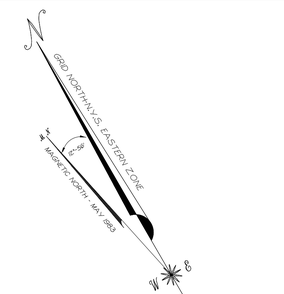
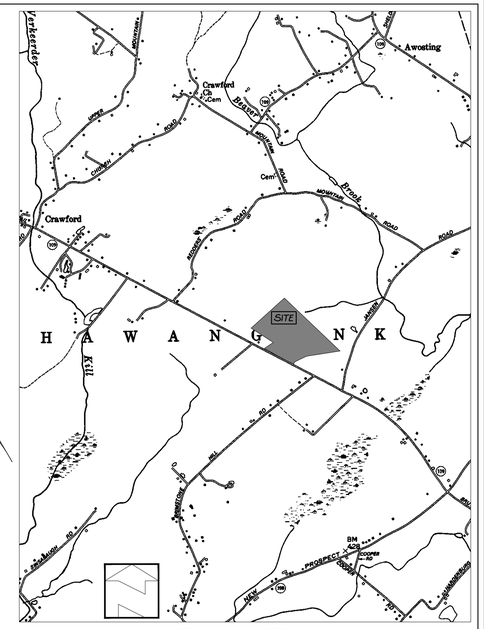
Zoning Legend: R-Ag4

SINGLE-FAMILY DWELLINGS	REQUIRED	PROVIDED	
		LOT 1	LOT 2
MINIMUM LOT AREA (1)	2 ACRES	±16.263 ACRES	-
MINIMUM LOT AREA (1) (2)	2.1 ACRES	-	±22.003 ACRES
MINIMUM FRONT YARD	35'	184.9'	30.7' (4)
MINIMUM REAR YARD	50'	463.1'	498.7'
MINIMUM SIDE YARD - ONE	35'	364.0'	163.9'
MINIMUM SIDE YARD - BOTH	70'	852.1'	376.6
MINIMUM LOT WIDTH (3)	200'	344.8'	558.6'
MINIMUM LOT DEPTH	200'	1,454.2'	1,160.1'
MAXIMUM IMPERVIOUS LOT COVERAGE	15%	<15%	<15%
MAXIMUM BUILDING STORIES	3	<3	<3
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'

