

ZONING - YARD, SETBACK & HEIGHT REQUIREMENTS
NEIGHBORHOOD

YARD SETBACK(S)
FRONT YARD = 50'
SIDE YARD = 20'
REAR YARD = 30'

ONE SHED - SETBACK
FRONT YARD = 50'
SIDE YARD = 5'
REAR YARD = 5'

MAXIMUM HEIGHT

BUILDING = 35'

ACCESSORY STRUCTURE = 22'

FIRE DISTRICT: ROOSEVELT

TAX MAP 037192
MICHAEL F. POTTENBURGH
DOC.02-2000-4022

PARCEL B
AREA = 2.50 ACRES

TAX MAP 035163
RICHARD S. ERNISEE
L1920 P66

TAX MAP 059172
JOAN B. QUICK
L1378 P658

PARKING

TENT

LOT2
TAX MAP 047137
WAYNE A. REMOND
L1703 P511

20' WIDE EASEMENT

LOT3
TAX MAP 066136
ERNEST BRUNO
L1218 P731

LOT4
TAX MAP 073153
JOSEPH PAGANO
DOC.02-2007-8753

HILL & HOLLOW
LAKE

LOTS
TAX MAP 109204
MARIE T. GUERCIO
DOC.02-2009-6232

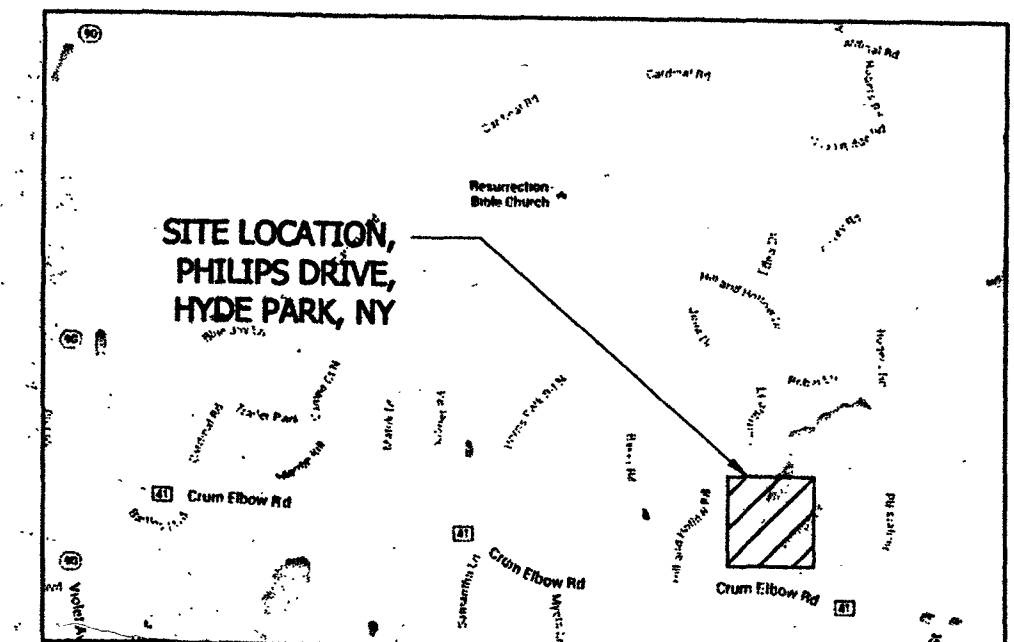
LEGEND

RB STEEL REBAR
OHW UTILITY POLE
CB OVERHEAD WIRE
CATCH BASIN
BUILDING
STONE WALL



Notes:

- Disturbance within 50 ft of Hill and Hollow Lake may require a protection of waters permit from NYS Dept of Environmental Conservation.
- Site is located within or near Indiana Bat Colony. No trees shall be removed from Parcel B, Lot 7 or combined lot 5 and 6 between April 1 and September 30th of each year.
- Parking area, tent and shed located on Parcel B are existing conditions and no approval is being granted by the planning board.
- The Hill and Hollow Country Estates Dam, a Hazard B dam regulated by NYS Dept of Environmental Conservation is located on Parcel B.
- Town Engineer shall review plot plan for Parcel B at time of building permit application to ensure pond overflow and drainage outlet swale are not impacted by proposed construction of home, driveway and associated improvements.



LOCATION MAP
NOT TO SCALE

Existing Area:

Lot 5: .93 AC (L. Quick)
Lot 6: .92 AC (L. Quick)
Lot 7: 1.03 AC (A. Dahowski)
Lot "B": 2.22 AC (J. Quick)
Total: 5.10 AC

Proposed:

Lot "A": 1.25 AC (A. Dahowski) (Lot 7 plus portion of Lot 6)
Lot "B": 2.50 AC (J. Quick) (Lot 8 plus portion of Lot 6)
Lot "C": 1.35 AC (L. Quick) (Lot 5 plus portion of Lot 6)
Total: 5.10 AC

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115, OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE.

PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

Peter J. Markow p.c. DATE 1/21/14
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH

NOTE: A PORTION OF FILED MAP 3359 FILED 11-4-65

OWNERS CONSENT NOTE:

THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND LEGENDS AND HEREBY CONSENT TO ALL TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAT IN THE OFFICE OF THE CLERK OF THE COUNTY DUTCHESS.

Lloyd S. Quick 1-16-2014
DATE

Joan B. Quick 1/16/14
DATE

Ernest Bruno 1-16-14
DATE

I HEREBY THAT THE BOUNDARY LINES SHOWN ON THIS PLAT ARE THE RESULT OF AN ACTUAL FIELD SURVEY PREPARED BY ME OR UNDER MY DIRECT SUPERVISION ON OR BEFORE THE DATE(S) INDICATED HEREON

Carney Rhinevault

CARNEY RHINEVAULT, L.S. 49097

APPROVED BY RESOLUTION # 19-12A OF THE PLANNING BOARD OF HYDE PARK, NEW YORK ON THE 13th DAY OF December 18th 2013 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION, OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS 23rd DAY OF January 2014

Robert W. Browninger
CHAIRMAN



CARNEY RHINEVAULT NYSLS No. 49097

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

MAP OF LANDS TO BE CONVEYED BY
LLOYD S. & JOAN B. QUICK
TO
ANDREW DAHOWSKI
SITUATE AT
PHILIPS DRIVE
TOWN OF HYDE PARK,
DUTCHESS COUNTY, NEW YORK

SURVEYED BY CARNEY RHINEVAULT

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