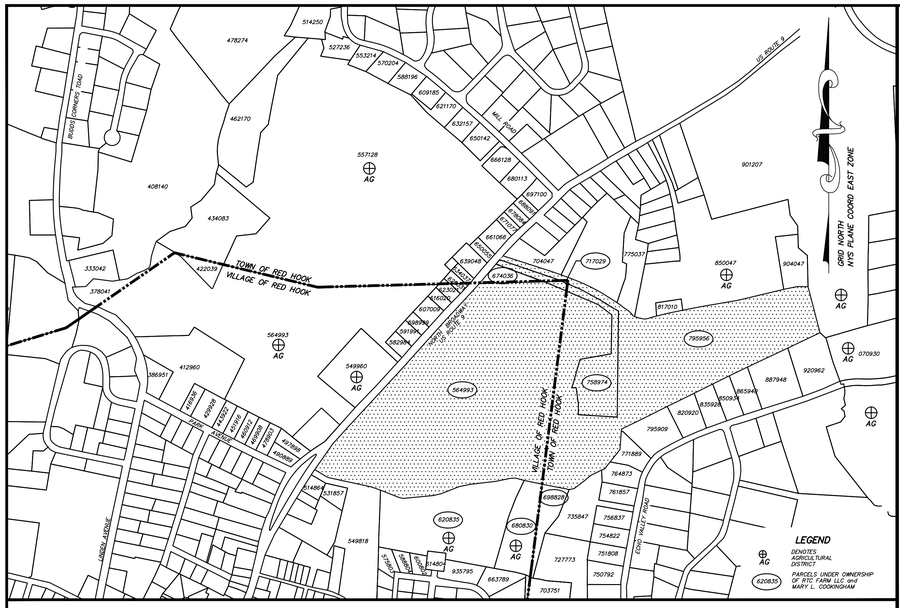
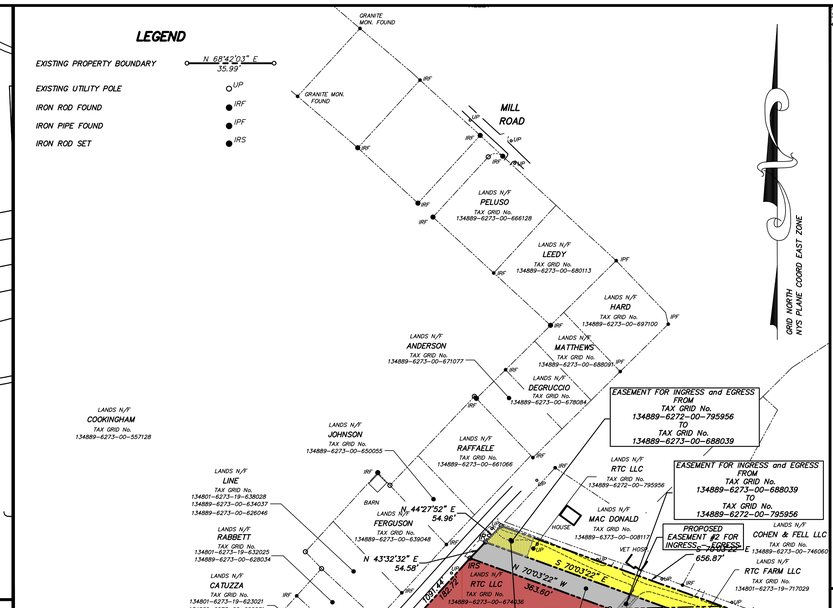
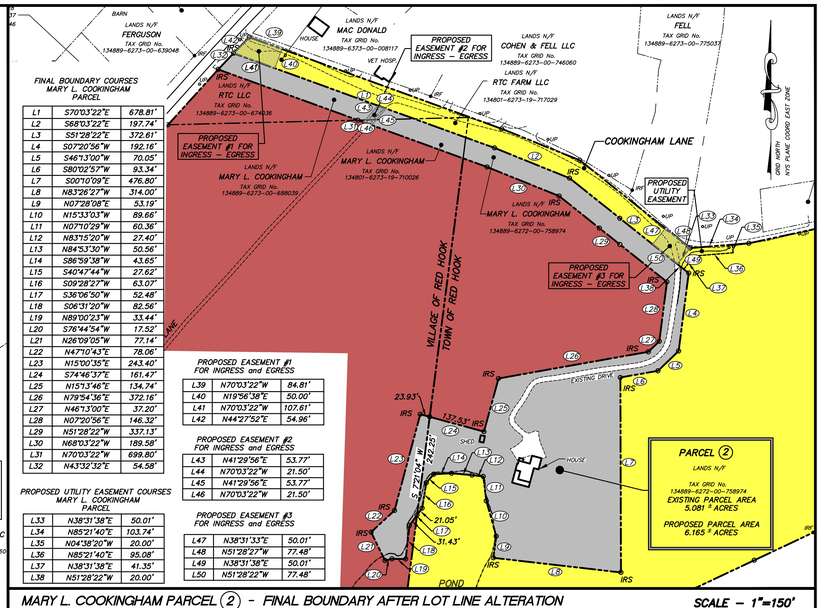