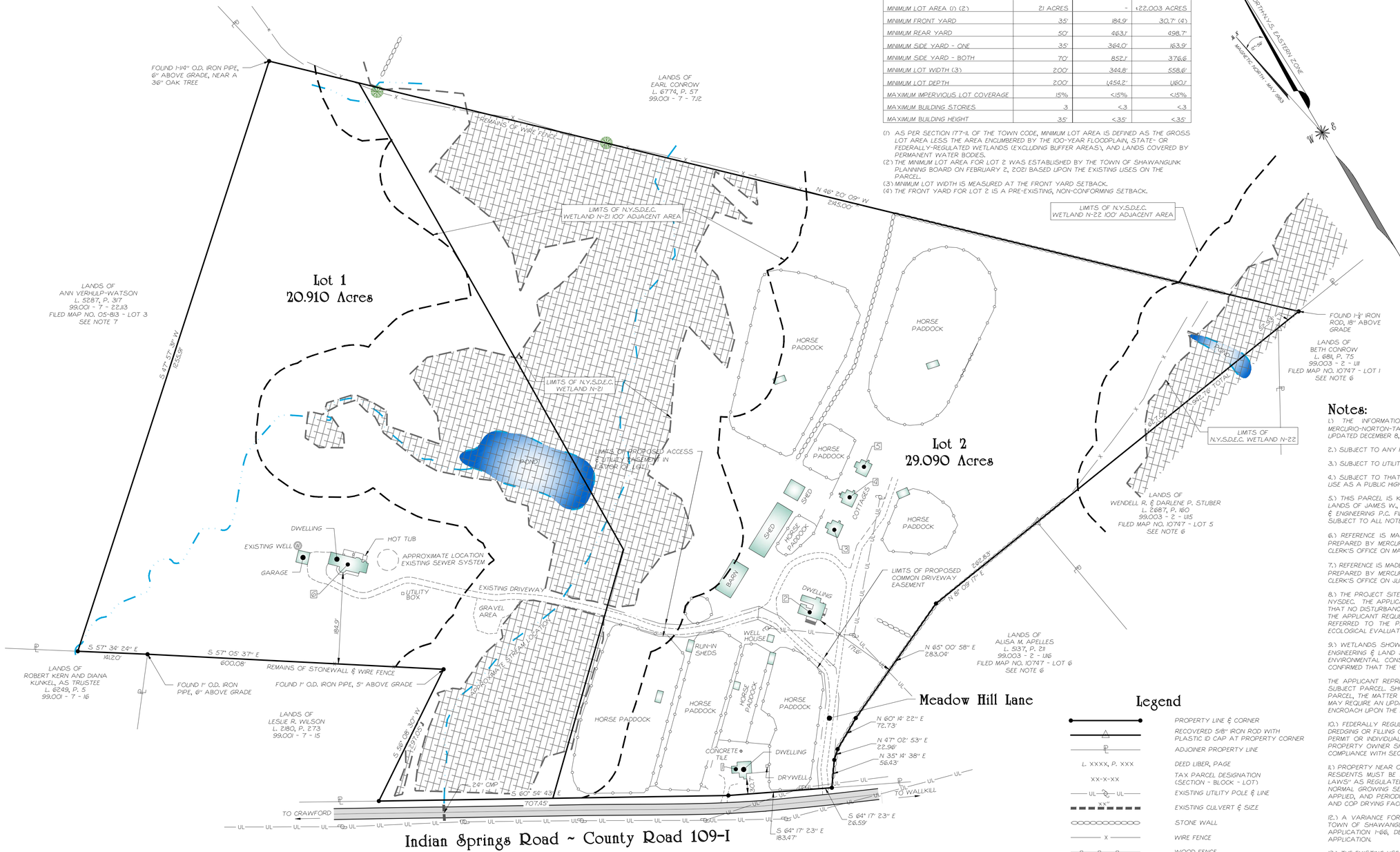
(1) AS PER SECTION 177-11 OF THE TOWN CODE, MINIMUM LOT AREA IS DEFINED AS THE GROSS LOT AREA LESS THE AREA ENCUMBERED BY THE 100-YEAR FLOODPLAIN, STATE- OR FEDERALLY-REGULATED WETLANDS (EXCLUDING BUFFER AREAS), AND LANDS COVERED BY PERMANENT WATER BODIES.
(2) THE MINIMUM LOT AREA FOR LOT 2 WAS ESTABLISHED BY THE TOWN OF SHAWANGUNK PLANNING BOARD ON FEBRUARY 2, 2021 BASED UPON THE EXISTING USES ON THE PARCEL.
(3) MINIMUM LOT WIDTH IS MEASURED AT THE FRONT YARD SETBACK.
(4) THE FRONT YARD FOR LOT 2 IS A PRE-EXISTING, NON-CONFORMING SETBACK.





Location Map

SCALE: 1" = 2,000'



Legend

- PROPERTY LINE & CORNER
- RECOVERED 5/8" IRON ROD WITH PLASTIC ID CAP AT PROPERTY CORNER
- ADJOINER PROPERTY LINE
- L. XXXX, P. XXX — DEED LIBER, PAGE
- XX-X-XX — TAX PARCEL DESIGNATION (SECTION - BLOCK - LOT)
- EXISTING UTILITY POLE & LINE
- EXISTING CULVERT & SIZE
- STONE WALL
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- WATERCOURSE
- TREE LOCATION
- LIMITS OF N.Y.S WETLAND (SEE NOTE 9)

Notes:

1.) THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY COMPLETED BY MERCURIO-NORTON-TAROLLI-MARSHALL ENGINEERING & LAND SURVEYING, P.C. IN MARCH 1985 AND MOST RECENTLY UPDATED DECEMBER 8, 2022.

