

Property References:  
Tax Parcel 14.-2-23.100 Zoned R3  
Owner: Elizabeth J. Vann  
Address: 35 Van Wagner Road  
Woodstock, New York 12495

Tax Parcel 14.-2-21 Zoned NC  
Owner: Kate Louise Johnson  
Address: 4632 Route 212  
Woodstock, New York 12495

ZONING SCHEDULE OF  
AREA & BULK REGULATIONS

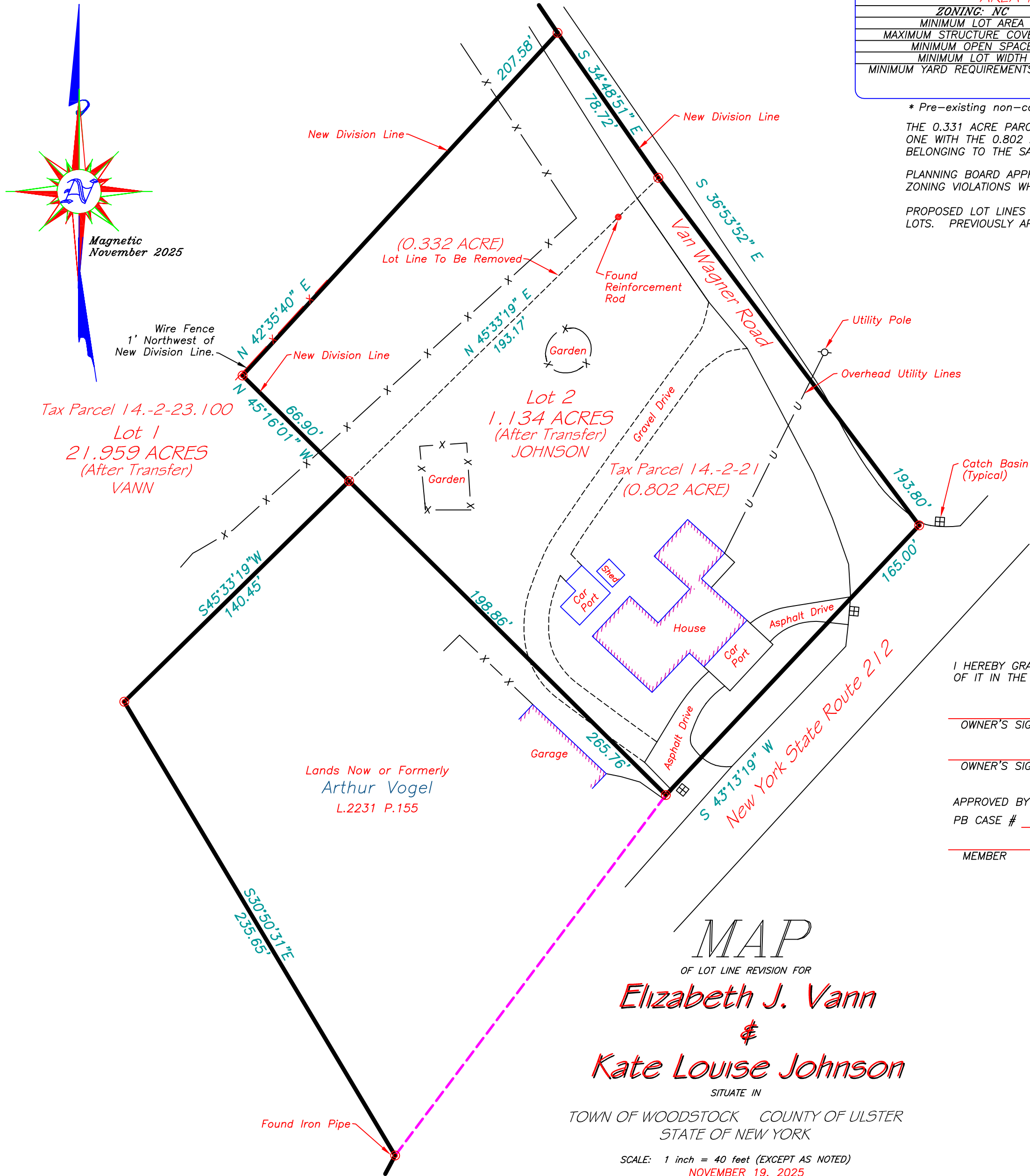
ZONING: NC	REQUIRED	ACTUAL
MINIMUM LOT AREA	1 ACRE	1.134 ACRES
MAXIMUM STRUCTURE COVERAGE	15%	6%
MINIMUM OPEN SPACE	40%	76.8%
MINIMUM LOT WIDTH	120'	167'
MINIMUM YARD REQUIREMENTS: FRONT	15'	10.1'*
SIDE	10'	27.2'
REAR	25'	168.3'

\* Pre-existing non-conforming and unchanged by this action.

THE 0.331 ACRE PARCEL SHOWN HEREON SHALL MERGE AND BECOME ONE WITH THE 0.802 ACRE PARCEL ADJOINING ON THE SOUTHEAST BELONGING TO THE SAME OWNER, KATE LOUISE JOHNSON.

PLANNING BOARD APPROVAL OF THIS MAP DOES NOT WAIVE ANY ZONING VIOLATIONS WHICH MAY EXIST WITH RESPECT TO THIS LOT(S).

PROPOSED LOT LINES TO SUPERSEDE PREVIOUS CONFIGURATIONS OF LOTS. PREVIOUSLY APPROVED LOT LINES TO BECOME NULL AND VOID.



ENDORSEMENT OF OWNER

I HEREBY GRANT MY APPROVAL TO THIS PLAT AND CONSENT TO THE FILING OF IT IN THE OFFICE OF THE ULSTER COUNTY CLERK.

OWNER'S SIGNATURE DATE

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APPROVED BY THE PLANNING BOARD OF THE TOWN OF WOODSTOCK  
PB CASE #

MEMBER DATE

DONALD L. BREWER, P.L.S.  
DONALD BREWER SURVEYING, INC.  
N.Y.S. Reg. No. 49803

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