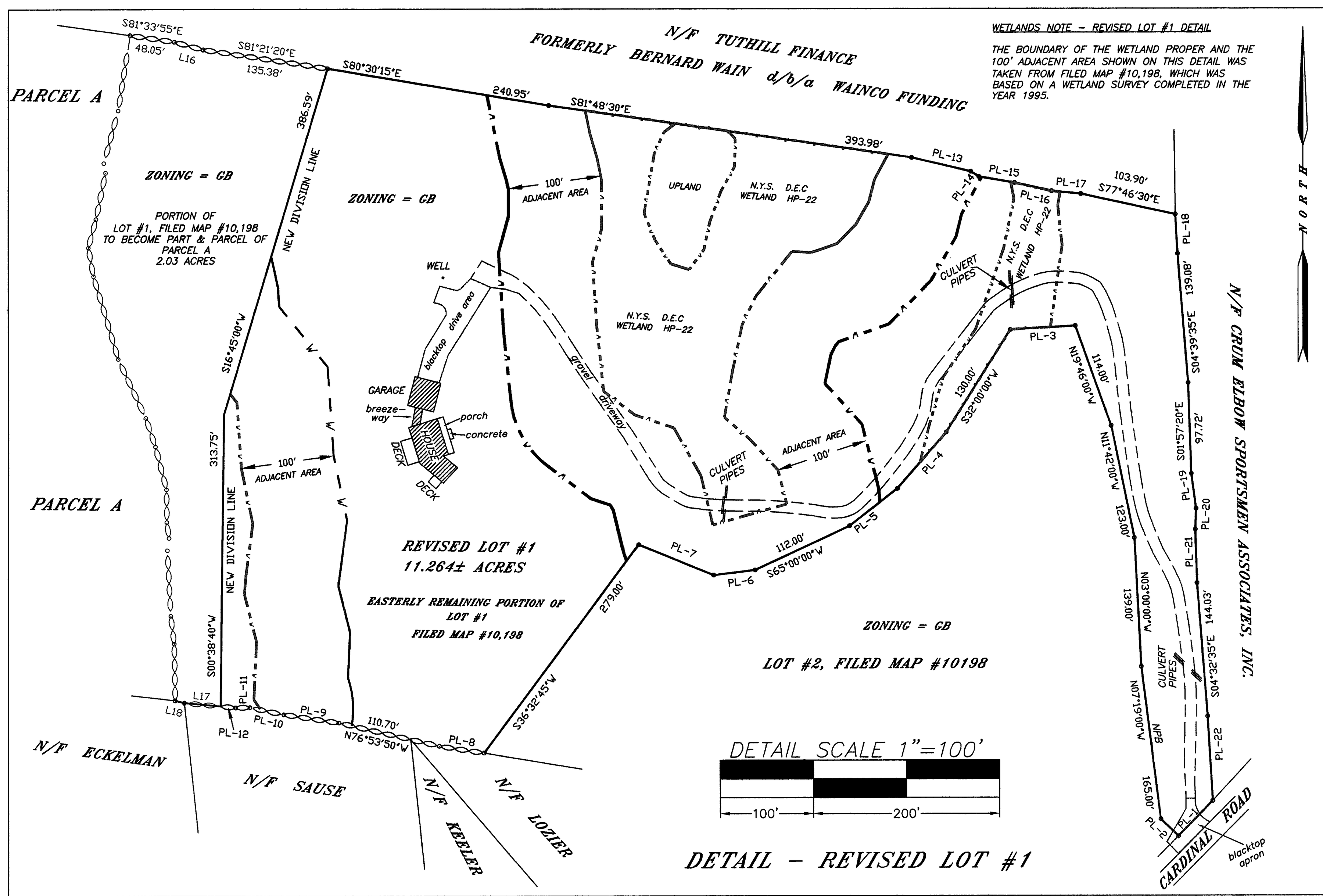

WETLANDS NOTE - REVISED LOT #1 DETAIL

THE BOUNDARY OF THE WETLAND PROPER AND THE 100' ADJACENT AREA SHOWN ON THIS DETAIL WAS TAKEN FROM FILED MAP #10,198, WHICH WAS BASED ON A WETLAND SURVEY COMPLETED IN THE YEAR 1995.