2.) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.

3.) SUBJECT TO UTILITY GRANTS OF RECORD.

4.) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF INDIAN SPRINGS ROAD - COUNTY ROAD 109-1 FOR USE AS A PUBLIC HIGHWAY.

5.) THIS PARCEL IS KNOWN AND DESIGNATED AS LOT 1 ON A MAP ENTITLED "SUBDIVISION AND SURVEY MAP OF LANDS OF JAMES W., JOHN P. AND PATRICK A BARCH", PREPARED BY MERCURIO-NORTON-TAROLLI LAND SURVEYING & ENGINEERING P.C. FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON NOVEMBER 17, 1986, AS MAP NUMBER 6636. SUBJECT TO ALL NOTES AND DETAIL ON SAID FILED MAP.

6.) REFERENCE IS MADE TO A MAP ENTITLED " SURVEY & SUBDIVISION MAP OF LANDS OF MARIE M. WHITMAN" PREPARED BY MERCURIO-NORTON-TAROLLI LAND SURVEYING & ENGINEERING, P.C. AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON MARCH 24, 1997 AS MAP NUMBER 10747.

7.) REFERENCE IS MADE TO A MAP ENTITLED "SURVEY AND SUBDIVISION MAP OF LANDS OF JAMES & PATRICK BARCH" PREPARED BY MERCURIO-NORTON-TAROLLI LAND SURVEYING & ENGINEERING P.C. AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON JULY 8, 2005 AS MAP NO. 5-813.

8.) THE PROJECT SITE IS LOCATED IN AN AREA WHICH MAY CONTAIN RARE PLANT OR ANIMAL SPECIES AS PER THE NYSDEC. THE APPLICANT WAS NOT REQUIRED TO PREPARE AN ECOLOGICAL EVALUATION AS IT WAS REPRESENTED THAT NO DISTURBANCES ARE PROPOSED IN CONJUNCTION WITH THE CREATION OF THIS 2-LOT SUBDIVISION. SHOULD THE APPLICANT REQUEST A BUILDING PERMIT TO CONSTRUCT IMPROVEMENTS ON EITHER LOT, THE MATTER SHALL BE REFERRED TO THE PLANNING BOARD WHO MAY REQUIRE APPROVAL OF THE DISTURBANCES SUBJECT TO AN ECOLOGICAL EVALUATION OF THE SITE.

9.) WETLANDS SHOWN AS DELINEATED BY ALPHONSE MERCURIO, L.S. FROM MERCURIO-NORTON-TAROLLI-MARSHALL ENGINEERING & LAND SURVEYING, P.C. AND VALIDATED BY BRIAN DRUMM FROM NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) FOLLOWING A SITE VISIT ON NOVEMBER 19, 2012. BRIAN DRUMM HAS CONFIRMED THAT THE WETLAND VALIDATION AS SHOWN REMAINS VALID UNTIL DECEMBER 19, 2022.

THE APPLICANT REPRESENTED THAT NO DISTURBANCES ARE PROPOSED IN CONJUNCTION THE SUBDIVISION OF THE SUBJECT PARCEL. SHOULD THE APPLICANT REQUEST A BUILDING PERMIT TO CONSTRUCT IMPROVEMENTS ON EITHER PARCEL, THE MATTER SHALL BE REFERRED TO THE TOWN OF SHAWANGUNK PLANNING BOARD. THE PLANNING BOARD MAY REQUIRE AN UPDATED VALIDATION AND-OR NYSDEC APPROVAL OF ANY ASSOCIATED DISTURBANCES THAT MAY ENCROACH UPON THE NYSDEC REGULATED WETLAND OR REGULATED ADJACENT BUFFER AREA.

10.) 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.

11.) 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 COP DRYING FACILITIES AT VARIOUS TIMES THROUGHOUT THE YEAR. OCCUPANTS OF THIS PROPERTY.

