TOWN OF VESTAL

Building Construction ••• Code Enforcement ••• Fire Codes
133 Front Street • Vestal • New York • 13850-1511

Ph (607) 786-0980 **Fax (607) 786-0984**

02/13/2026

Chairman of the Zoning Board of Appeals
605 Vestal Parkway West
Vestal NY 13850

Dear Chairman:

A building permit to construct a multiple residence has been denied to Daniil Bublik for nonconformity with Chapter 24, Article IV, Division 2, Section 24-182(b)(1)(b) of the Code of the Town of Vestal, Broome County, New York, pertaining to a lot not adjoining a street accepted and maintained by the town, county or state, in an RC, Multiple Residence District.

The applicant has decided to apply to the Zoning Board of Appeals for relief, and is requesting approval to construct an apartment building on a parcel without street frontage.

Property Location:

BCTM#:	159.19-1-13
Street Address:	499 Plaza Dr. Vestal, NY

Applicant: Danill Bublik
499 Plaza Drive, LLC
1912 NYS Rt. 26
Vestal, NY 13850

Sincerely,

L.C. Ellis

Lincoln Ellis
Code Enforcement Officer
Town of Vestal, NY

TOWN OF VESTAL
ZONING BOARD OF APPEALS
605 Vestal Parkway West
Vestal, New York 13850-1486
Telephone (607) 786-0980 Ext. 201
Fax (607) 786-0984

February 27, 2026

Daniil Bublik
499 Plaza Drive, LLC
1912 NYS Rt. 26
Vestal, NY 13850

Dear Applicant:

Your application to the Town of Vestal Zoning Board of Appeals is scheduled to be heard at **6:15 p.m. on Thursday March 12, 2026** in the Town of Vestal Board Room located at 605 Vestal Parkway West, Vestal, New York. Regarding Tax Map #159.19-1-13, known as 499 Plaza Drive, Vestal, NY, for nonconformity with Chapter 24, Article IV, Division 2, Section 24-182(b)(1)(b) of the Code of the Town of Vestal, Broome County, New York pertaining to a lot not adjoining a street accepted and maintained by the town, county or state, in an RC, Multiple Residence District.

You have decided to apply to the Zoning Board of Appeals for relief and are requesting the approval to construct an apartment building on a parcel without street frontage.

You are herewith requested to be present or to be represented by an agent or an attorney on your behalf.

Sincerely,

Mark Tomko, Chairman
Zoning Board of Appeals

stp

TOWN OF VESTAL
ZONING BOARD OF APPEALS
605 Vestal Parkway West
Vestal, New York 13850-1486
Telephone (607) 786-0980 Ext. 201
Fax (607) 786-0984

February 27, 2026

Dear Property Owner:

A public hearing will be held by the Vestal Zoning Board of Appeals on **Thursday March 12, 2026 at 6:15p.m.** in the Vestal Town Hall Board Room located at 605 Vestal Parkway West, Vestal, NY to consider the following request for a variance as follows:

Regarding Tax Map #159.19-1-13, known as 499 Plaza Drive, Vestal NY, for an application to consider a request a Use Variance has been requested by Daniil Bublik/499 Plaza Drive, LLC, as required under the Code of the Town of Vestal, Broome County, New York, pertaining to being allowed to construct an apartment building on a parcel without street frontage.

All previously heard applications to the Zoning Board of Appeals may be discussed by the Zoning Board of Appeals and acted upon, as well as discussion of other Zoning Board of Appeals business. Those wishing to view the application paperwork prior to the hearing date may do so by accessing the Zoning Board of Appeals web page at www.vestalny.gov. You may be present or you may submit your detailed support or objection to the Zoning Board of Appeals Chairman, 133 Front Street, Vestal, NY 13850.

The hearing of this appeal is not limited to those receiving copies of this letter. If you know of any neighbor or affected property owner who for any reason has failed to receive a copy of this notice, it would be appreciated if you would inform them of this public hearing.

Sincerely,

Mark Tomko, Chairman
Town of Vestal Zoning Board of Appeals

stp

TOWN OF VESTAL
ZONING BOARD OF APPEALS
605 Vestal Parkway West
Vestal, New York 13850-1486
Telephone (607) 786-0980 Ext. 201
Fax (607) 786-0984

February 27, 2026

Vestal Town Crier
Legal Advertisement Department

Re: Zoning Board of Appeals Meeting

Dear Legal Advertisement Department:

Please find enclosed herein a Legal Notice, which we request that you publish in the **Friday March 6, 2026, Vestal Town Crier.**

Please forward the ORIGINAL proof of publication, three additional copies (tear sheets), and the bill for services to the **Town Clerk at 605 Vestal Parkway West, Vestal, NY**, indicating that funds should be made payable from the Town of Vestal General Fund.

Also, please e-mail a copy of the proof of publication to spero@vestalny.gov within 24 hours of the publication.

