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AGENDA
Special Meeting
TOWN BOARD MEETING
TOWN OF GLENVILLE
18 GLENRIDGE ROAD
June 1, 2022
7:00 P.M.
www.townofglenville.org

Supervisor:

Christopher A. Koetzle

Council Members

Gina M. Wierzbowski,

Deputy Supervisor

Michael Godlewski

James M. Martin

Sid Ramotar

1. Invocation
2. Pledge of Allegiance to the Flag.
3. Roll Call
4. Public Hearing to hear all persons interested in the proposed zoning change for addition to the zoning code and zoning map for a PDD for construction of a Mixed-Use Planned Development District, at Horstman Farm of the Code of the Town of Glenville.
5. Resolution adopting Local Law 5 for the proposed zoning change for addition to the zoning code and zoning map a Mixed-Use Planned Development District called Horstman Farm of the code of the Town of Glenville.
6. Resolution approving the minutes of the Regular Town Board meeting held on May 18, 2022.
7. Resolution appointing David Massaro to the position of Code Enforcement Officer (part-time).
8. Resolution accepting the original Water Warrant for Water District 11 as of June 1, 2022 including water rent receivables, special contracts and sewer.

Sponsored by: James Martin, Councilman
Submitted by: Melissa Cherubino, Community Development Director

RESOLUTION NO. 5

Moved by:
Seconded by:

WHEREAS, the Town of Glenville received a zoning map amendment application for a “Mixed-Use Planned Development” (“MUPD”) creating the “Horstman Farms Mixed-Use Planned Development District” changing the zoning of approximately 11 acres of assembled parcels of vacant land, of which the real property is located on Ballston and Swaggertown Roads identified by Tax Map # 30.10-1-27.1, 30.9-2-22, 30.9-2-23, and a portion of 30.9-2-21.1; and

WHEREAS, New York Development Group / Saratoga Road, LLC (“NYDG”) has proposed the MUPD to construct eleven (11) four-unit condominium buildings and eight (8) two-unit condominium buildings of two stories with surface and above ground garage parking (the “Condominium Complex”) on Parcel No. 1; mixed residential and or /commercial development consistent with the uses permitted in the General Business District on Parcel No. 2, not to exceed 3,500 square feet of building area of ground floor commercial space, per building, and additional commercial space or up to three apartments in the second floor space, per building, in no more than two buildings of two stories each, or less, with surface parking; and

WHEREAS, the Town Board previously adopted a Negative Declaration pursuant to 6 NYCRR Part 617 State Environmental Quality Review Act in connection with the MUPD; and

WHEREAS, New York State Town Law and the Code of the Town of Glenville, require that the Town Board hold a public hearing on the proposed the MUPD; and

WHEREAS, the Town Board of the Town of Glenville held a public hearing with respect to the proposed MUPD creating the “Horstman Farms Mixed-Use Planned Development District” and enactment of a new local law on Wednesday, June 1, 2022 at 7:00 pm, at which time and place all persons interested in such proposed change were given the opportunity to submit comments.

NOW THEREFORE BE IT RESOLVED, that the Town Board hereby determines that, for the reasons set forth in the Town Board’s prior Negative Declaration and the individual Town Board Members own knowledge and experience, there are no significant adverse environmental impacts resulting from the proposed change to the MUPD, including the Project; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Glenville does hereby enact a local law to adopt the MUPD creating the “Horstman Farms Mixed-Use Planned Development District” as set forth in Local Law #5 of 2022 attached; and

BE IT FURTHER RESOLVED, that the Town Clerk is hereby directed to file Local Law #5 of 2022 with the Secretary of State.

Ayes:
Noes:
Absent:
Abstention:

Motion Carried/Defeated

Town Board Decision on June 1, 2022

Sponsored by: Christopher A. Koetzle, Town Supervisor
Submitted by: Julie Davenport, Town Clerk

RESOLUTION NO. 6

Moved by:
Seconded by:

BE IT RESOLVED, that the minutes of the Regular Town Board meeting held on May 4, 2022 are hereby approved and accepted as entered.

