

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 HOSE AND DUST MAY OCCUR FROM MACHINERY OPERATION, LIVESTOCK RASING 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.

U.S. ARMY CORPS OF ENGINEERS WETLANDS NOTE:
DREDGING, FILLING OR DISTURBANCE TO ANY FEDERAL WETLAND REGULATED BY THE ARMY CORPS OF ENGINEERS IS PROHIBITED 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 HOSE AND DUST MAY OCCUR FROM MACHINERY OPERATION, LIVESTOCK RASING 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.

- SUBDIVISION NOTES:**
1. RECORD OWNER: BORJA SAX & LINDA SAX
25 FRANKLIN AVENUE, APT. 2F, WHITE PLAINS, NEW YORK 10601
 2. ALL LOTS SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
 3. BEING SHOWN AS LOT 3 ON A MAP ENTITLED "PROPOSED SUBDIVISION PREPARED FOR BORJA SAX & SARAJA SAX" DATED AUGUST 1987 AND FILED IN THE ULSTER COUNTY CLERK'S ON SEPTEMBER 6, 1991 AS MAP NUMBER 9046.
 4. THE PARCEL IS LOCATED IN THE WALLKILL SCHOOL DISTRICT AND THE SHAWANGUNK VALLEY FIRE DISTRICT.
 5. ALL PROPOSED UTILITIES TO BE PLACED UNDERGROUND.
 6. TOPOGRAPHY BASED ON NAVD 1988 DATUM AS DETERMINED USING GPS TIED INTO THE N.Y.S. D.O.T. CORRS NETWORK AND TIED INTO THE ULSTER COUNTY LIDAR.
 7. GRID NORTH NEW YORK STATE EASTERN ZONE HAS BEEN DETERMINED USING GPS METHODS TIED INTO THE N.Y.S. D.O.T. CORRS NETWORK.

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 ORIGINALLY APPROVED DWELLING LOCATION AND MEETS 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 UNLESS THE WELLS AND SEWAGE DISPOSAL SYSTEMS ARE SUBJECT TO THE TERMS AND CONDITIONS OF SUCH APPROVAL, INCLUDING THE PROHIBITION OF ANY SUCH RELOCATIONS IF 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 OR 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 ONTO 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 INTO 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 SCHEMA FOR THE SUBDIVISION OF WHICH THE HOUSE LOT IS A PART.
- K. THERE SHALL BE A MAPPED DISTANCE FROM PROPERTY LINE TO 3 SIDES OF THE DWELLING.

ZONING REGULATIONS:

