



SITE LOCATION - N.T.S.

REVISION - 2/18/25 - REVISE SIZE OF ANNEX PARCEL BASED ON SITE VISIT

Town Approval:

Boundary Line Adjustment Survey
Between Lands N/F of
Jeffrey C. Coonan
& Lands N/F of
Amy Peters
148 & 152 North Greenbush Road

Town of N. Greenbush, Rensselaer County, New York

SCALE: 1" = 30'

T.M.P.'s 123.-1-9 & 123.13-1-3

DECEMBER 15, 2024

MAP NO. 2024-155



BRIAN R. HOLBRITTER

LAND SURVEYING & SITE DEVELOPMENT
34 CENTER STREET
SCHAGHTICOKE, NY 12154

PHONE: 518-753-7592

State of NY #50,326 State of VT #737

Lands N/F of
Peter & Barbara Nizinkirck Trust &
Peter Nizinkirck Jr
Deed Book 7389 Page 266
Tax Map Parcel 123.-1-5.11

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Tax Map Parcel 123.-1-5.11

Lands N/F of
Niagara Mohawk Power Corporation
Deed Book 936 Page 318
Tax Map Parcel 123.-1-5.3

MAP REFERENCES:

- "SURVEY OF LOT #1, BEING PART OF THE LAND IN NORTH GREENBUSH, N.Y., DEEDED TO PETER NIZINKIRCK BY ANNIE BELL & CHARLES BELL ON JUNE 1, 1918; RECORDED B.D. #378; PAGE #202"; PREPARED BY ALBERT F. KING, PLS, DATED APRIL 19, 1950 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DEED BOOK 851 ON PAGE 90.
- "MAP OF A PORTION OF LAND OWNED BY ALEXANDER MAZOWAY, IN THE TOWN OF NORTH GREENBUSH, IN THE STATE OF NEW YORK" PREPARED BY J. EDWIN BURKE, CE, RECORDED OCTOBER 4, 1930 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DRAWER 39 AS MAP 16.
- "SMITH AVE. - TROY GAS PLANT, GAS TRANSMISSION MAIN, PETER & KATIE NIZINKIRCK - PURCHASE," DATED MAY 7, 1953 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DEED BOOK 936 ON PAGE 320.
- "SMITH AVE. - TROY GAS PLANT, GAS TRANSMISSION MAIN, PETER & KATIE NIZINKIRCK - EASEMENT," DATED MAY 7, 1953 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DEED BOOK 936 ON PAGE 327.
- "BOUNDARY AND TOPOGRAPHIC SURVEY OF LANDS N/F OF RAYMOND E. AND MICHELE F. HUGHILL," PREPARED BY BRIAN R. HOLBRITTER AND DATED JULY 14, 2014.
- RENSSELAER COUNTY TAX MAP SECTION 123. & 123.13.

DEED REFERENCES:

- FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION TO JEFFREY C. COONAN RECORDED DECEMBER 16, 2014 IN THE RENSSELAER COUNTY CLERK'S OFFICE IN VOLUME 7361 OF DEEDS AT PAGE 100.
- NORTH GREENBUSH COMMUNITY RESIDENTIAL PROJECT INC. TO AMY PETERS RECORDED MAY 19, 2022 IN THE RENSSELAER COUNTY CLERK'S OFFICE IN BOOK 10,094 OF DEEDS AT PAGE 131.

NOTES:

- SUBJECT TO ANY/ALL EASEMENTS AND/OR UNDERGROUND UTILITIES OF RECORD.
- SUBJECT TO WHATEVER FACTS A COMPLETE AND ACCURATE ABSTRACT OF TITLE MAY DISCLOSE.
- UTILITIES SHOWN HEREON WERE AS OBSERVED AND LOCATED DURING THE COMPLETION OF FIELD SURVEY. RECORD PLANS PROVIDED BY THE CLIENT AND/OR LOCAL MUNICIPALITY WERE UTILIZED. HOWEVER, PRIOR TO FURTHER PLANNING U.F.P.O. SHOULD BE CONTACTED (1-800-962-7962) FOR THE VERIFICATION OF ANY/ALL UTILITIES WITHIN A PROPOSED WORK AREA.

ZONING DATA:

ZONE - BN Neighborhood Business
Public Water & Sewer on site
Min Lot Size - 20,000 Sqft.
Min. Width @ Setback - 110 Feet
Min Front Setback - 30 Feet
Min Side Setback - 20 Feet
Min Rear Setback - 35 Feet
Max. Lot Coverage - 75%

LEGEND

- EDGE OF WATER
- FENCE
- IRON PIPE FOUND
- PROPERTY CORNER
- CAPPED IRON ROD SET
- ROAD SIGN
- UTILITY POLE
- OVERHEAD UTILITIES
- PROPERTY LINE
- GUY WIRE

UNAUTHORIZED ALTERATIONS OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL AND SIGNED WITH RED INK SHALL NOT BE CONSIDERED TO BE VALID COPIES. CERTIFICATION INDICATED OR IMPLIED HEREON SHALL ONLY RUN TO THE PARTY FOR WHOM THE SURVEY WAS PREPARED AND ON HIS BEHALF TO THE ADDITIONAL PARTIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL PARTIES OR SUBSEQUENT OWNERS NOT LISTED HEREON.