LOCATION and VICINITY MAP

SCALE 1"=500'





FINAL BOUNDARY COURSES MARY L. COOKINGHAM PARCEL

L1	S70°03'22"E	678.81'
L2	S68°03'22"E	197.74'
L3	S51°28'22"E	372.61'
L4	S07°20'56"W	192.16'
L5	S46°13'00"W	70.05'
L6	S80°02'57"W	93.34'
L7	S00°10'09"E	476.80'
L8	N83°26'27"W	314.00'
L9	N07°28'08"E	53.19'
L10	N15°33'03"W	89.66'
L11	N07°10'29"W	60.36'
L12	N83°15'20"W	27.40'
L13	N84°53'30"W	50.56'
L14	S86°59'38"W	43.65'
L15	S40°47'44"W	27.62'
L16	S09°28'27"W	63.07'
L17	S36°06'50"W	52.48'
L18	S06°31'20"W	82.56'
L19	N89°00'23"W	33.44'
L20	S76°44'54"W	17.52'
L21	N26°09'05"W	77.14'
L22	N47°10'43"E	78.06'
L23	N15°00'35"E	243.40'
L24	S74°46'37"E	161.47'
L25	N15°13'46"E	134.74'
L26	N79°54'36"E	372.16'
L27	N46°13'00"E	37.20'
L28	N07°20'56"E	146.32'
L29	N51°28'22"W	337.13'
L30	N68°03'22"W	189.58'
L31	N70°03'22"W	699.80'
L32	N43°32'32"E	54.58'

PROPOSED UTILITY EASEMENT COURSES MARY L. COOKINGHAM PARCEL

L33	N38°31'38"E	50.01'
L34	N85°21'40"E	103.74'
L35	N04°38'20"W	20.00'
L36	N85°21'40"E	95.08'
L37	N38°31'38"E	41.35'
L38	N51°28'22"W	20.00'

PROPOSED EASEMENT #1 FOR INGRESS and EGRESS

L39	N70°03'22"W	84.81'
L40	N19°56'38"E	50.00'
L41	N70°03'22"W	107.61'
L42	N44°27'52"E	54.96'