Ayes:
Noes:
Absent:
Abstention:

Motion Carried/Defeated

Town Board decision on June 1, 2022

Sponsored by: Gina Wierzbowski, Deputy Supervisor
Submitted by: Melissa Cherubino, Director of Community Development

RESOLUTION NO. 7

Moved by:
Seconded by:

WHEREAS, there currently exists a vacant Code Enforcement Officer (part-time) position in Building & Codes Department; and

WHEREAS, funding for this position for a maximum of 12 hours per week is included in the 2022 adopted budget; and

WHEREAS, David Massaro, a professional firefighter who has state certification as a Code Enforcement Official, held the position of Code Enforcement Officer (part-time) for the Town of Glenville from December 2019 until his resignation in November 2021; and

WHEREAS, Mr. Massaro performed his duties very ably during his employment; and

WHEREAS, the Town wishes to fill the vacant position and Mr. Massaro is amenable to returning to the position; and

WHEREAS, the Director of Community Development and Town Supervisor recommend that David Massaro be re-appointed to the position due to his prior employment with the Town, his background as a professional firefighter, and his state certification as a Code Enforcement Official;

NOW THEREFORE, BE IT RESOLVED that the Town Board of the Town of Glenville hereby appoints David Massaro, 29 Marion Boulevard, Glenville, New York to the position of Code Enforcement Officer (part-time), effective June 2, 2022, at a starting rate for such title of \$27.44 per hour.

Ayes:
Noes:
Absent:
Abstention:

Motion Carried/Defeated

Town Board decision on June 1, 2022.

Sponsored by: Gina Wierzbowski, Town Councilwoman
Submitted by: Jason Cuthbert, Town Comptroller

RESOLUTION NO. 8

Moved by:
Seconded by:

WHEREAS, the Water and Sewer User Fee Roll of the Town of Glenville has been approved for collection as of June 1, 2022; and

WHEREAS, such warrant for Water District #11 totals \$1,459,067.60 including water rents receivables, Special Contracts and Sewer;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Glenville hereby accepts such roll.

Ayes:
Noes:
Absent:
Abstentions:

Motion Carried/Defeated

Town Board decision on June 1, 2022.

Be it enacted by the Town Board of the Town of Glenville, as follows:

Section 1. This local law shall be known and may be cited as "Local Law No. 5 of 2022," providing for the creation of a planned unit development district to be known as "Horstman Mixed Use Planned Development District."

Section 2.

§ A270- 200 Establishment of district.

Local Law No. 5 of 2022, entitled "Horstman Mixed Use Planned Development District," and further amending Local Law No. 5 of 2001 of the Town of Glenville, entitled "Local Law relating to the Zoning for the Town of Glenville and the Zoning Map of Glenville," as set forth therein and made a part thereof, be and the same is hereby amended, by changing from Professional Residential and Suburban Residential and, constituting approximately 11.14+/- acres, as hereinafter described in Exhibit A, attached hereto and made a part hereof, designating and creating the boundaries of such newly described area as a planned unit development district to be known as "Horstman Mixed Use Planned Development District."

§ A270-201 Boundaries.

The area of said Horstman Mixed Use Planned Development District shall encompass 11.14+/- acres with the first parcel located between NYS Rt 50 and Swaggertown Road and three additional parcels located on the west side of Swaggertown Road and on either side of Birch Knoll Drive. The Tax Map identification numbers for the Planned Development District include 30.10-1-27.1, 30.9-2-22, 30.9-2-23, and a portion of 30.9-2-21.1 The parcel is further set forth and described specifically on Exhibit B, attached hereto and made a part hereof, the exact boundaries of which are set forth in the attached Exhibits A and B, incorporated herein by reference.

§A270-202 Development

A.

The development of the Horstman Mixed Use Planned Development District has been presented and is described according to an application dated January 24, 2022, and a preliminary site plan filed with the Planning & Zoning Commission of the Town of Glenville. This preliminary site plan may be changed, altered or amended by approval of the Planning Board.

B.

The Horstman Mixed Use Planned Development District will consist of a maximum of forty-four (44) condominium units on the east side of Swaggertown Road and sixteen (16) condominium units on the west side of Swaggertown Road (the "Condominium Complex") on Parcel No. 1; mixed residential and or /commercial development consistent with the uses permitted in the General Business District on Parcel No. 2, not to exceed 3,500 square feet of building area of ground floor commercial space, per building, and additional

commercial space or up to three apartments in the second floor space, per building, in no more than two buildings of two stories each, or less, with surface parking.

C.

Permitted uses on Parcel No. 1 shall include: Single-Family Dwellings and Townhouses or Condominium Units.

D.

