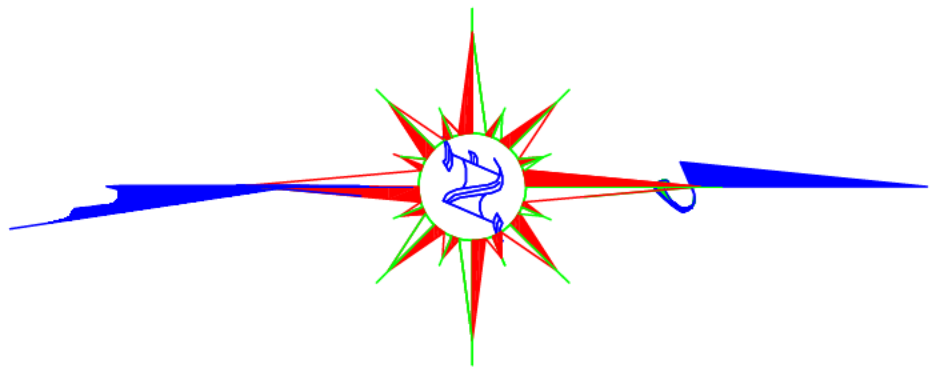


Magnetic North
August 2024

- NOTES:
1. Approximate locations of distribution box and leach field determined by Septic System Inspection Report by Rolo Home Inspections, Inc., inspected on 08/25/2026.
 2. Town of Shandaken Zoning Code: Chapter 116, Article VI, Section 116-24 states parking spaces required for hotel or motel is 1 per guest room, plus necessary spaces for employees. Employee parking for this business is provided on the adjacent lot.



UNAUTHORIZED ALTERATION OR ADDITION TO THIS
SURVEY MAP IS A VIOLATION OF SECTION 7209(2)
OF THE NEW YORK STATE EDUCATION LAW.