Very truly yours,

Mark Tomko, Chairman
Zoning Board of Appeals

cc: Code Enforcement Officer
Town Clerk

stp

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a public meeting will be held by the Zoning Board of Appeals of the Town of Vestal, Broome County, New York in the Board Room located at 605 Vestal Parkway West, Vestal, New York, 13850 on Thursday, March 12, 2026 to consider the following requests for an interpretation and/or variance and/or special permit as follows:

1) At 6:00 p.m. regarding Tax Map #159.13-1-34, known as 4024 Vestal Parkway, Vestal, NY, for nonconformity with Chapter 24, Article IV, Division 2, Section 24-328 of the code of the Town of Vestal, Broome County, New York pertaining to operation of a drive-in establishment, in a C-1, General Shopping Zoning District. Also, nonconformity with Chapter 24, Article IV, Division 3, Section 24-203(a) of the code of the Town of Vestal, Broome County, New York pertaining to parking being no less than thirty (30') from a residential zoning district, in a C-1, General Shopping Zoning District. The applicant has applied for a Special Use Permit to allow the construction of a new bank building with a drive-thru ATM, along with an Area Variance to reconstruct the existing parking lot within the required 30' setback.
2) At 6:15 p.m. regarding Tax Map #159.19-1-13, known as 499 Plaza Drive, Vestal, NY, for nonconformity with Chapter 24, Article IV, Division 2, Section 24-182(b)(1)(b) of the code of the Town of Vestal, Broome County, New York pertaining to a lot not adjoining a street accepted and maintained by the town, county or state, in an RC, Multiple Residence District. The applicant has applied for a Use Variance to construct an apartment building on a parcel without street frontage.

In addition to the above scheduled hearings, all previously heard applications to the Zoning Board of Appeals may be discussed by the Zoning Board of Appeals and acted upon, as well as discussion of other Zoning Board of Appeals business. Those wishing to view the application paperwork prior to the hearing date may do so by accessing the Zoning Board of Appeals web page at www.vestalny.gov. All interested parties may appear in person, or you may submit your detailed written support or objection to the Chairman of the Zoning Board of Appeals.

Dated: March 6, 2026
BY ORDER OF THE ZONING BOARD OF APPEALS Chairman, Mark Tomko

TOWN OF VESTAL
APPLICATION
ZONING BOARD OF APPEALS

RECEIVED
FEB 11 2026
VESTAL CODE

PAID
FEB 11 2026

ENGINEERING AND PLANNING
BUILDING/FIRE/CODE ENFORCEMENT
133 Front Street
Vestal, New York 13850-1511
Web Site: www.vestalny.com
(607) 786-0980 Phone
(607) 786-0984 Fax

Office Use Only
- ☐ Application # _____
- ☐ 239 Required _____
- ☐ Appeal Received _____
- ☐ Payment _____
- ☐ Meeting Date _____

APPLICANT INFORMATION

Applicant Daniil Bublik - 499 Plaza Drive LLC
Applicant Address 1912 State Route 26
City Vestal State NY Zip 13850
Phone # 607-744-0774 Fax #
Mobile Phone # Email Address Bublikd@pqcllc.com

PROPERTY LOCATION

BCTM# 159.19-1-13 Zoning District RC - Multiple Residence
Site Address 499 Plaza Dr., Vestal, NY 13850
Property Owner of Record Christ the King Lutheran Church
Property Owner Address 499 Plaza Dr. ~~Vestal~~
City Vestal State NY Zip 13850
Contact Person Daniil Bublik Email Address Bublikd@PQCLLC.com
Phone # 607-744-0774 Fax #

ZONING APPEALS REQUEST

Purpose of Request (variance, special permit, interpretation, etc.) Area Variance for frontage.
Code Section(s)
List other previous appeals for this property (type & date)

Signature
Print Name Daniil Bublik Date 2/11/26

RECEIVED
FEB 11 2026
VESTAL CODE

Dear Members of the Vestal Zoning Board,

I am writing regarding our Zoning Board application for the property located at 499 Plaza Drive, Vestal, NY. We are needing an area variance for frontage as the building sits back past 250 ft of the road.

The proposed project consists of the conversion of an existing church building into apartment-style residential housing, along with a vertical expansion along with a cantilever on the right side of the building, which will be constructed to three stories in height. The remainder of the existing structure will be renovated and repurposed to accommodate residential use.

The scope of work includes interior renovations to create dwelling units, construction of the right-side addition, and associated site improvements in accordance with Town of Vestal zoning requirements and applicable building and fire codes.

The intent of the project is to adaptively reuse the existing structure while expanding the building footprint vertically where necessary to support the residential layout. The project will be designed to meet all applicable local and state requirements.

We are submitting this application for Zoning Board review and guidance and look forward to working collaboratively with the Town to ensure the project meets all applicable criteria.

Thank you for your time and consideration.

Sincerely,

Dan Bublik

CHRIST THE KING
LUTHERAN CHURCH

February 20, 2026

Vestal Zoning Board of Appeals
Town of Vestal Building Department
133 Front Street
Vestal, NY 13850

Dear Board Members,

I am a member of Christ the King Lutheran Church and Chairman of the building disposition committee. Mr. Bublik has the committee's permission to appear before the Town of Vestal Zoning Board of Appeals. Our church members are also supportive of Mr. Bublik's appearance before the Board.

Please do not hesitate to reach out with any questions regarding this matter.

Regards,

Leonard Lindenmuth
Co-President

Christ the King
Evangelical Lutheran Church of America. ELCA
499 Plaza Drive Vestal NY
Cell. 607.765.8600
Home. 607.296.7334

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FEB 20 2026
VESTAL CODE

Short Environmental Assessment Form
Part 1 - Project Information

RECEIVED

FEB 11 2026

VESTAL CODE

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project: 499 Plaza Dr. Apartments

Project Location (describe, and attach a location map): 499 Plaza Dr., Vestal, NY 13850

Brief Description of Proposed Action: Use the current building footprint, build an addition over the right portion of the building. with minimal changes to landscape and surrounding environment.