PROPOSED EASEMENT #2 FOR INGRESS and EGRESS

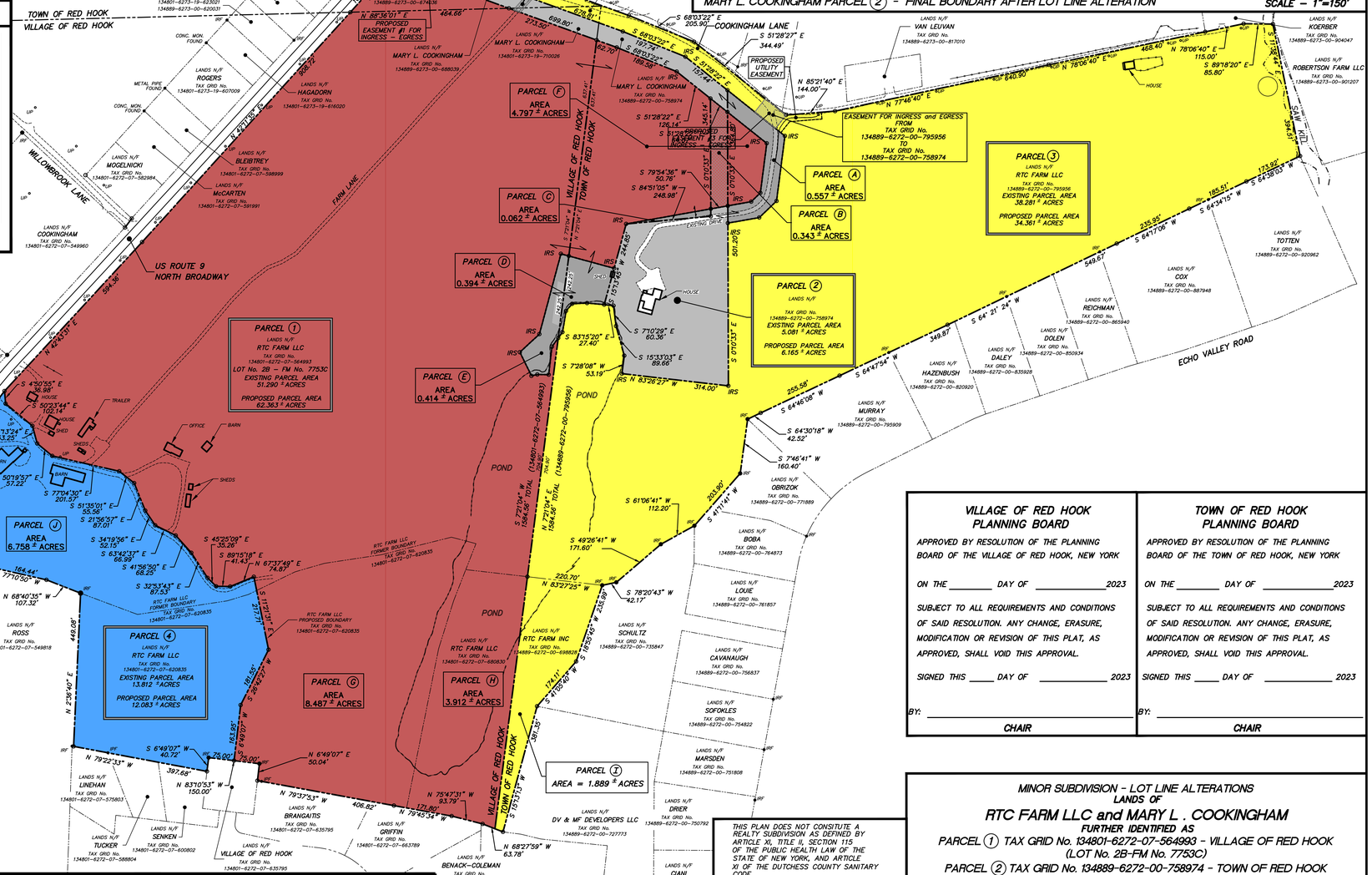
L43	N41°29'56"E	53.77'
L44	N70°03'22"W	21.50'
L45	N41°29'56"E	53.77'
L46	N70°03'22"W	21.50'

PROPOSED EASEMENT #3 FOR INGRESS and EGRESS

L47	N38°31'33"E	50.01'
L48	N51°28'27"W	77.48'
L49	N38°31'38"E	50.01'
L50	N51°28'22"W	77.48'

MARY L. COOKINGHAM PARCEL (2) - FINAL BOUNDARY AFTER LOT LINE ALTERATION

SCALE - 1"=150'



BOUNDARY SURVEY NOTES

1) THE BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED IN FROM NOVEMBER 2021 – MARCH 2022. HORIZONTAL DATUM – NAD 83 AS DETERMINED BY NYSDOT CORS NETWORK
2) ALL PARCELS HAVE BEEN SURVEYED PER RECORD DEED DESCRIPTION, AS IN POSSESSION.
3) DEED REFERENCE – LIBER 2013 PAGE 226 (OAKLEIGH COOKINGHAM to OAKLEIGH COOKINGHAM III and MARY LANNAN COOKINGHAM)
   – DOCUMENT 02 2022 53229 (MARY COOKINGHAM TO RTC FARM LLC)
   – LIBER 905 PAGE 440, LIBER 565 PAGE 497, LIBER 884 PAGE 291
   – DOCUMENT No. 02–2011–967 (OAKLEIGH COOKINGHAM JR to COOKINGHAM FARMS INC)
   – UTILITY EASEMENTS – LIBER 571 PAGE 159, LIBER 572 PAGE 149, LIBER 682 PAGE 117
4) MAP REFERENCE – FM No. 7753 – 7753A – 7753B – 7753C – 1709 – 10094 – 8093 – 10503
   – FM No. 7186B – 7470 – 7961 – 3016 – 7632 – 8343 – 11232
5) NO UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS ARE INTENDED TO BE SHOWN HEREON.
6) THE PARCELS SHOWN HEREON ARE SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.
7) SUBJECT TO ANY STATEMENT OF FACTS THAT AN ACCURATE AND UP TO DATE TITLE SEARCH MAY REVEAL.
8) SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY THAT MAY EXIST FOR THE PUBLIC OVER THE PAVED PORTIONS OF US ROUTE 9, and COOKINGHAM LANE.

