

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

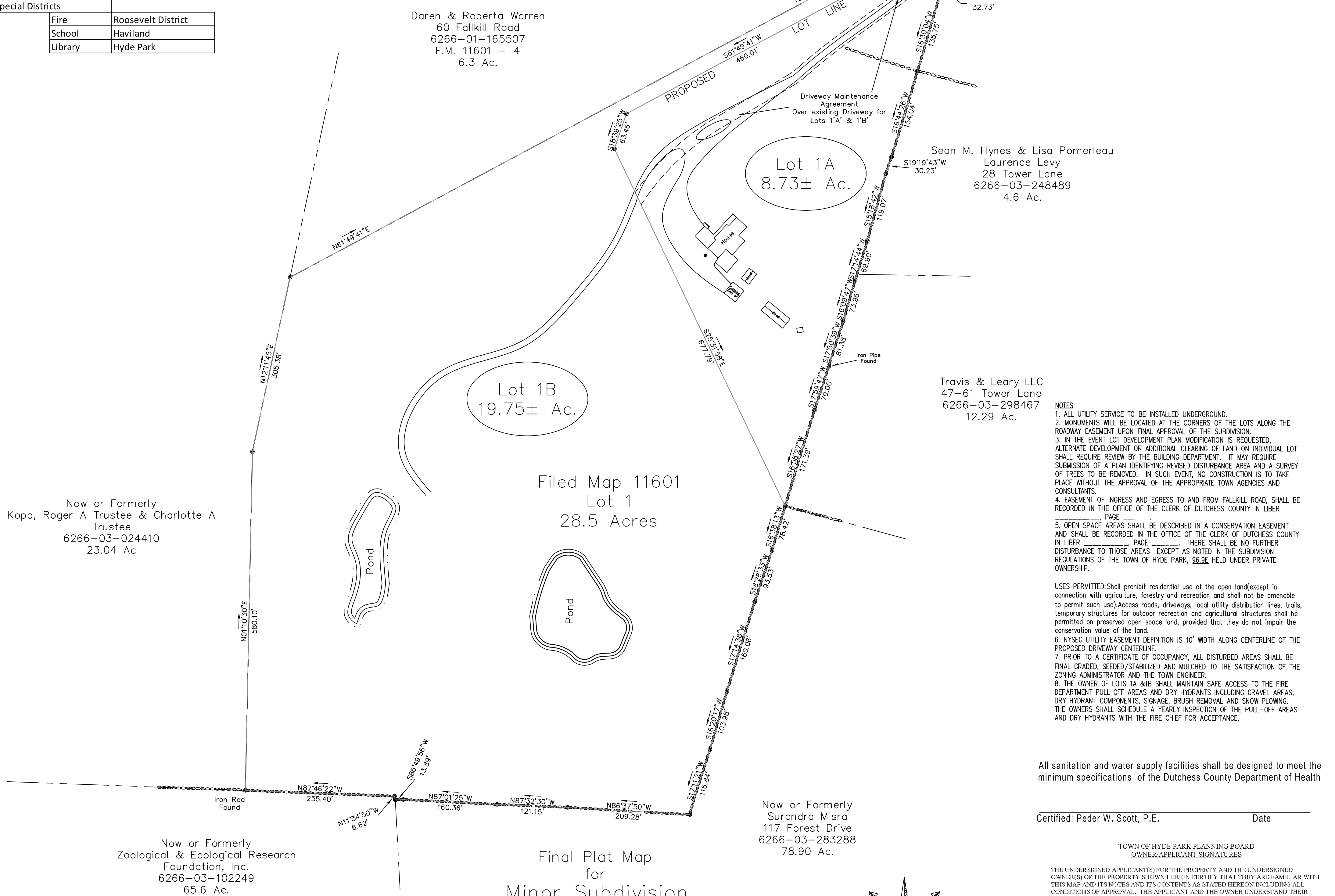
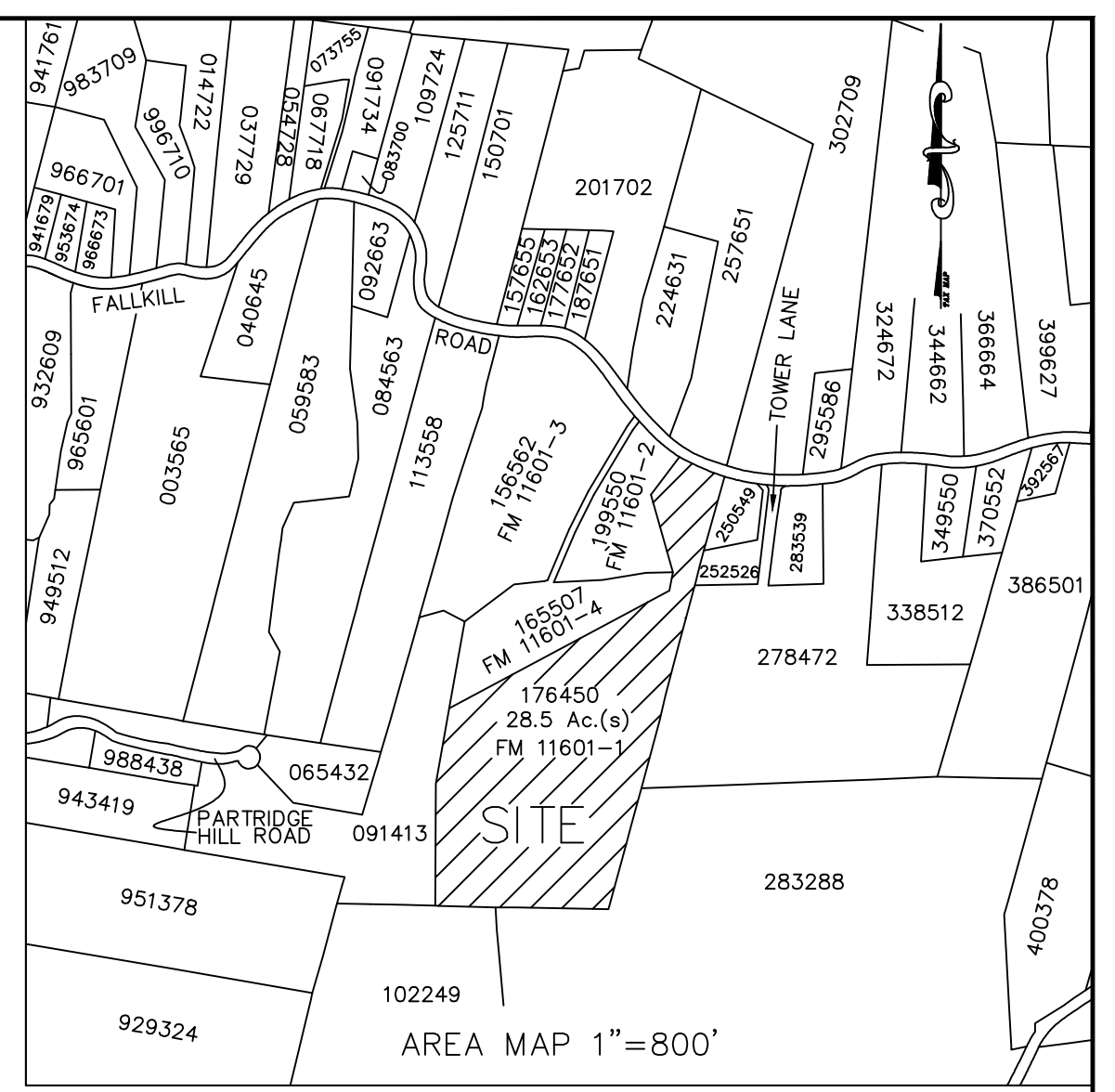
LOT 1A		Regulation	Provided
Lot Area		NA	8.75 Acres 381,150 sf
Lot Width		NA	170 ft
Lot Depth		NA	1180 ft
Lot Frontage		ave 70	239.8 lf
Maximum Average Density		0.4 DU/A <sup>3</sup> (2.5 A/DU) <sup>3</sup>	3.0
Coverage	Impervious	35,028 sf	15%
Scale (gsf)	N/A		9.20%

