

NOTES

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2. 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.
3. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
4. Easements may exist that are not shown.
5. No title report furnished.
6. Lot 'A' property lines and acreage plotted from deed description recorded in Dutchess County Document Number 02-2013-7079. Structures exist that are not shown on Lot 'A'.
7. This map is intended to define property boundaries for Lot 'B'. Survey is based on Document Number 02-2013-7079, Filed Map# 11415, Filed Map# 11819, physical evidence, and existing monumentation.
8. Lot 'C' is Zoned H-M.
9. According to F.I.R.M. Community Panel Number 36027C0341E, dated May 2, 2012, portions of the properties shown hereon are located in Zone AE, commonly referred to as the 100 year flood plain.

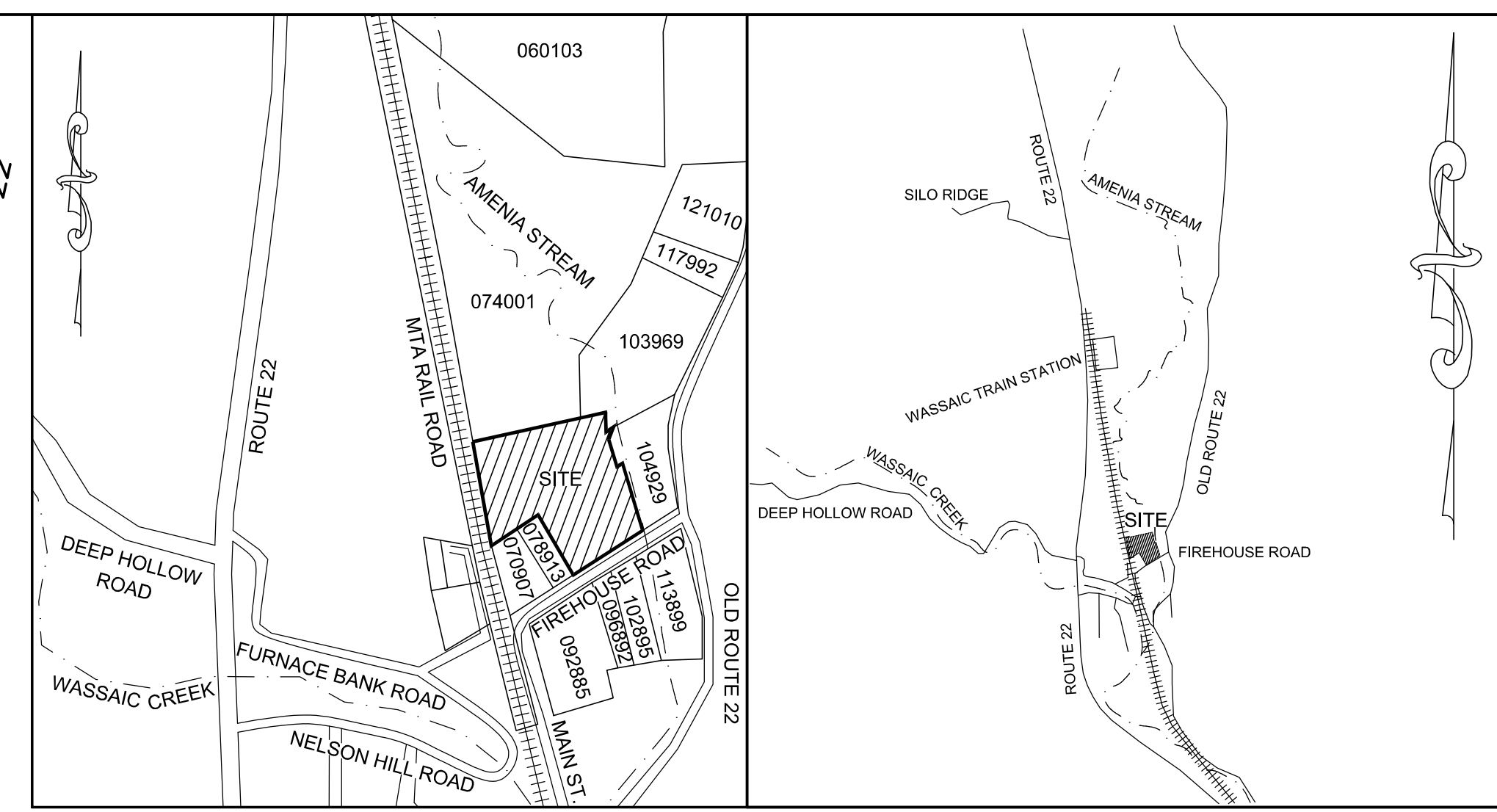
DESCRIPTION:
THE PURPOSE OF THIS MAP IS FOR LOT 'A' TO PROVIDE SUFFICIENT PROPERTY FOR LOT 'B' TO INSTALL A NEW SEPTIC SYSTEM BECAUSE THE CURRENT SYSTEM IS FAILING AND TO ACCOMMODATE A PROPOSED ADDITION. LOT 'A' IS RESERVING AN EASEMENT SO THAT THE LOT WILL CONTINUE TO HAVE ACCESS TO FIREHOUSE ROAD.