Name of Applicant or Sponsor:	Telephone: 607-744-0774
Daniil Bublik	E-Mail: Bublikd@PQCLLC.com

Address: 1912 State Route 26

City/PO:	State:	Zip Code:
Vestal	NY	13850

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☐	☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☒	☐

3. a. Total acreage of the site of the proposed action? 1.8 acres
   b. Total acreage to be physically disturbed? 0.05 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.8 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☑

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☒ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐
16. Is the project site located in the 100-year flood plan?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☒	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☒	☐
If Yes, explain the purpose and size of the impoundment: _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☒	☐
If Yes, describe: _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☒	☐
If Yes, describe: _____		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Daniel Babitz Date: 2/11/26

Signature: _____ Title: _____

PRINT FORM

4 E.R. (NS Notes)

LIBER 1176 PAGE 1069

FORM 584X N. Y. DEED—WARRANTY with Lien Covenant (From a Corporation) (Laws of 1917, Chap. 841, Chap. 627 Laws of 1929) 244 TUTBLANK REGISTERED U.S. PAT. OFFICE Tuttle Law Print Publishers Rutland Vt

This Indenture,

BROOME COUNTY, ss
Recorded on the 12 day of Nov 1971 at 3:40 o'clock P.M. in Liber 1176 of Deeds on page 1069 and examined
Howard Davis Clerk

Made the 12th day of November

Nineteen Hundred and Seventy-one

Between CHRIST THE KING LUTHERAN CHURCH,

religious
a corporation organized under the laws of the State of New York, and pursuant to the Religious Corporations Law, with offices at 821 Lehigh Avenue, Vestal, New York

party of the first part, and

ROBERT J. LEVEY of 33 Kenilworth Road, Binghamton, New York, and ARNOLD I. LOEW of 1200 Hartwick Lane, Vestal, New York, as tenants in common,

parties of the second part,

Witnesseth that the party of the first part, in consideration of

-----O N E ----- Dollar ($1.00 ogvc lawful money of the United States, & other good and valuable consideration paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their heirs, successors and assigns forever, all

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Vestal, County of Broome and State of New York, bounded and described as follows:

Beginning at an iron set in the east line of Plaza Drive, so called, at the intersection of lands of Eastern Shopping Centers, Inc. on the north and the lands of the Grantor, Christ the King Lutheran Church, on the south;

Thence S 70° 42' E along lands of Eastern Shopping Centers, Inc., 200 feet to an iron;

Thence S 15° 00' W 49.38 feet through lands of Christ the King Lutheran Church to an iron;

Thence S 70° 42' E 7.51 feet continuing through lands of said Church to an iron;

Thence S 19° 18' W 100 feet continuing through lands of said Church to an iron;

Thence N 70° 42' W200 feet continuing through lands of said Church to an iron set in the east line of Plaza Drive;

Thence N 20° 10' E 22.37 feet along the east line of Plaza Drive to a point;

Thence on a curve to the left of a radius of 597.96 feet a curve distance of 116.89 feet continuing along the east line of Plaza Drive to a point;

Thence N 08° 58' E 10.74 feet continuing along the east line of Plaza Drive to the point of beginning.

Containing 0.70 acres of land, more or less.

RECEIVED
TOWN OF VESTAL
FEB 10 2026
ENGINEERING DEPARTMENT

EXCEPTING AND RESERVING, NEVERTHELESS, to the party of the first part and to its successors and assigns forever, an easement 20 feet front and rear and 209 ± feet in depth, extending from Plaza Drive, so called, to the easterly boundary of premises conveyed herein and located on the northerly-most 20 feet of the road area as presently constructed, the north line of said easement being 10 feet from and parallel to the north line of the premises conveyed herein, for a right-of-way for ingress and egress of vehicular and pedestrian traffic to the property of the party of the first part herein.

Being a portion of the premises conveyed to the grantor herein by Board of American Missions of the Lutheran Church in America, by Warranty Deed dated March 18, 1966, and recorded in the Broome County Clerk's Office April 4, 1966, in Book 1132 of Deeds at page 317.

The above described premises are conveyed subject to all easements, covenants and restrictions of record which affect the same.

The parties of the second part herein agree that no portion of the premises herein conveyed shall be used for any purpose related to the operation of a motel, hotel or restaurant, or for the sale of food for consumption off the premises. This covenant shall be deemed to run with the land, and shall be binding upon the grantees, their successors and assigns.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and to hold the premises herein granted unto the parties of the second part, their successors, heirs and assigns forever.

And the party of the first part covenants as follows:
First, That the parties of the second part shall quietly enjoy the said premises;
Second, That the party of the first part will forever Warrant the title to said premises.

Third, That, In Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Presence of

In Witness Whereof, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this 12th day of November, Nineteen Hundred and Seventy-one.

CHRIST THE KING LUTHERAN CHURCH

By George Hanshen

State of New York
County of Broome } ss.:

On this 12th day of November Nineteen Hundred and Seventy-one before me personally came

GEORGE HANSHEN

to me personally known, who, being by me duly sworn, did depose and say that he resides in Broome County, New York; that he is the President of CHRIST THE KING LUTHERAN CHURCH the corporation described in, and which executed, the within instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by like order.

