

CPL | Architecture Engineering Planning
205 ST. PAUL ST. SUITE 500
ROCHESTER, NY 14604
CPLteam.com

PROJECT INFORMATION

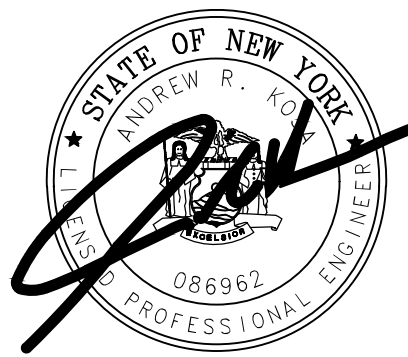
Project Number
15696.00
Client Name
ADAM
DIVALENTINO
Project Name
BISHOP
SUBDIVISION

Project Address
62 MAHONEY ROAD
MILTON, NY 12547

SED Number

REVISIONS

NO.	DATE	DESCRIPTION
1	5/17/21	PER PLANNING BOARD REVIEW AND COMMENTS



NYS 050912
JONATHAN J. VERKERBER

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND THE COMPARABLE REGULATIONS FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT, ENGINEER OR SURVEYOR IS ALTERED. THE ALTERING PARTY SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

SHEET INFORMATION

Sheet
7/14/2020

Scale
1" = 50'