LEGEND

- CATCH BASIN
- CHAINLINK FENCE
- EDGE OF ASPHALT
- EXISTING LOT LINE
- FEMA FLOODPLAIN
- FEMA FLOODWAY
- GUARD RAIL
- LIGHT POLE
- LOT LINE TO BE ELIMINATED
- OVERHEAD UTILITY LINE
- PROPOSED LOT LINE
- RAILROAD TRACKS
- STREAM
- UTILITY POLE
- WELL
- WIRE FENCE
- WOOD POST FENCE
- WETLAND FLAG (NYSDEC)
- WETLAND LIMITS (NYSDEC)

DEUT. 19:14 "Thou shalt not remove thy neighbor's landmark..."

N/F
MORNING SUN FARMS, INC.
TM.132000-7166-00-060103
DOC# 02-2021-617



AREA SCHEDULE

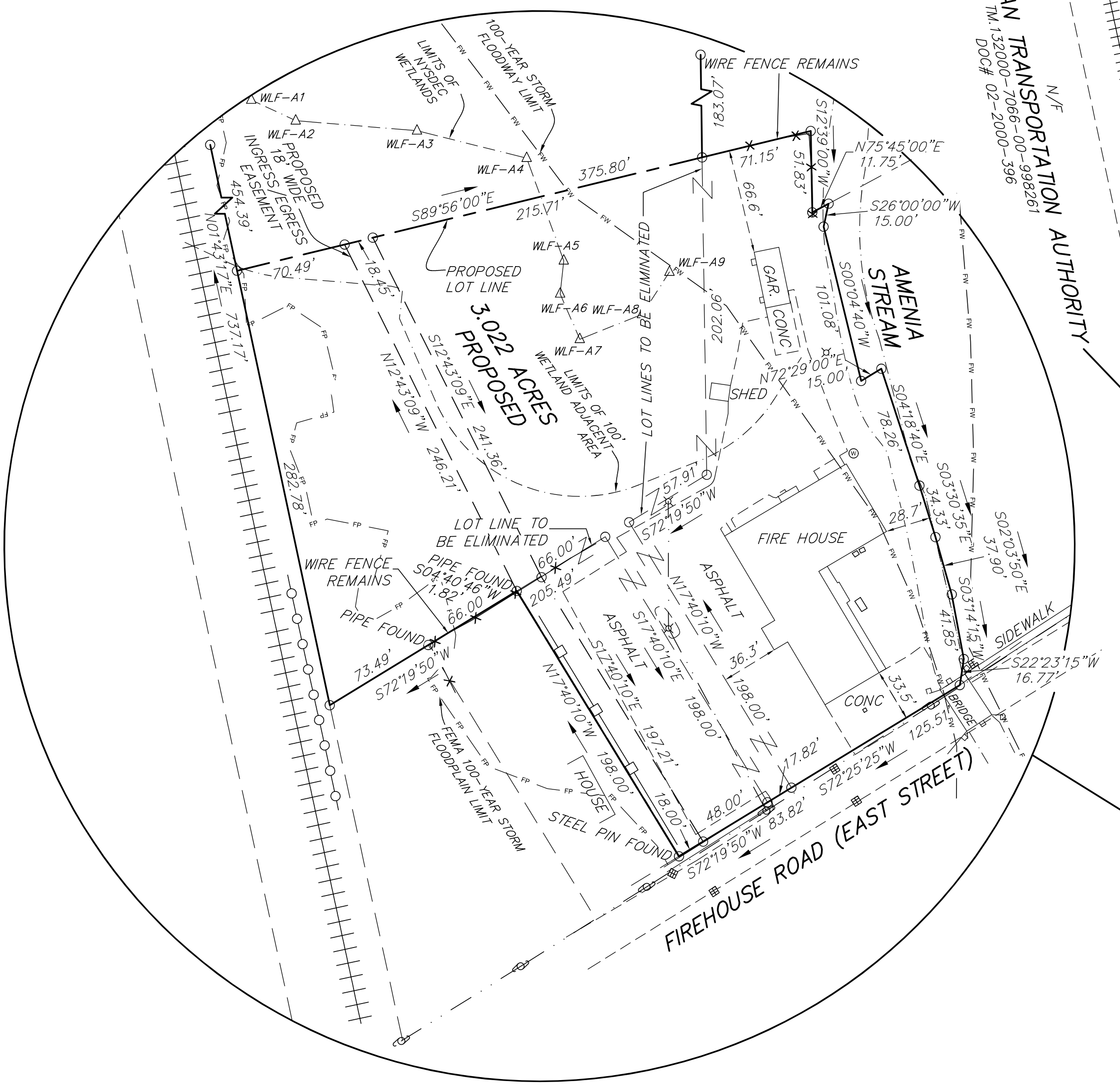
LOT 'A'	LOT 'B'	LOT 'C'
EXISTING AREA = 15.883 ACRES	EXISTING AREA = 1.091 ACRES	EXISTING AREA = 0.300 ACRE
- 1.631 ACRES	+ 1.631 ACRES	PROPOSED: LOT C TO BE ELIMINATED
PROPOSED AREA = 14.252 ACRES	PROPOSED AREA = 3.022 ACRES	

