.12
DEED REFERENCE: LIBER 5187 PAGE 91

BEING AS SHOWN ON A MAP ENTITLED "SURVEY PLAT & LOT LINE CHANGE FOR LANDS OF EUGENE PIROG and EDWARD F. GARVEY & JOSEPH and JUTTA M. ZANKL", DATED APRIL 23, 2001, LAST REVISED JUNE 11, 2001 AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON JULY 20, 2001 AS MAP NUMBER 12008.