Drawn By
ZLA

Checked By
JJV

Drawing Title
MINOR SUBDIVISION

PARCEL # 103.1-1-49.1

LOT 1

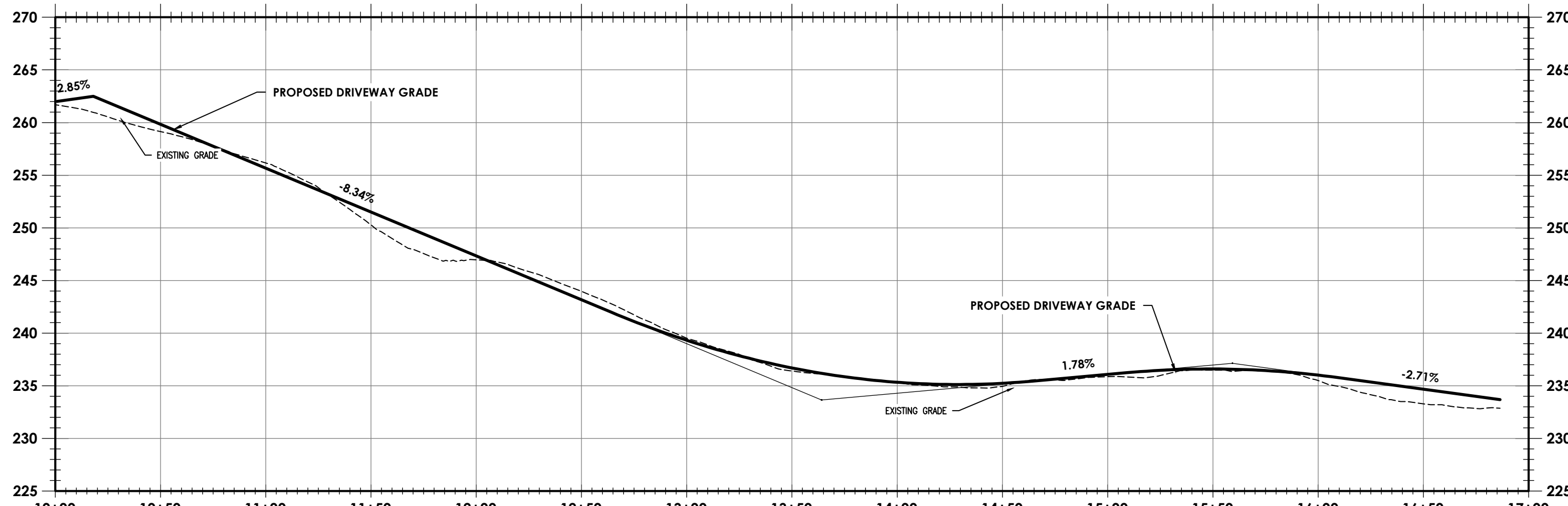
Drawing Number

Revision Number

S-01

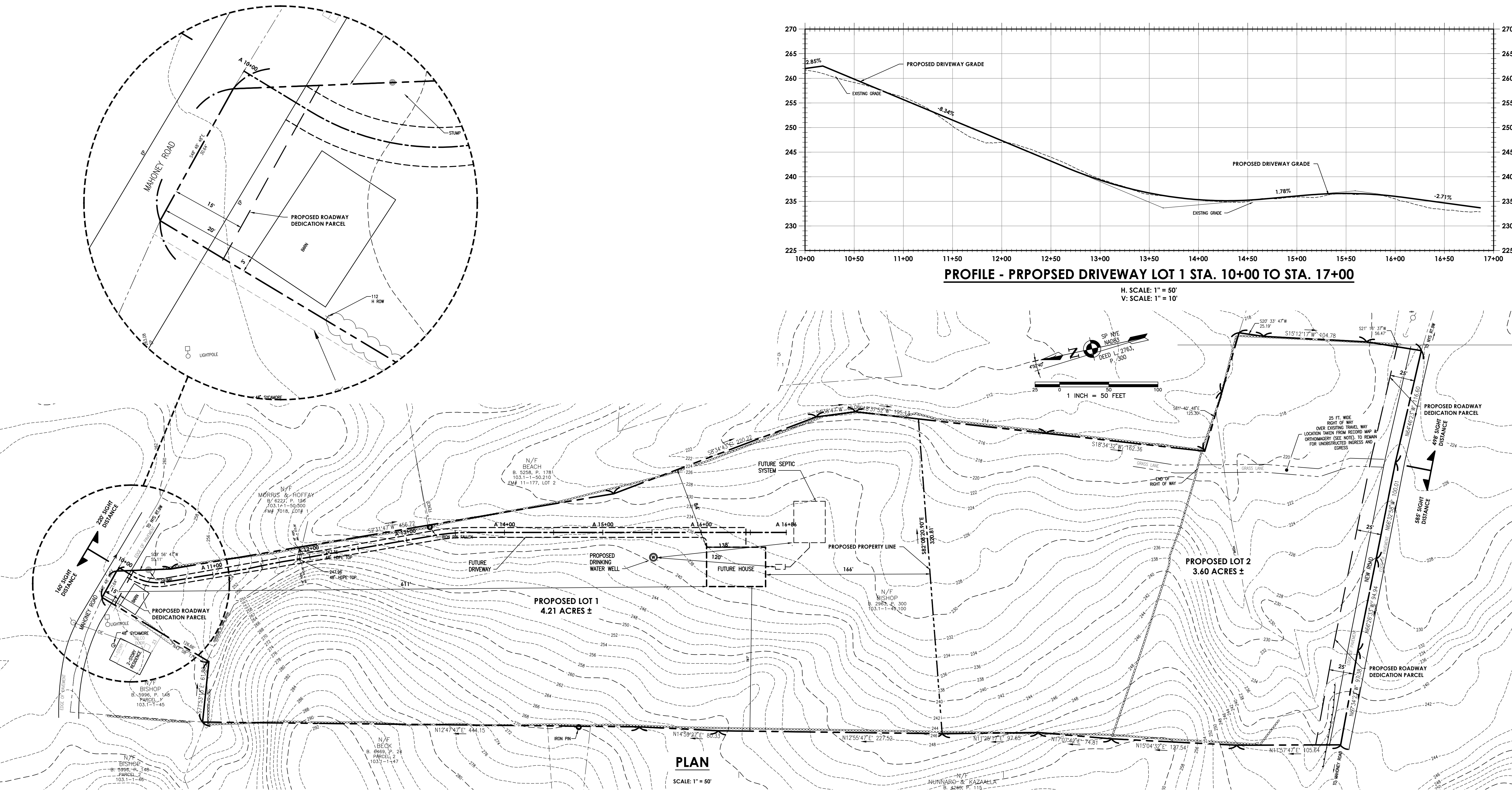
1

SIGNATURE



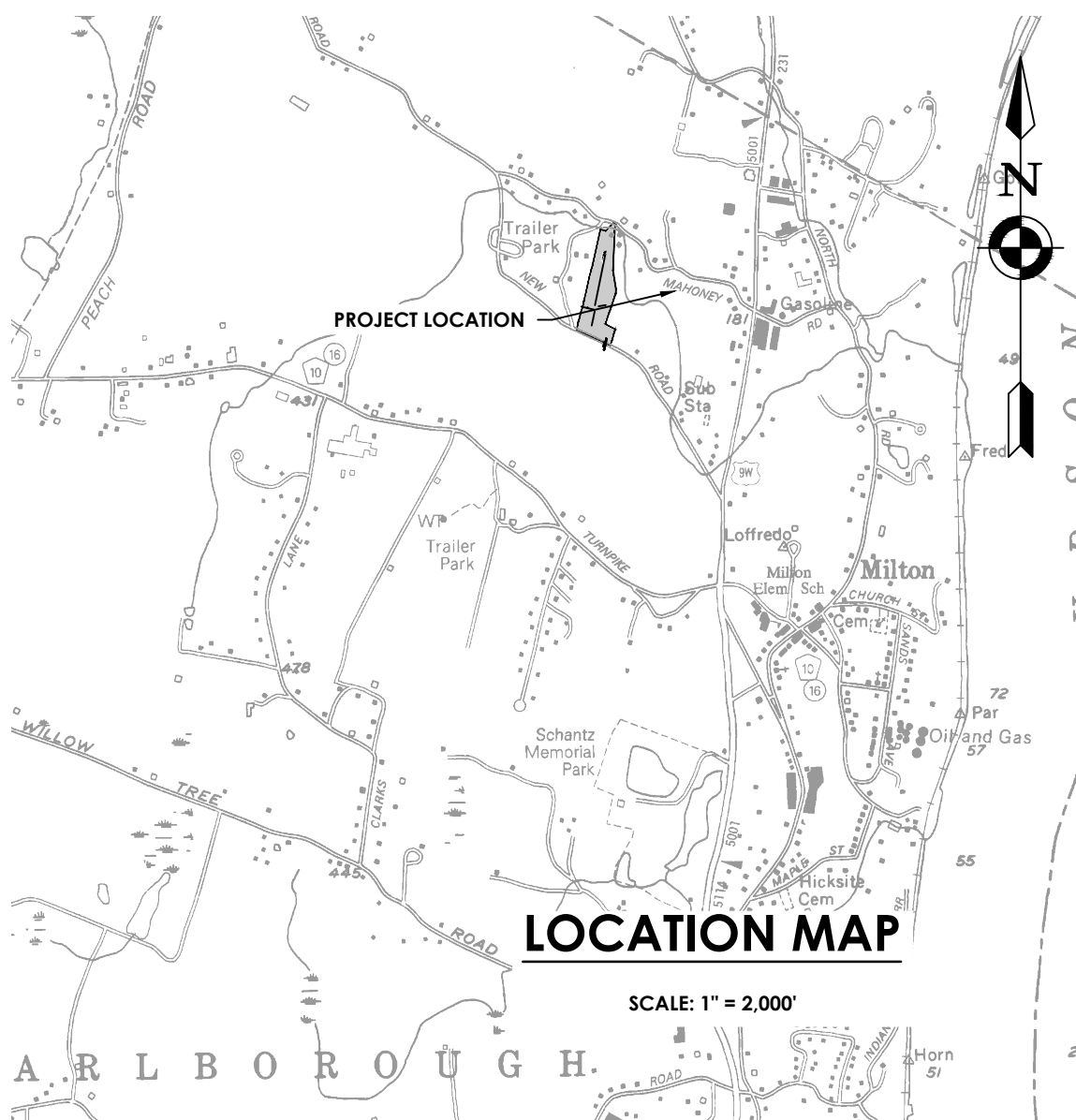
PROFILE - PROPOSED DRIVEWAY LOT 1 STA. 10+00 TO STA. 17+00

H. SCALE: 1" = 50'
V. SCALE: 1" = 10'



PLAN

SCALE: 1" = 50'



LOCATION MAP

SCALE: 1" = 2,000'

NOTE:

- THE LOCATION OF UNDERGROUND UTILITIES HEREON ARE BASED ON THE OBSERVED EVIDENCE OF ABOVEGROUND APPURTENANCES ONLY. THE SURVEYOR HAS NOT BEEN PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF SUB TERRAIN USES.
- THIS MAP IS PRESENTED IN THE NEW YORK STATE PLANE COORDINATE SYSTEM, EASTERN ZONE (NAD 83 AND NAVD 88), DETERMINED BY RTK GPS OBSERVATIONS UTILIZING THE NYS DOT REAL-TIME NETWORK (RTN), PERFORMED ON MAY 16, 2020.