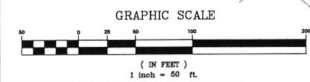
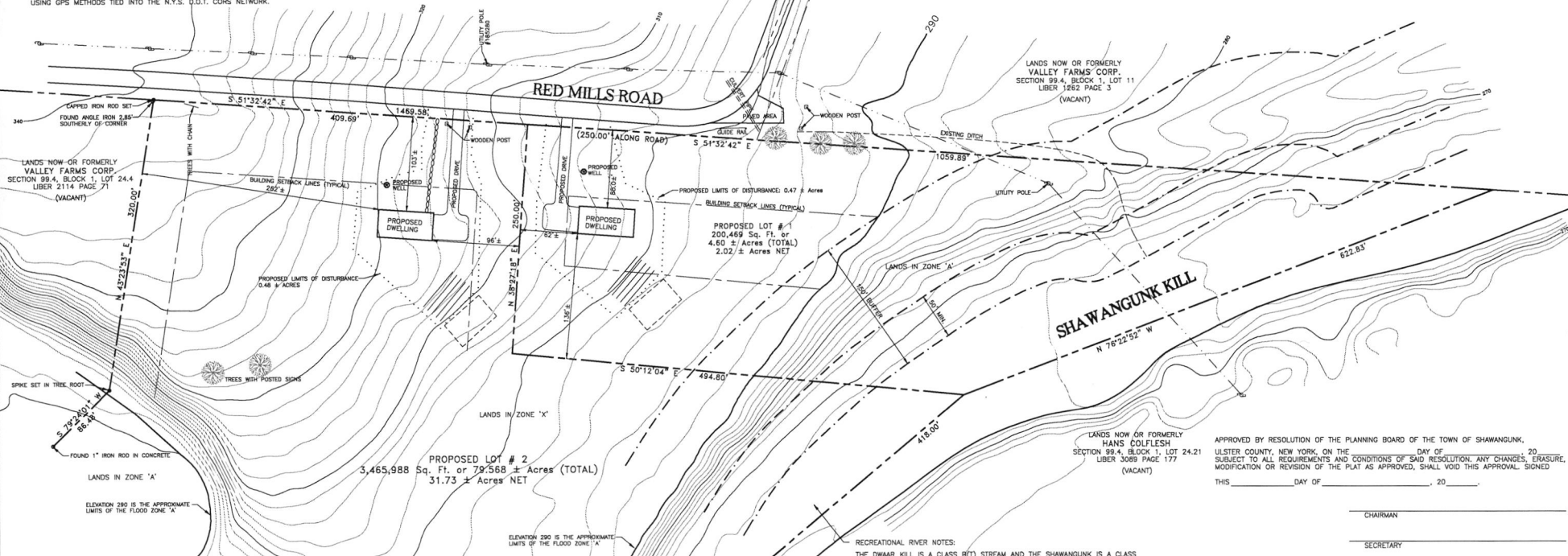
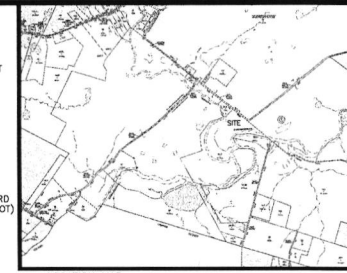
ZONE: R-Ag4
MINIMUM REQUIREMENTS:

	LOT # 1	LOT # 2
MINIMUM REQUIREMENTS:	2.02 ± Acres*	2.02 ± NET 31.73 ± NET
LOT AREA	250 FT.	250.00 FT.** 408.89 FT.
LOT WIDTH	200 FT.	250.00 FT. 1872.7 FT.
LOT DEPTH	75 FT.	85 ± FT. 103 ± FT.
FRONT YARD	100 FT.	136 ± FT. 1522 ± FT.
REAR YARD	50 FT.	82 ± FT. 96 ± FT.
BOTH SIDE YARDS	100 FT.	630 ± FT. 358 ± FT.

MINIMUM REQUIREMENTS:

	1%	0.5%
IMPERVIOUS COVERAGE	15%	1%
BUILDING HEIGHT	3 STORIES	2 STORIES
BUILDING HEIGHT	35 FT.	<35 FT.

*NET AREA EXCLUDES WETLANDS, FLOOD PLAIN AND AREAS WITHIN 25' OF THE CENTERLINE OF RED MILLS ROAD (A SINGLE FAMILY DWELLING IS PROPOSED PER LOT)
**LOT WIDTH ON TOWN ROAD



CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYING ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL ONLY APPLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THIS 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 7201 OF PARAGRAPH 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 THE ENGINEER'S 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.

NO.	DATE	DESCRIPTION	BY

CERTIFIED TO:
BORJA SAX, LINDA SAX,
THE TOWN OF SHAWANGUNK,
TO BE A TRUE SURVEY PREPARED IN THE FIELD ON JUNE 5, 2022.

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



PREPARED BY:
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SHEET 1 OF 2 (SHEET 1 IS INVALID AND INCOMPLETE WITHOUT SHEET 2)

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:
BORJA & LINDA SAX
RED MILLS ROAD
TOWN OF SHAWANGUNK,
COUNTY OF ULSTER, STATE OF NEW YORK

SCALE: 1" = 50 FEET
DATE: JUNE 15, 2022
REVISED: OCTOBER 17, 2022 - AS PER TOWN PLANNER'S COMMENTS
REVISED: JANUARY 12, 2023 - AS PER TOWN PLANNER'S COMMENTS

TAX MAP DESIGNATION: SECTION 99.4, BLOCK 1, LOT 24.300
DEED REFERENCE: LIBER 2114 PAGE 77
TOTAL AREA: 3,666,457 Sq. Ft. or 84.170 ± Acres