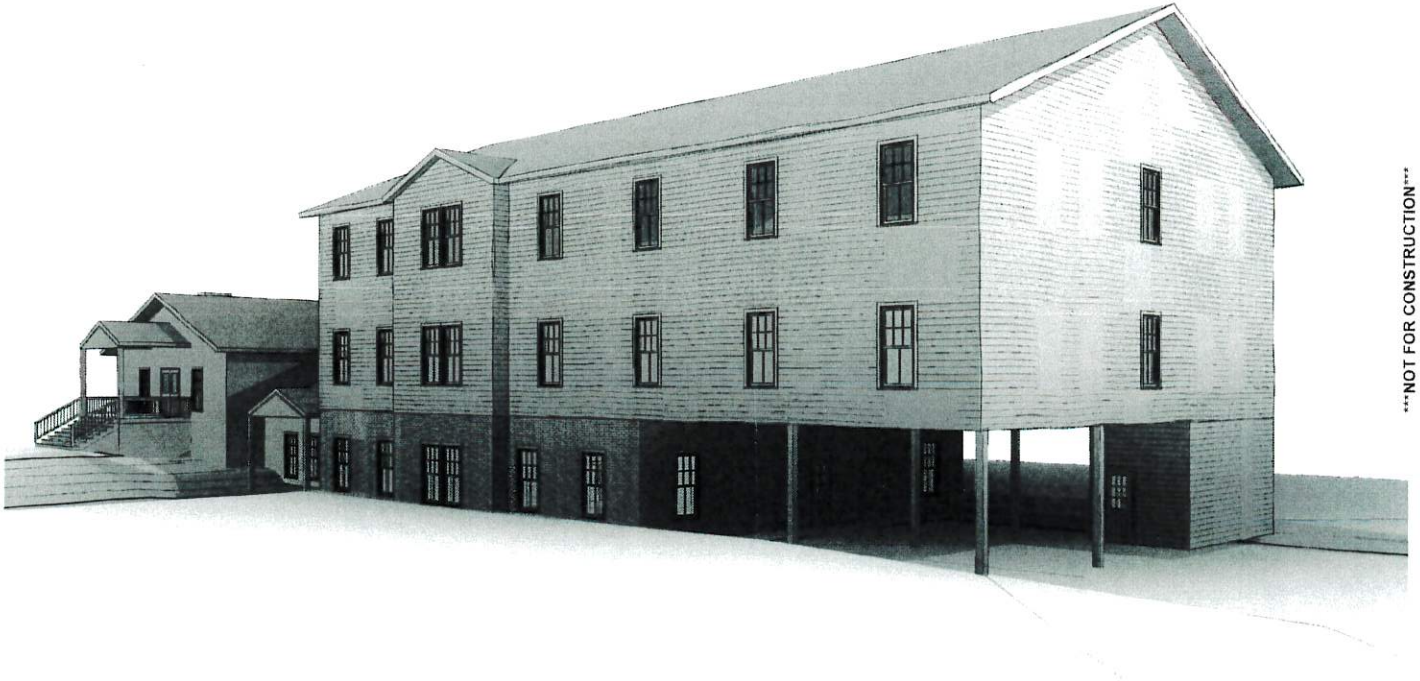
NOTARY PUBLIC
BROOME COUNTY

RICHARD F. BLAUB
Notary Public, State of New York
Residing in Broome County
My commission expires March 30, 1972

REAL ESTATE TRANSFER TAX
STATE OF NEW YORK
Dept. of Taxation and Finance
$22.00

Housing Conversion

499 Plaza Drive
Vestal, NY 13850



1 Exterior Perspective View (from NW)

NOT FOR CONSTRUCTION

List of Drawings

A000	Cover Sheet
A001	Site Plan
A100	Floor Plan
A200	Exterior Elevation

LOMBARDINI+LAYTON architecture

Consultant:

Professional Seal:

499 Plaza Drive - Housing Conversion

Sheet Title: Cover Sheet

Owner: David Hale, Endwell, New York, 499 Plaza Drive, Vestal, NY 13850

Project Number: 25.033

Scale: 12" = 1'-0"

