

WHEREAS, WHEN ANY PURCHASE AND SALE CONTRACT IS PREPARED FOR THE SALE, PURCHASE, OR EXCHANGE OF REAL PROPERTY LOCATED PARTIALLY OR WHOLLY WITHIN THE DISTRICT, THE DISTRICT HAS THE POLICY OF PRESENTING THE FOLLOWING DISCLOSURE NOTICE TO THE PROSPECTIVE GRANTEE, WHICH STATES THE FOLLOWING:

THE POLICY OF THE STATE AND THIS COMMUNITY TO CONSERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD, AND OTHER ECONOMIC ACTIVITIES, IS A POLICY OF THE STATE AND THIS COMMUNITY. THIS DISCLOSURE NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY WITHIN THE DISTRICT. THE DISTRICT HAS THE POLICY OF ENCOURAGING ACTIVITIES OCCUR WITHIN THE DISTRICT. SUCH FARMING ACTIVITIES MAY INCLUDE, BUT NOT BE LIMITED TO, ACTIVITIES

SUCH DISCLOSURE NOTICE SHALL BE SIGNED BY THE PROSPECTIVE GRANTOR AND GRANTEE PRIOR TO THE SALE, PURCHASE, OR EXCHANGE OF SUCH REAL PROPERTY. RECEIPT OF SUCH DISCLOSURE NOTICE SHALL BE RECORDED ON A PROPERTY TRANSFER REPORT FORM PRESCRIBED BY THE STATE BOARD OF REAL PROPERTY SERVICES AS PROVIDED FOR IN SECTION 333 OF REAL PROPERTY LAW.

[illegible]

11) TITLE TO THE PROPERTY THAT IS THE SUBJECT OF THIS PROPOSED ACTION IS IN THE NAME OF NORMAN WARD, MICHAEL WARD AND WAYNE WARD BY DEED RECORDED AS INSTRUMENT NO. 2012042868.

12) THE SUBJECT PROPERTY LIES WITHIN THE AGRICULTURAL ZONING DISTRICT LOT NO. 14-1 HAS BEEN SUBDIVIDED FOR THE PURPOSE OF CREATING LOTS FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENCES.

MINIMUM LOT SIZE OF 2 ACRES
MINIMUM LOT WIDTH OF 200 FEET
MINIMUM FRONTAGE OF 200 FEET
MAXIMUM HEIGHT OF DWELLING 30 FEET
MINIMUM FRONT YARD 60 FEET
MINIMUM TOTAL TWO SIDE YARDS 100 FEET
MINIMUM SIDE YARD 40 FEET
MINIMUM REAR YARD 50 FEET

(3) REVIEW OF THE NY DEC ENVIRONMENTAL RESOURCE MAPPER INDICATES THAT THERE ARE FORESTED SURBUT VEGN LOCATED ON THE SUBJECT PARCELS. A 100 FOOT WIDE BUFFER HAS BEEN DEPICTED TO PROTECT SUDS. UNDER THE STATE THAWD OF NORTH CATHOLIC ECOLOGICAL SERVICES, JUNE 04, 2019 AND AGAIN ON MAY 04, 2021 AS REQUIRED BY DEC. A 100 FOOT WIDE BUFFER HAS BEEN DEPICTED TO PROTECT SUDS. LANDLORDS SHOULD BE ADVISED THAT ANY ACTIVITY INVOLVING GRADING, EXCAVATING OR BUILDING MAY REQUIRE A PERMIT. IT WILL REMAIN THE CONTINUING OBLIGATION OF THE PROPERTY OWNER TO USE, KEEP AND MAINTAIN THE REAL PROPERTY IN ACCORDANCE WITH THESE RESTRICTIONS AND LAWS IN EFFECT AT THIS TIME.

4) THE PROPOSED HOUSES HAVE BEEN DEPICTED FOR DEMONSTRATIVE PURPOSES.

§ 196.196 PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A PLAN PREPARED BY A LICENSED PROFESSIONAL ENGINEER DEPICTING THE DRIVEWAY, THE PROPOSED SANITARY DISPOSAL SYSTEM, TWO ADDITIONAL PERCOLATION TESTS AND THE LOCATION OF THE SEPTIC SYSTEM SHALL BE SUBMITTED TO THE BUILDING INSPECTOR. THE PLAN SHOULD BE CERTIFIED BY THE DESIGN ENGINEER AS MEETING THE REQUIREMENTS OF APPENDIX 7.5A OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE TOWN OF CHARLOT, WHERE NON-CONVENTIONAL SYSTEMS SUCH AS ALTERNATIVE SYSTEMS, SHALLOW SYSTEMS AND BUILT-UP SYSTEMS ARE TO BE APPROVED BY THE DEPARTMENT OF HEALTH AND CONSTRUCTION, AS BUILT, IS TO BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

6) ALL BUILDING PERMITS FOR DWELLING UNITS SHALL BE CONTINGENT UPON THE CONSTRUCTION OF A WATER WELL WITH ADEQUATE FLOW CAPACITY AND ACCEPTABLE POTABILITY IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH

7). UNDERGROUND UTILITY NOTE: UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED FROM PREVIOUS MAPS, RECORD DRAWINGS AND FIELD SURVEY. THERE MAY BE OTHER UNDERGROUND UTILITIES. THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE, LOCATION AND THE ELEVATIONS OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

8.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE REPORT AND IS THEREFORE SUBJECT TO ANY STATEMENT OF FACT SUCH DOCUMENTS MAY DISCLOSE.

9) AREA TO BE SUBDIVIDED = 31.8554 ACRES.

11.) ALL NEW DRIVEWAYS WILL REQUIRE APPROVAL AND PERMITTING BY THEIR RESPECTIVE GOVERNING AGENCY.

12.) THE AREA OF THE PROPOSED HOUSE FOR LOT NO. 1A-1.2 WAS NOT PART OF THE ORIGINAL WETLAND DELINEATION. THE LOCATION FOR THIS HOUSE WAS CHOSEN DURING DECEMBER OF THE YEAR 2022, AT WHICH TIME THERE WAS SNOW AND ICE ON THE GROUND. FURTHER WETLAND DELINEATION SHOULD BE CONDUCTED PRIOR TO ANY GROUND DISTURBANCE OR CONSTRUCTION.



ON PLAN WA
AN ACTUAL
20

LICENSE NUMBER ~ 049380

THE TOWN OF CHARLTON PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF CHARLTON, NEW YORK
ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND
CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION, OR REVISION OF
THE PLOT AS APPROVED SHALL VOID THE APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____. BY _____

CHAIRPERSON

LEGEND

DEED CALL
WITH WIRE
CAPPED IRON ROD SET
IRON PIPE FOUND
CAPPED IRON ROD FOUND
IRON ROD FOUND
TAX MAP SECTION-BLOCK
DEED BOOK & PAGE
NEED INFORMATION
OVERHEAD UTILITY LINES

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.