

**Highbury Estates**  
Greenbelt Zoning District  
One Family Dwellings \*\*\*

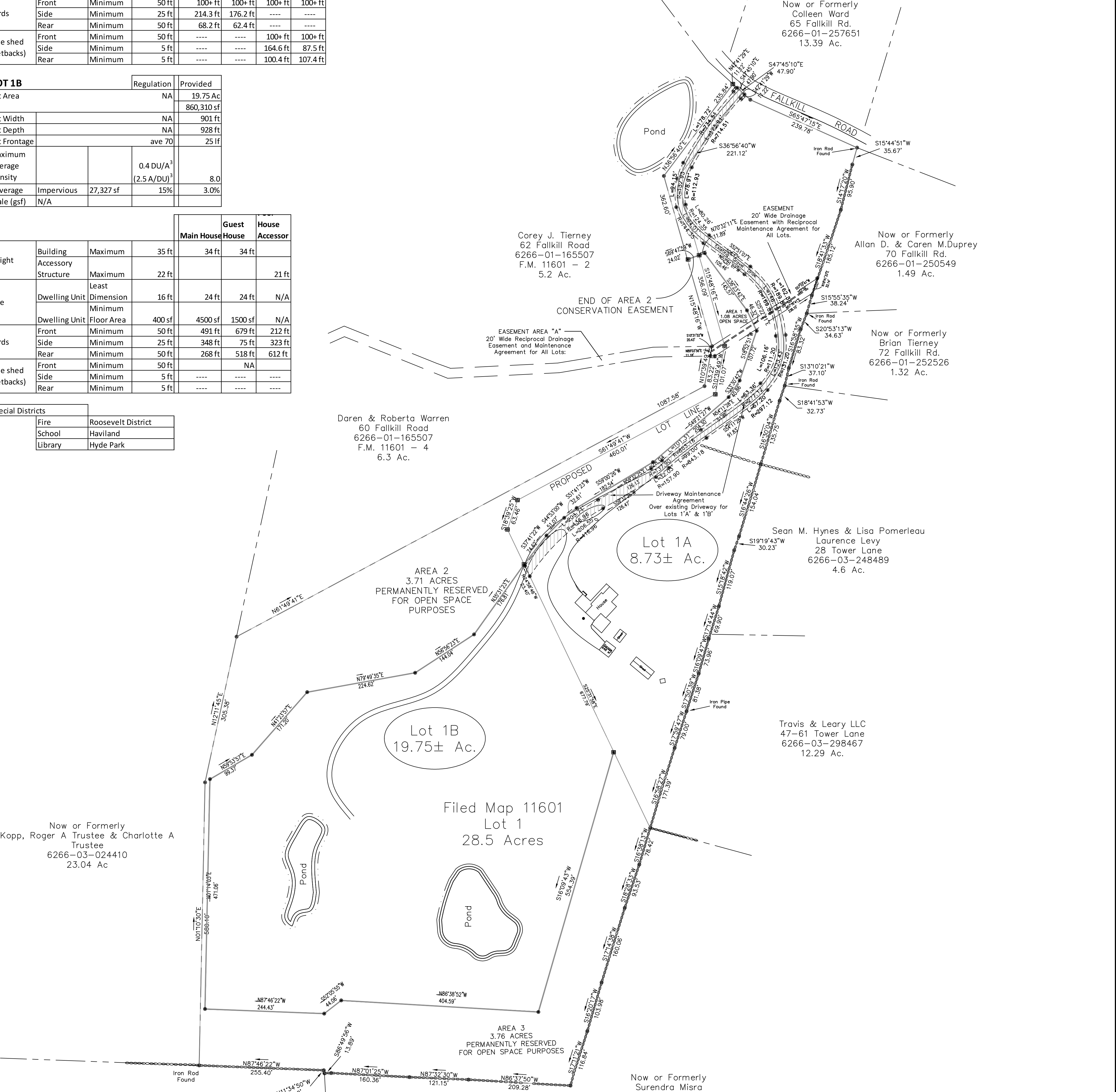
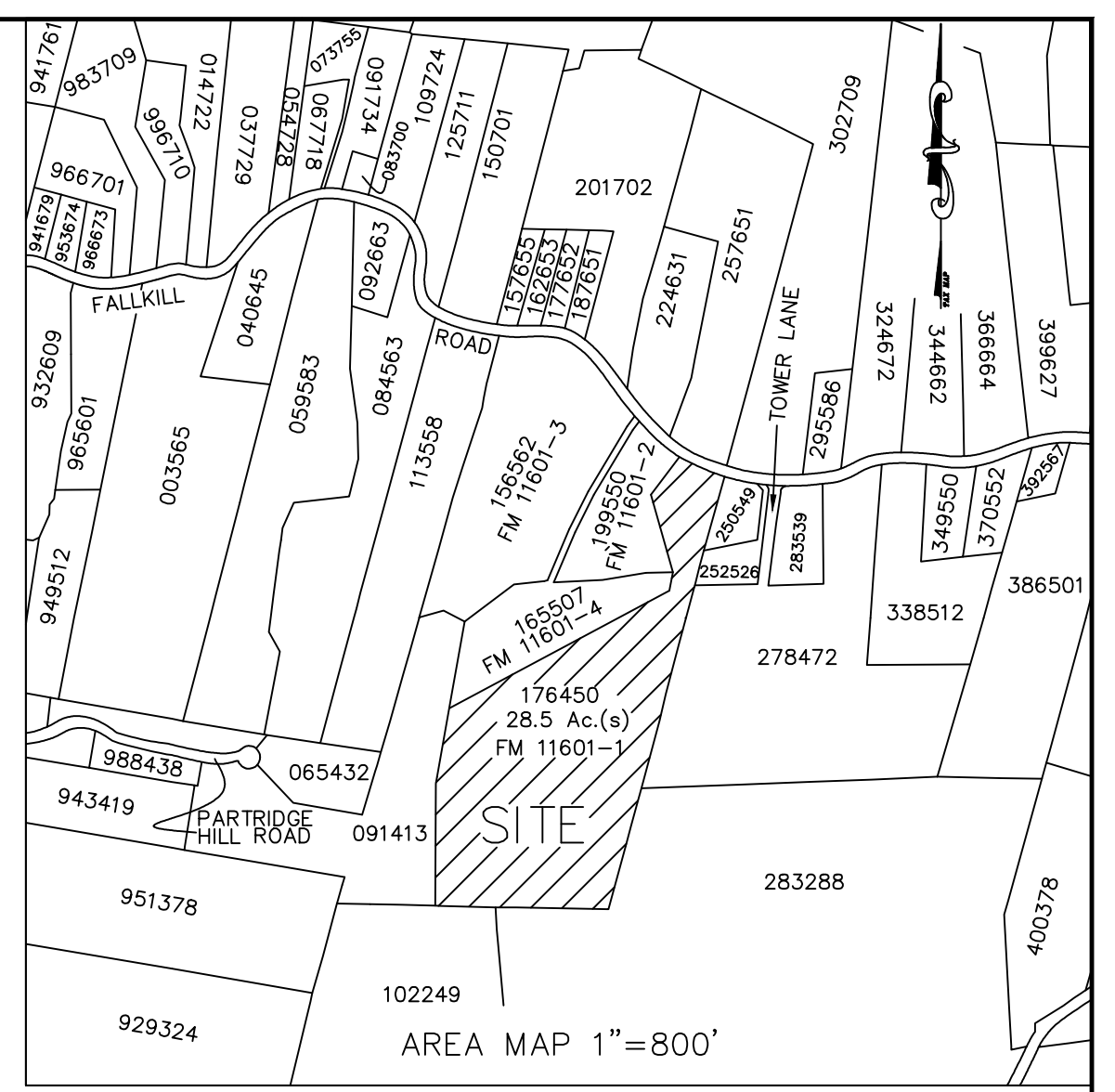
LOT 1A		Regulation	Provided
Lot Area		NA	8.75 Acres 381,150 sf
Lot Width		NA	170 ft
Lot Depth		NA	1180 ft
Lot Frontage		ave 70	239.8 lf
Maximum Average Density		0.4 DU/A <sup>3</sup> (2.5 A/DU) <sup>3</sup>	3.0
Coverage	Impervious	35,028 sf	15%
Scale (gsf)	N/A		9.20%