REVISED LOT #1, BOUNDARY COURSES

No.	Bearing	Distance
PL-1	S44°18'50"W	53.00'
PL-2	N45°41'10"W	26.24'
PL-3	S86°40'00"W	70.00'
PL-4	S41°00'00"W	80.00'
PL-5	S52°00'00"W	65.00'
PL-6	S83°00'00"W	45.00'
PL-7	N67°41'45"W	87.00'
PL-8	N81°09'05"W	48.58'
PL-9	N81°22'40"W	60.03'
PL-10	N77°57'50"W	37.16'
PL-11	S89°13'35"W	15.54'
PL-12	N84°32'05"W	16.00'
PL-13	S76°52'00"E	65.17'
PL-14	S57°13'25"E	10.67'
PL-15	S80°38'05"E	38.62'
PL-16	S77°21'20"E	40.68'
PL-17	S84°29'35"E	31.65'
PL-18	S03°21'15"E	41.95'
PL-19	S07°49'00"E	37.86'
PL-20	S02°06'55"W	22.27'
PL-21	S01°45'15"E	57.73'
PL-22	S03°25'10"E	90.76'

LEGEND

TREE LINE

MARSHY AREA

SETBACK BOUNDARY

(P) = PROPOSED

UTILITY POLE

OVERHEAD UTILITY LINE(S)

ROCK OUTCROP AREA

STONE WALL

FENCE

UTILITY POLE W/LIGHT

existing deed line to be abandoned

LIST OF LAND OWNERS INVOLVED IN THE LOT LINE ALTERATION

133200-6165-04-524481 G & G AMUSEMENTS, INC. 809 ROUTE 9G, HYDE PARK, NY 12538
133200-6165-03-444489 JOHN R. & MARIE T. GUERCIO 11 PHILLIPS DR., HYDE PARK, NY 12538
133200-6165-03-443482 PHILIP & CARLA GUERCIO 1222 ROUTE 9G, HYDE PARK, NY 12538
133200-6165-03-442474 FRANK & SALLY GUERCIO 148 CLINTFINGER RD., SAUGERTIES NY 12477
133200-6165-03-455481 JOHN R. & MARIE T. GUERCIO 11 PHILLIPS DR., HYDE PARK, NY 12538
133200-6165-04-618473 JOHN R. GUERCIO JR., 55 CARDINAL ROAD, HYDE PARK, NY 12538

LIST OF ADJOINING LAND OWNERS

133200-6165-01-443502 DERRICK STORZIERI, P.O. BOX 766, HYDE PARK, NY 12538
133200-6165-03-453462 JOYCE DAVIS 1218 ROUTE 9G, HYDE PARK, NY 12538
133200-6165-03-450441 ROBERT DOUGHTY, 1208 ROUTE 9G, HYDE PARK, NY 12538
133200-6165-04-540380 PAUL ECKELMAN 31 BEADART PLACE, HYDE PARK, NY 12538
133200-6165-04-602408 FRANK SAUSE & KATHLEEN PERRY 43 CARDINAL ROAD HYDE PARK, NY 12538
133200-6165-04-647443 RONALD HILL 53 CARDINAL ROAD, HYDE PARK, NY 12538
133200-6165-02-721507 CRUM ELBOW SPORTSMEN ASSOCIATION, 79 SLEIGHT ROAD POK. NY 12603
133200-6165-02-690640 TUTHILL FINANCE 60 KATONA DRIVE, FAIRFIELD CT. 06824
133200-6165-01-468537 DENIS TOMPKINS 1246 ROUTE 9G, HYDE PARK, NY 12538
133200-6165-01-454523 DON GOMO 1238 ROUTE 9G, HYDE PARK, NY 12538
133200-6165-01-481505 SAM VIVENZIO 1905 W. ROUTE 52, WALDEN, NY 12586
133200-6165-01-420510 JOHN & FRANK GUERCIO 1225 ROUTE 9G, HYDE PARK, NY 12538
133200-6165-03-415475 G & G AMUSEMENTS, INC. 1221 ROUTE 9G, HYDE PARK, NY 12538
133200-6165-04-629410 45 CARDINAL ROAD, HYDE PARK, NY 12538
133200-6165-04-647414 BARBARA LOZIER 49 CARDINAL ROAD, HYDE PARK, NY 12538