- LOCATION OF GRASS LANE, 25 FT WIDE RIGHT OF WAY AS SHOWN IS TAKEN FROM REFERENCE MAP ENTITLED "MAP OF SURVEY OF LAND TO BE CONVEYED TO JAMES V. & MONICA T. BISHOP" BY BROOKS AND BROOKS LAND SURVEYORS, P.C. DATED AUGUST 06, 1999 AND ORTHOMAGERY.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE REPORT AND IS SUBJECT TO WHATEVER STATE OF FACTS SUCH A REPORT MAY REVEAL.
- REFERENCE MAP ENTITLED "MAP OF SURVEY OF LAND OF MICHAEL BECK" BY BROOKS & BROOKS LAND SURVEYORS, PC DATED JULY 11, 2019.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- IT IS HEREBY CERTIFIED 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.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND THE GOVERNMENTAL AGENCY LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NON TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SURVEYED AS PER MAPS AND DEEDS OF RECORD AND AS IN INDICATED POSSESSION ON OR BEFORE MAY 16, 2020.
- THIS MAP IS NOT INTENDED TO SHOW WETLANDS.
- BASED ON A SURVEY BY JONATHAN J. VERKERBER, PLS #050912 CPL DRAWING TITLE 7/14/2020.
- THE PROPOSED SEPTIC SYSTEM WAS DESIGNED BY WILLINGHAM ENGINEERING AND WAS APPROVED BY THE ULSTER COUNTY DOH ON 7/21/21.

