



FOR SALE
917-806-7040

Re/Max Team, Inc
718-429-4400

Victor Weinberger
web: www.VictorWeinberger.com

**SWAN LAKE ESTATES:
APPROVED PLANS 21 HOMES ON THE LAKE**

**OVER 450 THERAPUTIC ACRES ON THE HISTORIC SWAN LAKE
(Includes the Entire Swan Lake)**

***SUBDIVIDED & READY TO BUILD 21 LOTS
(not approved - just subdivided)***

OR BUILD A ONE OF A KIND MANSION 90 MINUTES FROM NYC

\$2,650,000

RE Taxes: an average of \$3,500 per lot x 21 Lots = \$73,500 per year.

VIDEO: <https://youtu.be/NYPes3Zovgc>





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SITE AND ZONING INFORMATION:

TAX PARCEL NO	44-1-1	88.67 ACRES
	44-1-8	25.35 ACRES
	44-1-2.2	332.96 ACRES
	44-1-7.3	0.94 ACRES
	TOTAL	467.92 ACRES

RD – RURAL DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

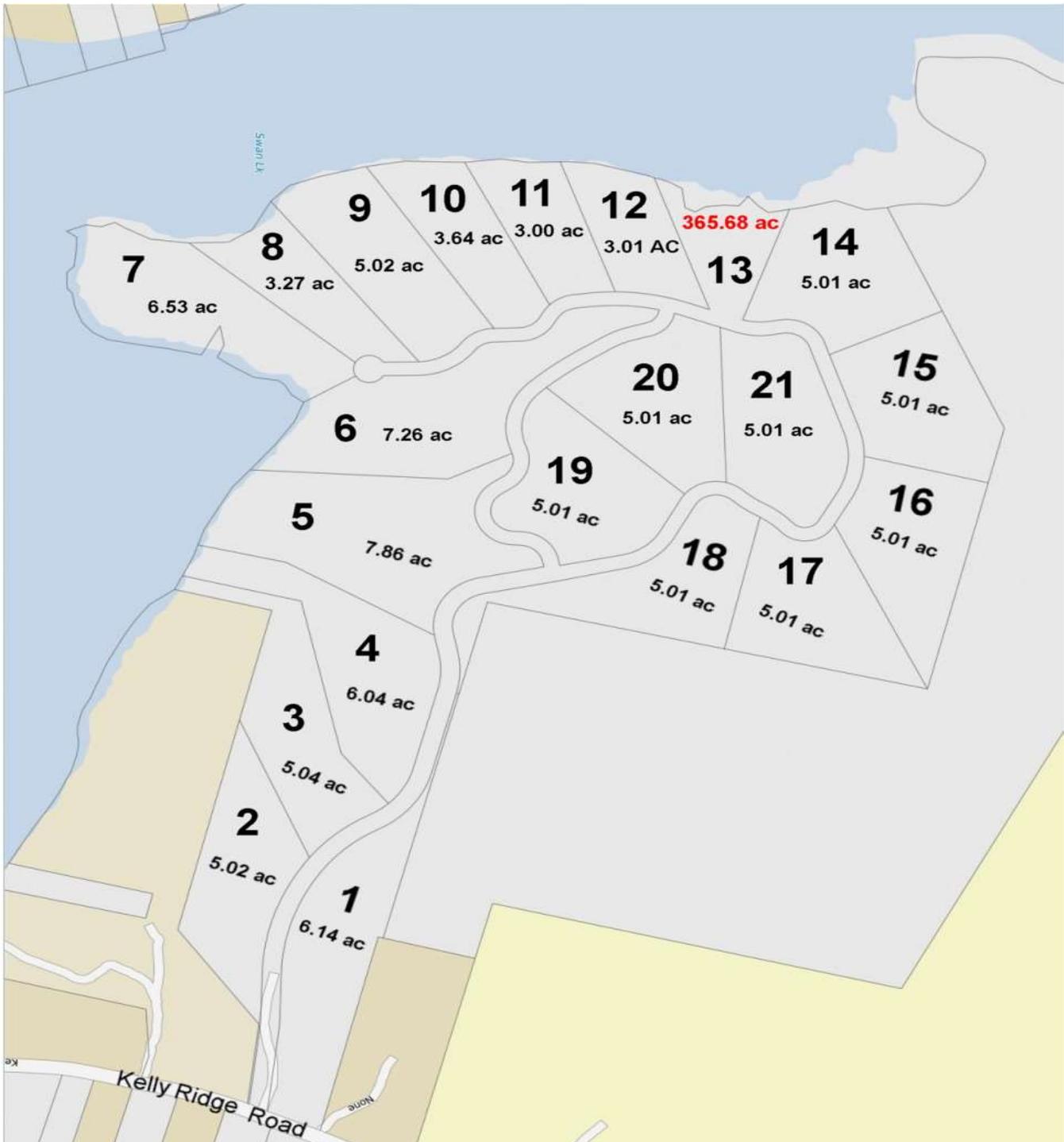
<u>ITEM</u>	<u>MINIMUM REQUIRED</u>	<u>PROPOSED</u>
LOT AREA	60,000 SF.	130,680 SF
LOT WIDTH (MIN)	200 FT.	51 FT
LOT DEPTH	200 FT.	200 FT
FRONT YARD	50 FT.	53 FT
REAR YARD	25 FT.	88 FT
ONE SIDE YARD	25 FT.	41 FT
LOT COVERAGE (MAX)	15%	6%
BUILDING HEIGHTS	35 FT.	35 FT



