

AGRICULTURAL MAP NOTES:

IT IS THE POLICY OF THE STATE OF NEW YORK AND THE TOWN OF GOSHEN TO CONSERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER PRODUCTS AND ALSO FOR ITS NATURAL AND ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY OR WHOLLY WITHIN AN AGRICULTURAL DISTRICT AND THAT FARMING ACTIVITIES ARE THE MAIN LAND USE OCCURRING WITHIN THE DISTRICT. SUCH FARMING ACTIVITIES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ACTIVITIES:

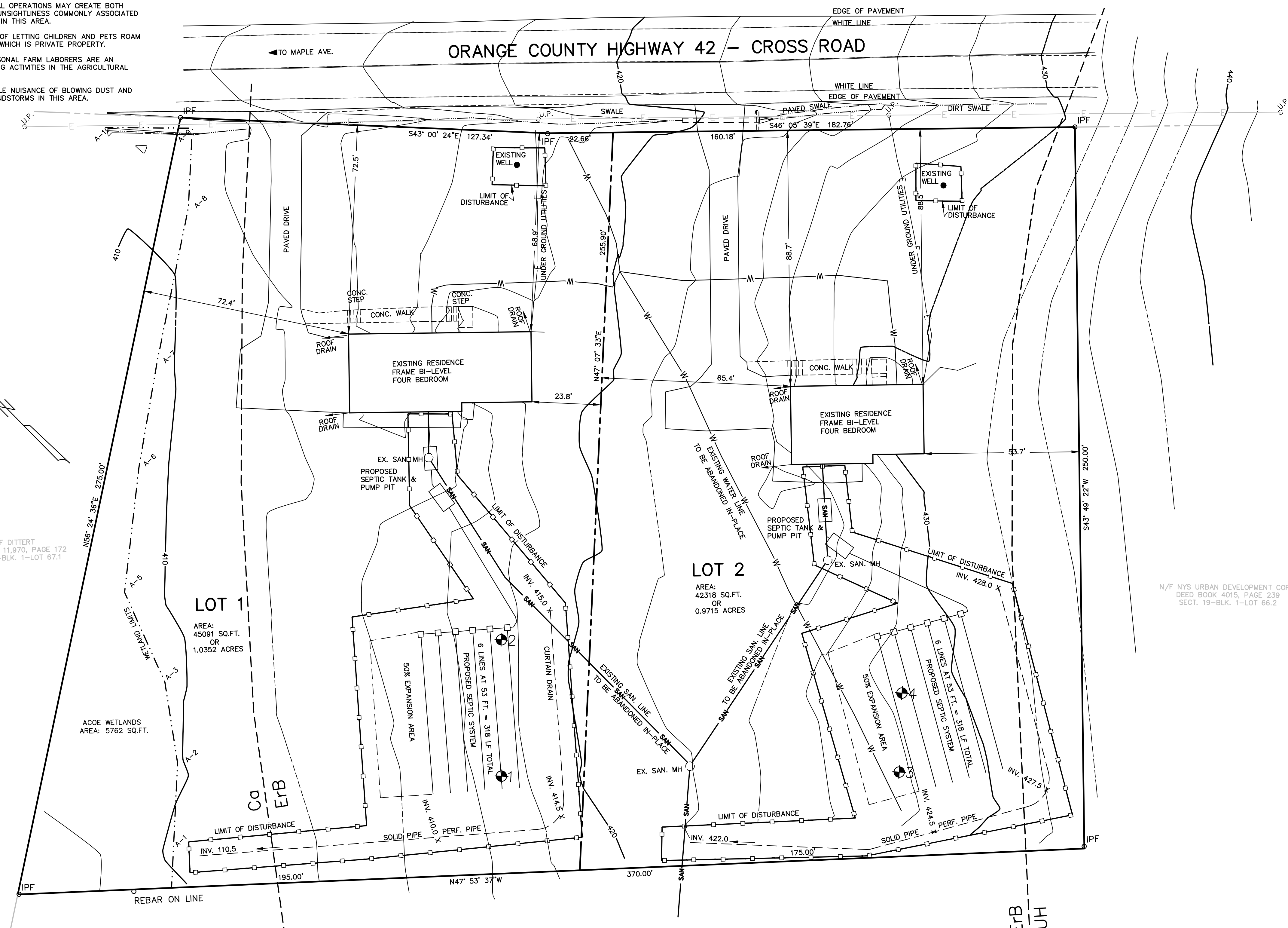
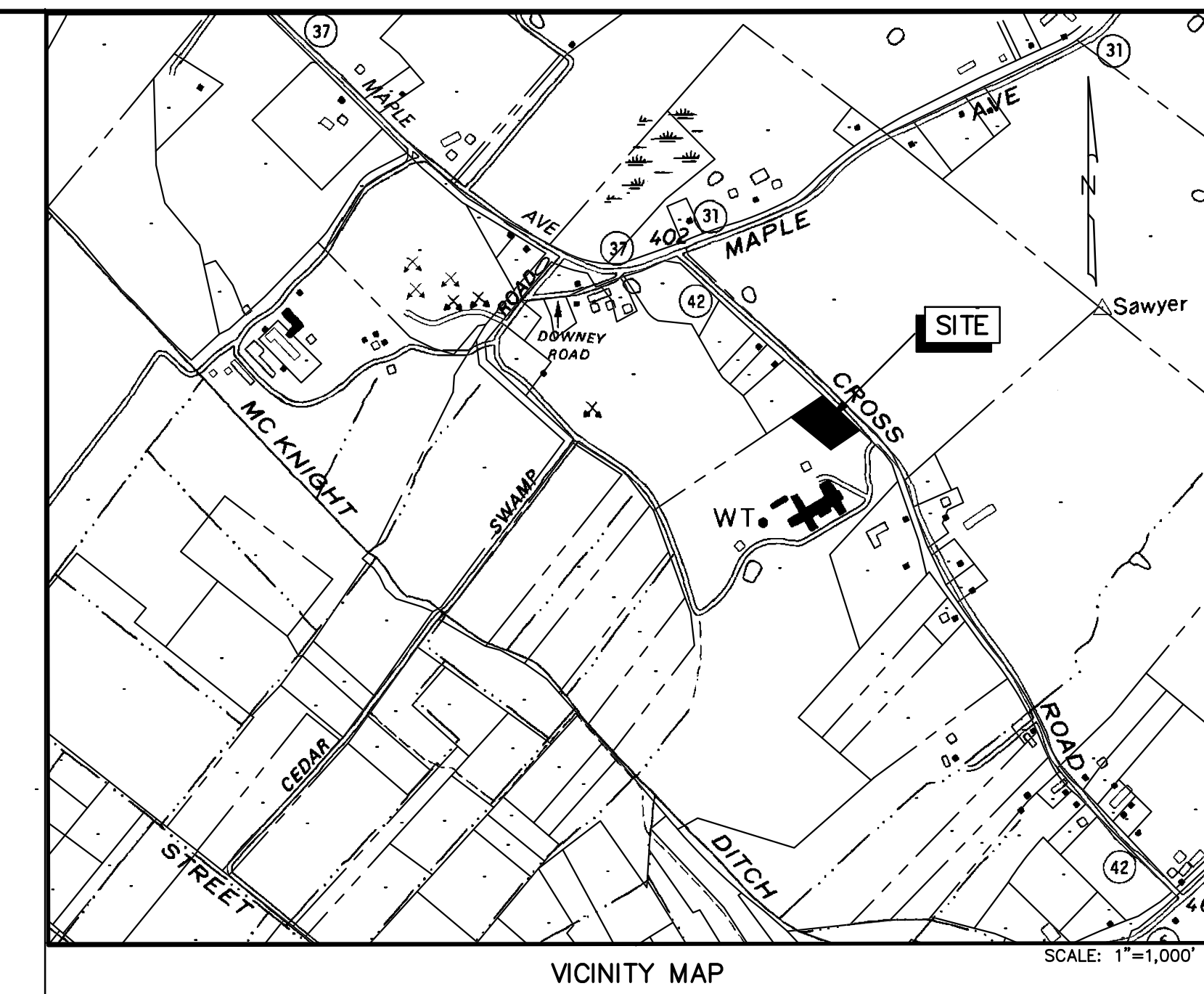
- THAT FARMING DOES NOT ONLY OCCUR BETWEEN 8:00 AM AND 5:00 PM AND IS DEPENDENT ON MOTHER NATURE. RESIDENTS SHOULD BE AWARE OF NOISE FROM AGRICULTURAL MACHINERY BEING OPERATED IN NEARBY FIELDS IN BOTH EARLY MORNING AND EVENING HOURS, AND NOISE FROM CROP DRYING FANS WHICH ARE RUN 24 HOUR A DAY DURING THE HARVESTING SEASON.
- THAT THE ROADS LEADING TO AND FROM THE SUBDIVISION ARE FREQUENTLY TRAVELED BY FARMERS AND THEIR SLOW-MOVING FARM VEHICLES AND EQUIPMENT.
- THAT FARM NEIGHBORS VERY OFTEN SPRAY THEIR CROPS WITH PESTICIDES IN ACCORDANCE WITH ACCEPTED PRACTICES REGULATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. (D.E.C. NOTIFICATION LAW 325, OCT. 1988.)
- THAT EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODORS AND UNSIGHTLINESS COMMONLY ASSOCIATED WITH FARMING OPERATIONS IN THIS AREA.
- THAT THERE ARE DANGERS OF LETTING CHILDREN AND PETS ROAM INTO ANY ADJACENT FIELD WHICH IS PRIVATE PROPERTY.
- THAT RESIDENCES FOR SEASONAL FARM LABORERS ARE AN ACCESSORY USE TO FARMING ACTIVITIES IN THE AGRICULTURAL ZONES.
- BE ADVISED OF THE POSSIBLE NUISANCE OF BLOWING DUST AND BLACK DIRT CAUSED BY WINDSTORMS IN THIS AREA.