Revisions

No.	Description	Date

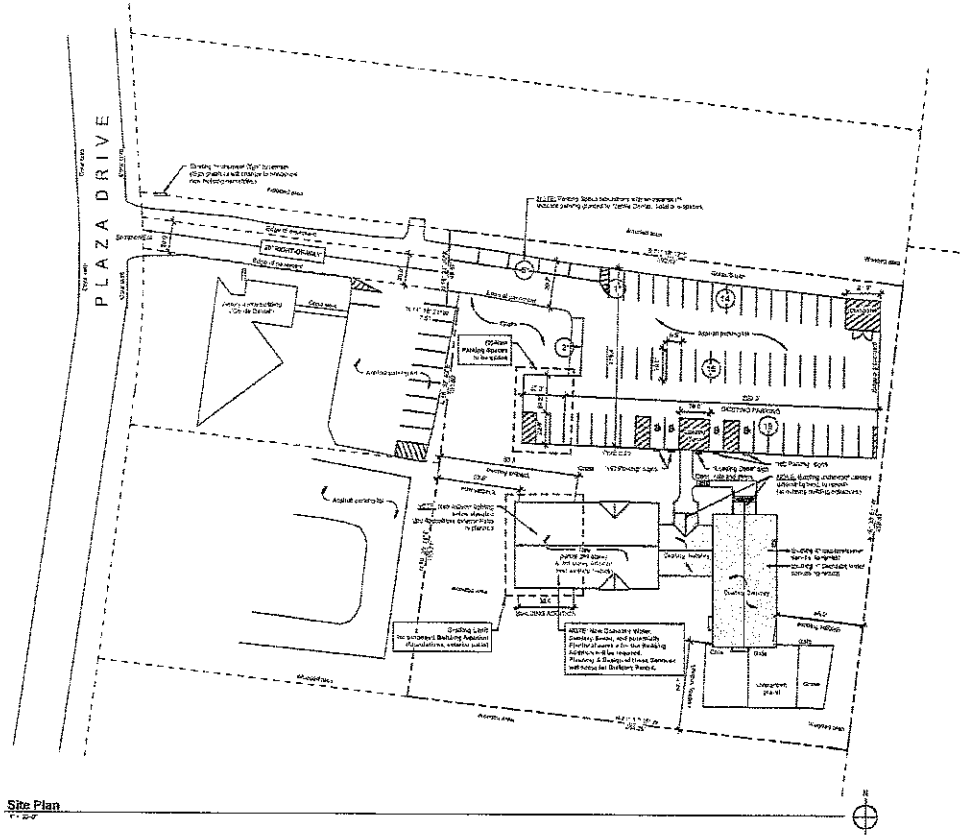
Date: 01/30/2026

Sheet Number

A000

PLANNING BOARD SUBMISSION

RECEIVED
FEB 11 2026
VESTAL CODE



1 Site Plan
1" = 30'-0"

Parking Tabulation

Uses	Parking Requirement	Planned number of Residents / Employees	Parking Required	Parking Provided	Comments
Multi-family housing	1.4 per efficiency or 1 bedroom dwelling unit; 1.75 per 2 bedroom dwelling unit; 2 per 3 bedroom dwelling unit	44	62	47 + 15 = 62	15 - Standard Parking Spaces are parallel spaces
Commercial / office / retail	1/500sf Parking Spaces gross sq. ft. (Gross Area)	n/a	1	1	1 - Accessible Parking Spaces are parallel spaces

LOMBARDINI+LAYTON architecture

Consultants:

Professional Seal:

499 Plaza Drive - Housing Conversion

Site Plan

Owner(s):
David & Alla Ginsburg
499 Plaza Drive
Vestal, NY 13850

Project Number: 25.039

Scale: 1" = 30'-0"

Revisions

No.	Description	Date

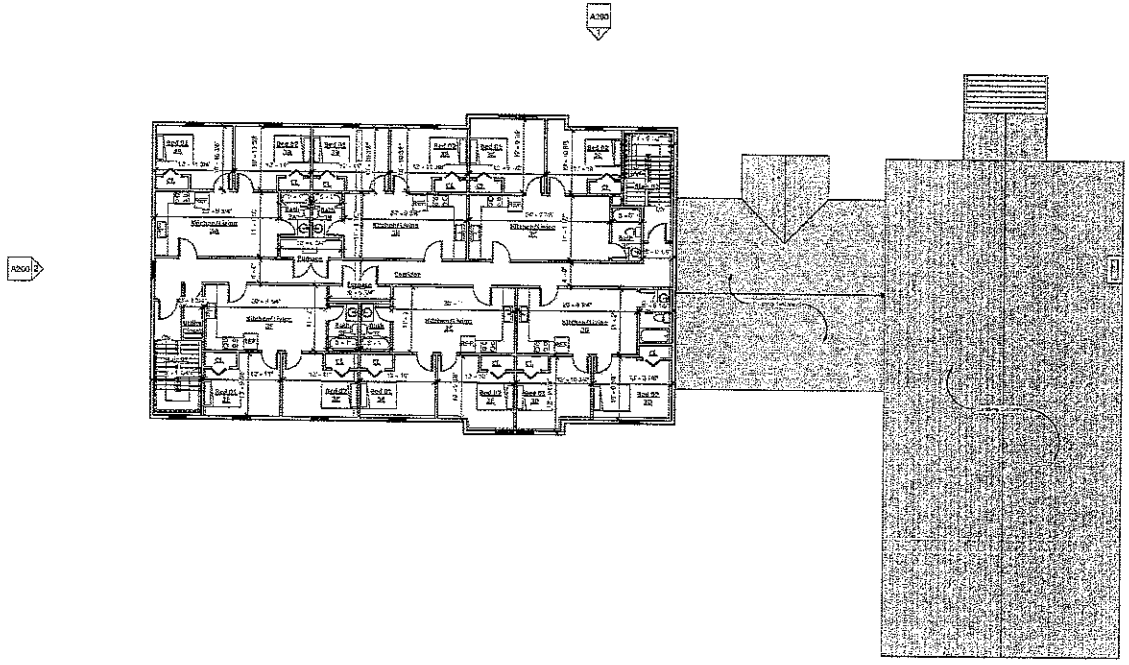
Date: 01/30/2026

Sheet No./Title:

A001

PLANNING BOARD SUBMISSION

NOT FOR CONSTRUCTION



1 Floor Plan - Level 03

PLAN NORTH

NOT FOR CONSTRUCTION

LOMBARDINI-LAYTON architecture

Consultants:

Professional Seal

499 Plaza Drive - Housing Conversion

Sheet Title: Example Floor Plan

CLIENT: Name of Client, 499 Plaza Drive, Vestal, NY 13850

Project Number: 25.023

Scale: 1/0" = 1'-0"

