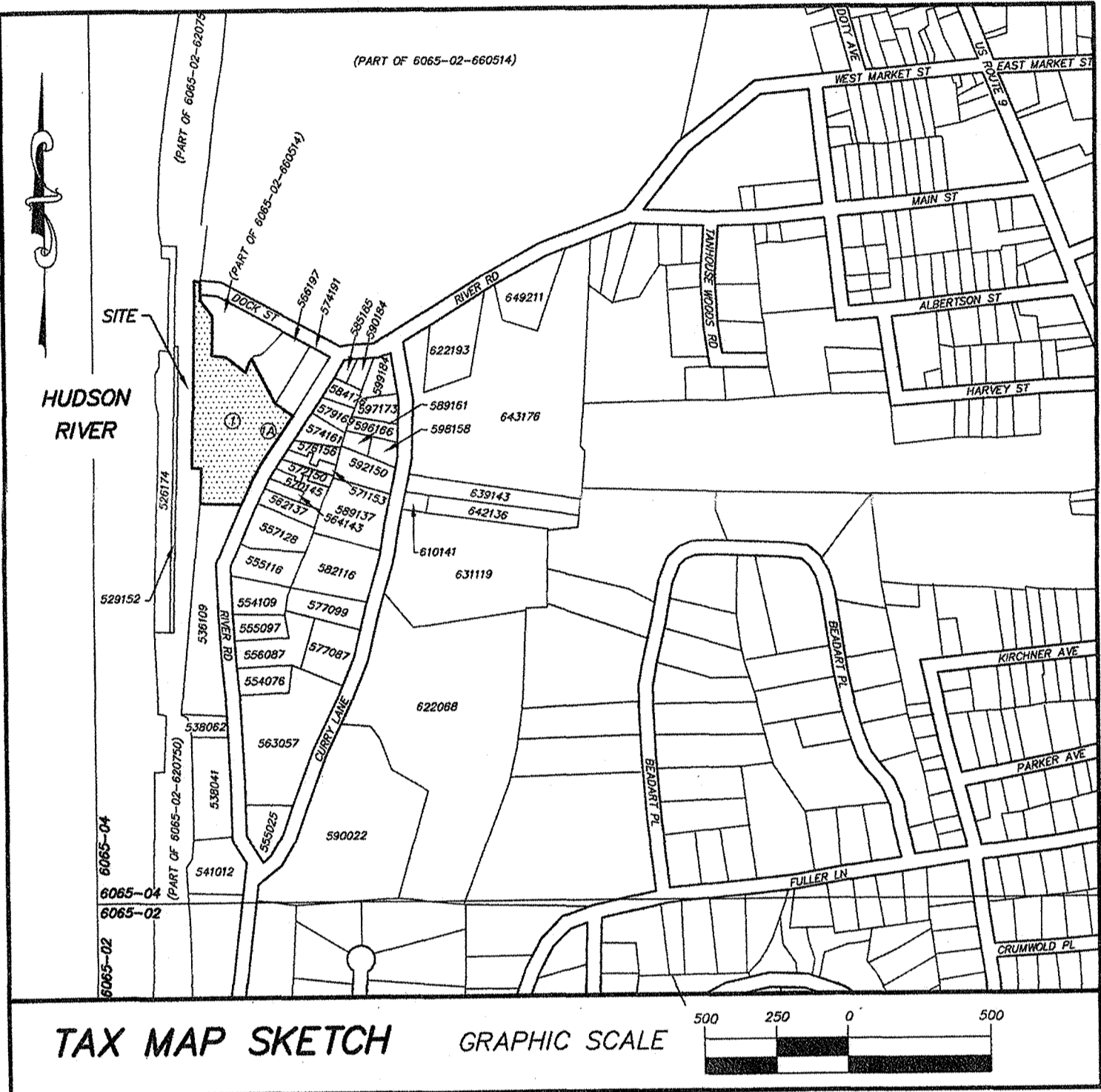