ENVIRONMENTAL CONTROL CALCULATION:

LOT #1	SOIL TYPE	AREA	ENV. FACTOR	PORTION OF LOT SUPPORTED
Ca	Ca	0.319	0.17	0.05
	ErB	0.716	0.33	0.24
TOTAL				0.29

LOT #2	SOIL TYPE	AREA	ENV. FACTOR	PORTION OF LOT SUPPORTED
ErB	ErB	0.854	0.33	0.28
	UH	0.118	1.0	0.12
TOTAL				0.40

BOTH LOTS ARE SUB-SIZED BECAUSE THE SUPPORTED PORTION OF EACH LOT DOES NOT TOTAL 1.0 OR HIGHER.



GENERAL NOTES:

- RECORD OWNER AND APPLICANT: CLIFFORD RYAN, 23 LYNWOOD DR, WESTBURY, NY 11590
- TAX MAP NUMBER: SECTION 19, BLOCK 1, LOT 66.1
- DEED REFERENCE: LIBER 13170, PAGE 723
- AREA: 2.0067 ACRES OR 87,409 SF
- ZONING DISTRICT: RU. A-Q3, SCENIC ROAD CORRIDOR OVERLAY. Table below shows requirements for Lot #1 and Lot #2.
- BASE MAP INFORMATION: "SURVEY OF A PORTION OF THE LANDS FORMERLY OF THE ANNEX TO STATE TRAINING SCHOOL FOR BOYS," LAST REVISED OCT. 15, 1993 BY GARRISON W. SCOTT, PLS
- THE LIMITS OF THE ARMY CORPS OF ENGINEER FRESHWATER WETLANDS WERE FIELD DELINEATED BY PETER D. TORGERSEN, PEARL RIVER, NY ON APR. 26, 2019 AND SURVEY LOCATED BY MJS ENGINEERING & LAND SURVEYING, PC.
- THREE SOIL TYPES EXIST ONSITE, Ca, ErB AND UH AND ARE SHOWN BASED ON THE ORANGE COUNTY SOIL SURVEY AND THE OCGIS SITE.
- CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH HIS WORK.
- CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TWO (2) FULL WORKINGDAYS BEFORE YOU DIG. CALL 1-800-962-7962.
- IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATIONS AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- THE CONSTRUCTION OF THE TWO SEPTIC SYSTEMS AND WELLS WILL DISTURB 17035 SQ.FT. THIS IS WELL BELOW THE ONE ACRE THRESHOLD FOR COVERAGE UNDER SPDES GENERAL PERMIT (GP-0-20-001)

	REQUIRED	LOT #1 PROVIDED	LOT #2 PROVIDED
LOT AREA:	1.5 ACRES	1.0352 AC.	0.9715 AC.
ROAD FRONTAGE:	150' MIN. CO. RD.	150 FT.	160.18 FT.
FRONT YARD:	50' MIN. CO. RD.	68.9 FT.	88.5 FT.
SIDE YARD:	20' MIN.	23.8 FT.	53.7 FT.
REAR YARD:	30' MIN.	160.6 FT.	136.5 FT.
BUILDING HEIGHT:	35' MAX.	30 FT.	30 FT.
IMPERVIOUS COVERAGE:	15% MAX.	10.2%	8.0%

NO.	DATE	REVISION	BY	CK.
C	03/1/20	REVISED AS PER REVIEW LETTER 3/13/2020	JCC	M.S.
B	09/05/19	SUBMITTED TO PLANNING BOARD	BGC	M.S.
A	08/08/19	SUBMITTED TO PLANNING BOARD	BGC	M.S.

I HEREBY CERTIFY THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED IN JULY 2019

DRAWN BY: P HUTTON
DEPT. CK. M. SANDOR
DEP. APPR.
COORD. CK.
P.M. APPR.
CLIENT APPR.

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261 Greenwich Ave
Goshen, NY 10924
845-291-8650
Fax 845-291-8657

MICHAEL J. SANDOR PE
NY PROFESSIONAL ENGINEER NO. 60445

JAMES C. CLEARWATER, PLS
NY LAND SURVEYOR NO. 49467

SHEET TITLE: **SUBDIVISION PLAN**

JOB NAME: **CLIFFORD RYAN**
TOWN OF GOSHEN, ORANGE COUNTY, NEW YORK

DATE: 08/08/19
JOB NO. 190122
SCALE: 1"=20'

REV. NO. C
DWG. NO. C-1
SHEET 1 OF 2

TOWN OF GOSHEN PLANNING BOARD APPROVAL