

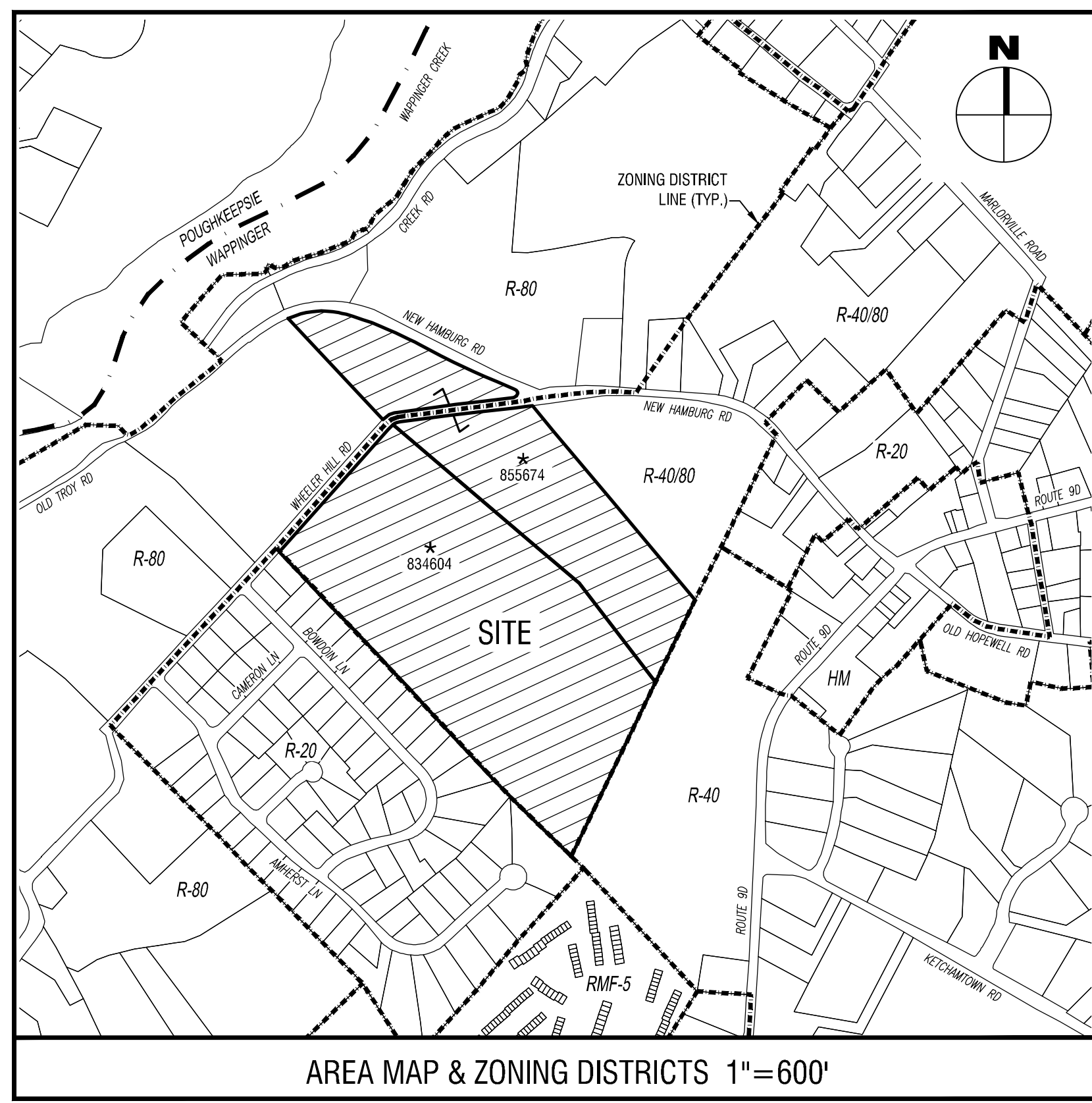
LEGEND:

EXISTING CONDITIONS:

- PROPERTY LINE NO PHYSICAL BOUNDS
- - - ADJACENT PROPERTY LINE
- - - EXISTING PROPERTY EASEMENT
- - - EXISTING RIGHT OF WAY
- - - EXISTING BUILDING
- - - EXISTING CURB
- - - EXISTING DRIVEWAY
- - - EXISTING FENCE
- - - EXISTING STONE WALL
- - - EXISTING TREE LINE
- - - EXISTING BRUSH LINE
- - - EXISTING OVERHEAD WIRES
- - - EXISTING SIGN (1 POST)
- - - EXISTING SIGN (2 POSTS)
- - - EXISTING BOLLARD
- - - EXISTING MAILBOX
- - - EXISTING FENCE POST
- - - EXISTING POST
- - - EXISTING CONCRETE TREE
- - - EXISTING DECIDUOUS TREE
- - - EXISTING TREE STUMP
- - - EXISTING MONUMENT
- - - EXISTING IRON PIPE FOUND
- - - EXISTING IRON ROD FOUND
- - - EXISTING TREE W/ WIRE

SYMBOLS:

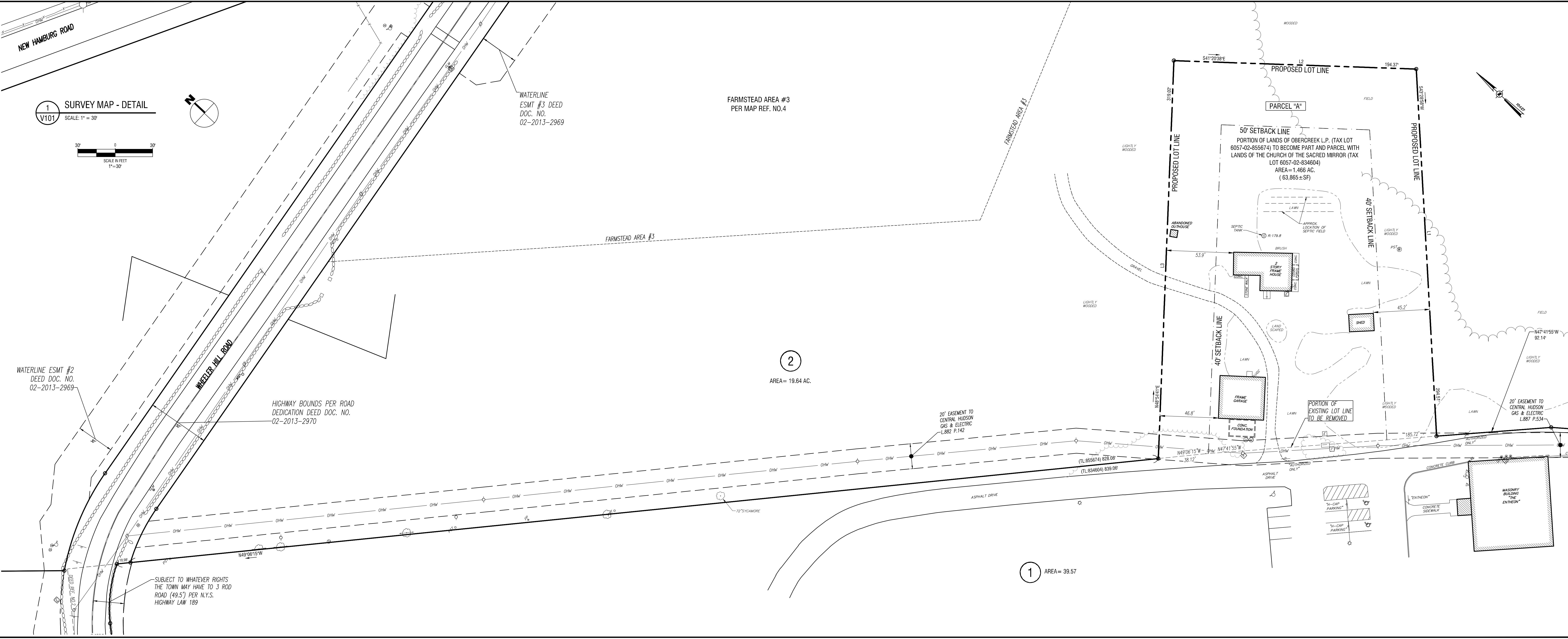
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING ROOF DRAIN LEADER
- EXISTING ELECTRIC BOX
- EXISTING ELECTRIC METER
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING LANDSCAPE LIGHT
- EXISTING WATER/SWITCH BOX
- EXISTING CONDUIT TO/FROM UNDERGROUND
- EXISTING GAS METER
- EXISTING GAS STRUCTURE
- EXISTING GAS VALVE
- EXISTING GAS LINE MARKER
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING TELEPHONE, PEDESTAL
- EXISTING UNKNOWN MANHOLE
- EXISTING HANDCAP PARKING SPACE