Permitted uses on Parcel No. 2 shall include up to three apartments per building and uses consistent with the permitted uses in the General Business District except that no automobile dealerships, automobile repair shops, massage parlors, shall be permitted, nor shall any retail establishments selling tobacco, tobacco related or tobacco substitute products be permitted unless the tobacco, tobacco related or tobacco substitute products comprise less than 5% of total retail floor space or less than 5% of total retail shelf space, whichever is less. The prohibition on automobile repair shops shall not be construed to prohibit an automotive parts retail store that provides only ancillary services (e.g. installation of purchased tires, batteries, windshield wipers, etc.) and does not perform general automotive repair services.

E.

At least one (1) commercial building on Parcel No. 2 must be developed concurrently with any residential development on Parcel No. 1. No Certificates of Occupancy will be issued for any residential units until such time as a certificate of occupancy has been granted for Parcel No. 2. The second commercial building shall be constructed upon the commitment, in writing, by a tenant for a minimum of 50% of the leasable area.

F.

Parking setbacks and building setbacks will be as displayed on Exhibit A as amended by the Town of Glenville Planning and Zoning Commission during final site plan review.

G.

The minimum green space on Parcel No. 1 will be 50%. The minimum green space on Parcel No. 2 will be 35%. Final green space totals for Parcel No. 1 and Parcel No. 2 shall be determined during final site plan review with the Town Planning and Zoning Commission and reflected on the final site plans for the project. All green space shall be owned and maintained by the Homeowner's Association and/or developer, or the developer's successor(s) in interest. The developer and any subsequent owner shall provide the Town with and keep in force a bond or other suitable security in the amount of \$10,000 to assure the maintenance of such space. The Town Commissioner of Public Works shall determine whether the developer or subsequent owner is in breach of its duty to maintain the space and may direct remedial measures up to and including the full amount of the bond if such breach continues for 30 days after written notice to the developer/owner.

H.

Parking areas shall be provided at all times and shall be not less than required by the Zoning regulations for each lot and use thereon when the construction on each lot of the development as planned is completed.

I.

Visual impacts will be minimized through the use of buffer areas, setbacks, architectural design and screening, such as berms, fences and plant construction materials for the

district area as a whole and for each developed site as shown on and approved by the Planning Board during final site plan and subdivision review.

J.

All roads and/or streets to be constructed within the project limits pursuant to this local law shall be owned by the duly appointed Homeowners Association and/or developer, or the developer's successor(s) in interest for the District. The Homeowners Association and/or developer, or the developer's successor(s) in interest shall be responsible for all maintenance associated with the roads and/or streets to be constructed within the project limits

K.

On-site directional signage shall identify individual buildings as required. The size, height, lettering, style, illumination and placement of all signs shall be in accordance with the Town's signage and Zoning Code requirements.

L.

Water shall be provided by the Town of Glenville Water District No. 11. The sewer system is to be serviced through Sewer District No. 9.

M.

Sidewalk improvements will be constructed on Parcel No. 1 and Parcel No. 2 concurrent with construction of the buildings on those Parcels. A sidewalk connection between Parcel 1 and Parcel 2 shall be installed prior to certificate of occupancy being granted for Parcel 2.

N.

For vehicular traffic purposes, there will be two points of ingress and egress to Swaggertown Road for Parcel 1 on the east side and one point of ingress and egress on the west side, and one point of ingress and egress on NYS Rt 50 for Parcel 2 as determined by the New York State Department of Transportation.

O.

Due to the proximity of the Horstman Mixed Use Planned Development District to Horstman Creek, all construction activities associated with the Horstman Mixed Use Planned Development District shall ensure that no buildings are constructed whereby the living areas shall be impacted by the floodplain associated with Horstman Creek .

§ A270-202_Construction regulations.

All improvements shall be designed and constructed pursuant to plans and specifications approved by a duly licensed architect and/or engineer and in full compliance with the New York State Uniform Fire Prevention and Building Code. When completed, these improvements shall be certified as having been constructed in full compliance with the New York State Uniform Fire Prevention and Building Code. The engineer and/or architect performing the work herein described shall be employed by and at the sole expense of the owner and/or developer. All roads and/or streets to be constructed within the project limits pursuant to this local law shall be constructed pursuant to specifications at the time in effect for the construction of Town highways in the Town of Glenville. Any water distribution system must and shall be connected to public or municipal facilities and constructed and inspected according to Town standards. All construction shall be subject to inspection and approval by the Town Code Enforcement Officer, Town Engineer and Town Commissioner of Public Works / Highway Superintendent, as may be applicable.

