

2 AREA LOCATION MAP
S-1 NOT TO SCALE

DEEP TEST RESULTS

DATE: 9/13/2024 SOIL DATA
 NAME OF PROPERTY: FLIPPIN CRAZY, LLC (V) (C) NEW PALTZ
 TAX GRID # 86.4-2-13 SECT. # 88.4 BLOCK # 2 LOT # 13
 OWNER OF PROPERTY: FLIPPIN CRAZY, LLC ENGINEER: CIRO INTERRANTE
 PERSON DIRECTING TEST: CHRISTOPHER KRESSER UCHD REP: CHRISTOPHER KRESSER

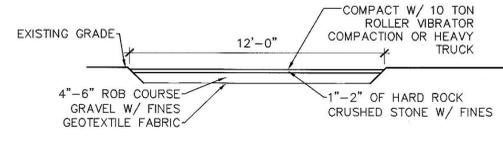
HOLE #	TOTAL DEPTH	ROCK DEPTH	WATER SEEPS	MOTTING DEPTH	SOIL DESCRIPTION
#1	36"	36"	NONE	NONE	0'-6" TOPSOIL, 6'-36" GRAVELY CLAY LOAM, ROCK @ 36"
#2	36"	36"	NONE	NONE	0'-6" TOPSOIL, 6'-36" GRAVELY CLAY LOAM, ROCK @ 36"

PERCOLATION TEST DATA

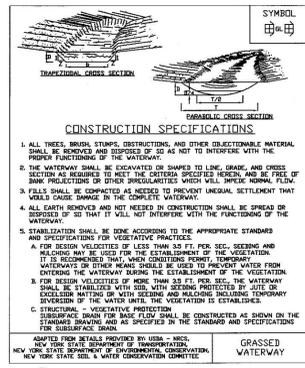
DATE: 4/12/2023
 NAME: RS JANSEN ROAD (V) (C) NEW PALTZ
 PARCEL I.D. # 86.4-2-13
 BY: CIRO INTERRANTE UCHD REP: ---

DATE	TEST HOLE NO.	TEST HOLE DEPTH	SOIL TYPE	PRESUMING DATE & TIME	TEST RUNS							
					1	2	3	4	5	6	7	
4/12/23	1	24"		4/11/23 10:00 AM	FINISH	9:07	9:27	9:48	10:11	10:35	11:00	
					START	8:52	9:10	9:30	9:49	10:12	10:36	
					TIME	15	17	18	22	23	24	
4/12/23	2	24"		4/11/23 10:00 AM	FINISH	9:00	9:13	9:29	9:47	10:10	10:33	
					START	8:51	9:01	9:15	9:33	9:48	10:11	
					TIME	9	12	14	14	22	22	

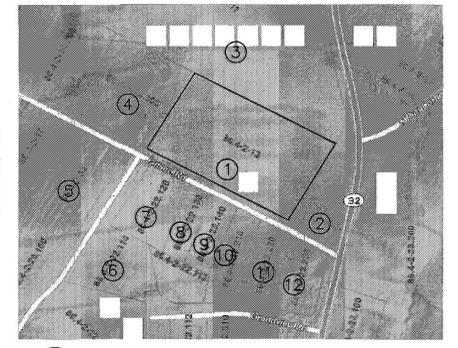
NOTE: THE TIMER METHOD USED - APPLE 14 CELL PHONE - CLOCK
 I, CIRO INTERRANTE, THE UNDERSIGNED, CERTIFY THAT THESE PERCOLATION TESTS WERE DONE BY MYSELF OR UNDER MY DIRECTION ACCORDING TO THE STANDARD PROCEDURE. THE DATA AND RESULTS PRESENTED ARE TRUE AND CORRECT.
 DATE: 4/12/2023 SIGNATURE: _____
 LICENSE NO. (R.A.) 14579



5 DRIVEWAY CROSS SECTION
S-1 1/4" = 1'-0"



4 GRASSED WATERWAY
S-1 N.T.S.

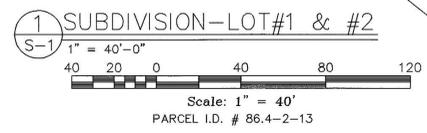


3 ADJOINING PROPERTIES MAP
S-1 SCALE: N.T.S.

ZONING DISTRICT R1
JANSEN RD.

DATA TABLE

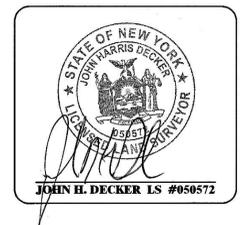
ZONE R-1 RESIDENTIAL	REQUIRED	PROPOSED LOT #1	PROPOSED LOT #2
LOT AREA (MIN.)	1.01 AC.	4.436 AC.	2.941 AC.
LOT WIDTH	100 FT.	401 FT./500 FT.	250 FT./350 FT.
LOT DEPTH	100 FT.	430 FT.	430 FT.
LOT FRONTAGE	30 FT.	350 FT.	400 FT.
FRONT (MIN.)	50 FT.	317'-9"	318'-5"
SIDE (MIN.)	20 FT.	75'-10"/344'-8"	158'-0"/60'-4"
REAR (MIN.)	50 FT.	75'-2"	75'-2"
LOT COVERAGE (MAX.)	25 %	0.8%	1.2%
BUILDING HEIGHT (MAX.)	2 1/2 / 35 FT.	2/26 FT. ±	2/26 FT. ±
BUILDING AREA	-	1,555 SF	1,555 SF
OPEN SPACE (MIN.)	65%	99.2%	98.8%
IMPERVIOUS COVERAGE (MAX.)	35%	0.8%	1.2%