12.) A VARIANCE FOR THE CONSTRUCTION OF AN ADDITIONAL DWELLING UNIT (BUILDING 6) WAS GRANTED BY THE TOWN OF SHAWANGUNK ZONING BOARD OF APPEALS ON JANUARY 15, 2003. SEE ZONING BOARD OF APPEALS APPLICATION 1-66, DECIDED ON JANUARY 15, 2003, FOLLOWING THE HOLDING OF A PUBLIC HEARING FOR SAID APPLICATION.

13.) THE EXISTING USES ON LOT 2 MAXIMIZE THE AVAILABLE NET ACREAGE PER THE CURRENT TOWN OF SHAWANGUNK ZONING LAW. IF LOT 2 IS EVER PROPOSED TO BE FURTHER SUBDIVIDED, SOME OF THE EXISTING USES WILL NEED TO BE DISCONTINUED UNLESS THERE ARE REVISIONS TO THE ZONING CODE, THE SUBDIVIDER DEMONSTRATES THAT ALL OF THE PROPOSED LOTS HAVE SUFFICIENT NET LOT AREA, OR THE OWNER OBTAINS A VARIANCE.

14.) IN THE EVENT ANY FURTHER SUBDIVISION OF LOT 2 IS PROPOSED, THE PROPOSED SUBDIVISION LOTS MUST EITHER COMPLY WITH APPLICABLE ZONING REQUIREMENTS, INCLUDING MEETING NET LOT AREA REQUIREMENTS, OR OBTAIN ANY NECESSARY VARIANCES. THE NUMBER OF ANIMALS ALLOWED ON ANY FUTURE LOT THAT DOES NOT INCLUDE AT LEAST 10 ACRES OF LAND MUST COMPLY WITH TOWN OF SHAWANGUNK TOWN CODE SECTION 177-20C, WHICH CURRENTLY ALLOWS 1 HORSE OR COW PER ACRE.

15.) BASED UPON LAND USE RECORDS, THE TWO FAMILY DWELLING ON LOT 2, IDENTIFIED AS DWELLING 2, EXISTED PRIOR TO THE ADOPTION OF ZONING IN THE TOWN OF SHAWANGUNK.

Pre-Existing Dwelling Unit Summary

BUILDING	DWELLING UNITS
1	1
2	2
3	1
4	1
5	1
6	1

*NUMBER OF DWELLING UNITS AS PROVIDED BY PROPERTY OWNER

Environmental Constraints Table

LOT	GROSS AREA (ACRES)	FLOOD PLAIN (ACRES)	WATER BODIES (ACRES) (2)	WETLAND (ACRES)	NET LOT AREA (ACRES)
1	20.910	0.000	0.000	4.647	16.263
2	29.090	0.000	0.000	7.087	22.003

(1) MINIMUM LOT SIZING REQUIREMENTS AS PER §177-11 OF THE TOWN OF SHAWANGUNK ZONING CODE.
(2) WATER BODY AREAS REPRESENT WATER BODIES NOT LOCATED WITHIN WETLANDS OR FLOOD PLAINS.

Parcel Information

TAX PARCEL:	99.1 - 7 - 22.200
AREA:	50.000 ACRES
RECORD OWNER:	ENAID PROPERTIES CORP 100 MEADOW HILL LANE PINE BUSH NY, NY 12566
DEED REFERENCE:	LIBER 5609, PAGE 246
MAP REFERENCE:	FILED MAP 6636 - LOT 1 (SEE NOTE 5)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

MAP OK:

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."
"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 WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

NO.	DATE	REVISION	BY
1	12-16-22	PLANNING BOARD COMMENTS	LJM

GARY R. RICH L.S. #050354

Survey & Subdivision Map of Lands of Enaid Properties Corp

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING • LAND SURVEYING
PO BOX 166; 45 MAIN STREET; PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.

TAX MAP PARCEL: 99.1 - 7 - 22.200
TOWN OF SHAWANGUNK
COUNTY OF ULSTER
STATE OF NEW YORK
DRAFTED BY: NAM
DATE: DECEMBER 8, 2022
PROJECT: 987-2-ENAID-LPD
SHEET: 1 / 1