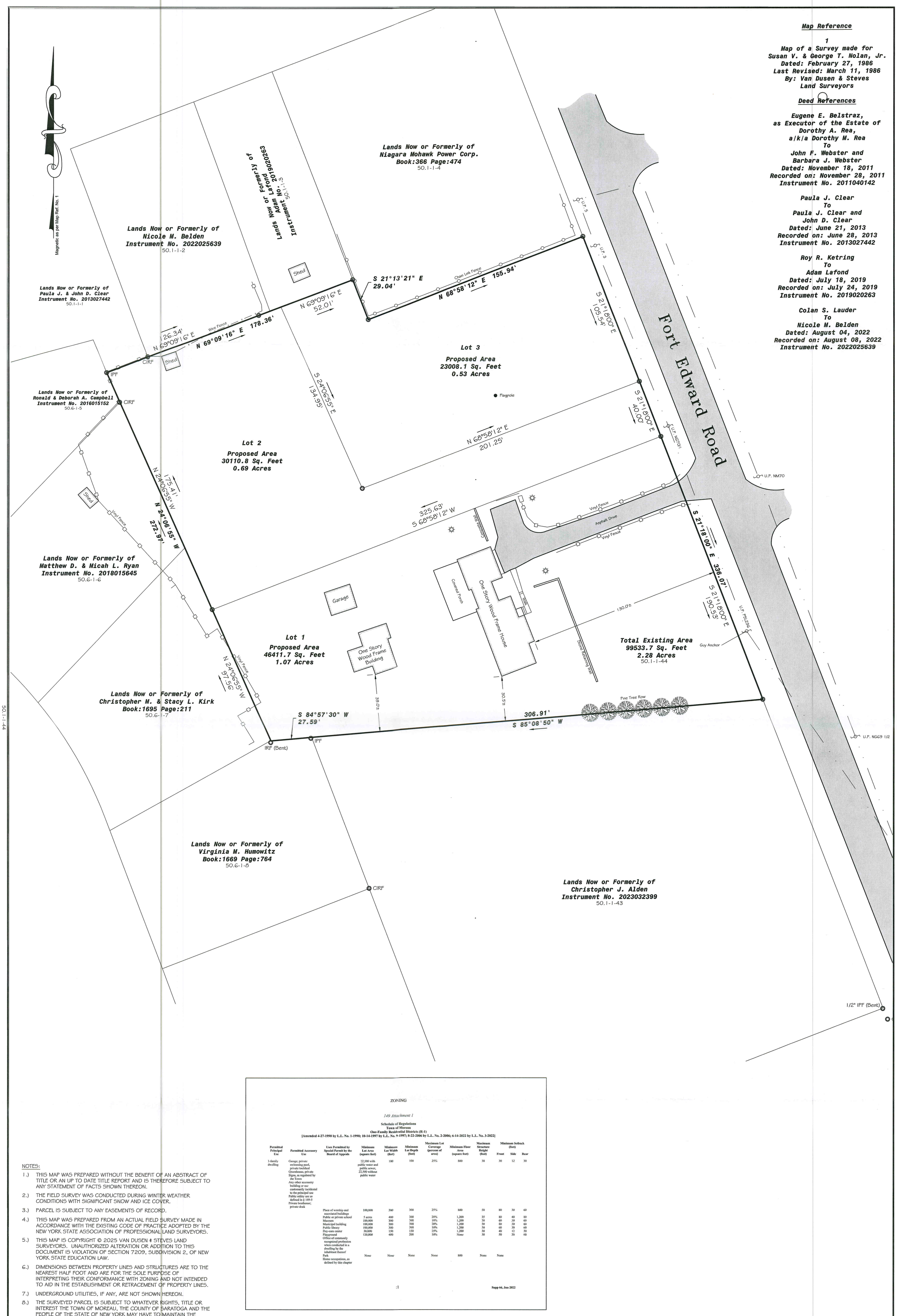

Map Reference

1
Map of a Survey made for
Susan V. & George T. Nolan, Jr.
Dated: February 27, 1986
Last Revised: March 11, 1986
By: Van Dusen & Steves
Land Surveyors