PROPOSED LOT LINE ALTERATION PARCEL IDENTIFICATION

PARCEL (1) TAX GRID PARCEL NUMBERS
TAX GRID PARCEL No. 134801–6272–07–564993 (PORTION)
TAX GRID PARCEL No. 134889–6273–00–674036
TAX GRID PARCEL No. 134889–6272–00–795956 (PORTION)
TAX GRID PARCEL No. 134801–6272–07–620835 (PORTION)
TAX GRID PARCEL No. 134801–6272–07–680830
— OWNER–APPLICANT: RTC FARM LLC, 38 COOKINGHAM LANE, RED HOOK, NY 12571

PARCEL (2) TAX GRID PARCEL NUMBERS
TAX GRID PARCEL No. 134889–6272–00–758974 (PORTION)
TAX GRID PARCEL No. 134889–6272–00–795956 (PORTION)
TAX GRID PARCEL No. 134801–6272–07–564993 (PORTION)
— OWNER–APPLICANT: MARY L. COOKINGHAM, 38 COOKINGHAM LANE, RED HOOK, NY 12571

PARCEL (3) TAX GRID PARCEL NUMBERS
TAX GRID PARCEL No. 134889–6272–00–795956 (PORTION)
TAX GRID PARCEL No. 134801–6272–07–564993 (PORTION)
TAX GRID PARCEL No. 134801–6272–07–680830
— OWNER–APPLICANT: RTC FARM LLC, 38 COOKINGHAM LANE, RED HOOK, NY 12571

PARCEL (4) TAX GRID PARCEL NUMBERS
TAX GRID PARCEL No. 134889–6272–00–795956 (PORTION)
TAX GRID PARCEL No. 134801–6272–07–564993 (PORTION)
TAX GRID PARCEL No. 134801–6272–07–680830
— OWNER–APPLICANT: RTC FARM LLC, 38 COOKINGHAM LANE, RED HOOK, NY 12571

RTC FARM LLC (RTC) – MARY L. COOKINGHAM (MLC) EXISTING PARCEL AREA SUMMARY

TAX GRID NUMBER	OWNER	LOCATION	AREA (SQUARE FEET)	AREA (ACRES)
134801–6272–07–564993	RTC	VILLAGE OF RED HOOK	2,234,194	51.290
134801–6272–07–620835	RTC	VILLAGE OF RED HOOK	601,640	13.812
134801–6272–07–680830	RTC	VILLAGE OF RED HOOK	170,404	3.912
134889–6273–00–674036	RTC	TOWN OF RED HOOK	30,746	0.706
134889–6272–00–795956	RTC	TOWN OF RED HOOK	1,664,319	38.282
134889–6272–00–698828	RTC	TOWN OF RED HOOK	82,292	1.889
134889–6272–00–698828	MLC	TOWN OF RED HOOK	221,328	5.081
		TOTAL	5,008,138	114.972

LOT LINE ALTERATION – AREA SUMMARY

PROPOSED PARCEL NUMBER	EXISTING AREA (ACRES)	LOT LINE ALTERATION REVISED AREA (ACRES)	
(1)	51.996	51.996+(B)–(E)+(F)+(G)+(H)–(J)	62.363
(2)	5.081	5.081+(A)–(B)+(C)+(D)+(E)	6.165
(3)	38.281	38.281 –(A)+(B)–(C)–(D)+(I)	34.361
(4)	13.812	13.812 –(G)+(J)	12.083
		TOTAL AREA	114.972

SITE ZONING – VILLAGE OF RED HOOK

ZONING DISTRICT: R 20,000 – RESIDENTIAL DISTRICT
USE: SINGLE FAMILY RESIDENTIAL

ITEM		REQUIRED
LOT AREA		20,000 SF
MINIMUM BUILDING SETBACKS	FRONT	30 FT (STREET LINE) 55 FT (CL OF STREET)
	SIDE	15 FT
	REAR	25 FT
MAXIMUM BUILDING HEIGHT		35 FEET
BUILDING COVERAGE		15%
LOT WIDTH (AT THE BUILDING LINE)		100 FT

