



PROPOSED LOT 2.1	± 2.69 ACRES
PROPOSED LOT 2.2	± 2.39 ACRES
TOTAL AREA = ± 5.08 ACRES	

APPROVED BY THE TOWN OF ROCHESTER PLANNING BOARD

Approved by decision of the Planning Board of the Town of Rochester, Accord, NY. Subject to all requirements and conditions of said decisions.

Any changes, erasure, modification or revision of this plan, as approved, shall void this approval.

CHAIRMAN _____ DATE _____

MEMBER _____ DATE _____

ZONING REQUIREMENTS

FOR H (HAMLET) ZONE

	REQUIRED
MINIMUM LOT AREA	1.0 ACRE
LOT WIDTH	75 FT
LOT DEPTH	75 FT
MINIMUM YARD SETBACKS	
FRONT	10 FT.
SIDE	10 FT.
REAR	15 FT.
MAXIMUM BUILDING HEIGHT	35 FT.
MAXIMUM LOT COVERAGE	50%

- NOTES**
1. Premises subject to all rights of the Town of Rochester, for highway purposes, to any lands adjacent to or lying in the bed of Tobacco Road.
 2. Premises subject to all rights of way, utility grants or easements of record, if any.
 3. Subsurface structures and easements, if any, not visible or readily apparent are not shown and their location and extent are not certified.
 4. Survey based upon deeds and physical evidence as noted hereon and is subject to any state of facts a complete title search may reveal.
 5. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.

DEED REFERENCE

John L. Schoonmaker Jr. to William & Rose Farrell by deed dated September 30, 2005 and recorded in the Ulster County Clerk's Office on November 10, 2005 in Liber 4172 of Deeds at page 157.

MAP REFERENCE

"Survey Map Showing a Division of Lands of Saunderskill Farm" dated July 7, 2005 and recorded in the Ulster County Clerk's Office on August 26, 2005 as Filed Map No. 05-1105.

TAX MAP REFERENCE

Section 77.9 - Block 1 - Lot 14.112

FINAL PLAT
SHOWING SUBDIVISION OF LANDS OWNED BY
WILLIAM & ROSE FARRELL
TOWN OF ROCHESTER
ULSTER COUNTY - NEW YORK

40 20 0 40 80 120
Scale: 1" = 40'

April 14, 2016

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, PC
STONE RIDGE, NEW YORK
(845) 687-0047

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The data and certifications on this document are valid representations of the surveyor only if the surveyor's signature and raised seal are affixed to this document and the document has not been altered in any manner.

Any unauthorized alteration or addition to this survey map is a violation of Sect. 7209, Subdivision 2 of N.Y.S. Education Law.

William Robert Eggers, L.S.
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