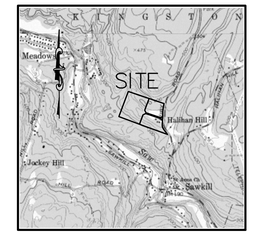

LOCATION MAP
SCALE: 1" = 2,000'

YESHIVA TORAH VODAATH
L1098 – P94

NEW YORK STATE LAND
SPN 4A0001

YESHIVA TORAH VODAATH
L1098 – P94

TO MAIN STREET/RT 209

S71°18'25"E
751.04'
REC. TALL PIPE IN STONES
916.02'
840.86'
89.82'
S71°24'49"E
REC. PILE OF PAINTED YELLOW STONES
424.86'
447.04'
REC. TALL PIPE
N20°31'16"E
140.42'
S16°18'17"W
100' WELL OFFSET
PROPOSED WELL
PROPOSED 4 BEDROOM HOUSE
100% PROPOSED SEWAGE RESERVE AREA (IN-GROUND 20' X 55')
PROPOSED DRIVEWAY
PROPOSED PRIMARY SHALLOW TRENCH SDA 4 LATERALS @ 55 LF EACH
PROPOSED LOT 2 = 16.636 ACRES
TOTAL AREA = 30.848 ACRES
PROPOSED LOT 3 = 6.636 ACRES
NEW LOT LINE
OVERHEAD WIRES
NO TRESPASSING SIGN
NO TRESPASSING SIGN
STONEWALL
PROPOSED PRIMARY SHALLOW SDA 4 LATERALS @ 55LF EACH
100% PROPOSED SEWAGE RESERVE AREA (SHALLOW TRENCH 44' X 73')
PROPOSED 4 BEDROOM HOUSE
POND
WELL HOUSE
DITCH
N20°31'16"E
186.94'
N71°14'21"W
N71°24'49"W.
30.00'
S71°24'49"E
539.67'
530.83'
S61°03'34"W
152.98'
S61°03'34"W
79.53'
S44°44'42"E
97.03'
CULVERT
RUBY ROAD
ROAD SIGN
PROPOSED 18" CULVERTS
PROPOSED DRIVEWAY
N44°55'13"W
100.65'
343.66'
N20°31'16"E
GARAGE W/OVERHANDS
FENCED GARDEN
100' WELL OFFSET
PROPOSED WELL
OLD FOUNDATION
100% PROPOSED SEWAGE RESERVE AREA
BARN
SHED
WOODS ROAD
GARAGE W/ OVERHANGS
EXISTING WELL
1-STORY FRAME COTTAGE
2-STORY FRAME HOUSE
SHALLOW WELL
STONEWALL
24" TWIN OAK W/WIRE
PROPOSED LOT 1 = 7.576 ACRES
S4°57'49"E
66.65'
157.09'
231.48'
S26°30'11"E
28.36'
S37°09'36"E
229.23'
POLE
24" OAK W/WIRE
872.60'
N69°35'22"W
750.67'
146.46'
897.13'
N70°07'19"W
N20°31'16"E
REC. TALL 1" PIPE
GRID NORTH - NEW YORK STATE EAST ZONE GRID SYSTEM
TO HALLEHAN HILL ROAD

JOHN P. DUFFY & PEARL J. DUFFY
L1644 – P.316

WILLIAM E. GOLDPAUGH
L1735 – P83

THE TRUSTEES OF ST. PATRICK'S CATHEDRAL IN THE CITY OF NEW YORK
L3994 – P267

NOTES:
1. 2 FOOT CONTOURS HAVE BEEN DOWNLOADED FROM THE ULSTER COUNTY GIS INFORMATION SITE AND ARE APPROXIMATE. https://ulstercountyny.gov/maps/contours/.

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TAX MAP REFERENCE
Town of Kingston, Section No. 39.3
Block 2, Lot 4

DEED REFERENCES
Liber 4651 of Deeds at Page 287

PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE TOWN OF KINGSTON, ULSTER COUNTY, NEW YORK

DATE: _____

MEMBER: _____

MEMBER: _____

OWNERS' CONSENT TO FILE

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

_____

_____

TOWN ZONING INFORMATION

DISTRICT: R-RESIDENTIAL

MINIMUM LOT SIZE:		2 ACRES
MINIMUM LOT WIDTH:		200 FEET
MINIMUM SETBACKS:	FRONT YARD:	40 FEET
	SIDE YARD:	20 FEET
	REAR YARD:	20 FEET
MAXIMUM BUILDING HEIGHT:		35 FEET
MAXIMUM LOT COVERAGE:		20 %

AREA SUMMARY

LOT 1	7.665 ACRES
LOT 2	16.444 ACRES
LOT 3	6.739 ACRES
TOTAL =	30.848 ACRES

LICENSED LAND SURVEYOR
BRINNIER
STATE OF NEW YORK
049178

BRINNIER & LARIOS, P. C.

TOPOGRAPHICAL MAP

OF PROPOSED SUBDIVISION OF LANDS OF

THE MOSSL FAMILY IRREVOCABLE TRUST

97 RUBY ROAD

TOWN OF KINGSTON ULSTER COUNTY NEW YORK

JUNE 13, 2024 SCALE: 1" = 60'

REVISED 3-4-2025 TO ADD NOTE REFERENCING SOURCE OF CONTOURS
REVISED 6-17-2026 TO ADD CHAMFERS TO BOTH ENDS OF ROAD FLAG
REVISED 7-23-2026 TO ADD HOUSE, DRIVEWAY, AND SEPTIC

AJH