Deed References

Eugene E. Belstraz,
as Executor of the Estate of
Dorothy A. Rea,
a/k/a Dorothy M. Rea
To
John F. Webster and
Barbara J. Webster
Dated: November 18, 2011
Recorded on: November 28, 2011
Instrument No. 2011040142

Paula J. Clear
To
Paula J. Clear and
John D. Clear
Dated: June 21, 2013
Recorded on: June 28, 2013
Instrument No. 2013027442

Roy R. Ketring
To
Adam Lafond
Dated: July 18, 2019
Recorded on: July 24, 2019
Instrument No. 2019020263

Colan S. Lauder
To
Nicole M. Belden
Dated: August 04, 2022
Recorded on: August 08, 2022
Instrument No. 2022025639

ZONING

149 Attachment 1

Schedule of Regulations
Town of Moreau
One-Family Residential Districts (R-1)
[Amended 4-27-1990 by L.L. No. 1-1990; 10-14-1997 by L.L. No. 9-1997; 8-22-2006 by L.L. No. 2-2006; 6-14-2022 by L.L. No. 3-2022]

Permitted Principal Use	Permitted Accessory Use	Uses Permitted by Special Permit by the Board of Appeals	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Lot Coverage (percent of area)	Minimum Floor Area (square feet)	Maximum Structure Height (feet)	Minimum Setback (feet) Front	Side	Rear
1-family dwelling	Garage, private swimming pool, private toolshed Greenhouse, private Signs, as regulated by the Town Any other accessory building or use customarily incidental to the principal use Public utility use as defined in § 149-5 Private boathouse; private deck		22,500 with public water and public sewer, 22,500 without public water	100	100	25%	800	38	30	12	30
		Place of worship and associated buildings	100,000	300	300	25%	800	50	80	30	60
		Public or private school	5 acres	400	300	20%	1,200	35	80	40	80
		Museum	100,000	300	300	10%	1,200	30	60	30	60
		Municipal building	100,000	300	300	20%	1,200	30	80	30	60
		Public library	100,000	300	300	10%	1,200	30	60	30	60
		Day-care center	30,000	150	150	25%	1,200	30	40	12	30
		Playground	120,000	400	200	10%	None	30	50	30	60
		Office of commonly recognized profession when conducted in a dwelling by the inhabitant thereof									
		Park	None	None	None	None	800	None	None		
		Home occupations, as defined by this chapter									

:1

Supp 66, Jun 2022

NOTES:

1.) THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR AN UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY STATEMENT OF FACTS SHOWN THEREON.

2.) THE FIELD SURVEY WAS CONDUCTED DURING WINTER WEATHER CONDITIONS WITH SIGNIFICANT SNOW AND ICE COVER.

3.) PARCEL IS SUBJECT TO ANY EASEMENTS OF RECORD.

4.) THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

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6.) DIMENSIONS BETWEEN PROPERTY LINES AND STRUCTURES ARE TO THE NEAREST HALF FOOT AND ARE FOR THE SOLE PURPOSE OF INTERPRETING THEIR CONFORMANCE WITH ZONING AND NOT INTENDED TO AID IN THE ESTABLISHMENT OR RETRACEMENT OF PROPERTY LINES.

7.) UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN HEREON.

8.) THE SURVEYED PARCEL IS SUBJECT TO WHATEVER RIGHTS, TITLE OR INTEREST THE TOWN OF MOREAU, THE COUNTY OF SARATOGA AND THE PEOPLE OF THE STATE OF NEW YORK MAY HAVE TO MAINTAIN THE ROADS, AND TO WHATEVER RIGHTS, TITLE OR INTEREST THE TRAVELING PUBLIC MAY HAVE TO THE BED OF THE ROADS.

PROPOSED SUBDIVISION PLAN

WEBSTER
DWG. NO. 25-008
D3609

S-1
SHEET 1 OF 1

Date: February 24, 2025
Scale 1"=30'

Van Dusen & Steves
Land Surveyors
169 Haviland Road Queensbury, New York 12804
(518) 792-8474 New York Lic. No. 50135

STATE OF NEW YORK · MATTHEW C. STEVES · 50135 · LICENSED LAND SURVEYOR

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"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION."

Map of a Survey made for

John & Barbara Webster

Town of Moreau, Saratoga County, New York

NO.	DATE	DESCRIPTION
1	04/22/25	PROPOSED SUBDIVISION