§ A270-203 Submission of plans.

Prior to commencement of any phase of construction within the planned unit development district, or prior to the issuance of any building permit, final site plans and specifications shall be submitted to the Planning & Zoning Commission for its review and approval in accordance with the Town Code of the Town of Glenville.

§ A270-204 Recreational Fees.

The Horstman Mixed Use Planned Development District does not, at the time of adoption, include any dedication of open space or recreation areas to the town or non-profit entity (land trust, homeowner's associations) or future dedication of lands for future public use; i.e., schools, fire station, etc. It is hereby determined by the Town Board, after consideration of the nature of the land available for open space or recreational uses that might be so dedicated, that the property has limited potential for recreational uses. As a result, the Town of Glenville Planning and Zoning Commission shall assess a fee in lieu of land acquisition in accordance with Code of the Town of Glenville, §270-110(B).

§ A270-205 Approvals Needed.

The Town of Glenville Planning and Zoning Commission shall not give final site plan approval unless and until all approvals required by each and every other government or governmental entity have been obtained. The Planning and Zoning Commission may, in its discretion, give approval conditioned upon the applicant obtaining such approvals.

§ A270-206 Zoning Map.

Local Law No. 5 of 2001, entitled "Zoning Code of the Town of Glenville," is hereby amended by providing "Horstman Mixed Use Planned Unit Development District" be set forth on the Town Zoning Map.

§A270-207 Revocation.

This amendment shall be deemed automatically revoked and void and the previous regulations and laws shall obtain if, within one year from the approval of the Planning Board of the Town of Glenville for the construction of the project, commencement of the construction of Horstman Mixed Use Planned Development District has not begun, or if after construction has begun unless substantial progress continues without undue interruption thereafter, or if the development is not complete within three years of such approval. As to the area within which a building or buildings have been constructed, or construction has commenced, pursuant to this local law, there shall be no voiding of the amendment, and as to said area and building or buildings, this amending local law shall continue in full force and effect and the area zoned by this local law shall be the area within which said building or buildings is, was or were constructed pursuant to this amending local law. For proper cause shown, the Town Board of the Town of Glenville may, upon such terms and conditions as it deems proper, extend either the one-year period or the three-year period, or both, and/or may waive the requirement that substantial progress shall continue without undue interruption. In the event no application is made to

the Planning Board for final site plan approval within one year of this local law, or substantial progress is not made on said application within two years thereafter, this local law shall be deemed automatically revoked and the previous zoning shall apply.

Section 2. Effective Date

This Local Law shall take effect twenty (20) days after filing with the Secretary of State.

Gilbert VanGuilder
Land Surveyor, PLLC
988 Route 146, Clifton Park, NY 12065
383-0634
FAX 371-8437

Members:

Robert A. Wilklow, PLS

Kevin H. Weed, PLS

May 13, 2022

SUGGESTED DESCRIPTION
BIRCHKNOLL DRIVE
(1.26± ACRES)

All that certain piece, parcel or tract of land situate in the Town of Glenville, County of Schenectady, State of New York, lying along the northwesterly line of Birchknoll Drive, being further bounded and described as follows:

Beginning at the point of intersection of the common division line between lands of Horstman as described in Book 1535 of Deeds at Page 108 to the Northeast and lands of Black as described in Book 1948 of Deeds at Page 764 to the Southwest with the northwesterly line of Birchknoll Drive, thence from said point of beginning along said common division line North 56° 22' 40" West, 160.00 feet to a point in the southeasterly line of lands of Baptist Health Nursing and Rehabilitation Center, Inc. as described in Book 1826 of Deeds at Page 143, thence along said southeasterly and southwesterly line and the southeasterly line of lands of Baptist Health Enriched Housing Program as described in Book 1997 of Deeds at Page 302 the following two (2) courses: 1.) North 33° 37' 20" East, 339.97 feet to a point, thence 2.) South 59° 52' 50" East, 160.30 feet to a point in the northwesterly line of Birchknoll Drive, thence along said northwesterly line South 33° 37' 20" West, 349.76 feet to the point of beginning and containing 1.26± acres of land.

