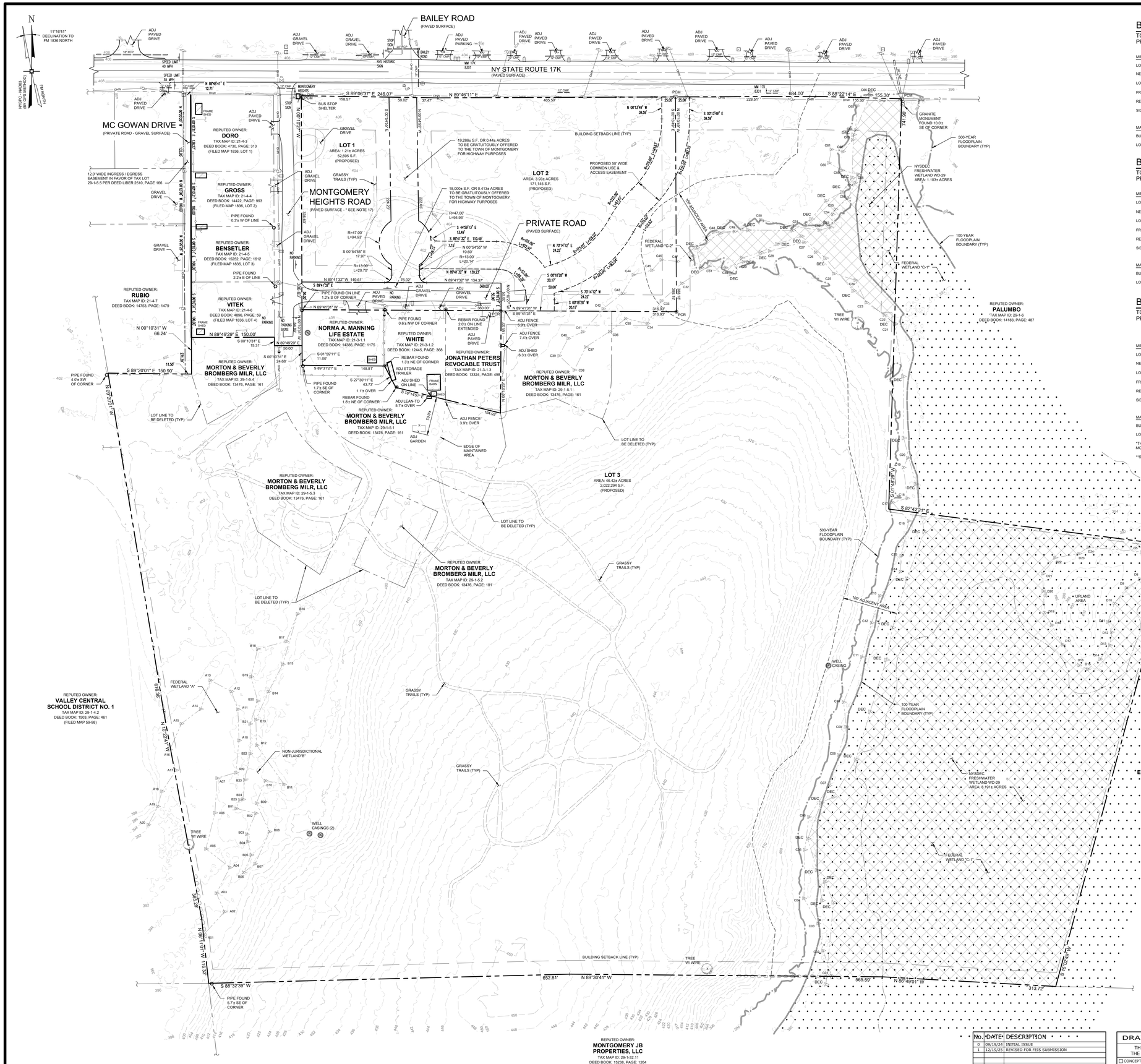


BULK REQUIREMENTS

TOWN OF MONTGOMERY - ZONING DISTRICT RM-1
PROPOSED USE(S): MULTIPLE DWELLING
(§235 - 6.3 ATTACHMENT 1)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	5,000 SF	± 1,728,906 SF
NET LOT AREA	5,000 SF	± 1,268,083 SF
LOT WIDTH	50 FEET	± 1,408.87 FEET
FRONT YARD	25 FEET	± 293.10 FEET
REAR YARD	25 FEET	± 182.40 FEET
SIDE YARD (ONE / BOTH)	10 / 15 FEET	± 355.10 / ± 1,020.20 FEET
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FT	< 35 FT
LOT COVERAGE (BUILDINGS)	35 %	9.95 %