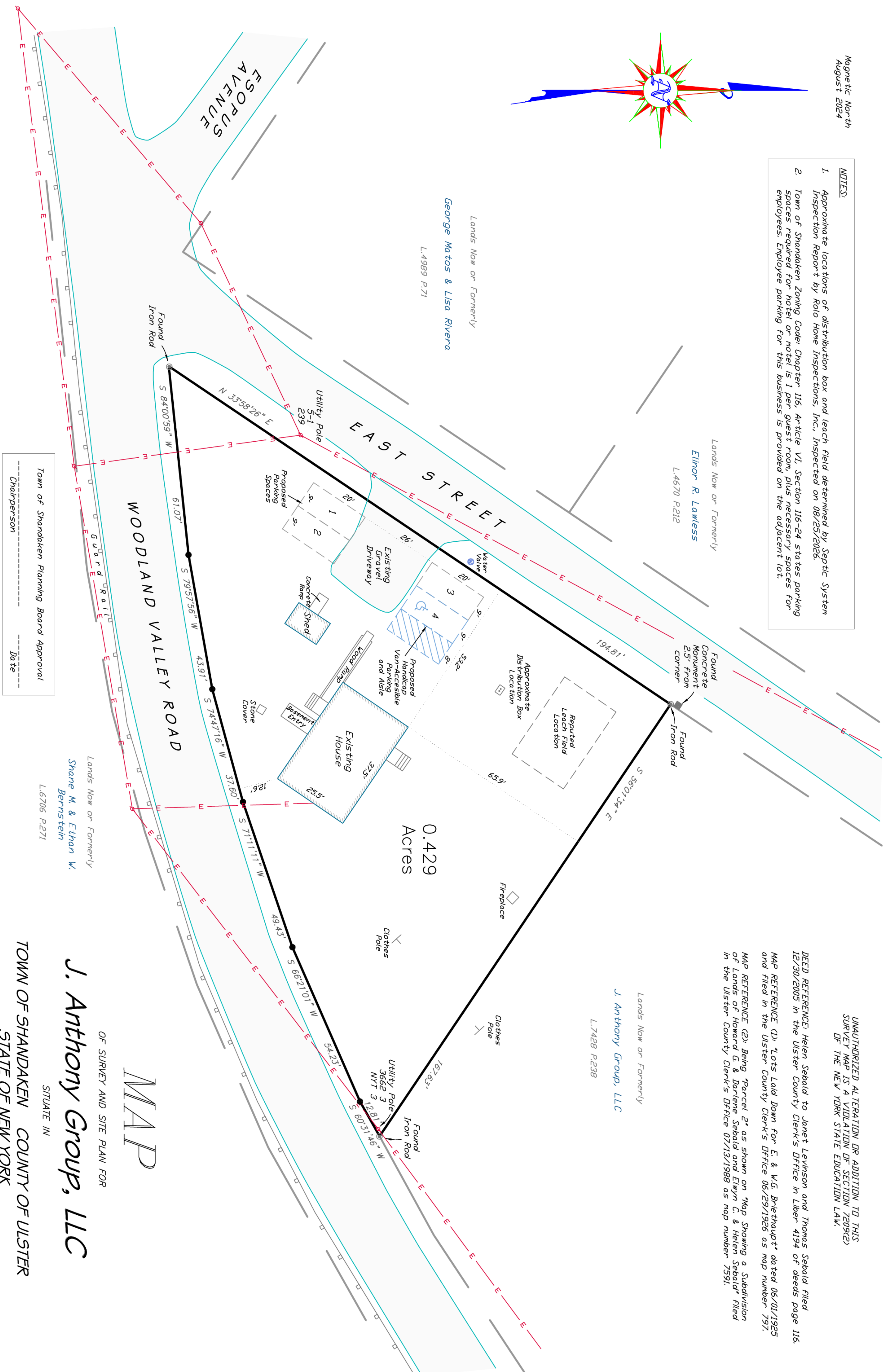
DEED REFERENCE: Helen Sebald to Janet Levinson and Thomas Sebald filed
12/30/2005 in the Ulster County Clerk's Office in Liber 4194 of deeds page 116.
MAP REFERENCE (1): Lots Laid Down for E. & W.G. Briethaupt dated 06/01/1925
and filed in the Ulster County Clerk's Office 06/29/1926 as map number 797.
MAP REFERENCE (2): Being Parcel 2nd as shown on Map Showing a Subdivision
of Lands of Howard G. & Darlene Sebald and Elwyn G. & Helen Sebald filed
in the Ulster County Clerk's Office 07/13/1988 as map number 7591.

Lands Now or Formerly
J. Anthony Group, LLC
L.7428 P.238

Lands Now or Formerly
Elinor R. Lawless
L.4670 P.212

Lands Now or Formerly
George Matos & Lisa Rivera
L.4989 P.71

0.429
Acres



Town of Shandaken Planning Board Approval
Chairperson _____
Date _____

Lands Now or Formerly
Shane M. & Ethan W.
Bernstein
L.6706 P.271

MAP

J. Anthony Group, LLC

TOWN OF SHANDAKEN COUNTY OF ULSTER
STATE OF NEW YORK

Map Completed 09/16/2026

DONALD L. BREWER, P.L.S.
DONALD BREWER SURVEYING, INC.
N.Y.S. Reg. No. 43803

Zoning District	Min. Lot Area	Max. Structure Coverage	Min. Open Space	Max. Structure Height	Min. Lot Width	Min. Front Side Rear	Min. Yard Reqs.
Hamlet Commercial (HC)	25,000 sq.ft.	20%	35%	35'	120'	30' 20' 35'	
Required	18,689 sq.ft.	5.9%	94.1%	18'	101.4'	12.6' 53.2' 65.9'	
Existing							

Pre-existing
Undersized

85.7% after
Proposed
Parking

Pre-existing
Non-Conforming

TAX MAP: 13.16-2-42.200

SCALE: 1 inch = 20 feet

