

CENTER LINE SHALE ROAD  
BEARING AND DISTANCES

NO.	BEARING	DISTANCE
1	N13°07'50"W	112.07'
2	N15°16'20"W	47.31'
3	N17°28'10"W	35.85'
4	N04°44'20"W	33.16'
5	N00°00'40"E	43.26'
6	N07°46'50"W	143.04'
7	N14°07'20"W	28.29'
8	N28°55'00"W	27.14'
9	N44°32'10"W	40.50'
10	N43°46'00"W	48.82'
11	N28°34'00"W	25.80'
12	N15°39'20"W	18.72'
13	N01°27'40"W	74.59'
14	N10°18'20"E	53.62'
15	N22°14'50"E	37.17'
16	N33°44'30"E	48.49'
17	N41°14'10"E	48.50'

N/F  
HUDSON VALLEY RESORT  
L 5696 P. 269  
TAX NO. 76.4 - 3 - 56.1

N/F  
HUDSON VALLEY RESORT  
L 3049 P. 097  
TAX NO. 76.4 - 3 - 25.1

N/F  
OLYNEC  
L 3049 P. 097  
TAX NO. 76.4 - 3 - 25.1

N/F  
MEDESKI  
L 5448 P. 211  
TAX NO. 76. - 3 - 3.21

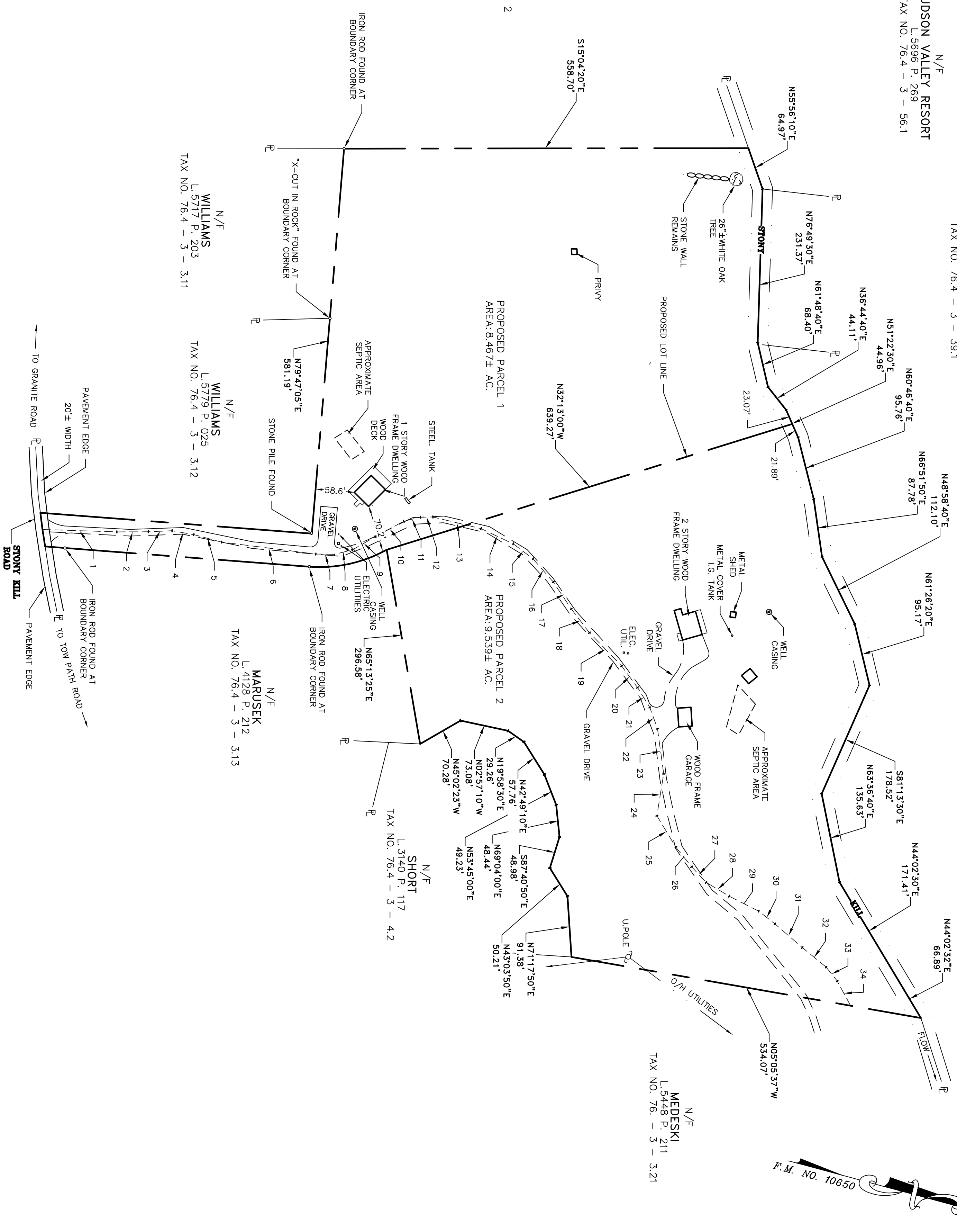
N/F  
IMANOW  
L LIBER P. PAGE  
TAX NO. 76.4 - 3 - 2