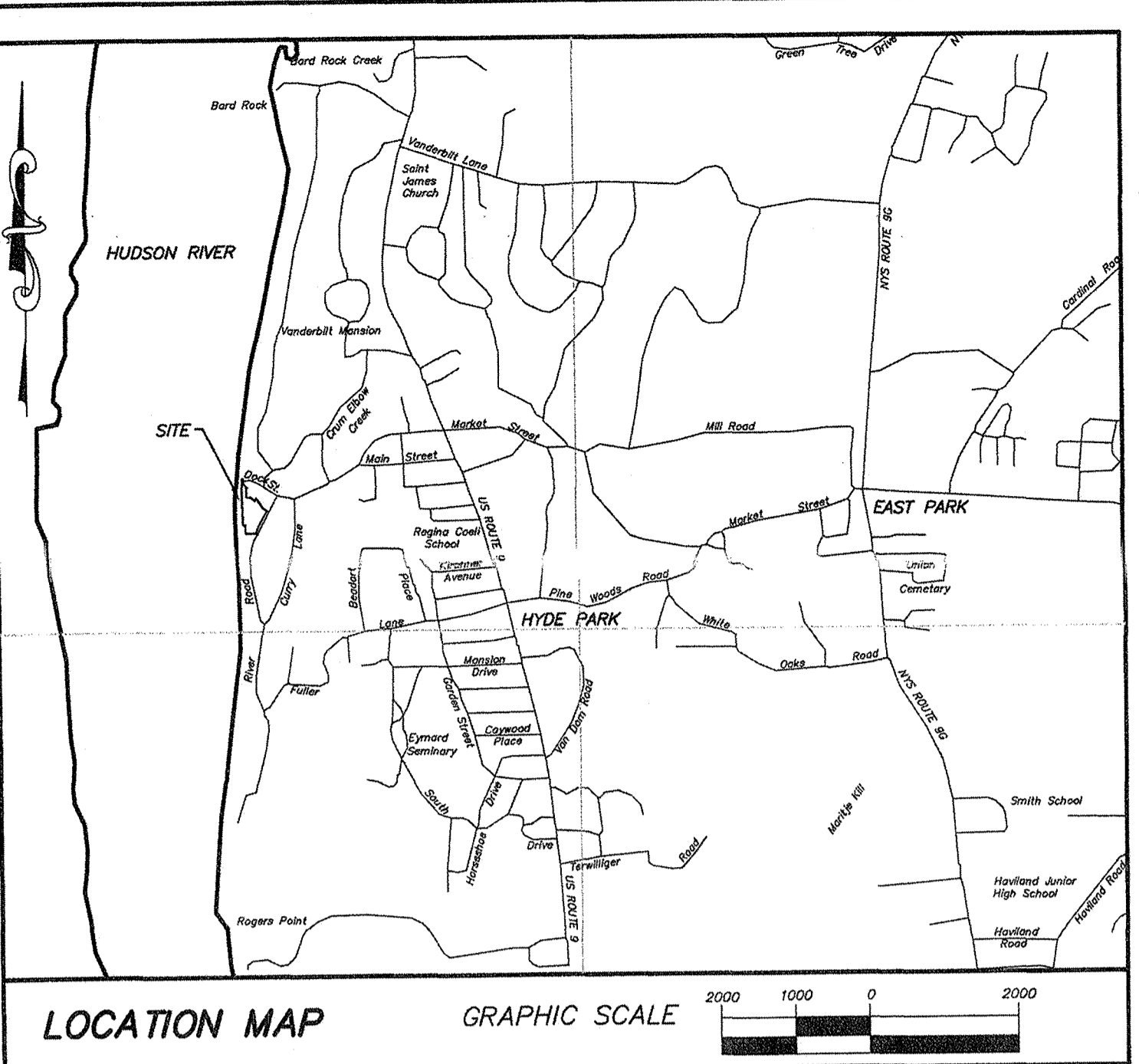