Todd Westerveld
PLS 50,319

Gilbert VanGuilder
Land Surveyor, PLLC
988 Route 146, Clifton Park, NY 12065
383-0634
FAX 371-8437

Members:

Robert A. Wilklow, PLS

Kevin H. Weed, PLS

May 13, 2022

SUGGESTED DESCRIPTION
SWAGGERTOWN ROAD
(8.57± ACRES)

All that certain piece, parcel or tract of land situate in the Town of Glenville, County of Schenectady, State of New York, lying along the easterly line of Swaggertown Road and the northwesterly line of N.Y.S. Route 50, being further bounded and described as follows:

Beginning at the point of intersection of the common division line between lands of Horstman as described in Book 1590 of Deeds at Page 990 to the Northeast and lands of Stewarts Shops Corp. as described in Book 1867 of Deeds at Page 361 to the Southwest with the easterly line of Swaggertown Road, thence from said point of beginning along said easterly line of Swaggertown Road the following two (2) courses: 1.) North 08° 15' 10" East, 51.62 feet to a point, thence 2.) North 08° 04' 30" East, 672.11 feet to the point of intersection with the southerly line of lands of Kenny as described in Book 1793 of Deeds at Page 115, thence along said southerly and easterly lines the following two (2) courses: 1.) South 77° 58' 30" East, 123.19 feet to a point, thence 2.) North 08° 31' 30" East, 100.00 feet to a point in the southerly line of lands of Eacy as described in Book 1766 of Deeds at Page 980, thence along said southerly and easterly lines the following two (2) courses: 1.) South 69° 32' 30" East, 158.36 feet to a point, thence 2.) North 08° 31' 30" East, 59.95 feet to a point in the southerly line of an unknown street, thence along said southerly line South 66° 37' 50" East, 34.55 feet to the point of intersection with the westerly line of lands of Frederick as described in Book 1735 of Deeds at Page 292, said point being in the center of Horstman Creek, thence along said westerly line of lands of Frederick and lands of Westmere Realty, LLC as described in Book 1723 of Deeds at Page 30 and following the centerline of Horstman Creek 900± feet to a point in the northwesterly line of N.Y.S. Route 50, said last course having a tie line of South 10° 08' 50" East, 884.22 feet, thence along said northwesterly line of N.Y.S. Route 50 South 68° 43' 21" West, 284.84 feet to the point of intersection with the northeasterly line of aforesaid lands of Stewarts Shops Corp., thence along said northeasterly line North 58° 31' 19" West, 371.06 feet to the point of beginning and containing 8.57± acres of land.

Todd Westerveld
PLS 50,319

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383-0634
FAX 371-8437

Members:

Robert A. Wilklow, PLS
Kevin H. Weed, PLS

May 13, 2022

SUGGESTED DESCRIPTION
SWAGGERTOWN ROAD
(31,191± SQ. FT.)

All that certain piece, parcel or tract of land situate in the Town of Glenville, County of Schenectady, State of New York, lying along the westerly line of Swaggertown Road and the southeasterly line of Birchknoll Drive, being further bounded and described as follows:

Beginning at the point of intersection of the common division line between lands of Horstman as described in Book 1535 of Deeds at Page 108 to the Northeast and other lands of Horstman as described in Book 1498 of Deeds at Page 173 to the Southwest with the westerly line of Swaggertown Road, thence from said point of beginning along said westerly line of Swaggertown Road South 07° 31' 20" West, 88.00 feet to the point of intersection with the northeasterly line of other lands of Horstman as described in Book 1459 of Deeds at Page 207, thence along said northeasterly line North 59° 57' 40" West, 403.09 feet to a point in the southeasterly line of Birchknoll Drive, thence along said southeasterly line North 33° 37' 20" East, 81.45 feet to the point of intersection with the southwesterly line of lands of Horstman as described in Book 1535 of Deeds at Page 108, thence along said southwesterly line South 59° 57' 40" East, 364.30 feet the point of beginning and containing 31,191± sq. ft. of land.