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LOT SUBDIVISION AND SIZE OF EACH LOT

<u>LOT #</u>	<u>LOT SIZE:</u>
Highway parcel	0.13 Acres
1	6.14 Acres
2	5.02 Acres
3	5.04 Acres
4	6.04 Acres
5	7.86 Acres
6	7.26 Acres
7	6.53 Acres
8	3.27 Acres
9	5.02 Acres
10	3.64 Acres
11	3.00 Acres
12	3.01 Acres
13	365.68 Acres (includes Swan Lake)
14	5.01 Acres
15	5.01 Acres
16	5.01 Acres
17	5.01 Acres
18	5.01 Acres
19	5.01 Acres
20	5.01 Acres
21	5.01 Acres
22	







NOTES:

1. LOT GEOMETRY FOR TAX PARCEL 44-1-1 TAKEN FROM A MAP ENTITLED "SURVEY MAP OF LANDS OF AJM AT SWAN LAKE, LLC" AS PREPARED BY ROBERT T. LOUNSBURY, P.L.S., LATEST REVISION 2/2004
2. LOT GEOMETRY FOR TAX PARCEL 44-1-5 TAKEN FROM A MAP ENTITLED "SURVEY MAP OF LANDS OF AJM AT SWAN LAKE, LLC" AS PREPARED BY ROBERT T. LOUNSBURY, P.L.S., LATEST REVISION 2/2004
3. PARCELS SUBJECT TO UTILITY EASEMENTS AND HIGHWAY USE DEDICATION OF RECORD.
4. LOT 13 INCLUDES ALL ROAD A & B AREAS, LOT 13 RECREATION AREA AND ALL OF SWAN LAKE INCLUDING PARCELS A, D, F, F-1 AND J AS DESCRIBED AND SHOWN ON SURVEY MAPS CERTIFIED ON 2/2004 BY ROBERT T. LOUNSBURY, P.L.S.
5. PARCELS A, D, F AND F-1 ARE FURTHER REFERENCED AS TOWN OF LIBERTY TAX PARCEL 44-1-2.2. COPIES OF THESE MAPS ARE ATTACHED AS SHEETS 1A, 1B, 1C AND 1D.
6. IT IS INTENDED THAT TOWN OF LIBERTY TAX PARCELS 44-1-1, 44-1-2.2, 44-1-5 AND 44-1-73 BE CONSOLIDATED INTO A SINGLE PARCEL THEN SUBDIVIDED AS SHOWN AND DESCRIBED ON THIS PLAN.
7. ALL ROADS AND RECREATION AREAS ARE TO REMAIN PRIVATE AND THE FILING OF THIS MAP DOES NOT CONSTITUTE AN IRREVOCABLE DEDICATION OF ANY STREETS OR RECREATION AREAS SHOWN HEREON TO THE TOWN OF LIBERTY, AS REFERENCED IN SECTION 279 (4) (a) OF THE TOWN LAW.
8. PROPERTIES THAT FRONT ALONG THE SHORELINE OF SWAN LAKE ARE TO RUN TO THE LOW WATERLINE AT THE LOWEST POINT.
9. LOTS 14 & 15 ARE SUBJECT TO THE RULES AND REGULATIONS OF THE N.Y.S.D.E.C. "WETLANDS ACT" AND THE 100' BUFFER ZONES THAT WOULD BE REQUIRED BY THE SAME ALONG THE BOUNDS OF PARCEL LW-22.