DUTCHESS COUNTY CLERK'S OFFICE RECEIVED  
2020 JUL -5 AM 10:48



**ADJACENT PROPERTY OWNER INFORMATION \***

TAX GRID NUMBER	PARCEL ADDRESS	OWNER NAME	OWNER MAILING ADDRESS
133200-6065-02-66013	1 VANDERBILT PARK ROAD (NATIONAL HISTORIC SITE)	UNITED STATES OF AMERICA	519 ALBANY POST ROAD HYDE PARK NY 12538 1900
133200-6065-04-58185	19 RIVER ROAD	ANN MARIE HAMBSON	19 RIVER ROAD HYDE PARK NY 12538
133200-6065-04-584176	21 RIVER ROAD	DEBORAH A. HOWE	36 LATHAM PKWY ELKINS PARK PA 19027
133200-6065-04-579169	23 RIVER ROAD	SHERY DINGMAN	23 RIVER ROAD HYDE PARK NY 12538 1225
133200-6065-04-574164	25 RIVER ROAD	KENNETH G. AND GRETA F. DAVEY	25 RIVER ROAD HYDE PARK NY 12538 1225
133200-6065-04-576156	3 LANDINGS VIEW	PAUL & JANET SHERNEY	3 LANDINGS VIEW HYDE PARK NY 12538
133200-6065-04-571113	1 LANDINGS VIEW	WELLSFORD STRATEGIC PARTNERS	785 FIFTH AVENUE NEW YORK NY 10022
133200-6065-04-570115	2 LANDINGS VIEW	VALENTINE VALENTE	1 SHERWOOD PLACE HYDE PARK NY 12538
133200-6065-04-570145	4 LANDINGS VIEW	PAUL TASHMAN	4 LANDINGS VIEW HYDE PARK NY 12538
133200-6065-04-564143	33 RIVER ROAD	HAROLD R. LEDOUX	33 RIVER ROAD HYDE PARK NY 12538 1225
133200-6065-04-562137	35 RIVER ROAD	MARION SEIDLER-RODER	121 COLDRICK LANDING CT KINGSTON NY 12401
133200-6065-04-567128	37 RIVER ROAD	GERALD E. EDWALL	37 RIVER ROAD HYDE PARK NY 12538
133200-6065-04-536109	34 RIVER ROAD (FRONT) LISTED ON NYS REGISTER	TOWN OF HYDE PARK	4383 ALBANY POST ROAD HYDE PARK NY 12538
133200-6065-02-620751	100 BARD ROCK DRIVE	NEW YORK CENTRAL LINES LLC	500 WATER STREET JACKSONVILLE FL 32202
133200-6065-04-574191	2 DOCK STREET	THERESA QUARANTARO	2 DOCK STREET HYDE PARK NY 12538
133200-6065-02-568187	4 DOCK STREET	PETER J. ANDRUS	2 DOCK STREET HYDE PARK NY 12538

\* FROM DUTCHESS COUNTY REAL PROPERTY TAX SERVICE PARCEL ACCESS 01-12-20

**TOWN CODE CHAPTER 108 BULK REGULATIONS SUMMARY LANDING ZONING DISTRICT**

STANDARD	PARENT PARCEL (FM # 4647A)	PROPOSED LOT 1A	PROPOSED LOT 1
HEIGHT- PRINCIPAL BUILDING (1)	35 FT. MAX.	NONE PROPOSED (7)	29
HEIGHT- ACCESSORY STRUCTURES (2)	22 FT. MAX.	NONE PROPOSED (7)	NONE PROPOSED (7)
NO. 1	19	NONE PROPOSED (7)	19 (7)
NO. 2	12	NONE PROPOSED (7)	12
NO. 3	10	NONE PROPOSED (7)	10
NO. 4	8	NONE PROPOSED (7)	8
NO. 5	6	NONE PROPOSED (7)	6
SIZE- DWELLING UNIT (1)	16 FT. LEAST DIM. 400 SQ. MAX.	NONE PROPOSED (7)	18
COVERAGE - IMPERVIOUS	90% MAX.	62.77	74.84
YARDS - PRINCIPAL BUILDING (1) (FRONT-NEAREST SIDE-REAR) FT.	10-10-10	288-36-46 (5, 1)	183-39-48
YARDS - ACCESSORY STRUCTURES (2) (FRONT-NEAREST SIDE-REAR) FT.	10-10-10	NONE PROPOSED (7)	NONE PROPOSED (7)
NO. 1 - STORAGE	10-10-10	204-94-110	102-94-110
NO. 2 - INFORMATION KIOSK	10-10-10	12-5-12	12-5-12
NO. 3 - STORAGE	10-5-5	273-14-114	162-14-114
NO. 4 - STORAGE	10-5-5	290-9-112	178-8-112
NO MAXIMUM			
SCALE	NO MINIMUM	143.41/3.282	24.810/0.570
LOT AREA (S.F./ACRES) (3)		3	27
AVERAGE DENSITY ASSIGNMENT(4)	10 DU/ACRE MAX.	354- OR 41	894- OR 41
LOT FRONTAGE [96-9 D(2)(b)]	50 FT. MIN.	444 DOCK ST	2644- OR 41