Revisions

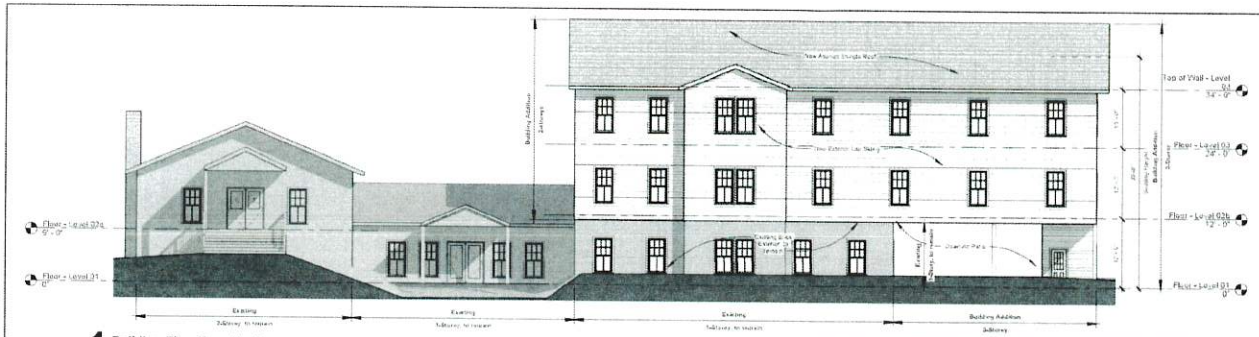
No.	Description	Date

Date: 01/30/2026

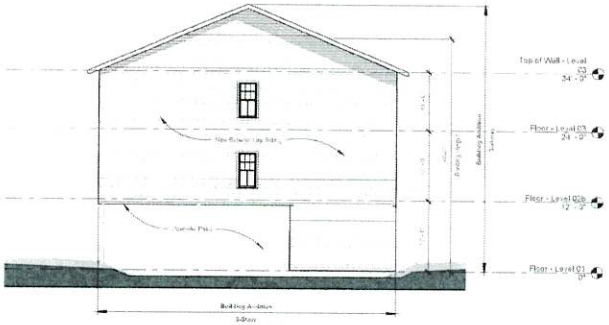
Sheet Number

A100

PLANNING BOARD SUBMISSION



1 Building Elevation - North



2 Building Elevation - East



4 Proposed Building (N View)



3 Existing Building (N View)

NOT FOR CONSTRUCTION

STUDIO
LOMBARDINI+LAYTON
architecture
114 COURT STREET
REHOBOTH, MA 02769
(857) 317-7511
www.LombardiniLayton.com

Consultant

Professional Seal

499 Plaza Drive - Housing Conversion

Sheet Title: Exterior Elevations

Owner:
David Dodds
Dodds Associates
499 Plaza Drive
Vestal, NY 13850

Project Number: 25.033

Scale: As indicated

Revisions

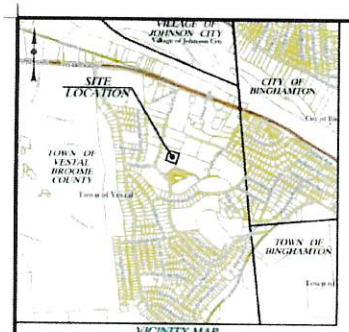
No.	Description	Date

Date: 01/30/2026

Sheet Number

A200

PLANNING BOARD SUBMISSION



VICINITY MAP

LEGEND

100.00'	MEASURED DIMENSION
N18°37'49"E	TRUE NORTH BEARING
(100.00')	REFERENCE DIMENSION
L. 1132 P. 517	LIBER AND PAGE OF RECORDED DEED (BROOME COUNTY)
N/F	NOW OR FORMERLY
TMN 159.19-1-13	TAX MAP NUMBER (BROOME COUNTY)
	MONUMENTATION FOUND (AS NOTED)
	PROPERTY LINE
	EASEMENT LINE
	BUILDING OFFSET
	OVERHEAD UTILITIES
	STORM DRAINAGE LINE
	6' CHAIN LINK FENCE
	BLOCK RETAINING WALL
	GRAVEL OUTLINE
	UTILITY POLE W/ LIGHT
	UTILITY POLE
	LIGHT POLE
	GUY WIRE
	ELECTRIC METER
	GROUND LIGHT
	GAS METER
	DRAINAGE STRUCTURE
	ROOF DRAIN
	"RESERVED PARKING" SIGN
	PIPE INVERT
	SIGN (AS NOTED)
	POLYVINYL CHLORIDE PIPE

GENERAL NOTES

1) ABSTRACT OF TITLE ... NOT PROVIDED AT THE TIME OF SURVEY AND MAY CONTAIN SPECIFIC TITLE DATA.

2) CERTIFICATE FOR TITLE ... NOT PROVIDED AT THE TIME OF SURVEY AND MAY CONTAIN SPECIFIC TITLE DATA.

3) SUBJECT TO AN EASEMENT AGREEMENT RECORDED IN THE BROOME COUNTY CLERK'S OFFICE ON NOVEMBER 12, 1971 IN BOOK 1156 OF DEEDS AT PAGE 1072. AS AFFECTED BY AN AGREEMENT FOR PARTIAL RELEASE OF EASEMENT RECORDED IN THE BROOME COUNTY CLERK'S OFFICE ON MARCH 21, 1975 IN BOOK 1224 AT PAGE 277 AND 91 THE SUPPLEMENTAL EASEMENT AGREEMENT RECORDED IN THE BROOME COUNTY CLERK'S OFFICE ON OCTOBER 4, 1976 IN BOOK 1241 AT PAGE 81.

4) NYSGIS 2022 ONE-FOOT ORTHOIMAGERY WAS USED TO SHOW THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY.

40 0 40 80 FT

SCALE

LEGAL NOTES

1) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE, TRUE AND CORRECT COPIES OF THE SURVEYOR'S DRAWING, WORK AND OPINION.

2) THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED.

3) THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.

4) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND often MUST BE ESTIMATED. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

5) UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED. NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES, WHETHER FUNCTIONAL OR ABANDONED, WITHIN THE PROJECT AREA ARE SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BY CONTACTING DIG SAFELY NEW YORK AT 1-800-962-7962 IN ACCORDANCE WITH 16 NYCRR PART 753 (FORMERLY 12 NYCRR PART 753) OR CODE RULE 53 BEFORE STARTING WORK AND SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM HIS OR HER WORK.