YARD & SETBACK REQUIREMENTS FOR THE EAST PARK BUSINESS DISTRICT	YARD & SETBACK REQUIREMENTS FOR THE GREENBELT DISTRICT
FRONT YARD = 20'	FRONT YARD = 50'
SIDE YARD = 10'	SIDE YARD = 25'
REAR YARD = 20'	REAR YARD = 50'
ONE SHED - SETBACK	ONE SHED - SETBACK
FRONT YARD = 20'	FRONT YARD = 50'
SIDE YARD = 5'	SIDE YARD = 5'
REAR YARD = 5'	REAR YARD = 5'

DENSITY CALCULATION TABLE

ZONING DISTRICT EPBD = 8DU/A

PARCEL A
17.277 ACRES DIVIDED BY 8 DU/A = 138 DU

PARCEL B
0.84 ACRE DIVIDED BY 8 DU/A = 6 DU

PARCEL C
0.594 ACRE DIVIDED BY 8 DU/A = 4 DU

PARCEL D
0.605 ACRES DIVIDED BY 8 DU/A = 4 DU

DENSITY CALCULATION TABLE

ZONING DISTRICT GREENBELT = 0.4 DU/A MIN. OR 0.5 DU/A MAX.

REVISED LOT #1
11.264 ACRES-1.47 ACRES (DEC WETLAND PROPER SHOWN ON FILED MAP #10,198) = 9.79 ACRES X 0.5 DU/A = 4 DU

THE DENSITY CALCULATION FOR REVISED LOT #1 WAS COMPILED ACCORDING TO THE ZONING LAW OF THE TOWN OF HYDE PARK, FOR A PARCEL LESS THAN 10 ACRES, AT THE RATE OF OF 2DU/A.

ALL OF THE DENSITY CALCULATIONS INDICATED HEREON ARE PURELY MATHEMATICAL AND ARE NOT THE RESULT OF AN ACTUAL ENGINEERING ANALYSIS OR FEASIBILITY STUDY OF ANY NATURE.