1 SUBDIVISION-LOT#1 & #2
S-1 1" = 40'-0"

MAP NOTES:
 - CONTOUR DATUM IS APPROXIMATE U.S.G.S. TAKEN FROM GOOGLE EARTH AT 1'-0" CONTOUR INTERVALS
 - WETLAND LOCATION TAKEN FROM "NYSDEC WETLAND DELINEATION MAP- FLIPPIN CRAZY LLC" PREPARED BY DAVID GLOVER & ASSOCIATES DATED 5-28-15 AND VERIFIED BY PAIGE LEWANDOWSKI ON 6-5-25.
 - THE PROPERTY CONTAINS WETLANDS REGULATED BY THE NYSDEC AND TOWN OF NEW PALTZ. NO ENCROACHMENT OR DISTURBANCE OF THE REGULATED WETLANDS OR ASSOCIATED 100-FOOT BUFFER AREA IS PERMITTED WITHOUT PROPER APPROVAL FROM THE NYSDEC AND THE TOWN OF NEW PALTZ UNDER THE WETLAND AND WATERCOURSE PROTECTION LAW OF THE TOWN OF NEW PALTZ (TOWN CODE CHAPTER 139).

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMPLOYER'S SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 IT IS HEREBY CERTIFIED 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.
 CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS SAID CERTIFICATIONS SHALL BE ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND THE GOVERNMENTAL AGENCY LISTED HEREON, AND TO THE AGENTS OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NON TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 SURVEYED AS PER MAPS AND DEEDS OF RECORD AND AS IN INDICATED POSSESSION ON OR BEFORE JULY 13, 2024.
 THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE REPORT AND IS SUBJECT TO WHATEVER STATE OF FACTS SUCH A REPORT MAY REVEAL.



LEGEND
 --- PROPERTY BOUNDS
 OH OVERHEAD WIRES
 (V) WATER VALVE
 --- POST & RAIL FENCE
 --- STOCKADE FENCE
 --- UTILITY POLE
 □ CATCH BASIN
 ● PROPERTY ANGLE

DECKER SURVEYING
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 RED HOOK NY 12571
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- LIST OF ADJOINING PROPERTY OWNERS**
- 1: Flippin Crazy LLC, P.O. Box 3861, Kingston NY 12402
 - 2: Imran Zaffer, Julia Zaffer, 227 Soudour Ave, Northport NY 11768
 - 3: Jansen Rd Properties LLC, 23 Rigene Rd, Harrison NY 10528
 - 4: Torron Mallik, Tabat F Mallik, 79 Jansen Rd, New Paltz NY 12561
 - 5: Brian Jozan, Diane Paterson, 80 Jansen Rd, New Paltz NY 12561
 - 6: Stephen J. Maccari Jr., Lisa J. Maccari, 12 Grandview Ln, New Paltz NY 12561
 - 7: Erica Schmidt Magline, 64 Jansen Road, New Paltz NY 12561
 - 8: Kelyson Chen, Cheryn Yao, 88 Jansen Road, New Paltz NY 12561
 - 9: Adeline Platoni, Patricia Platoni, 88 Jansen Rd, New Paltz NY 12561
 - 10: Ronald J. Weber, Arlene Weber, 6 Grandview Ln, New Paltz NY 12561
 - 11: Brian R. Hinton, Sandra M. Hinton, 4 Grandview Ln, New Paltz NY 12561
 - 12: Rose Hogen, Lindsay Mangler, 2 Grandview Ln, New Paltz NY 12566

OWNER'S CERTIFICATION
 I, STEFAN SANZI (FLIPPIN CRAZY, LLC), THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON, DO HEREBY STATE THAT I HAVE READ THESE PLANS AND DO HEREBY AGREE TO ALL TERMS, ILLUSTRATIONS AND CONDITIONS NOTED ON THIS DRAWING.
 OWNER: _____ DATE: _____
 PROPERTY OWNER: FLIPPIN CRAZY, LLC, P.O. BOX 3861, KINGSTON, N.Y. 12402

APPROVAL BLOCK
 TOWN OF NEW PALTZ
 FINAL APPROVAL GRANTED
 DATE: 10/1/25
 NEW PALTZ PLANNING BOARD
 SIGNED: [Signature] CHAIR
 [Signature] VICE CHAIR

SUBDIVISION PLAN
LANDS OF FLIPPIN CRAZY LLC
 SBL= 86.4-2-13
 TOWN OF NEW PALTZ ULSSTER COUNTY, NEW YORK
 1" = 40'
 ISSUE DATE: JUNE 10, 2025
 REVISION DATE: JULY 17, 2025
 REVISION DATE: SEPTEMBER 16, 2025

S-1
SHEETS