		Main House		Garage Accessor	Shed 1	Shed 2
Height	Building	Maximum	35 ft	32 ft	N/A	N/A
	Accessory Structure	Maximum	22 ft	16 ft	N/A	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



**NOTES**

- ALL UTILITY SERVICE TO BE INSTALLED UNDERGROUND.
- MONUMENTS WILL BE LOCATED AT THE CORNERS OF THE LOTS ALONG THE ROADWAY EASEMENT UPON FINAL APPROVAL OF THE SUBDIVISION.
- IN THE EVENT LOT DEVELOPMENT PLAN MODIFICATION IS REQUESTED, ALTERNATE DEVELOPMENT OR ADDITIONAL CLEARING OF LAND ON INDIVIDUAL LOT SHALL REQUIRE REVIEW BY THE BUILDING DEPARTMENT. IT MAY REQUIRE SUBMISSION OF A PLAN IDENTIFYING REVISED DISTURBANCE AREA AND A SURVEY OF TREES TO BE REMOVED. IN SUCH EVENT, NO CONSTRUCTION IS TO TAKE PLACE WITHOUT THE APPROVAL OF THE APPROPRIATE TOWN AGENCIES AND CONSULTANTS.
- EASEMENT OF INGRESS AND EGRESS TO AND FROM FALKKILL ROAD, SHALL BE RECORDED IN THE OFFICE OF THE CLERK OF DUTCHESS COUNTY IN LIBER PAGE \_\_\_\_\_.
- OPEN SPACE AREAS SHALL BE DESCRIBED IN A CONSERVATION EASEMENT AND SHALL BE RECORDED IN THE OFFICE OF THE CLERK OF DUTCHESS COUNTY IN LIBER PAGE \_\_\_\_\_. THERE SHALL BE NO FURTHER DISTURBANCE TO THOSE AREAS EXCEPT AS NOTED IN THE SUBDIVISION REGULATIONS OF THE TOWN OF HYDE PARK, 96.9C HELD UNDER PRIVATE OWNERSHIP.

USES PERMITTED: Shall prohibit residential use of the open land (except in connection with agriculture, forestry and recreation and shall not be amenable to permit such use) Access roads, driveways, local utility distribution lines, trails, temporary structures for outdoor recreation and agricultural structures shall be permitted on preserved open space land, provided that they do not impair the conservation value of the land.

- NYSEG UTILITY EASEMENT DEFINITION IS 10' WIDTH ALONG CENTERLINE OF THE PROPOSED DRIVEWAY CENTERLINE.
- PRIOR TO A CERTIFICATE OF OCCUPANCY, ALL DISTURBED AREAS SHALL BE FINAL GRADED, SEEDED/STABILIZED AND MULCHED TO THE SATISFACTION OF THE ZONING ADMINISTRATOR AND THE TOWN ENGINEER.
- THE OWNER OF LOTS 1A & 1B SHALL MAINTAIN SAFE ACCESS TO THE FIRE DEPARTMENT PULL OFF AREAS AND DRY HYDRANTS INCLUDING GRAVEL AREAS, DRY HYDRANT COMPONENTS, SIGNAGE, BRUSH REMOVAL AND SNOW PLOWING. THE OWNERS SHALL SCHEDULE A YEARLY INSPECTION OF THE PULL-OFF AREAS AND DRY HYDRANTS WITH THE FIRE CHIEF FOR ACCEPTANCE.

All sanitation and water supply facilities shall be designed to meet the minimum specifications of the Dutchess County Department of Health

Certified: Peder W. Scott, P.E. Date \_\_\_\_\_

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.

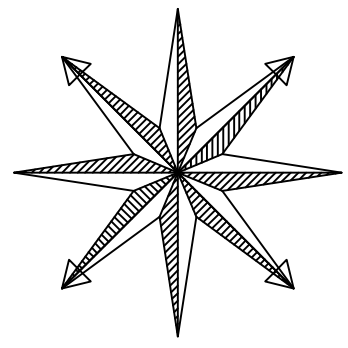
OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

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 62 DAYS OF THE CHAIRPERSON'S OR ACTING CHAIRPERSON OF THE PLANNING BOARD'S SIGNATURE. UNLESS THE FINAL PLAT HAS, WITHIN SUCH 62-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.

Final Plat Map for Minor Subdivision of 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

**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