Todd Westerveld
PLS 50,319

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Members:

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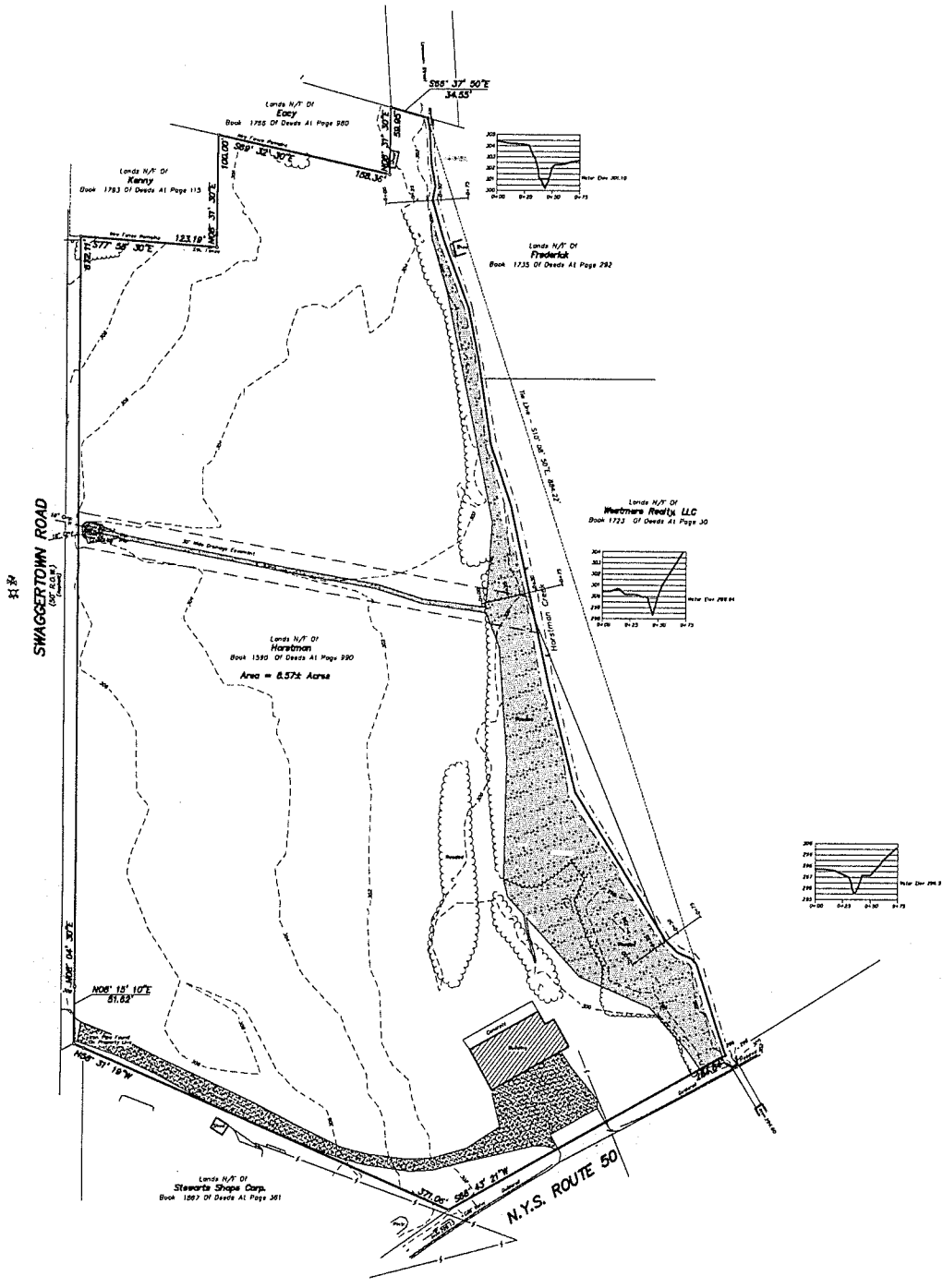
May 13, 2022

SUGGESTED DESCRIPTION
SWAGGERTOWN ROAD
(34,344± SQ. FT.)

All that certain piece, parcel or tract of land situate in the Town of Glenville, County of Schenectady, State of New York, lying along the westerly line of Swaggertown Road and the southeasterly line of Birchknoll Drive, being further bounded and described as follows:

Beginning at the point of intersection of the common division line between lands of Horstman as described in Book 1459 of Deeds at Page 207 to the Northeast and lands of Civale as described in Book 1673 of Deeds at Page 39 to the Southwest with the westerly line of Swaggertown Road, thence from said point of beginning along said common division line North 59° 57' 40" West, 441.88 feet to a point in the southeasterly line of Birchknoll Drive, thence along said southeasterly line North 33° 37' 20" East, 81.45 feet to the point of intersection with the southwesterly line of other lands of Horstman as described in Book 1498 of Deeds at Page 173, thence along said southwesterly line South 59° 57' 40" East, 403.09 feet to a point in the westerly line of Swaggertown Road, thence along said westerly line South 07° 31' 20" West, 88.00 feet to the point of beginning and containing 34,344± sq. ft. of land.