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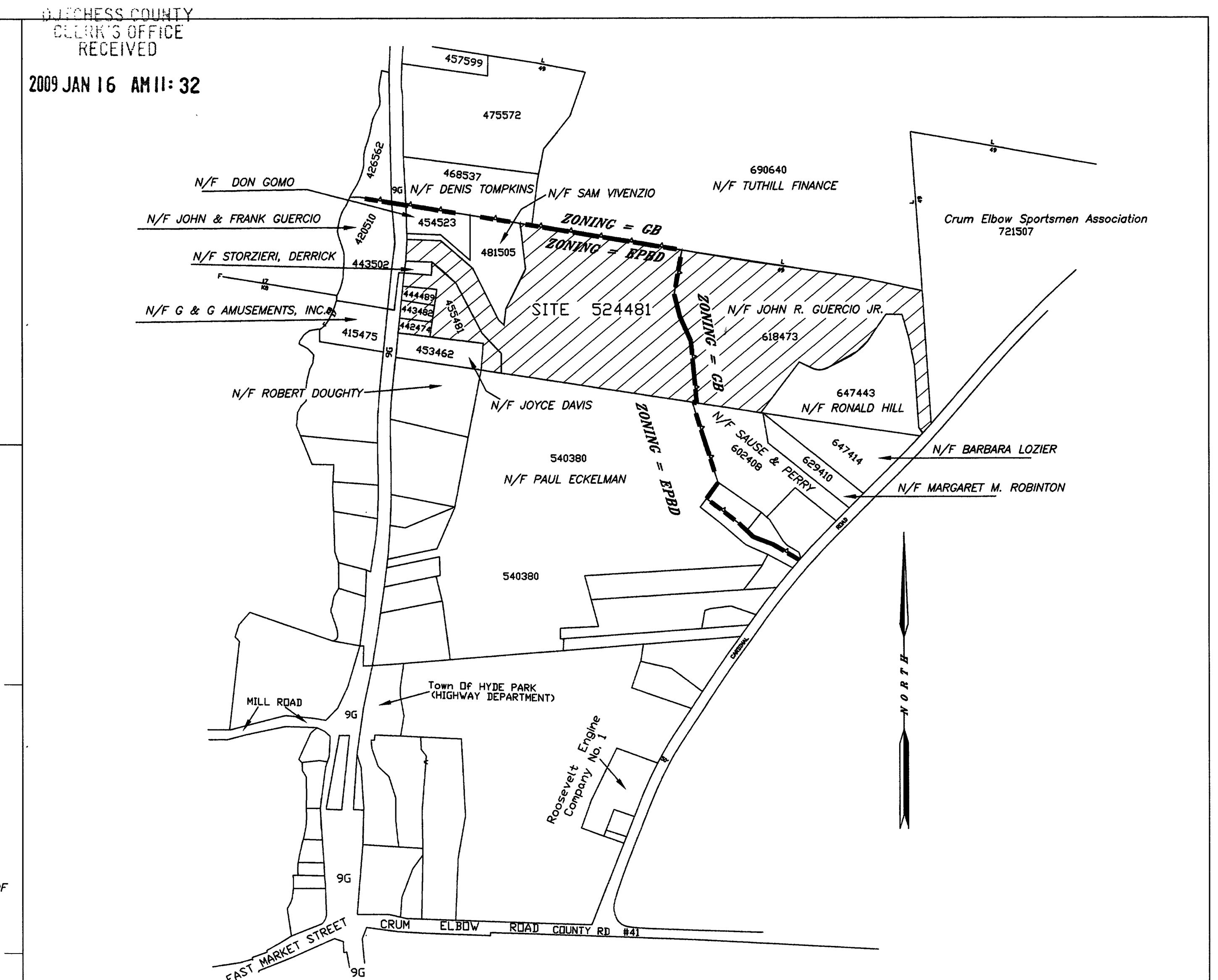


LOCATION AND AREA MAP SCALE: 1"=500' TAX GRID ID # 133200-6165-01, 02, 03 & 04 PROJECT ZONING DISTRICT = EPBD & GREENBELT

EASEMENT BOUNDARY COURSES ALONG CENTERLINE OF EASEMENT

No.	Bearing	Distance
E-2	S85°21'55"E	38.88'
E-3	S63°56'55"E	61.00'
E-4	S56°02'05"E	113.78'
E-5	N43°21'45"E	58.00'
E-6	N27°34'45"E	13.42'