REFERENCE DATA

1) ASSESSOR'S TAX MAP, SECTION 159.19, TOWN OF VESTAL, BROOME COUNTY, NEW YORK. MAP PRODUCED: 04/12/2023. LAST REVISED: 02/25/2022.

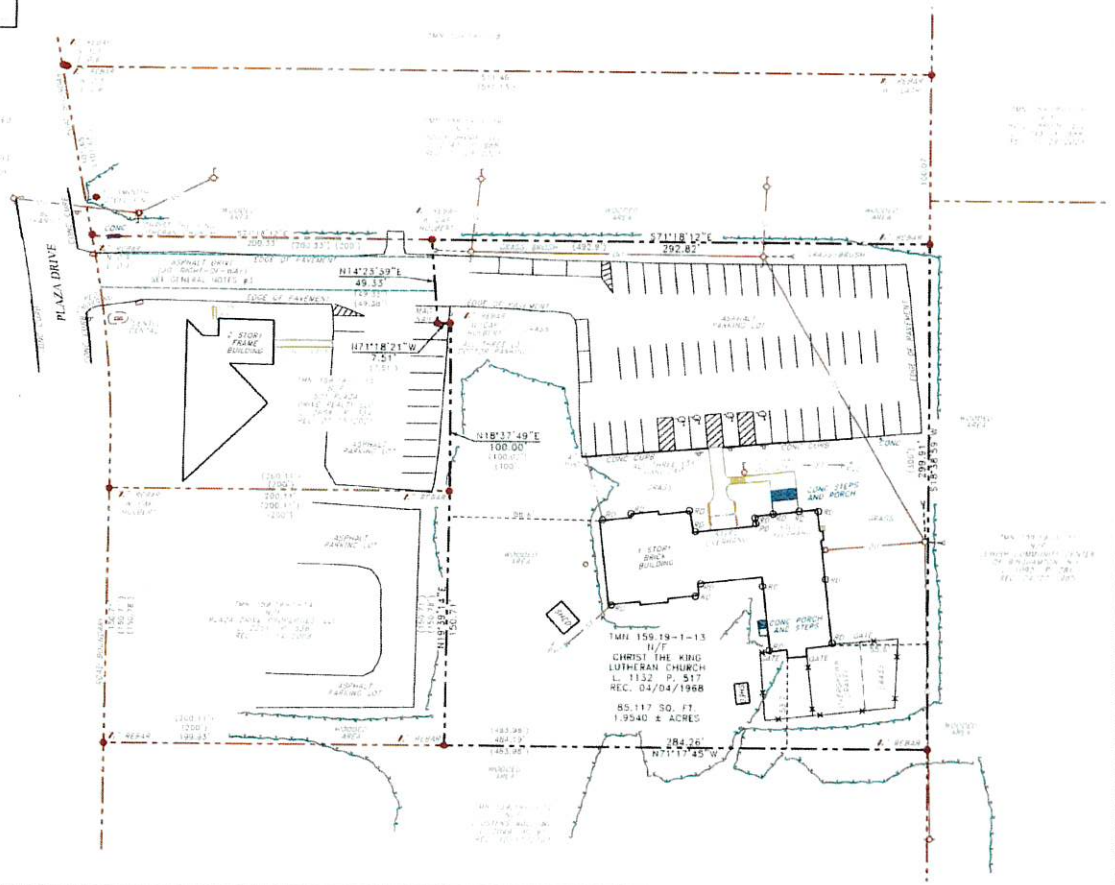
2) "PREPARED FOR: 503 PLAZA DRIVE, LLC, 503 PLAZA DRIVE, TOWN OF VESTAL, BROOME COUNTY, NEW YORK." PREPARED BY: PURDY SURVEYING, LAND MARKING, PLLC. DATED: JANUARY 27, 2021.

3) MORTGAGE SURVEY, PLAZA DRIVE PROPERTIES, LLC, 501 PLAZA DRIVE, TOWN OF VESTAL, BROOME COUNTY, NEW YORK, STATE. DATED: 11/03/2008. LAST REVISED: 11/10/2008. PREPARED BY: HULBERT ENGINEERING AND LAND SURVEYING, P.C.

4) "BOUNDARY SURVEY, 503 PLAZA DRIVE, TAX MAP NO. 159.19-1-13, TOWN OF VESTAL, BROOME COUNTY, NEW YORK STATE." DATED: 08/01/2023. PREPARED BY: HULBERT ENGINEERING AND LAND SURVEYING, DPC.

SURVEYOR'S CERTIFICATE

I, DO HEREBY CERTIFY TO CHRIST THE KING LUTHERAN CHURCH AND DAN BUBEN THAT I AM A LAND SURVEYOR LICENSED BY THE STATE OF NEW YORK, AND THAT THIS PLAT OR MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE PARCEL PLOTTED THEREON.



