



NOW OR FORMERLY
KOLTS
L. 2767 ~ P. 0282
S.B.L. 53.4-1-1.100

NOW OR FORMERLY
STEPANCIC
L. 2224 ~ P. 295
S.B.L. 53.4-1-5

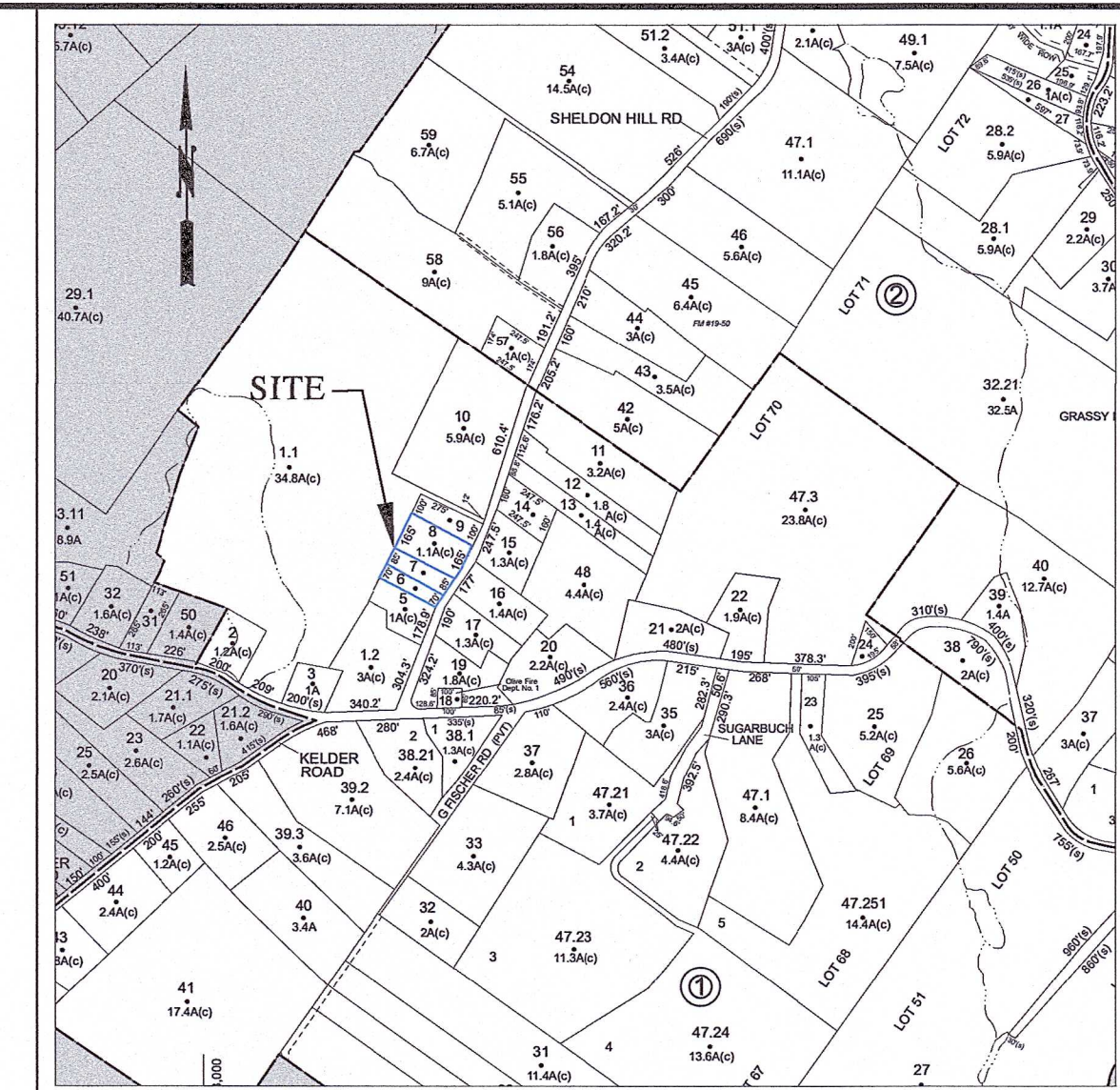
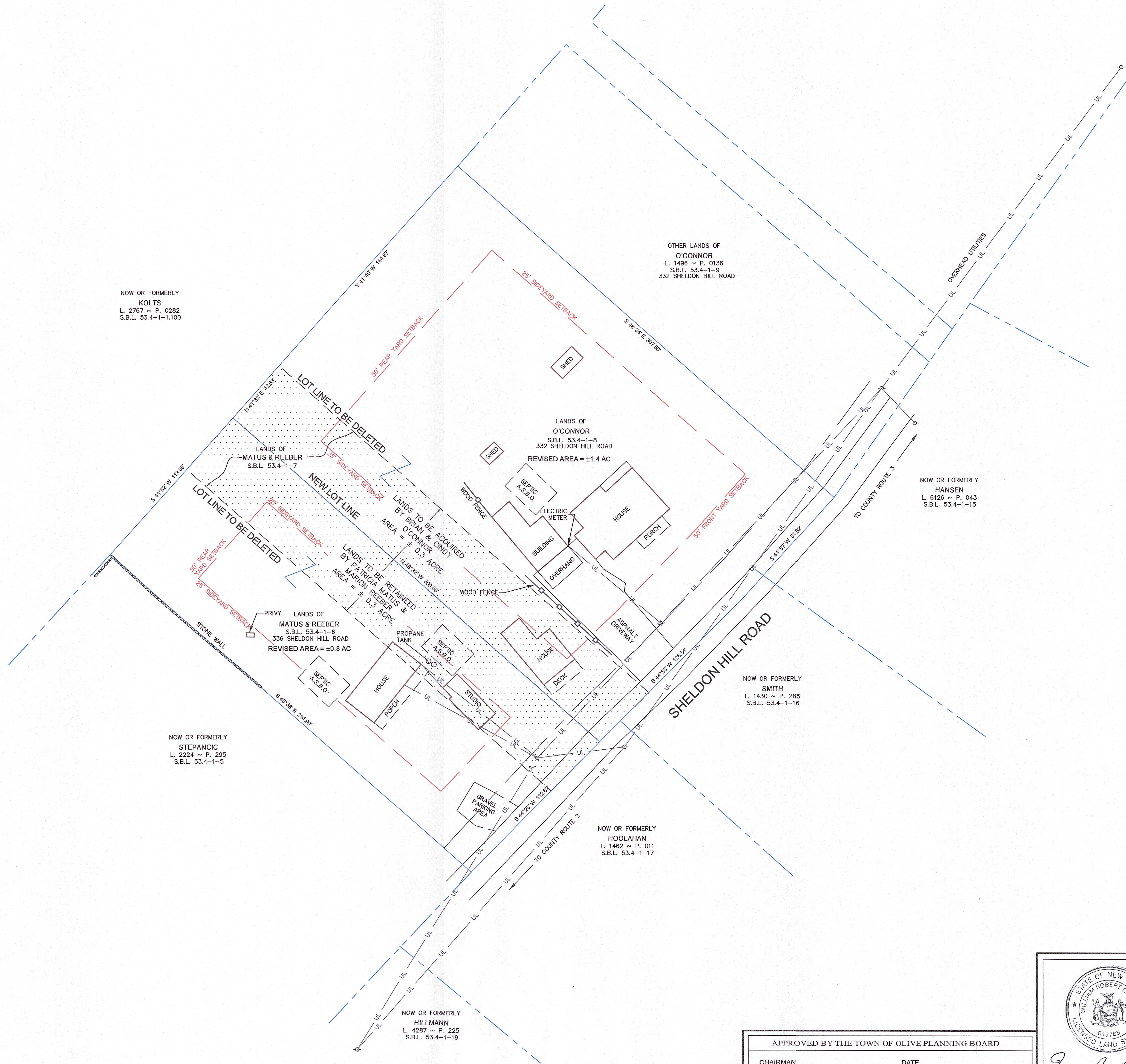
NOW OR FORMERLY
HILLMANN
L. 4287 ~ P. 225
S.B.L. 53.4-1-19