Todd Westerveld
PLS 50,319



UNLAWFUL ALTERATION OR DESTRUCTION OF THIS SURVEY MAP OR THE RECORDS OF THE SURVEYOR OF THE TOWN OF CLEVELAND, NEW YORK, IS A VIOLATION OF SECTION 106 OF THE SURVEYING AND MAPPING LAW. ANY PERSON WHO VIOLATES THIS SECTION SHALL BE CONSIDERED TO BE IN VIOLATION OF THE LAW.

**BOUNDARY AND TOPOGRAPHIC SURVEY
LANDS OF HORSTMAN**

TOWN OF CLEVELAND	Schenectady County, New York
MAP NUMBER 22 - 21 - 02	SCALE 1" = 50'
DATE JANUARY 11, 2007	

**Gilbert VanGuilder
Land Surveyor, PLLC**
Professional Land Surveyors
988 Route 146, Clifton Park, New York 12065
Telephone: (518) 383-0834
gvlandsurveyors.com

NOTES:

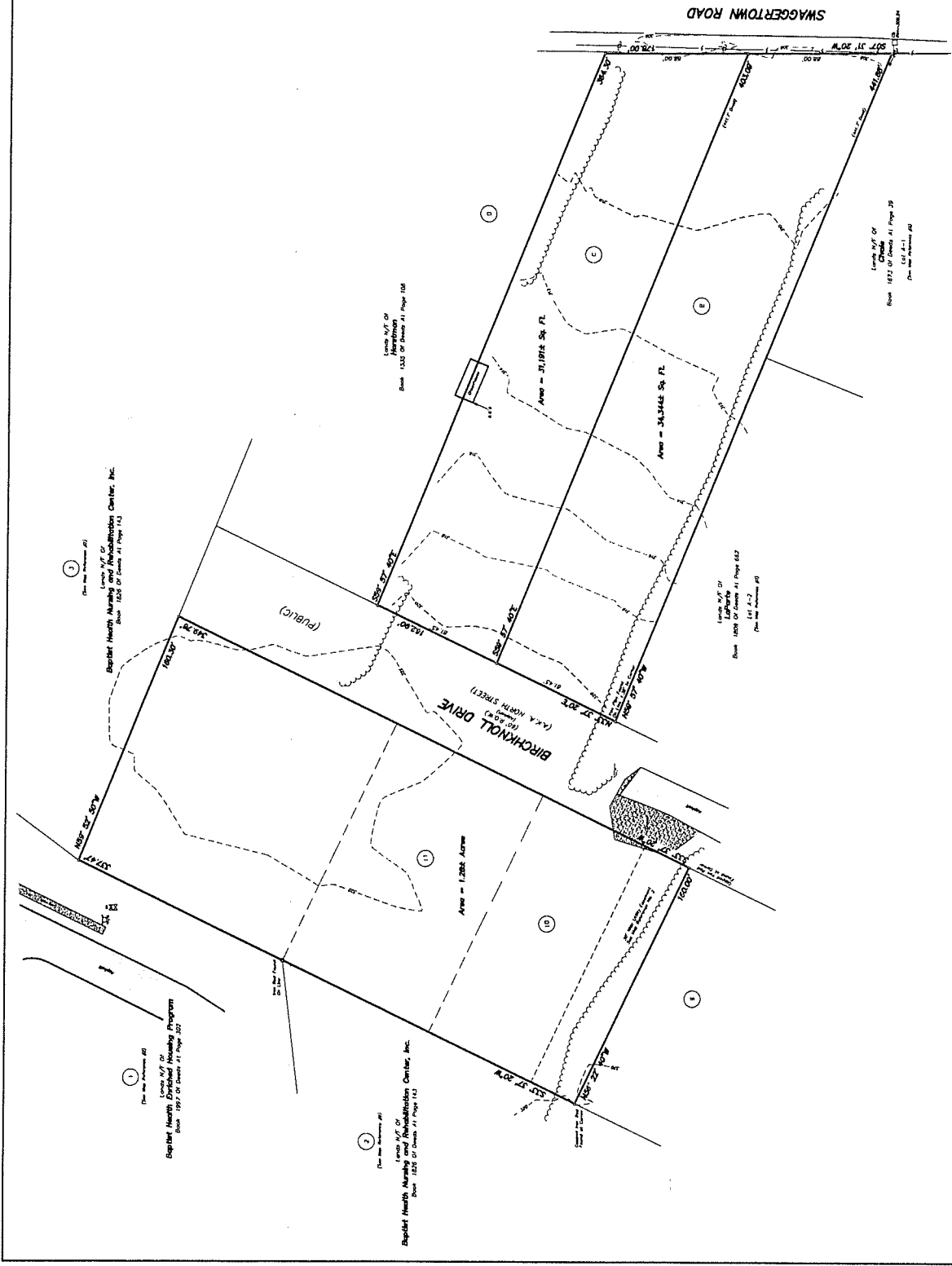
1. COMPARED TO PLAT 1, THE DISTANCE OF 100.00' FROM CORNER 1 TO CORNER 2 IS 100.00' AS SHOWN BY THIS SURVEY. THE DISTANCE OF 100.00' FROM CORNER 2 TO CORNER 3 IS 100.00' AS SHOWN BY THIS SURVEY. THE DISTANCE OF 100.00' FROM CORNER 3 TO CORNER 4 IS 100.00' AS SHOWN BY THIS SURVEY. THE DISTANCE OF 100.00' FROM CORNER 4 TO CORNER 1 IS 100.00' AS SHOWN BY THIS SURVEY.
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**BOUNDARY AND TOPOGRAPHIC SURVEY
LANDS OF HORSTMAN**

