



North & Houston

Land Surveyors

331-0028

March 7, 2024

Project Narrative (Subdivision of Lands of Marie Ann Shultis)

This project is a two lot subdivision of 15.52 Acres of vacant land located in the R-2.5 Zone into one 10.50 Acre lot and one 5.02 Acre lot for residential purposes.

The Sketch plan shows minimal presence of NWI wetlands and a very small portion of Zone A 100 year flood area. There is no proposed construction or disturbance nearer than 450 feet from those areas.

Wells and septic systems will be private and are not currently shown on the sketch plan pending completion of engineered drawings. Ulster County Health Department approval will be required and submitted to the Planning Board once they are obtained.

The property is accessed from Brucken Road, a town road, via a private road known as Shultis Lane which is 50 feet in width and was previously approved by the Town of Hurley Planning Board as shown on Filed Map No. 05-1546 and a road maintenance agreement for the private road was filed in Liber 4171, cp 169.

Utilities are in place from Brucken Road to a point near the Northwest corner of the property in question and located on a 69.5 acre adjacent parcel of land currently owned by the applicant.