

**ZONING REQUIREMENTS**  
FOR RD-1A ZONE

	REQUIRED	PROPOSED
MINIMUM LOT AREA	1 ACRE	1.18 ACRE
MINIMUM LOT WIDTH	125 FT.	128 FT.
MINIMUM LOT DEPTH	153 FT.	204 FT.
MINIMUM YARD SETBACKS		
FRONT	55 FT.	52 FT.
SIDE	25 FT.	34.4 FT.
REAR	25 FT.	51.5 FT.
MAXIMUM BUILDING HEIGHT	2 1/2 STORY	2 1/2 STORY
MAXIMUM LOT COVERAGE	5%	2%

- NOTES**
1. Provisions subject to all rights of the Town of Ulster and County of Ulster, its Highway agencies, its own lands adjacent to or lying in the bed of Upper Samsonville Road and County Route 3.
  2. Provisions subject to all rights of eas, utility grants or easements of record, if any.
- DEED REFERENCE**
- Agreed Hansen and Elizabeth H. Hansen to The Elizabeth H. Hansen Removable Trust by deed dated October 23, 2004 and recorded in the Ulster County Clerk's Office on November 5, 2004 in Ulster 2004-01 Deeds at page 25.

**MAP REFERENCE**

"Final Plan Showing Subdivision for lands of Hansen" dated July 3, 2005 and recorded in the Ulster County Clerk's Office on July 21, 2005 as Filed Map No. 05-1281.

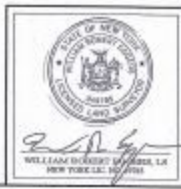
**TAX MAP REFERENCE**

Section 80.1 - Block 7 - Lot 18, 19

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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The date and publication of this document are not representations of the accuracy of the survey or the opinions and conclusions of the engineer and the Surveyor has not been altered in any manner.

An additional signature is affixed to this survey map in a violation of State 1000, Subsection 1 of Article 17 of the State Constitution.



**PRELIMINARY PLAN**  
SHOWING SUBDIVISION FOR LANDS OF  
**HANSEN**  
TOWN OF ULSTER  
ULSTER COUNTY - NEW YORK

Scale: 1" = 40'

JANUARY 7, 2022  
REVISED APRIL 6, 2022  
REVISED MAY 19, 2022

**MEDENBACH & EGERS**  
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