



**ZONING REQUIREMENTS**  
FOR R2-A ZONE

	MINIMUM	MAXIMUM
MINIMUM LOT AREA	1 ACRE	1.28 ACRES
MINIMUM LOT WIDTH	125 FT.	128 FT.
MINIMUM LOT DEPTH	100 FT.	102 FT.
MINIMUM YARD SETBACKS		
FRONT	30 FT.	33 FT.
REAR	20 FT.	24 FT.
SIDE	20 FT.	24 FT.
MINIMUM BUILDING HEIGHT	2 TO STORY	2 TO STORY
MINIMUM LOT COVERAGE	10%	25%

**NOTES**

1. Frontline setback to 40 feet of the Town of Ulster and County of Ulster for the proposed 2.5 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
2. Frontline setback to 40 feet of the proposed 2.1 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
3. Frontline setback to 40 feet of the proposed 7.7 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
4. Frontline setback to 40 feet of the proposed 2.1 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
5. Frontline setback to 40 feet of the proposed 7.7 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
6. Frontline setback to 40 feet of the proposed 2.1 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
7. Frontline setback to 40 feet of the proposed 7.7 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
8. Frontline setback to 40 feet of the proposed 2.1 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
9. Frontline setback to 40 feet of the proposed 7.7 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
10. Frontline setback to 40 feet of the proposed 2.1 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
11. Frontline setback to 40 feet of the proposed 7.7 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
12. Frontline setback to 40 feet of the proposed 2.1 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
13. Frontline setback to 40 feet of the proposed 7.7 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
14. Frontline setback to 40 feet of the proposed 2.1 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
15. Frontline setback to 40 feet of the proposed 7.7 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
16. Frontline setback to 40 feet of the proposed 2.1 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
17. Frontline setback to 40 feet of the proposed 7.7 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
18. Frontline setback to 40 feet of the proposed 2.1 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
19. Frontline setback to 40 feet of the proposed 7.7 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.
20. Frontline setback to 40 feet of the proposed 2.1 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3.

**DEED REFERENCE**

Agreed to and accepted by the Town of Ulster and County of Ulster for the proposed 2.5 acre lot adjacent to 100 feet of the east of Upper Samsonville Road and County Route 3, 2022 and recorded in the Ulster County Clerk's Office on July 21, 2022 and Map No. 22-124.

**MAP REFERENCE**

The Plan showing the location of the proposed 2.1 acre lot, 7.7 acre lot, and 2.5 acre lot, 2022 and recorded in the Ulster County Clerk's Office on July 21, 2022 and Map No. 22-124.

**TAX MAP REFERENCE**

Section 951-2-119, Map No. 22-124.

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

Scale 1" = 40'

JUNE 20, 2022

**MEDENBACH & EGGERS**  
CIVIL ENGINEERING & LAND SURVEYING, P.C.  
3100 ROUTE 92, SUITE 100  
CATSKILL, NY 12414

Prepared July 20, 2022 by  
Matthew J. Eggers, Registered Professional Engineer  
- IN ACCORDANCE WITH STATE LAW -