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OWNER: ROSE, MARIE ROSSI 1 CONSTRUCTION CT. BALLSTON SPA, NY 12020		APPLICANT: KATZ EXCAVATING & CONSTRUCTION, LLC. 243 SWEETMAN ROAD BALLSTON SPA, NY 12020	
TAX MAP #:		216.31-1-1.1	
REQUIRED:		ZONING:	
		R-25 RESIDENTIAL DISTRICT SENIORS	
SETBACKS:		FRONT:	
		25' MIN.	
		SIDE:	
		15' MIN. (60' MIN. ALONG BROOKSIDE MUSEUM)	
		REAR:	
		25' MIN.	

MAP REFERENCES:

- SURVEY OF LANDS NOW OR FORMERLY OF ROSE MARIE ROSSI, SHOWING BUILDING LOCATIONS AT MONICA HILL AND REMAINING UNDEVELOPED LANDS, VILLAGE OF BALLSTON SPA/TOWN OF MILTON, SARATOGA COUNTY, N.Y., DATED APRIL 12, 2004, LAST REVISED MAY 18, 2010, AS PREPARED BY C.T. MALE ASSOCIATES, P.C.
- MAP SHOWING BOUNDARY SURVEY OF LANDS OF SARATOGA CO. HISTORICAL SOCIETY, BOOK 901, PAGE 486 - TAX MAP ID. NO. 216.31-1-11, VILLAGE OF BALLSTON SPA/TOWN OF MILTON, SARATOGA COUNTY, N.Y., DATED JULY 22, 2013, AS PREPARED BY NORTHEAST LAND SURVEY.
- MAP OF FOREST PARK A RESIDENTIAL AREA DEVELOPED BY SARATOGA CONSTRUCTION CORP., VILLAGE OF BALLSTON SPA/TOWN OF MILTON, SARATOGA COUNTY, N.Y., DATED NOVEMBER 18, 1955, LAST REVISED OCTOBER 31, 1956 AS PREPARED BY LESLIE W. COLLIER AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE ON FEBRUARY 18, 1957 AS MAP NO. 88-5.
- MAP SHOWING MINOR SUBDIVISION LANDS OF JAMES & KELLY WHITLEDGE AT 101 FAIRGROUND AVENUE, VILLAGE OF BALLSTON SPA/TOWN OF MILTON, SARATOGA COUNTY, N.Y., DATED SEPTEMBER 18, 2023, AS PREPARED BY LOUIS J. GNP AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE ON JUNE 20, 2024 AS MAP NO. 10024102.

SURVEY NOTES:

- BOUNDARY EVIDENCE AND PLANIMETRIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY AEO ENGINEERS & SURVEYORS LLP DURING THE MONTH OF MAY, 2025 AND REFLECTS VISIBLE CONDITIONS EXISTING ON THOSE OCCASIONS.
- TAX MAP DESIGNATIONS: V216.31-1-1.1.
- THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENTS.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, COVENANTS, RESTRICTIONS OR STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- ELEVATIONS BASED ON N.A.V.D. 88 DATUM.
- NORTH ORIENTATION BASED ON MAP REF. NO. 1.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND AVAILABLE RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES THAT MAY EXIST UPON OR ADJACENT TO THE SURVEYED PREMISES.



		UNAPPROVED ALTERATIONS OR ADDITIONS TO THIS SUBDIVISION MAP IS A VIOLATION OF SECTION 1209 OF THE NEW YORK STATE EDUCATION LAW. CONCEPTS OF THIS SUBDIVISION MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE FINAL CONCEPTS.				
		NO PART OF THIS MAP MAY BE REPRODUCED OR ANYWISE USED WITHOUT FIRST PAYING TO THE PARTY FOR WHOM THE SURVEY WAS PREPARED, A FEE ON BE HALF OF THE ADDITIONAL PARTIES LISTED HEREON, ADDITIONAL FEES NOT NECESSARILY TO ADDITIONAL PARTIES OR SUBSEQUENT WORKS NOT LISTED HEREON.				
BY	DATE	SUBDIVISION MAP				
		LANDS NOW OR FORMERLY OF				
		ROSE MARIE ROSSI				
REVISION		FAIRGROUND AVENUE				
		V/BALLSTON SPA-T/MILTON				
		COUNTY OF SARATOGA				
		STATE OF NEW YORK				
		ENGINEERS & SURVEYORS				
		411 Union Street Schenectady, N.Y. 12305				
		518-377-0315 fax 518-377-0379				
		www.aedeng.com				
NO.		DATE:	SCALE:	DWG.	SHEET	OF
		AUGUST 20, 2025	1" = 40'	5865A-SITE	1	1
ROBERT D. DAVIS, P.L.S. N.Y.S. LICENSE NO. 51060						