N/F  
WILLIAMS  
L 5717 P. 203  
TAX NO. 76.4 - 3 - 3.11

N/F  
WILLIAMS  
L 5779 P. 025  
TAX NO. 76.4 - 3 - 3.12

N/F  
MARUSEK  
L 4128 P. 212  
TAX NO. 76.4 - 3 - 3.13

N/F  
SHORT  
L 3140 P. 117  
TAX NO. 76.4 - 3 - 4.2



TOWN OF ROCHESTER ZONING LAW - SCHEDULE OF DISTRICT REGULATIONS

ZONE CODE	MINIMUM LOT DIMENSIONS				MINIMUM YARD DIMENSIONS			
	MINIMUM LOT AREA (SQUARE FEET)	MINIMUM LOT WIDTH (FEET)	MINIMUM LOT DEPTH (FEET)	MINIMUM LOT FRONTAGE (FEET)	RESIDENTIAL	NONRESIDENTIAL	EACH	MAXIMUM LOT COVERAGE INCLUDING ALL ACCESSORY BUILDINGS (PERCENT)
R-2	2 ACRE	160	160	50	160	160	35	30%

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A PROFESSIONAL LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.  
ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS STAMP AND/OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.  
CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE.

PLANNING BOARD APPROVAL

Approved by a Resolution of the Town of Rochester Planning Board

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON AUGUST 10, 2015.

OWNER'S ENDORSEMENT  
Approved for filing: \_\_\_\_\_ Date \_\_\_\_\_  
OWNER'S ENDORSEMENT  
Approved for filing: \_\_\_\_\_ Date \_\_\_\_\_

THERESE BIMKA, OWNER  
GERALD WINTROB

Chairman

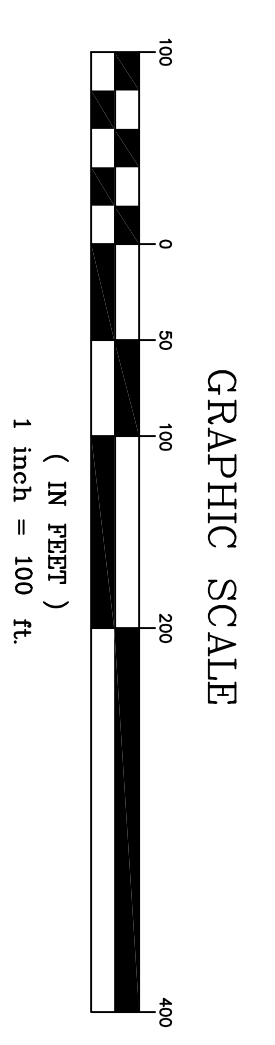
BY: TIMOTHY M. MCCABE, L.S.  
NEW YORK STATE LICENSE NO. 50286

NOTES:

- THIS PROPERTY AND SURVEY ARE SUBJECT TO ANY FINDINGS OF A CURRENT TITLE SEARCH.
- EASEMENTS, UTILITIES OR RIGHT-OF-WAYS ON OR UNDER THESE LANDS AND NOT VISIBLE AT THE TIME OF SURVEY ARE NOT SHOWN.
- REFERENCES:  
MAP ENTITLED "SURVEY & SUBDIVISION MAP OF LANDS OF JEROME I. WICKLER SITUATE IN THE TOWN OF ROCHESTER, ULSTER COUNTY, NEW YORK, DATED MAY 17, 1984, LAST REVISED JUNE 1988, FILED IN THE ULSTER COUNTY CLERK'S OFFICE AS MAP NO. 10650. PREPARED BY MENCUIO-NORRDL-IARROL, LAND SURVEYORS & ENGINEERING, P.C., FINE BUSH, NEW YORK.  
MAP ENTITLED "SURVEY/2 LOT SUBDIVISION/LOT CONSOLIDATION PREPARED FOR MICHAEL HERZOG, TOWN OF ROCHESTER, ULSTER COUNTY, NEW YORK, DATED AUGUST 4, 2010, LAST REVISED MAY 23, 2010, FILED IN THE ULSTER COUNTY CLERK'S OFFICE AS MAP NO. 10-148. PREPARED BY TIMOTHY M. MCCABE, L.S. P.C., ELLENVILLE, NEW YORK.

RECORD OWNER:  
GERALD WINTROB AND THERESE BIMKA  
500 STONY KILL ROAD  
ACCORD, NEW YORK 12404  
TAX NO. 76.4 - 3 - 3.14  
L 5255 P. 337

AREA:  
18,006± AC.



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TIMOTHY M. MCCABE, L.S., P.C.  
1 CULFORD ST., P.O. BOX 747, ELLENVILLE, N.Y. 12428 TEL (845) 647-4717

SURVEY/2 LOT SUBDIVISION  
PREPARED FOR

GERALD WINTROB

AND  
THERESE BIMKA

Drawn By:	Checked By:	Scale:	Tax Map No.:
TMM		1" = 100'	76.4 - 3 - 3.14
DATE FILED:	146146-SY-DWG		
PROJECT:	BIMKA		
SHEET NO.:	1 OF 1		
DRAWING NO.:	B - 15 - 0124 - 00		