

True North ~ Per GPS Observation

Lands N/F of
Marjorie W. Elitzer &
Donald B. Elitzer, Co-Trustees
Marjorie W. Elitzer Trust
Deed Volume 5691 Page 89
Tax Map Parcel 166.-6-9

Lands N/F of
Mary Carson Graves
Deed Book 1314 Page 841
Tax Map Parcel 166.20-2-13

Lands N/F of
Gail A. Lindemann
Deed Book 1410 Page 34
Tax Map Parcel 166.20-2-12

Lands N/F of
Roberta L. Race &
Douglas Race
Deed Book 1436 Page 181
Tax Map Parcel 166.20-2-11

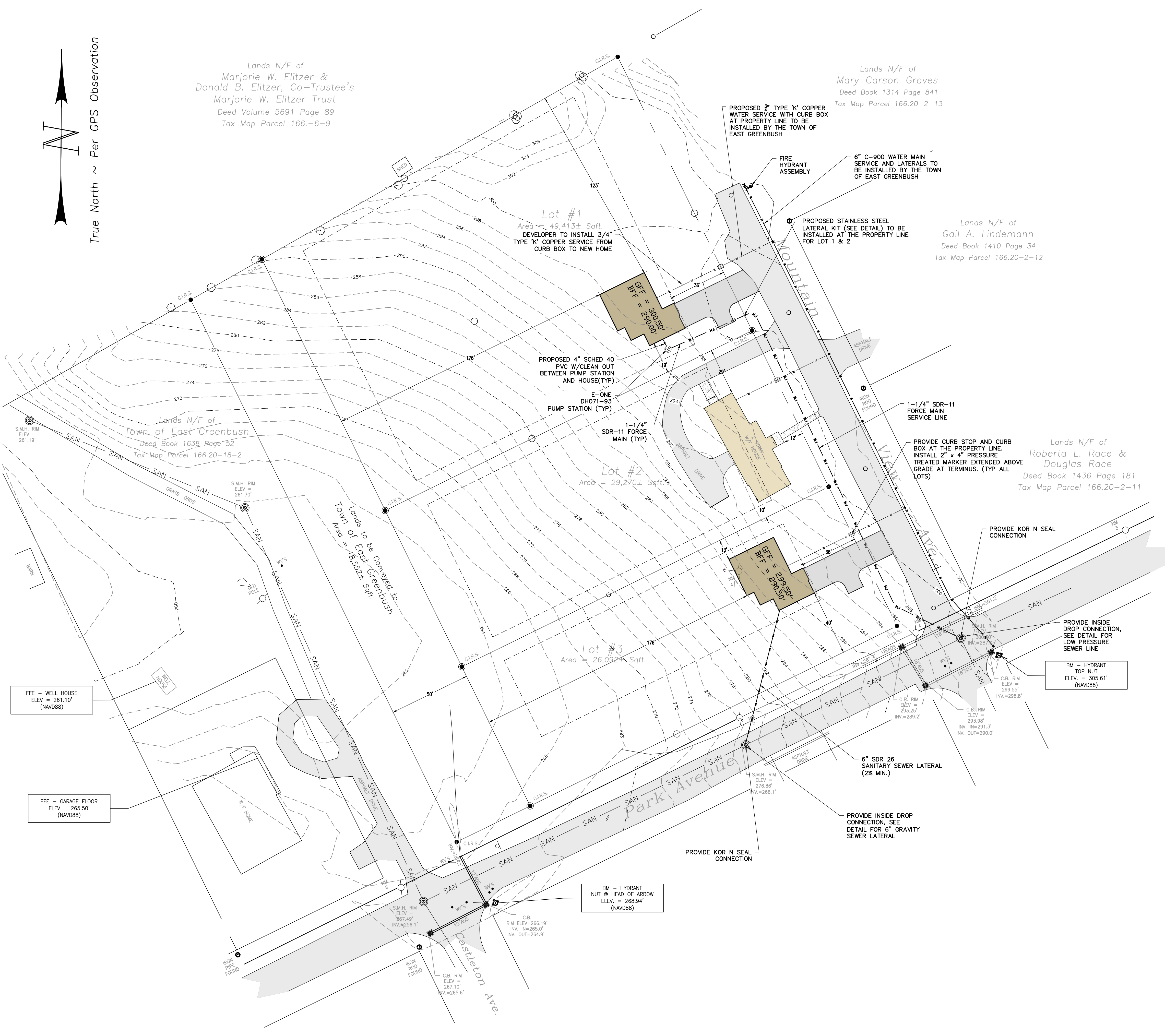
Lands N/F of
Town of East Greenbush
Deed Book 1638 Page 52
Tax Map Parcel 166.20-18-2

Lands to be Converted to
Town of East Greenbush
Area = 18,852± Sqft.

Lot #1
Area = 49,413± Sqft.
DEVELOPER TO INSTALL 3/4"
TYPE 'K' COPPER SERVICE FROM
CURB BOX TO NEW HOME

Lot #2
Area = 29,270± Sqft.

Lot #3
Area = 26,092± Sqft.



LOCATION MAP
NOT TO SCALE

OWNER/APPLICANT:
LONDON-BIRCH GROUP, LLC
P.O. BOX 444
LATHAM, NY 12110
ATTN: EDWARD BRZOZOWSKI

MAP REFERENCE:
1. MAP TITLED "MINOR SUBDIVISION PLAN LANDS N/F OF LONDON-BIRCH GROUP, INC." BY BRIAN R. HOLBRITTER, DATED FEBRUARY 16, 2021, LAST REVISED 1/15/24.

NOTE:
CONTRACTOR TO PROVIDE BEST MANAGEMENT PRACTICES THROUGHOUT THE CONSTRUCTION PROCESS

SITE DATA CHART		
CURRENT ZONING: R-1A		
TAX MAP NUMBER(S) 166.2-18-3		
	REQUIRED PER ZONING	PROPOSED
PARCEL SIZE	9,000 SFT	26,092± SFT
SETBACKS		
FRONT	35 FEET	35+ FEET
SIDE	8 FEET	10+ FEET
SIDE	8 FEET	10+ FEET
REAR	25 FEET	175+ FEET

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the preparer shall be
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valid copies.

HART ENGINEERING

1988 FERRISLE ROAD
CASTLETON NY, 12033

Phone: (518) 479-4014
Fax: (518) 477-6371

STEVEN P. HART, P.E. #06039

NO.	DATE	DESCRIPTION	REV'D	CK'D

SITE & UTILITY PLAN

LONDON-BIRCH GROUP, INC.
MOUNTAIN VIEW AVE
COUNTY: RENSSELAIR STATE: NEW YORK
TOWN: EAST GREENBUSH

TOWN OF EAST GREENBUSH PLANNING BOARD

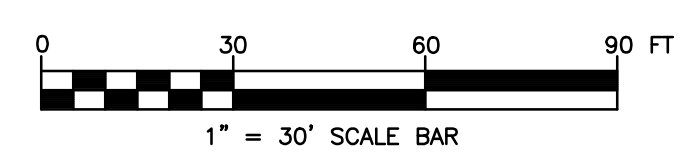
ENGINEER: STEVEN P. HART, P.E.
DRAWN BY: DANIELLE A HUNDLEY
DATE ISSUED:
SCALE: AS NOTED
DRAWING NUMBER:
C100
5 OF 11

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1 SITE PLAN
SCALE: 1"=30'



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