BULK TABLE REQUIREMENTS - ZONING DISTRICT R40/80'

TABLE ITEM	REQUIRED ²	REVERSED PARCEL 855674 (OBERCREEK L.P.)	REVERSED PARCEL 855674 (OBERCREEK L.P.)
MINIMUM LOT AREA (SQUARE FEET)	80,000	866,519	1,721,889
MINIMUM LOT WIDTH (FEET)	200	505	824
MINIMUM LOT DEPTH (FEET)	200	1,195	1,197
MINIMUM LOT FRONTAGE (FEET)	50	555	824
MINIMUM FRONT YARD SETBACK (FEET)	75	N/A	N/A
FROM COUNTY STATE HIGHWAY OTHER STREET	50	N/A ³	855
MINIMUM SIDE YARD SETBACK (FEET)	40	N/A ³	22.4 ^{4,5}
MINIMUM REAR YARD SETBACK (FEET)	50	N/A ³	55

- NOTES:**
- PORTION OF PARCEL 855674 WITHIN ZONING DISTRICT R-80 LOCATED NORTH OF WHEELER HILL ROAD NOT IMPACTED BY THE LOT LINE REVISION.
 - PLACES OF WORSHIP AND PARISH HOUSES ARE A PERMITTED USE WITHIN THE R-40/80 ZONING DISTRICT. MINIMUM SETBACKS FROM ADJACENT RESIDENTIAL PROPERTIES ARE EQUAL TO TWICE THOSE OTHERWISE REQUIRED IN THE DISTRICT IN WHICH THE PROPERTY IS LOCATED. AS THE ADJACENT RESIDENTIAL ZONED PROPERTY IS WITHIN A CONSERVATION EASEMENT AND THEREFORE WILL NOT BE DEVELOPED FOR RESIDENTIAL USE, THE REQUIRED SETBACKS HAVE NOT BEEN DOUBLED.
 - REVERSED PARCEL 855674 CONTAINS NO STRUCTURES.
 - EXISTING HANDICAP CONFORMANCE.
 - EXISTING ABANDONED OUTHOUSE LOCATED ON LANDS BEING TRANSFERRED FROM PARCEL 855674 TO PARCEL 855674 LOCATED WITHIN SIDE SETBACK BUT SHALL BE EITHER RELOCATED OUTSIDE YARD SETBACKS OR DEMOLISHED.



FILED MAP REFERENCES:

- AS TO THE SUBJECT PARCEL (TAX LOT 834604), REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "PROPERTY OF C.H. PLATT" FILED IN THE OUTDUCH COUNTY CLERK'S OFFICE ON JANUARY 18, 1913 AS FILED MAP NO. 653.
- AS TO THE SOUTHERLY ADJOINERS, REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "SECTION 1 SUBDIVISION MAP OF TALL TREES" FILED IN THE OUTDUCH COUNTY CLERK'S OFFICE ON OCTOBER 30, 1964 AS FILED MAP NO. 3250.
- AS TO THE SOUTHERLY ADJOINERS REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "MAP OF TALL TREES SECTION 2" FILED IN THE OUTDUCH COUNTY CLERK'S OFFICE ON OCTOBER 11, 1965 AS FILED MAP NO. 3354.
- AS TO THE SUBJECT PARCEL (TAX LOT 855674), REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "SUBDIVISION SURVEY PREPARED FOR DUTCH COUNTY LAND CONSERVANCY (OBERCREEK PARISH)" FILED IN THE OUTDUCH COUNTY CLERK'S OFFICE ON OCTOBER 15, 2024 AS FILED MAP NO. 11899A.

SUBJECT PARCEL BOUNDARY NOTE:

THE PORTION OF TAX LOT 8557-02-855674 ON THE WEST SIDE OF WHEELER HILL ROAD WAS NOT SURVEYED. ITS POSITION AND DIMENSIONS ARE PER MAP REFERENCE NO. 4.

TAX PARCEL DESIGNATION:

TOWN OF WAPPINGER, DUTCH COUNTY, STATE OF NEW YORK
8557-02-855674 (OBERCREEK)
8557-02-834604 (C.D.S.M.)