SITE & ZONING INFORMATION

OWNER/APPLICANT:	AJM at SWAN LAKE ESTATES, LLC 11 WENDOVER DRIVE MUNTINGTON, N.Y. 11743
TAX PARCEL NO.:	44-1-1 88.67 ACRES 44-1-8 25.35 ACRES 44-1-2.2 352.92 ACRES 44-1-73 0.94 ACRES TOTAL: 467.92 ACRES

RD - RURAL DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

ITEM	MINIMUM REQUIRED	PROPOSED
LOT AREA:	60,000 SF	130,680 SF
LOT WIDTH (MIN):	200 FT.	51 FT.
LOT DEPTH (MIN):	200 FT.	200 FT.
FRONT YARD:	50 FT.	53 FT.
REAR YARD:	25 FT.	68 FT.
ONE SIDE YARD:	25 FT.	41 FT.
LOT COVERAGE (MAX):	15%	6%
BUILDING HEIGHT (MAX):	35FT.	35 FT.

COURSE DESCRIPTIONS

LOT #	A	B	C	D	E	F	G	H	I	J	K	L	M	N	LOT SIZE
1	N87°24'W 288.0'	6.13 AC													
2	N87°24'W 288.0'	6.14 AC													
3	N87°24'W 288.0'	5.02 AC													
4	N87°24'W 288.0'	5.04 AC													
5	N87°24'W 288.0'	6.04 AC													
6	N87°24'W 288.0'	7.86 AC													
7	N87°24'W 288.0'	7.26 AC													
8	N87°24'W 288.0'	5.53 AC													
9	N87°24'W 288.0'	3.27 AC													
10	N87°24'W 288.0'	3.07 AC													
11	N87°24'W 288.0'	3.01 AC													
12	N87°24'W 288.0'	3.01 AC													
13	N87°24'W 288.0'	365.68 AC													
14	N87°24'W 288.0'	5.01 AC													
15	N87°24'W 288.0'	5.01 AC													
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19	N87°24'W 288.0'	5.01 AC													
20	N87°24'W 288.0'	5.01 AC													
21	N87°24'W 288.0'	5.01 AC													

SWAN LAKE
PARCEL D
-SEE NOTE 4.

TOWN OF LIBERTY PLANNING BOARD APPROVAL
APPROVAL IS GRANTED FOR RECORDING PURPOSES ONLY IN ACCORDANCE WITH SECTION 72-1.3 OF THE TOWN OF LIBERTY SUBDIVISION LAW.

[Handwritten Signature]

REVISIONS: 1/22/04 - REVISE COURSE DESCRIPTIONS FROM FIELD DATA. SEE PLAN AND SURVEYOR'S NOTES.
1/22/04 - ADD DRAINAGE DISTRICTS. SEE PLAN NOTES.
01/24/05 - REVISE LOTS 8, 9 & 12. SEE PLAN NOTES.
03/03/05 - UPDATE M & B DATA AND ROAD DEDICATION NOTE.

Wasson Engineering
31 North Main Street
Liberty, NY 12774
Telephone: (845) 292-0010
Facsimile: (845) 292-3438

21 LOT SUBDIVISION PLAN-KELLY BRIDGE
A.J.M. AT SWAN LAKE ESTATES
KELLY BRIDGE ROAD
TOWN OF LIBERTY
SULLIVAN COUNTY, NEW YORK

Sheet No. 1

date: 08/24/04 scale: 1" = 200' drawn: OP checked: DAW



I HEREBY CERTIFY THIS MAP TO REPRESENT A TRUE AND ACCURATE FIELD SURVEY PERFORMED BY ME IN APRIL 2004 AND THAT THIS SUBDIVISION PLAN WAS COMPLETED UNDER MY SUPERVISION ON APRIL 20, 2004. THIS CERTIFICATION IS FOR RECORDING PURPOSES ONLY.

[Handwritten Signature]
ROBERT T. LOUNSBURY, SURVEYOR
L.C. # 4902-10 LAW

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