**TABLE NOTES**

- (1) EXISTING MARINA BUILDING - MIXED USE (R BUILT 1994) - MARINA OPERATIONS 2ND FLOOR - 2 DWELLING UNITS
- (2) EXISTING ACCESSORY STRUCTURES NO. 1 MARINA STORAGE BLDG (R BUILT 2006) NO. 2 INFORMATION KIOSK (R BUILT 2006) NO. 3 SHED (R BUILT 2016) NO. 4 SHED (R BUILT 1994)
- (3) AS IN POSSESSION PER FIELD SURVEY. SEE CERTIFICATION ON THIS PLAN.
- (4) THIS STANDARD IS FOR AN AVERAGE DENSITY SUBDIVISION.
- (5) LOT 1 OF FM 4647A IS A DOUBLE FRONTAGE LOT. THE FRONT YARD WALLS LISTED ARE FOR THE LARGER OF THE 2 EXISTING LOT FRONTAGES.
- (6) THE FRONT, SIDE AND REAR YARDS FOR THE EXISTING STRUCTURES ON EXISTING & PROPOSED LOT 1 ARE GREATER THAN THE MINIMUMS LISTED.
- (7) THERE ARE NO PROPOSED IMPROVEMENTS ON LOT 1 OR LOT 1A.

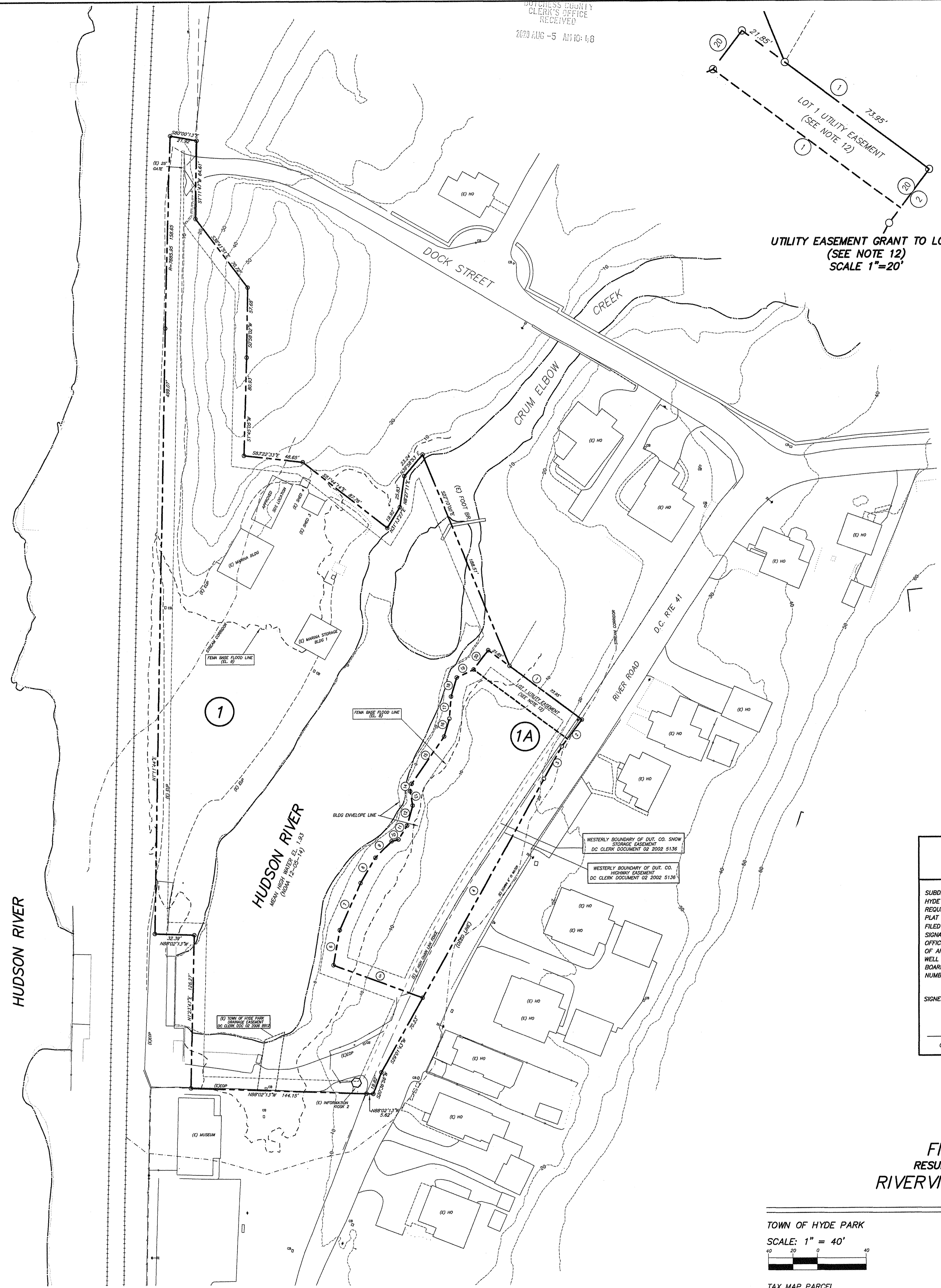
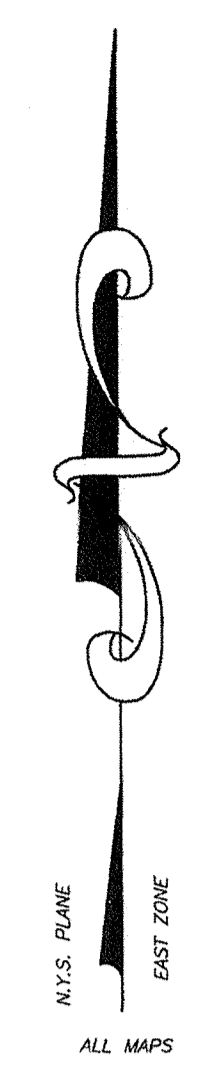
PREPARED BY:  
**PETER J. ANDROS, P.E.**  
CONSULTING ENGINEER  
4 DOCK STREET  
HYDE PARK, NEW YORK 12538

PREPARED BY:  
**MARK R. GRAMINSKI, L.S.**  
LAND SURVEYOR  
13 ELM STREET  
RED HOOK, NEW YORK 12571

**LEGEND**

- EXISTING CONTOUR
- RAILROAD TRACKS
- EXISTING DC SNOW STORAGE EASEMENT
- EXISTING DC HIGHWAY EASEMENT
- EXISTING HYDE PARK DRAINAGE EASEMENT
- PROPOSED LOT LINE
- FEMA BASE FLOOD ELEVATION LINE
- EXISTING BUILDING
- EXISTING LOT NUMBER
- NEW LOT NUMBER
- STONE WALLS
- RETAINING WALLS
- BUILDING ENVELOPE LINE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EDGE OF WATER
- EXISTING (E)
- PROPOSED (P)
- EDGE OF PAVEMENT (EOP)
- EDGE OF UNPAVED SURFACE (EUP)

