

SBL# 123.00-5-6.1

AC	denotes	Air Conditioner
BLDG	denotes	Building
CIRF	denotes	Capped Iron Rod Foundation
COMP	denotes	Composite
CONC	denotes	Concrete
EM	denotes	Electric Meter
EOP	denotes	Edge of Pavement
EOW	denotes	Edge of Woods
GM	denotes	Gas Meter
GPA	denotes	Grinder Pump Alarm
ICV	denotes	Irrigation Control Valve
LA	denotes	Landscape Area
LSB	denotes	Landscape Block
LSP	denotes	Landscape Pavers
LSS	denotes	Landscape Stone
N/F	denotes	Now or Formerly
RET	denotes	Retaining


1) Map Entitled: "Greenbush Estates"
Map Date: December 31, 2018
Revised: March 16, 2020
Prepared By: McGrath Land Surveyors
Map Filed: Rensselaer County Clerk's Office
July 22, 2020
Map No. 2020-63

2) Rensselaer County Real Property Tax Map
Town of North Greenbush
Section 123.00
Block 5
Lot No. 5,114

- 1) underground utilities, if any, not field located.
- 2) All building offsets are measured from building corners to boundary line.
- 3) No monumentation set for this survey.
- 4) This map was prepared without the benefit of an up-to-date abstract title and is made subject to whatever state of facts such a document would reveal.
- 5) The measurements on this map are measured in U.S. Survey Feet.
- 6) Field survey completed and field monumentation viewed on January 15, 2025 with some snow and ice cover.

EXISTING ZONING	AR AGRICULTURAL RESIDENTIAL TYPE A
PARCEL AREA	4.17 ACRES
PROPOSED BUILDING AREA	1,224 SF
MIN. LOT AREA	1 ACRE
MIN. LOT WIDTH	150 FT.
MIN. BUILDING SETBACK	
FRONT YARD	40 FT
SIDE YARD	40 FT.
REAR YARD	40 FT.
WATER SERVICE	MUNICIPAL
SEWER SERVICE	MUNICIPAL

ZONING REGULATION	REQUIRED	PROPOSED	VARIANCE REQUESTED
MAXIMUM ACCESSORY BUILDING AREA	1,200 SF	1,224 SF	24 SF
ACCESSORY BUILDING LOCATION	SIDE OR REAR YARD	FRONT YARD	FRONT YARD



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3 BRIAR ROSE WAY

(LOT 7)
GREENBUSH ESTATES

TOWN OF NORTH GREENBUSH
BRENSSELAER COUNTY, NEW YORK

DRAWN BY	TSH	
CHECK BY	TJM	
EDP PROJECT NUMBER	12047	
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REVISION	DATE	E

SCALE:
 $1" = 50'$

SHEET TITLE:

VARIANCE MAP

SHEET:

1 OF 1

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THIS MAP IS A VIOLATION OF SECTION 7203
SUBDIVISION 2 OF THE NEW YORK STATE
EDUCATION LAW.

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MAP NOT MARKED WITH THE LAND SURVEYOR'S
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GPS-F

50 0 50 100
(IN FEET)
GRAPHIC SCALE
1 INCH = 50 FT.