LOT AREA ADJUSTMENT TABLE

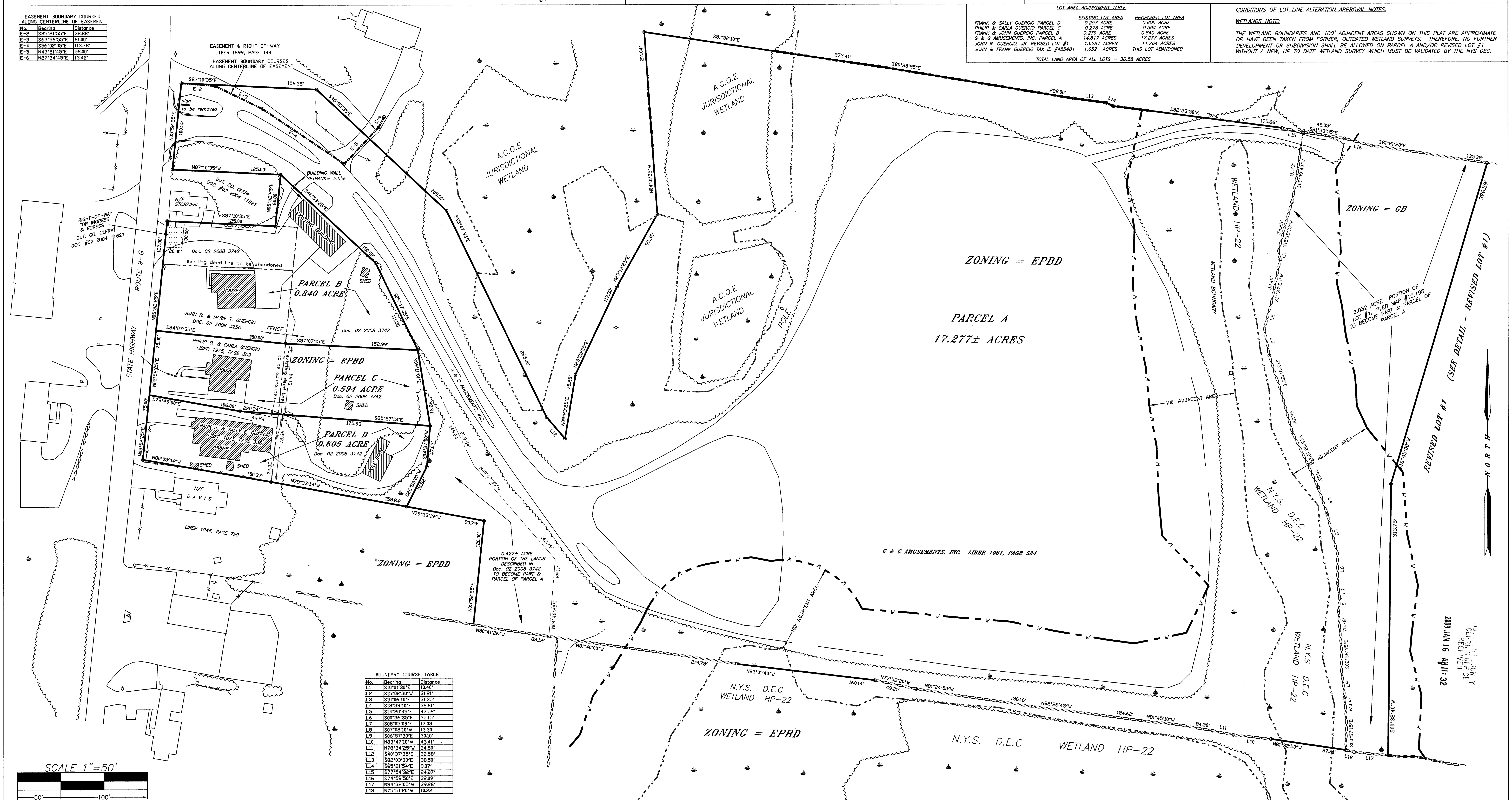
	EXISTING LOT AREA	PROPOSED LOT AREA
FRANK & SALLY GUERCIO PARCEL D	0.257 ACRE	0.605 ACRE
PHILIP & CARLA GUERCIO PARCEL C	0.278 ACRE	0.594 ACRE
FRANK & JOHN GUERCIO PARCEL B	0.279 ACRE	0.840 ACRE
G & G AMUSEMENTS, INC. PARCEL A	14.817 ACRES	17.277 ACRES
JOHN R. GUERCIO, JR. REVISED LOT #1	13.297 ACRES	11.264 ACRES
JOHN & FRANK GUERCIO TAX ID #455481	1.652 ACRES	THIS LOT ABANDONED

TOTAL LAND AREA OF ALL LOTS = 30.58 ACRES

CONDITIONS OF LOT LINE ALTERATION APPROVAL NOTES:

WETLANDS NOTE:

THE WETLAND BOUNDARIES AND 100' ADJACENT AREAS SHOWN ON THIS PLAT ARE APPROXIMATE OR HAVE BEEN TAKEN FROM FORMER, OUTDATED WETLAND SURVEYS. THEREFORE, NO FURTHER DEVELOPMENT OR SUBDIVISION SHALL BE ALLOWED ON PARCEL A AND/OR REVISED LOT #1 WITHOUT A NEW, UP TO DATE WETLAND SURVEY WHICH MUST BE VALIDATED BY THE NYS DEC.