- PLAN NOTES**
- 1) SUBJECT TO A SURVEY AND TO ANY STATEMENT OF FACTS THAT AN ACCURATE AND UP TO DATE TITLE SEARCH MAY REVEAL.
  - 2) NO UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE INTENDED TO BE SHOWN HEREON, IF ANY EXIST.
  - 3) CONTOUR INFORMATION DEPICTED HEREON WAS PROVIDED BY DUTCHESS COUNTY GIS 2013 LIDAR MAPPING AND FIELD MEASUREMENTS.
  - 4) THE PLANIMETRIC INFORMATION DEPICTED HEREON WAS TAKEN FROM AERIAL MAPPING PREPARED BY GOLDEN AERIAL SURVEYS WHICH WAS COMPILED FROM AERIAL PHOTOGRAPHS DATED 4-19-2008 AND FIELD SURVEY.
  - 5) HORIZONTAL DATUM REFERENCE - NEW YORK STATE PLANE EAST ZONE
  - 6) VERTICAL CONTROL REFERENCE - NAVD88
  - 7) 100 YEAR FLOOD ELEVATION = 8
  - REFERENCE - FLOOD INSURANCE STUDY - TOWN OF HYDE PARK (COMMUNITY # 361533) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY 5/02/2012.
  - 8) MAP REFERENCE A) RIVERVIEW SUBDIVISION FM #4647A
  - 9) ZONING LOTS 1 AND 1A ARE IN THE LANDING ZONING DISTRICT - MIXED USE BULK REGULATIONS MINIMUM LOT SIZE - NONE FRONT YARD - 10 FT. MIN. SIDE YARD - 10 FT. MIN. REAR YARD - 10 FT. MIN. IMPERVIOUS COVERAGE - 90 % MAX.
  - 10) COVENANTS/RESTRICTIONS THERE ARE NO COVENANTS OR RESTRICTIONS ON EXISTING LOT 1 OTHER THAN THE EASEMENTS SHOWN ON THIS PLAN.
  - 11) ON-SITE SANITATION/WATER SUPPLY ALL ON-SITE SANITATION AND WATER SUPPLY FACILITIES SHALL BE DESIGNED TO MEET THE MINIMUM SPECIFICATIONS OF THE DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL & COMMUNITY HEALTH.
  - 12) UTILITY EASEMENT GRANT TO LOT 1 A DECLARATION OF UNDERGROUND UTILITY EASEMENT TO LOT 1 ADDRESS LOT 1A AS SHOWN ON THIS PLAN SHALL BE FILED IN THE OFFICE OF THE DUTCHESS COUNTY CLERK CONCURRENT WITH THE FILING OF THIS SUBDIVISION PLAN IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.



**LINE LABELS TABLE**

LINE ID	BEARING	DISTANCE
1	S53°09'43"E	95.80'
2	S36°50'17"W	27.67'
3	S29°01'43"W	30.37'
4	S29°01'43"W	206.00'
5	N69°42'03"W	78.06'
6	N10°02'18"E	29.39'
7	N23°54'27"E	42.35'
8	N30°33'54"E	24.08'
9	N44°29'09"E	19.05'
10	N75°32'50"E	5.87'
11	N31°51'54"E	13.42'
12	N15°43'22"E	17.18'
13	N10°13'57"W	11.89'
14	N115°34'47"E	6.35'
15	N34°39'28"E	47.30'
16	N16°50'06"E	15.36'
17	N04°14'44"E	18.18'
18	N16°42'14"E	16.36'
19	N64°57'35"E	15.43'
20	N36°50'17"E	19.95'

**TOWN OF HYDE PARK PLANNING BOARD APPROVAL OWNER / APPLICANT SIGNATURES**

THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN CERTIFY THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS CONTENT AS STATED HEREON INCLUDING ALL CONDITIONS OF APPROVAL. THE APPLICANT AND THE OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN TO COMPLY WITH ALL THE CONDITIONS OF SUBDIVISION APPROVAL AND CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

*[Signature]* 7-22-20 DATE  
*[Signature]* 7-22-20 DATE  
APPLICANT

**DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL AND COMMUNITY HEALTH NON REALTY SUBDIVISION STAMP**

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, SECTION 1116, 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 THE ARRANGEMENT FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