STATE OF NEW YORK
SHERIFF'S OFFICE
24 JUNE 2011
DATE: JANUARY 11, 2011

1" = 30'

**Gilbert VanGuilder
Land Surveyor, PLLC**
Professional Land Surveyors
8880 Route 28, Westbury, New York 11591
Telephone: (516) 335-0834
g@landsurveyors.com



NOTES:

1. THE DISTANCE OF 100.00' FROM CORNER 1 TO CORNER 2 IS 100.00' AS SHOWN BY THIS SURVEY. THE DISTANCE OF 100.00' FROM CORNER 2 TO CORNER 3 IS 100.00' AS SHOWN BY THIS SURVEY. THE DISTANCE OF 100.00' FROM CORNER 3 TO CORNER 4 IS 100.00' AS SHOWN BY THIS SURVEY. THE DISTANCE OF 100.00' FROM CORNER 4 TO CORNER 1 IS 100.00' AS SHOWN BY THIS SURVEY.
2. THE DISTANCE OF 100.00' FROM CORNER 1 TO CORNER 2 IS 100.00' AS SHOWN BY THIS SURVEY. THE DISTANCE OF 100.00' FROM CORNER 2 TO CORNER 3 IS 100.00' AS SHOWN BY THIS SURVEY. THE DISTANCE OF 100.00' FROM CORNER 3 TO CORNER 4 IS 100.00' AS SHOWN BY THIS SURVEY. THE DISTANCE OF 100.00' FROM CORNER 4 TO CORNER 1 IS 100.00' AS SHOWN BY THIS SURVEY.
3. THE DISTANCE OF 100.00' FROM CORNER 1 TO CORNER 2 IS 100.00' AS SHOWN BY THIS SURVEY. THE DISTANCE OF 100.00' FROM CORNER 2 TO CORNER 3 IS 100.00' AS SHOWN BY THIS SURVEY. THE DISTANCE OF 100.00' FROM CORNER 3 TO CORNER 4 IS 100.00' AS SHOWN BY THIS SURVEY. THE DISTANCE OF 100.00' FROM CORNER 4 TO CORNER 1 IS 100.00' AS SHOWN BY THIS SURVEY.
4. THE DISTANCE OF 100.00' FROM CORNER 1 TO CORNER 2 IS 100.00' AS SHOWN BY THIS SURVEY. THE DISTANCE OF 100.00' FROM CORNER 2 TO CORNER 3 IS 100.00' AS SHOWN BY THIS SURVEY. THE DISTANCE OF 100.00' FROM CORNER 3 TO CORNER 4 IS 100.00' AS SHOWN BY THIS SURVEY. THE DISTANCE OF 100.00' FROM CORNER 4 TO CORNER 1 IS 100.00' AS SHOWN BY THIS SURVEY.
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