OTHER LANDS OF
O'CONNOR
L. 1496 ~ P. 0136
S.B.L. 53.4-1-9
332 SHELDON HILL ROAD

NOW OR FORMERLY
HANSEN
L. 6126 ~ P. 043
S.B.L. 53.4-1-15

NOW OR FORMERLY
SMITH
L. 1430 ~ P. 285
S.B.L. 53.4-1-16

NOW OR FORMERLY
HOOLAHAN
L. 1462 ~ P. 011
S.B.L. 53.4-1-17



LOCATION MAP: T/O OLIVE TAX MAP, SECTION 53.4
SCALE: 1" = 800'

ZONING REQUIREMENTS

FOR ER (EXURBAN RESIDENTIAL) ZONE

	REQUIRED
MINIMUM LOT AREA	1 AC
MINIMUM LOT WIDTH	125 FT
MINIMUM LOT DEPTH	150 FT
MINIMUM YARD SETBACKS	
FRONT	50 FT
SIDE	25 FT
REAR	50 FT
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM LOT COVERAGE	15%

DEED REFERENCE

Michelle Monarch to Patricia Matus and Marion Reeber by deed dated November 11, 2020 and recorded in the Ulster County Clerk's Office on November 17, 2020 in Liber 6709 of Deeds at page 211.

Dominick Randazzo to Patricia Matus and Marion Reeber by deed dated October 6, 2021 and recorded in the Ulster County Clerk's Office on December 17, 2021 in Liber 6972 of Deeds at page 219.

John Nadotti and Elizabeth Nadotti to Brian J. O'Connor and Cindy A. O'Connor by deed dated December 18, 1983 and recorded in the Ulster County Clerk's Office on December 19, 1983 in Liber 1496 of Deeds at page 136.

OWNERS ENDORSEMENT

I HEREBY GRANT MY APPROVAL TO THIS PLAT AND THE PLANS SHOWN HEREON AND CONSENT TO ITS FILING AT THE OFFICE OF THE COUNTY CLERK.

OWNER: _____ DATED: _____

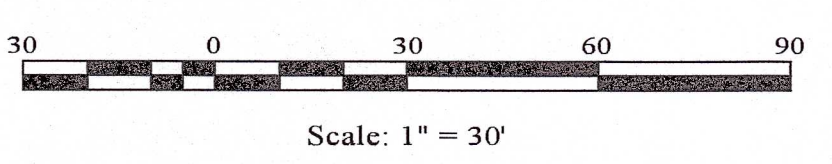
OWNER: _____ DATED: _____

OWNER: _____ DATED: _____

OWNER: _____ DATED: _____

OWNER	OWNER
PATRICIA MATUS & MARION REEBER 336 SHELDON HILL RD OLIVEBRIDGE, NY 12461	BRIAN & CINDY O'CONNOR 332 SHELDON HILL RD OLIVEBRIDGE, NY 12461
TAX MAP ID# 53.4-1-6 53.4-1-7	TAX MAP ID# 53.4-1-8

SKETCH PLAN
SHOWING LOT LINE ADJUSTMENT FOR LANDS OF
MATUS & REEBER
AND
O'CONNOR
TOWN OF OLIVE
ULSTER COUNTY - NEW YORK



MARCH 1, 2022

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047
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APPROVED BY THE TOWN OF OLIVE PLANNING BOARD

CHAIRMAN _____ DATE _____

MEMBER _____ DATE _____