AREA & BULK REGULATIONS ZONE H-R

REQUIRED	EXISTING LOT 'A'	PROPOSED LOT 'A'
MIN. LOT AREA	40,000 SQ. FT. (0.918 AC.)	15.883 AC.
MIN. ROAD FRONTAGE	50'	536.16'
MIN. FRONT YARD	25'	30.2'
TOWN ROAD	40'	58.6'
COUNTY/STATE ROAD	15'	75.5'
MIN. SIDE YARD	15'	75.5'
MIN. REAR YARD	15'	75.5'
MAX. IMPERMEABLE SURFACE COVERAGE	30%	NO CHANGE TO EXISTING SURFACE COVERAGE

AREA & BULK REGULATIONS ZONE H-M

REQUIRED	EXISTING LOT 'B' LOT 'C'	PROPOSED LOT 'B' LOT 'C'
MIN. LOT AREA	40,000 SQ. FT. (0.918 AC.)	1.091 AC. 0.300 AC.
MIN. ROAD FRONTAGE	50'	125.51' 518.34'
MIN. FRONT YARD	25'	33.5' N/A
TOWN ROAD	30'	30' 33.5'
COUNTY/STATE ROAD	10'	28.7' N/A
MIN. SIDE YARD	15'	66.6' N/A
MIN. REAR YARD	15'	66.6' N/A
MAX. IMPERMEABLE SURFACE COVERAGE	50%	NO CHANGE TO EXISTING SURFACE COVERAGE