REFERENCES:

FM # 1987-7018
FM # 11-177
LIBER 1956, PAGE 188
LIBER 5258, PAGE 178
LIBER 2963, PAGE 300
LIBER 6221, PAGE 156
LIBER 1330, PAGE 662
LIBER 1190, PAGE 233
LIBER 5996, PAGE 148
LIBER 6469, PAGE 24

PROPERTY INFORMATION

62 MAHONEY ROAD
MILTON, NY 12547
PARCEL # 103.1-1-49.1
L. 2963, P. 300

ZONING REQUIREMENTS				
EXISTING PROPERTY = 7.81 ACRES, PROPOSED LOT 1 = 4.21 ACRES, PROPOSED LOT 2 = 3.60 ACRES				
TAX ACCOUNT NUMBER: 103.1-1-49.10				
ZONING DISTRICT - RURAL AGRICULTURAL (R-AG-1)				
EXISTING LAND USE - VACANT; PROPOSED LAND USE - RESIDENTIAL/ VACANT				
ITEM	R-AG-1	PROVIDED		
		LOT 1	LOT 2	
MINIMUM LOT AREA	1.0 AC	4.21 AC	3.60 AC	
MINIMUM YARDS				
FRONT YARD (FT)	50 FT	611 FT	266 FT	
REAR YARD (FT)	75 FT	166 FT	143 FT	
SIDE YARD (FT)				
ONE	35 FT	84 FT	105 FT	
BOTH	80 FT	147 FT	140 FT	
MINIMUM LOT WIDTH (FT)	50 FT	309 FT	319 FT	
MINIMUM LOT DEPTH (FT)	200 FT	878 FT	409 FT	
MAXIMUM BUILDING COVERAGE (%)	20%	1.3%	1.5%	
MAXIMUM HEIGHT				
STORIES	2 1/2	-	1	
HEIGHT (FT)	35 FT	-	29 FT	

- NOTE:
- MINIMUM LOT SIZE IN R-1 AND R-AG-1 ARE SUBJECT TO PERCOLATION TEST REQUIREMENTS UNDER 155-42, BUT IN NO EVENT ARE LESS THAN (1) ACRE.
 - FOR BUILDINGS IN EXCESS OF 35 FEET IN HEIGHT IN THE HD ZONE, THERE SHALL BE A VISUAL IMPACT ANALYSIS PREPARED UNDER SEQRA BECAUSE OF HD ZONE INCLUDES PROPERTY WITHIN THE COSTAL BOUNDARY ZONE. REGARDING THE ALTERNATIVE MEANS OF MEASUREMENT OF HEIGHT BY FEET OR BY NUMBER OF STORIES, THE LESSER OF THE TWO ALTERNATIVES SHALL APPLY.
 - MINIMUM SETBACKS ARE SUBJECT TO 155-52 IN R-AG-A, R-1, AND HD ZONES ARE NEXT TO ACTIVE AGRICULTURAL LANDS IN EFFORTS TO PRESERVE AND PROTECT AGRICULTURAL PRACTICES. THIS MINIMUM SETBACK OF 75 FEET FROM THE PROPERTY LINE WILL SUPERSEDE OTHER MINIMUM SETBACKS IDENTIFIED IN SCHEDULE 1.

APPLICANT: ADAM M. DIVALENTINO
1035 DUTCHESS TURNPIKE
POUGHKEEPSIE, NY 12603

OWNER: JAMES V. AND MONICA T. BISHOP
9 BISHOP LANE
MILTON, NY 12547

FLOOD PLAIN ZONE: ZONE X PER FIRM PANEL 790

AGRICULTURAL DISTRICT NO. 1

CONTOUR DATA FROM ULSTER COUNTY GIS
LIDAR DATABASE

Plotted By: Zach Anderson

Date last plotted: 8/6/2021 7:45 AM

Date last accessed: 8/6/2021 12:33 PM

Sheet Size: 24x36
Drawing Name: S:\Projects\Divalentino\A\Divalentino Survey\Design\ACAD\Civil\Site\CPL\Proposed Property-Lot 1.dwg
Referenced Drawings: None