BULK REQUIREMENTS

TOWN OF MONTGOMERY - ZONING DISTRICT RA-1
PROPOSED USE(S): OPEN SPACE
(§235 - 6.3 ATTACHMENT 1)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	16,335 SF	± 136,999 SF
NET LOT AREA	16,335 SF	± 136,999 SF
LOT WIDTH	100 FEET	± 1,408.87 FEET
FRONT YARD	35 FEET	± 293.10 FEET
REAR YARD	35 FEET	± 266.00 FEET
SIDE YARD (ONE / BOTH)	15 / 30 FEET	± 355.10 / ± 1020.20 FEET
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FT	< 35 FT
LOT COVERAGE (BUILDINGS)	25 %	0 %

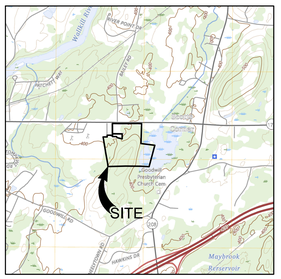
BULK REQUIREMENTS

TOWN OF MONTGOMERY - ZONING DISTRICT B-2
PROPOSED USE(S): BANK (LOT 1)
RETAIL STORE (LOT 2)
WASTEWATER TREATMENT PLANT (LOT 3)
(§235 - 6.3 ATTACHMENT 1)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	LOT 1	LOT 2	LOT 3
LOT AREA	20,000 SF	± 52,695 SF	± 171,145 SF	± 156,389 SF
NET LOT AREA	20,000 SF	± 52,695 SF	± 164,179 SF	± 102,354 SF
LOT WIDTH	150 FEET	± 159.4 FEET	± 467.2 FEET	± 406.6 FEET
FRONT YARD	65 FEET*	± 143.5 FEET	± 65.5 FEET	± 65.5 FEET
REAR YARD	30 FEET	± 89.4 FEET	± 89.4 FEET	± 89.4 FEET
SIDE YARD (ONE / BOTH)	20 / 40 FEET**	± 105.7 / ± 766.6 FEET	± 23.5 / ± 362.7 FEET	± 23.5 / ± 362.7 FEET
MAXIMUM ALLOWABLE				
BUILDING HEIGHT	40 FT	< 40 FT	< 40 FT	< 40 FT
LOT COVERAGE (BUILDINGS)	30%	14.50 %	0.91 %	0.91 %

*THE FRONT YARD SHALL BE 60 FEET IN ACCORDANCE WITH TOWN OF MONTGOMERY ZONING LAW §235-11.4-G-1.

**SIDE YARD ABUTTING A SIDE STREET ON A CORNER LOT SHALL BE 25 FEET.



LOCATION MAP

USGS WALDEN QUADRANGLE
SCALE: 1"=2000'

GENERAL NOTES:

1. TAX MAP IDENTIFICATION NUMBER:
   SECTION 29, BLOCK 1, LOTS 5.1, 5.2, 5.3, 5.4, 5.5
2. TAX AREA OF SUBJECT PARCEL: 52.420± ACRES (TOTAL)
   52.007± ACRES (PROPOSED)
3. DEED REFERENCE:
   DEED LIBER 1840, PAGE 270 (29-1-5.1); DEED LIBER 1840, PAGE 274 (29-1-5.2)
   DEED LIBER 1840, PAGE 272 (29-1-5.3); DEED LIBER 1840, PAGE 268 (29-1-5.45)
   DEED LIBER 13476, PAGE 161 (29-1-5.5)
4. OWNER / APPLICANT: MILR, LLC
   P.O. BOX 366
   WALDEN, NEW YORK 12586
5. MAP REFERENCES:
   A. A MAP ENTITLED, "PLAN OF SUBDIVISION - SECTION "A" MONTGOMERY HEIGHTS" DATED OCTOBER 1959 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON OCTOBER 23, 1959 AS MAP NUMBER 1836.
   B. A MAP ENTITLED, "LOT LINE CHANGE / SUBDIVISION PLAN - VILLAGE AT GOODWILL" DATED MARCH 2004 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON DECEMBER 9, 2005 AS MAP NUMBER 951-05.
   C. A MAP ENTITLED, "LOT LINE CHANGE AND SURVEY MAP OF LANDS OF ROBERT & LOUISE FISCHER" DATED AUGUST 1996 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON MARCH 3, 1997 AS MAP NUMBER 49-97.
6. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2014 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS GIS.GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR DOCUMENTS FROM A TITLE SEARCH AND IS THEREFORE SUBJECT TO WHATEVER STATEMENT OF FACTS THAT MAY BE REVEALED IN SUCH REPORTS.
8. SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS OF RECORD.
9. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
10. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
11. CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
12. ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY ENGINEERING & SURVEYING PROPERTIES, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.
13. UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT RELY ON UNAUTHORIZED COPIES. THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED OR OTHERWISE VOID ON ALL UNAUTHORIZED COPIES. ALL ORIGINAL DOCUMENTS BEAR AN ORIGINAL IMPRESSION AND INK SIGNATURE.
14. ALL UNDERGROUND UTILITIES AND/OR IMPROVEMENTS OR THE ENCROACHMENT OF SUCH IMPROVEMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF THE ENCROACHMENT OF SUCH UNDERGROUND IMPROVEMENTS EXIST OR ARE SHOWN HEREON, THE ENCROACHMENTS OF SUCH UNDERGROUND UTILITIES AND/OR IMPROVEMENTS ARE NOT COVERED BY THIS CERTIFICATE.
15. ALL PROPOSED LOTS SHALL BE SERVICED BY CENTRAL WATER AND CENTRAL SEWER.
16. NYSDEC WETLANDS FLAGGED BY LANCE KOLTS ON 10/05/01 AND CONFIRMED BY MICHAEL FRANTZ ON 11/09/22.
17. ACOE WETLANDS FLAGGED BY ECOLOGICAL ANALYSIS, LLC ON 12/27/21 AND FIELD LOCATED BY ENGINEERING & SURVEYING PROPERTIES, P.C. ON 01/04/22.
18. THIS SITE FALLS WITHIN ZONE AE A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE OF FLOOD PER THE NATIONAL FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) PANEL 0114E, COMMUNITY: MONTGOMERY, TOWN OF , NUMBER 360623, MAP NUMBER 36071C0114E, EFFECTIVE DATE AUGUST 3, 2009.
19. THE ENTIRETY OF MONTGOMERY HEIGHTS ROAD RIGHT-OF-WAY SHALL BE GRATUITOUSLY DEDICATED TO THE TOWN OF MONTGOMERY FOR HIGHWAY PURPOSES.