FLOOD ZONE NOTE:

SUBJECT PARCELS ARE SHOWN TO BE WITHIN "OTHER AREAS ZONED X" ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FRM) FOR THE TOWN OF WAPPINGER, IDENTIFIED AS MAP NUMBER 360270438E BEARING AN EFFECTIVE DATE OF MAY 1, 2012.

DEED REFERENCES:

- TAX LOT 855674, FRANCES STEVEN REESE TO OBERCREEK L.P., DATED AUGUST 26, 1987 AND RECORDED IN THE OUTDUCH COUNTY CLERK'S OFFICE ON OCTOBER 14, 1991 IN ULB 20000 DEEDS AT PAGE 381.
- TAX LOT 834604 THE FOUNDATION FOR THE CHAPEL OF THE SACRED MIRRORS, LTD. TO THE CHURCH OF THE SACRED MIRRORS, DATED FEBRUARY 28, 2011 AND RECORDED IN THE OUTDUCH COUNTY CLERK'S OFFICE ON FEBRUARY 28, 2011 AS DEED DOCUMENT NO. 02-2011-975.

CONSERVATION EASEMENT NOTE:

THE PORTION OF TAX LOT 8557-02-855674 ON THE WEST SIDE OF WHEELER HILL ROAD IS PART OF CONSERVATION EASEMENT "C" PER FILED MAP REFERENCE NO. 4.

THE PORTION OF TAX LOT 8557-02-855674 ON THE EAST SIDE OF WHEELER HILL ROAD IS PART OF CONSERVATION EASEMENT "D" PER FILED MAP REFERENCE NO. 4.

NOTES:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

COPYRIGHT LABELLA ASSOCIATES PC. ALL RIGHTS RESERVED.

IMPROVEMENTS SHOWN HEREON ARE FROM A FIELD SURVEY COMPLETED OCTOBER 18, 2024 BY LABELLA ASSOCIATES, P.C.

BUILDINGS SHOWN HEREON DERIVED BY UNDERGROUND UTILITIES.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

SUBJECT TO THE INTEREST OF OTHERS IN AND TO THAT PORTION OF WHEELER HILL ROAD USED FOR ROAD PURPOSES.

HORIZONTAL DATUM AND NORTH ORIENTATION ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NAD83 BY MOST UTILIZING GNSS OBSERVATIONS WITH REFERENCE TO THE NYSDOT RTN NETWORK PER FILED MAP 10427A.

OWNER'S CERTIFICATION NOTE
OWNER / APPLICANT SIGNATURE

THE UNDERSIGNED OWNER(S) OR AUTHORIZED REPRESENTATIVE(S) OF THE PROPERTIES SHOWN, HEREBY STATE THAT THEY HAVE REVIEWED THIS MAP, THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

OWNER OR AUTHORIZED REPRESENTATIVE (OBERCREEK)

OWNER OR AUTHORIZED REPRESENTATIVE (CHURCH OF THE SACRED MIRRORS)

DUTCH COUNTY
DEPARTMENT OF HEALTH
NON REALTY SUBDIVISION STAMP

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE 16, TITLE 8, SECTION 1115, OF THE PUBLIC HEALTH LAW F THE STATE OF NEW YORK, AND ARTICLE 13 OF THE DUTCH COUNTY SANITARY CODE.

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

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH

DATE

TOWN OF WAPPINGER PLANNING BOARD
APPROVAL
TOWN OF WAPPINGER, NEW YORK

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGER, NEW YORK ON THE ____ DAY OF ____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERRASURE, MODIFICATION OR REVISION OF THIS SITE PLAN AS APPROVED SHALL VOID THIS APPROVAL SIGNED THIS ____ DAY OF ____ BY ____

CHAIRMAN, TOWN PLANNING BOARD

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON OCTOBER 18, 2024 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

David H. Dugan, L.S. NYS #065677
ESP 10/31/2028

PROJECT/SITE:
96 NEW HAMBURG RD.
HUGHSONVILLE
TOWN OF WAPPINGER, DUTCH COUNTY, NY

NO. DATE DESCRIPTION
Revisions

PROJECT NUMBER: 70608.01

DRAWN BY: AJF
REVIEWED BY: DHD

ISSUED FOR: PLANNING BOARD REVIEW

DATE: 3/11/2025

LOT LINE REVISION
LANDS OF OBERCREEK L.P.
& LANDS OF THE CHURCH
OF SACRED MIRRORS
(CoSM)

DRAWING NUMBER:

V101

SHEET 1 OF 1