*[Signature]* 2020-July-22 DATE  
See note 12

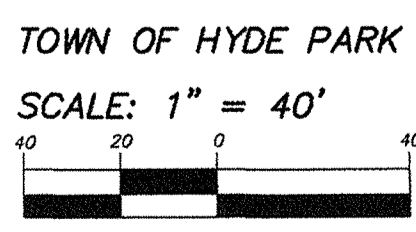
**TOWN OF HYDE PARK PLANNING BOARD SUBDIVISION APPROVAL TOWN OF HYDE PARK, NEW YORK**

2017-11-C Revisited  
SUBDIVISION APPROVED BY RESOLUTION #2020-01-01 OF THE PLANNING BOARD OF THE TOWN OF HYDE PARK, NEW YORK, ON THE 15<sup>TH</sup> DAY OF JULY, 2020, SUBJECT TO ALL REQUIREMENTS OF SAID RESOLUTION. ANY CHANGE, ERRASURE, MODIFICATION OR REVISION TO THE PLAN AS APPROVED, SHALL VOID THIS APPROVAL. THE APPROVAL OF THE FINAL PLAN MUST BE FILED WITHIN 60 DAYS OF THE CHAIRPERSON'S OR ACTING CHAIRPERSON OF THE PLANNING BOARD'S SIGNATURE. UNLESS THE FINAL PLAN HAS WITHIN SUCH 60-DAY PERIOD, BEEN FILED IN THE OFFICE OF THE DUTCHESS COUNTY CLERK, THE APPROVAL SHALL BE NULL AND VOID. EXPIRATION OF AN APPROVAL SHALL MEAN THAT ANY FURTHER ACTION WILL REQUIRE A NEW FILING FEE, AS WELL AS A REVIEW OF ALL PREVIOUS FINDINGS. THE APPLICANT SHALL SUBMIT TO THE PLANNING BOARD, WITHIN 30 DAYS OF FILING, 10 COPIES OF THE FINAL PLAN, WHICH BEARS THE FILE MAP NUMBER ASSIGNED TO IT BY THE OFFICE OF THE DUTCHESS COUNTY CLERK.

SIGNED THIS 14<sup>TH</sup> DAY OF August, 2020.

*[Signature]*  
CHAIRMAN, HYDE PARK PLANNING BOARD

**FINAL PLAT RESUBDIVISION OF LOT 1 RIVERVIEW SUBDIVISION F.M. No. 4647A**



TOWN OF HYDE PARK  
SCALE: 1" = 40'  
DUTCHESS COUNTY, NEW YORK  
MARCH 10, 2020  
REV. 4-15-20  
REV. 6-10-20

TAX MAP PARCEL  
LOT #1 133200-6065-04-548172

RECORD OWNER/APPLICANT  
HYDE PARK LANDING, LTD.  
6 DOCK STREET  
HYDE PARK, NEW YORK

FIRE DISTRICT - Hyde Park Fire & Water District  
ZONING DISTRICT - LANDINGS  
SCHOOL DISTRICT - H.P.C.S.D.#1  
LIGHT DISTRICT - Hyde Park Consolidated Light District  
WATER SUPPLY - Dut. Co. Water/Wastewater Auth.  
SEWAGE DISPOSAL - Private  
SUBDIVISION CLASSIFICATION - Minor (Town of Hyde Park)  
SUBDIVISION CLASSIFICATION - Not a Realty Subdivision (Dut. Co. Dept. of Behavioral & Community Health)

I MARK R. GRAMINSKI - LS #49578  
HEREBY CERTIFY THAT THE BOUNDARY LINES SHOWN ON THIS PLAN ARE A RESULT OF AN ACTUAL FIELD SURVEY PREPARED BY ME OR UNDER MY DIRECT SUPERVISION ON OR BEFORE THE DATE SHOWN HEREON.

IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL ARE THE PRODUCT OF THIS SURVEY. THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. AN EXTENSION OF THE USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF ENGAGEMENT.

FM #4647B  
FILED 8/5/2020