HULBERT Engineering and Land Surveying, DPC

499 PLAZA DRIVE
TAX MAP NO. 159.19-1-13
TOWN OF VESTAL
BROOME COUNTY NEW YORK STATE

BOUNDARY SURVEY

CS001

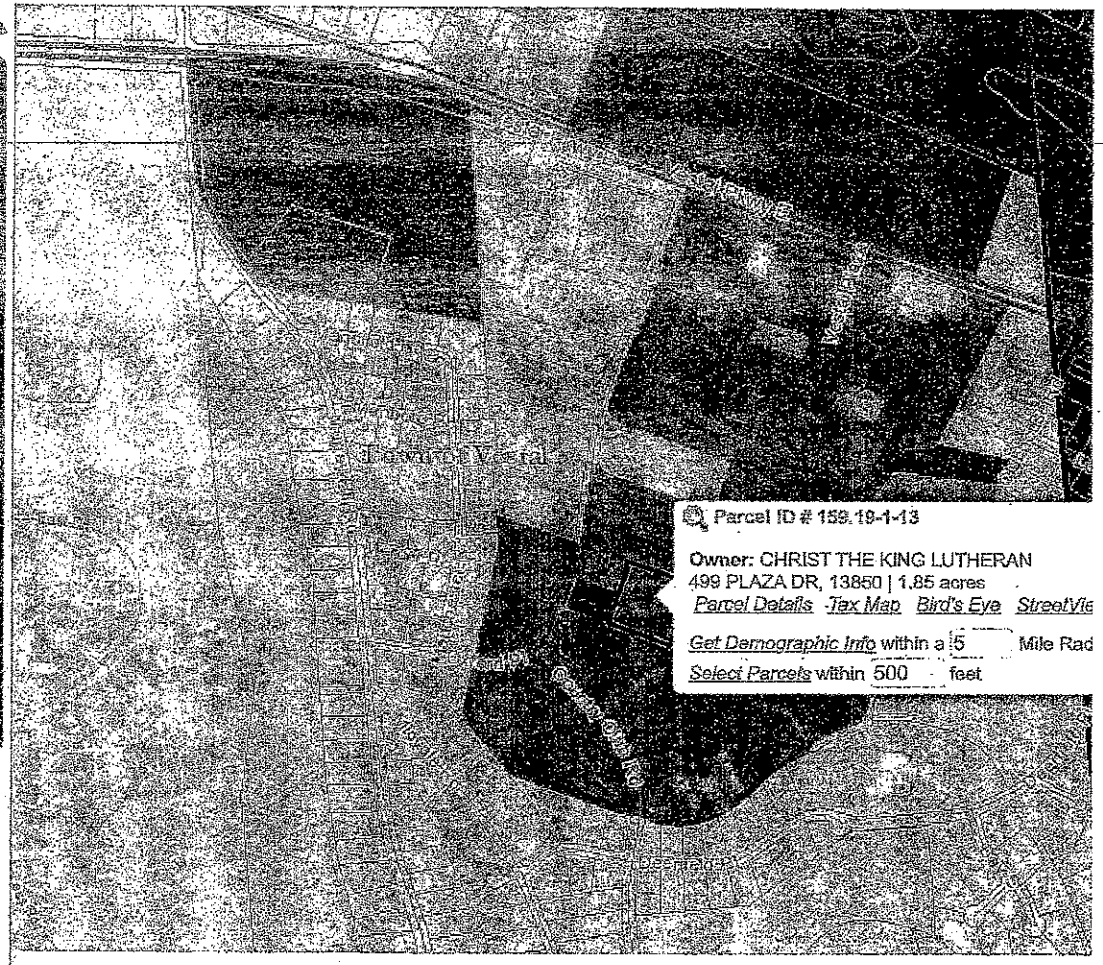
JANUARY 21, 2026

Parcel Mapper

Scale = 1 : 6000

Map Layers

- **Cadastral | Basemap**
- **Transportation**
- **Planning | Civil | Political**
- **Municipal Zoning**
  - **City of Binghamton Zoning**
  - Barker Zoning
  - Binghamton Zoning
  - Chenango Zoning
  - Colesville Zoning
  - Conklin Zoning
  - Dickinson Zoning
  - Fenton Zoning
  - Kirkwood Zoning
  - Maine Zoning
  - Sanford Zoning
  - Union Zoning
  - Vestal Zoning
  - Windsor Zoning
  - Village of Deposit Zoning
  - Village of Endicott Zoning
  - Village of Johnson City Zoning
  - Village of Port Dickinson Zoning
  - Village of Whitney Point Zoning
  - Village of Windsor Zoning
- **Floodplain**
- **Environmental**
- **Public Safety**
- **Historic**



NAME	NAME2	ADDRESS	CITY	STATE	ZIP
JEWISH COMM. CENTER OF BI		500 Clubhouse Rd	Vestal	NY	13850
SEUNGHEE SHIN		523 Clubhouse Rd	Vestal	NY	13850
NICHOLAS E RADICE	MOLLY A RADICE	527 Clubhouse Rd	Vestal	NY	13850
AASHRAN LLC		441 Denal Way	Vestal	NY	13850
SABA KHAN		535 Clubhouse Rd	Vestal	NY	13850
TED R VAUGHN	JOYCE VAUGHN	601 Clubhouse Rd	Vestal	NY	13850
QICHENG XIONG		605 Clubhouse Rd	Vestal	NY	13850
FARZANA SEEMAB		617 Clubhouse Rd	Vestal	NY	13850
CLUSTERS 600 INC		1025 Reynolds Rd	Johnson City	NY	13790
EMERIWEG VESTAL LLC		6737 W Washington St	Milwaukee	WI	53214
HOLLY BROOK LLC		1945 Morris Ave	Union	NJ	07083
CHRIST THE KING LUTHERAN		499 Plaza Dr	Vestal	NY	13850
FEINBERG-SMITH ASSOCIATES		600 Country Club Rd	Vestal	NY	13850
501 PLAZA DRIVE REALTY LL		501 Plaza Dr	Vestal	NY	13850
PLAZA DRIVE PROPERTIES LLC		503 Plaza Dr	Vestal	NY	13850