		Main House		Garage Accessor	Shed 1	Shed 2
Height	Building	Maximum	35 ft	32 ft	----	N/A
	Accessory Structure	Maximum	22 ft	----	16 ft	N/A
Size	Dwelling Unit	Least Dimension	16 ft	24 ft	----	----
	Dwelling Unit	Floor Area	400 sf	2500 sf	N/A	N/A
Yards	Front	Minimum	50 ft	100+ ft	100+ ft	100+ ft
	Side	Minimum	25 ft	214.3 ft	176.2 ft	----
	Rear	Minimum	50 ft	68.2 ft	62.4 ft	----
One shed (setbacks)	Front	Minimum	50 ft	----	100+ ft	100+ ft
	Side	Minimum	5 ft	----	164.6 ft	87.5 ft
	Rear	Minimum	5 ft	----	100.4 ft	107.4 ft

LOT 1B		Regulation	Provided
Lot Area		NA	19.75 Ac 860,310 sf
Lot Width		NA	901 ft
Lot Depth		NA	928 ft
Lot Frontage		ave 70	25 lf
Maximum Average Density		0.4 DU/A <sup>3</sup> (2.5 A/DU) <sup>3</sup>	8.0
Coverage	Impervious	27,327 sf	15%
Scale (gsf)	N/A		3.0%

		Main House		Guest House	House Accessor
Height	Building	Maximum	35 ft	34 ft	34 ft
	Accessory Structure	Maximum	22 ft		21 ft
Size	Dwelling Unit	Least Dimension	16 ft	24 ft	24 ft
	Dwelling Unit	Floor Area	400 sf	4500 sf	1500 sf
Yards	Front	Minimum	50 ft	491 ft	679 ft
	Side	Minimum	25 ft	348 ft	75 ft
	Rear	Minimum	50 ft	268 ft	518 ft
One shed (setbacks)	Front	Minimum	50 ft		NA
	Side	Minimum	5 ft	----	----
	Rear	Minimum	5 ft	----	----

Special Districts	
Fire	Roosevelt District
School	Haviland
Library	Hyde Park

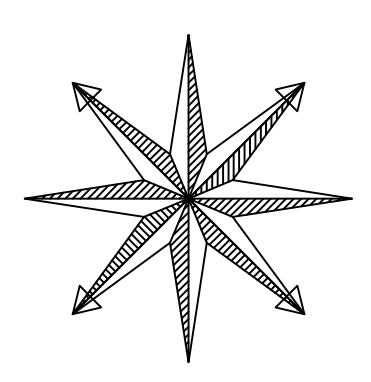


**LEGEND**

- Adjoining Property Lines
- Culvert
- Stone Wall
- Stream
- Swale
- ⊙ Monument

Spencer S. Hall, Land Surveyor  
 NYS Lic. No. 49138  
 6244 Route 82, Stanfordville, NY 12581  
 (845) 868-1262

**Easement Map**  
for Minor Subdivision  
on  
Lands of Paul R. Beligni  
Tax Grid#133200-6266-03-176450-00  
Town of Hyde Park Dutchess County, New York  
Scale: 1"=100'  
May 24, 2021



**SURVEYOR'S CERTIFICATION**

TOWN OF HYDE PARK PLANNING BOARD  
OWNER/APPLICANT SIGNATURES

THE UNDERSIGNED APPLICANT(S) FOR THE PROPERTY AND THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN CERTIFY THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS NOTES AND ITS CONTENTS AS STATED HEREON INCLUDING ALL CONDITIONS OF APPROVAL. THE APPLICANT AND THE OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN TO COMPLY WITH ALL CONDITIONS OF SUBDIVISION APPROVAL AND CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
 APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

TOWN OF HYDE PARK PLANNING BOARD SIGNATURE BLOCK

SUBDIVISION APPROVED BY RESOLUTION # \_\_\_\_\_ OF THE PLANNING BOARD OF THE TOWN OF HYDE PARK, NEW YORK, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION TO THE PLAT AS APPROVED SHALL VOID THIS APPROVAL. THE APPROVAL OF THE FINAL PLAT MUST BE FILED WITH THE DUTCHESS COUNTY CLERK WITHIN 60 DAYS OF THE CHAIRPERSON'S OR ACTING CHAIRPERSON OF THE PLANNING BOARD'S SIGNATURE. UNLESS THE FINAL PLAT HAS, WITHIN SUCH 60-DAY PERIOD, BEEN FILED IN THE OFFICE OF THE DUTCHESS COUNTY CLERK, THE APPROVAL SHALL BE NULL AND VOID. EXPIRATION OF AN APPROVAL SHALL MEAN THAT ANY FURTHER ACTION WILL REQUIRE A NEW FILING FEE, AS WELL AS A REVIEW OF ALL PREVIOUS FINDINGS. THE APPLICANT SHALL SUBMIT TO THE PLANNING BOARD, WITHIN 30 DAYS OF FILING, 10 COPIES OF THE FINAL PLAT, WHICH BEARS THE FILE MAP NUMBER ASSIGNED TO IT BY THE OFFICE OF THE DUTCHESS COUNTY CLERK.