SITE ZONING – TOWN OF RED HOOK

ZONING DISTRICT: AGRICULTURAL BUSINESS DISTRICT
USE: SINGLE FAMILY RESIDENTIAL

ITEM		REQUIRED
LOT AREA		---
MINIMUM RESIDENTIAL BUILDING SETBACKS	FRONT	10 FT (RESIDENTIAL)
	SIDE	10 FT (RESIDENTIAL) 3 FT (ACCESSORY)
	REAR	10 FT (RESIDENTIAL) 3 FT (ACCESSORY)
MINIMUM NONRESIDENTIAL BUILDING SETBACKS	FRONT	25 FT (BUILDING) 25 FT (PARKING)
	SIDE	100 FT (BUILDING) 60 FT (PARKING)
	REAR	100 FT (BUILDING) 60 FT (PARKING)
MAXIMUM BUILDING HEIGHT		35 FEET
MAX. BUILDING COVERAGE		7%
MIN. OPEN SPACE		80%

PREPARED BY:
MARK R. GRAMINSKI P.E L.S. P.C.
CONSULTING ENGINEER & LAND SURVEYOR
13 ELM STREET
RED HOOK, NEW YORK 12571
(845) 758–2342
FILE: 1273

MARK R. GRAMINSKI P.E. # 66062

MARK R. GRAMINSKI L.S. #49578

REVISIONS		
NO.	DATE	DESCRIPTION
1	02–10–23	MAP LABEL AMENDMENTS
2	05–26–23	ADDITIONAL LOT LINE ALTERATIONS

AGRICULTURAL DISTRICT NOTE

IT IS THE POLICY OF THE TOWN–VILLAGE OF RED HOOK 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 ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM THE PROSPECTIVE GRANTEE THAT THE PROPERTY HE IS ABOUT TO ACQUIRE LIES PARTIALLY, WHOLLY OR WITHIN FIVE HUNDRED (500) FEET OF EITHER AN AGRICULTURAL DISTRICT OR LAND FOR WHICH AN INDIVIDUAL COMMITMENT HAS BEEN RECEIVED PURSUANT TO S 305 OR 308 OF THE AGRICULTURE AND MARKETS LAW OF THE STATE OF NEW YORK AND THAT FARMING ACTIVITIES MAY OCCUR ON SUCH PROPERTY. SUCH FARMING ACTIVITIES MAY INCLUDE BUT NOT BE LIMITED TO ACTIVITIES THAT CAUSE NOISE, DUST AND ODORS.

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS MAP WITH THE DUTCHESS CO. CLERK.

SIGNED THIS 26th DAY OF JANUARY 2023
REVISED 02–10–23
REVISED 05–26–23

RTC FARM LLC (MARK R. GRAMINSKI – AUTHORIZED AGENT)
MARY L. COOKINGHAM

THIS PLAN DOES NOT CONSITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 115 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 DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH — DATE

VILLAGE OF RED HOOK PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF RED HOOK, NEW YORK

ON THE _____ DAY OF _____ 2023

SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____ 2023

BY: _____
CHAIR

TOWN OF RED HOOK PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF RED HOOK, NEW YORK

ON THE _____ DAY OF _____ 2023

SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____ 2023

BY: _____
CHAIR

MINOR SUBDIVISION - LOT LINE ALTERATIONS
LANDS OF
RTC FARM LLC and MARY L . COOKINGHAM
FURTHER IDENTIFIED AS
PARCEL (1) TAX GRID No. 134801-6272-07-564993 - VILLAGE OF RED HOOK (LOT No. 2B-FM No. 7753C)
PARCEL (2) TAX GRID No. 134889-6272-00-758974 - TOWN OF RED HOOK
PARCEL (3) TAX GRID No. 134889-6272-00-795956 - TOWN OF RED HOOK
PARCEL (4) TAX GRID No. 134801-6272-07-620835 - VILLAGE OF RED HOOK

VILLAGE OF RED HOOK
TOWN OF RED HOOK
SCALE – 1"=150'

DUTCHESS COUNTY , NEW YORK
JANUARY 26, 2023
REVISED 02–10–23
REVISED 05–26–23

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