LEGEND

PROPERTY LINE
ADJOINING PROPERTY LINE
CONTOUR LINE
INDEX CONTOUR LINE
BUILDING SETBACK LINES
ACCESS EASEMENT
EDGE OF ROAD
CURB LINE
STONEWALL
STONEWALL REMAINS
EDGE OF MAINTAINED AREA
LIMITS OF NYSDEC WETLANDS
LIMITS OF FEDERAL WETLANDS
100' ADJACENT AREA
FEMA 500 YEAR FLOOD ZONE
FEMA 100 YEAR FLOOD ZONE
BARBED WIRE FENCE
CHAINLINK FENCE
STOCKADE FENCE
OVERHEAD WIRE
DRAINAGE COURSE
DRAINAGE PIPE
HYDRANT
DRAINAGE MANHOLE
SEWER MANHOLE
GAS VALVE
WATER VALVE
WATER SHUT-OFF VALVE
UTILITY POLE
GUY ANCHOR
PIPE MARKER
REBAR MARKER
CONCRETE MONUMENT
PROPOSED CAPPED REBAR
PROPOSED CONCRETE MONUMENT
CATCH BASIN
MAILBOX
SIGN (TYPE NOTED)

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW;

MORTON & BEVERLY BROMBERG REVOCABLE LIFETIME TRUST MILR, LLC;
TOWN OF MONTGOMERY;

THAT THIS SURVEY MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON DATA CONTAINED IN DEEDS OR MAPS OF RECORD LISTED HEREON. TOGETHER WITH EVIDENCE FOUND IN THE FIELD, AND THAT THERE ARE NO SURFACE ENCROACHMENTS EXCEPT AS OTHERWISE SHOWN HEREON, AS COMPLETED ON JANUARY 10, 2023.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

No.	DATE	DESCRIPTION
0	09/19/24	INITIAL ISSUE
1	12/19/25	REVISED FOR FEES SUBMISSION

DRAWING STATUS

ISSUE DATE: 09/19/24

THIS SHEET IS PART OF THE PLAN SET ISSUED FOR

	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☐ PLANNING BOARD APPROVAL	N/A	OF	N/A
☐ OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☑ OTHER	1	OF	1
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE LICENSED PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

BRIAN D. BABCOCK, L.S.
NEW YORK STATE LICENSE # 050830

60 0 30 60 120
1 inch = 60 ft.

ENGINEERING & SURVEYING PROPERTIES
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REALTY SUBDIVISION & LOT CONSOLIDATION PLAN

SHEFFIELD APARTMENTS
NY STATE ROUTE 17K
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

JOB #: 103.0301	DRAWN BY: KMP/JMC
DATE: 09/19/24	SCALE: 1"=60'
REVISION: 1	TAX LOT: 29-1-5.1, 5.2, 5.3, 5.4, 5.5

RS-1

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