BOUNDARY COURSE TABLE

No.	Bearing	Distance
L1	S10°01'30"E	10.40'
L2	S15°02'30"W	31.21'
L3	S10°06'10"E	31.35'
L4	S18°39'10"E	32.61'
L5	S14°20'45"E	47.52'
L6	S00°36'35"E	35.15'
L7	S08°05'09"E	17.03'
L8	S07°08'10"W	13.30'
L9	S06°57'30"E	30.10'
L10	N83°47'10"W	43.41'
L11	N78°34'25"W	24.50'
L12	S40°37'35"E	32.58'
L13	S82°03'30"E	38.50'
L14	S65°21'54"E	9.07'
L15	S77°54'32"E	24.87'
L16	S74°58'50"E	32.09'
L17	N84°32'05"W	39.26'
L18	N75°51'20"W	10.22'

PREPARED BY:
MICHAEL A. DALBO
LAND SURVEYOR, P.C.
10 CRUM ELBOW ROAD
HYDE PARK, N.Y. 12538
(845) 229-9383

STATE OF NEW YORK · MICHAEL A. DALBO · No. 049311 · LICENSED LAND SURVEYOR

SURVEYORS NOTE:

THE PLANIMETRIC FEATURES SHOWN ON THIS PLAT WERE COMPILED BY GOLDEN AERIAL SURVEYS, FROM A GROUND CONTROLLED AERIAL SURVEY BASED ON PHOTOS OBSERVED IN MARCH 1989.

I HEREBY CERTIFY 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.

Michael A. Dalbo
MICHAEL A. DALBO, L.S. 049311

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 OF DUTCHESS.

John Guercio 10/30/08		10/30/08	
JOHN GUERCIO	DATE	JOHN R. GUERIO JR.	DATE
Frank Guercio 10/30/08		Sally Guercio 10/30/08	
FRANK GUERCIO	DATE	SALLY GUERCIO	DATE
Philip Guercio 10/30/08		Carla Guercio 10/30/08	
PHILIP GUERCIO	DATE	CARLA GUERCIO	DATE
John Guercio Presi. 10/30/08		Marie T. Guercio	
G & G AMUSEMENTS, INC.	DATE	MARIE T. GUERCIO	DATE

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.

John H. Ehlers, PE DATE: 11-5-08
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH

APPROVED BY RESOLUTION #16-08B OF THE PLANNING BOARD OF HYDE PARK, NEW YORK ON THE 15th DAY OF October, 2008 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 5 DAY OF January 2009

Michael Dupree
CHAIRMAN

REVISED JULY 29, 2008 - REVISE WETLAND AND 100' ADJACENT AREA

REVISED APRIL 03, 2008 - ADD WETLANDS NOTE, LOT ADJUSTMENT TABLE, ENHANCE EXISTING DEED LINES

FINAL PLAT
LOT LINE ALTERATION
FOR

G U E R C I O

TOWN OF HYDE PARK DUTCHESS CO., NEW YORK
SCALE 1"=50' MARCH 06, 2008

ZONING DISTRICTS = EAST PARK BUSINESS DISTRICT and GREENBELT
SCHOOL DISTRICT = HYDE PARK C.S.D. #1
FIRE DISTRICTS = ROOSEVELT FIRE (17)

FILE: 3322 GUERCIO LOT LINE ALTERATION 03-05-08

DUTCHESS COUNTY CLERK'S OFFICE RECEIVED 2009 JAN 16 AM 11:32

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FILED DATE:01/16/2009

Kevin Doc #: 23111112227 Printed Page 1 of 1