DETAILED MAP
SCALE: 1" = 60'-0"

LOT 'A'
14.252 ACRES PROPOSED
TM.132000-7166-00-074001
DOC# 02-2013-7079
(DEED PLOT)

N/F
MARK & REBECCA L. JOHNSON
TM.132000-7166-03-121010
DOC# 02-2005-10628
FILED MAP# 11415

N/F
MARK DELURA & ALISON FRANCIS
TM.132000-7165-01-103969
DOC# 02-2020-5354
FILED MAP# 11819

N/F
PETER G. DEISTER, TRUSTEE
TM.132000-7165-01-104929
DOC# 02-2014-6027

N/F
ROBERT E. HARRIST, JR. & WEIZHI LU
TM.132000-7165-01-078913
DOC# 02-2007-8409

N/F
NANCY A. LAURICELLA
TM.132000-7165-01-070907
D.B.2013, P.348

APPLICANT
WASSAIC FIRE COMPANY
P.O. BOX 287
WASSAIC, NY 12592

OWNER
TAX LOT 132000-7166-00-074001
JOSHUA N. FRANKEL & EVE BIDDLE
315 OLD ROUTE 22
WASSAIC, NY 12592

OWNER
TAX LOT 132000-7165-01-093923
TAX LOT 132000-7165-01-083916
WASSAIC FIRE COMPANY
P.O. BOX 287
WASSAIC, NY 12592

THE UNDERSIGNED OWNER OF PROPERTY SHOWN HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND CONSENT TO THE FILING OF THIS PLAT.

DATE

DATE

THE UNDERSIGNED OWNER OF PROPERTY SHOWN HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND CONSENT TO THE FILING OF THIS PLAT.

DATE

PROPOSED LOT LINE ADJUSTMENT
PREPARED FOR
THE WASSAIC FIRE COMPANY
SITUATE IN THE
TOWN OF AMENIA
DUTCHESS COUNTY, NEW YORK
JULY 13, 2021
REVISED PER PLANNING BOARD COMMENTS - NOVEMBER 1, 2021

Only surveys bearing the makers embossed/ink seal should be relied upon since other than embossed/ink seal copies may contain unauthorized and undetectable modifications, deletions, additions, and changes. A copy of this document without a proper application of the surveyor's embossed/ink seal should be assumed to be an unauthorized copy.

I do hereby certify that this survey was performed under my supervision and was made from an actual field survey prepared in accordance with the existing code of practice established by the New York State Association of Professional Land Surveyors, and that the field survey for this property was completed on July 6, 2021. Said certifications shall run only to the person for whom the survey is prepared. Certifications are not transferable to additional institutions or to subsequent owners.

BAMBI TERRELL MEUNIER, LS LIC. NO. 050805-1
BAMBI TERRELL MEUNIER
LAND SURVEYOR
Phone: (845)232-0343
399 Old Route 22
Wassaic, NY 12592

AREA MAP
SCALE: 1" = 100'-0"

DUTCHESS COUNTY HEALTH DEPARTMENT
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 II, OF THE DUTCHESS COUNTY SANITARY CODES. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF THE COUNTY OF DUTCHESS, APPROVAL IS NEITHER SOUGHT NOR GRANTED.

SUPERVISING PUBLIC HEALTH ENGINEER

DATE

PLANNING BOARD - TOWN OF AMENIA
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF AMENIA NEW YORK ON THE _____ DAY OF _____, 2021. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURES, MODIFICATIONS, OR REVISION TO THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

PLANNING BOARD CHAIRPERSON

DATE

REF: WASSAIC-FIRE-HOUSE
PLAT# B-1010-B