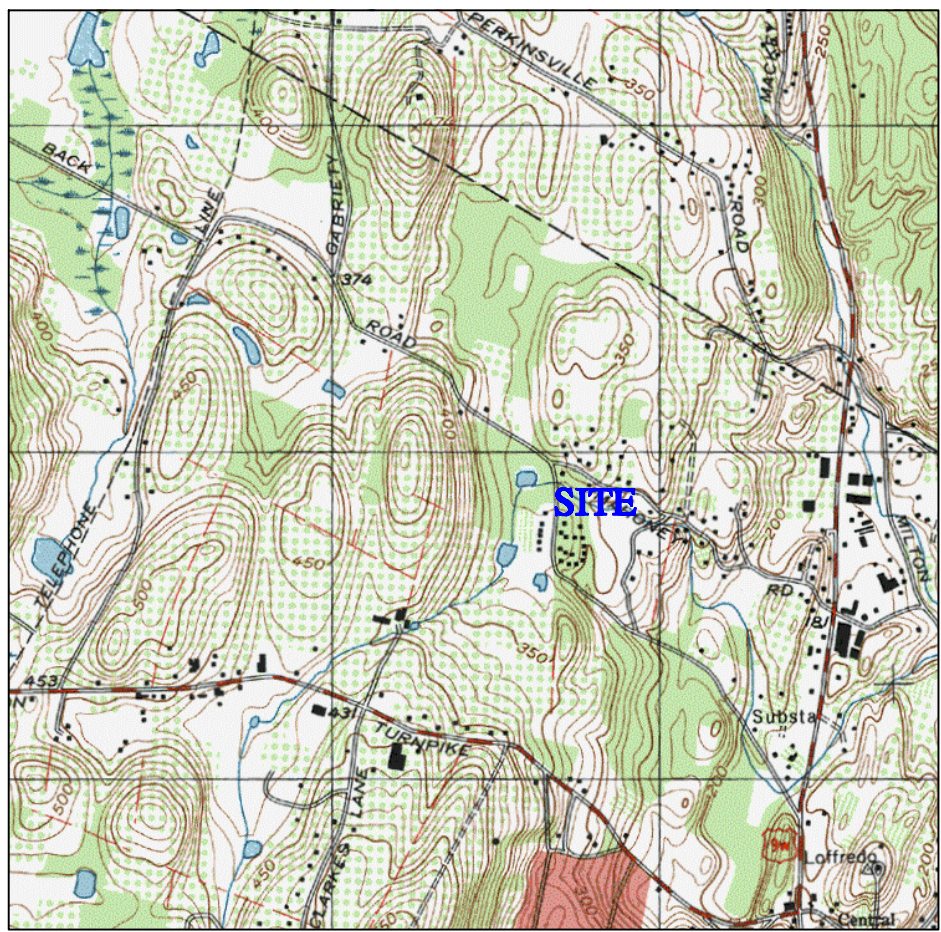
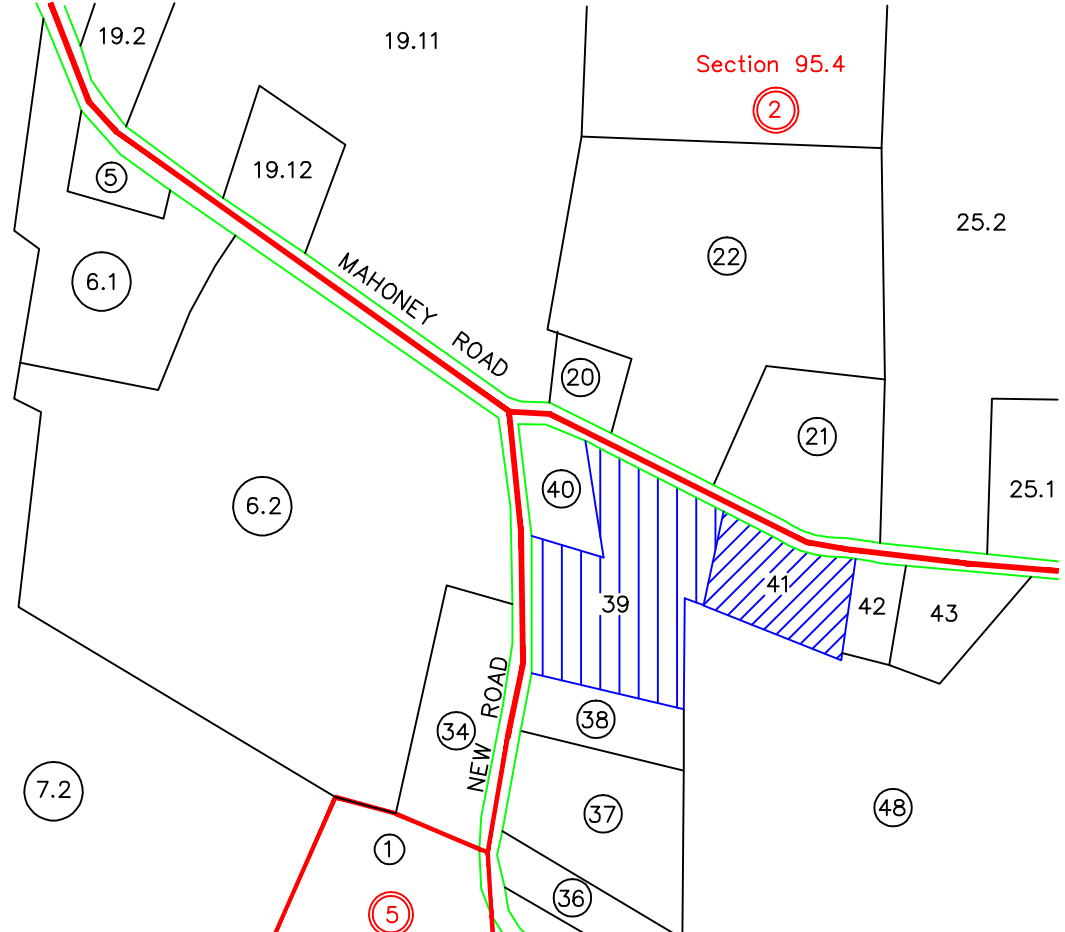


TABLE OF BULK REQUIREMENTS			
ZONING DISTRICT	REQUIRED	PROPOSED	PROPOSED
R-1	1 ACRE	1.36 Ac	±3.45 Ac
MINIMUM LOT AREA	150'	-	-
MINIMUM LOT WIDTH	200'	-	-
MINIMUM LOT DEPTH	35'	31.9' / -	46.8' / -
MINIMUM FRONTYARD SETBACK	35'	-	-
MINIMUM SIDEYARD SETBACK	35' / 70'	-	-
MINIMUM REARYARD SETBACK	50'	-	-
MAXIMUM BUILDING HEIGHT	35'	-	-
MAXIMUM BUILDING COVERAGE	20%	-	-
* Parcel subject to the provisions of Town of Marlborough Zoning Code 155-52			



LOCATION MAP SCALE : 1"= 2000'

USGS QUADRANGLE: POUGHKEEPSIE



SECTION : 103.1, BLOCK : 1, LOT : 39 & 41

TAX MAP SCALE : 1"= 400'

TOTAL AREA : ±4.8 ACRES

DEED REFERENCE :

TM Lot 41
Edward & Fannie Miller
to -
Marilyn A. Miller
Deed Liber 1562 Page 140
Dated 04 December, 1985

RECORD OWNER :

Marilyn A. Miller
111 Mahoney Road
Milton, NY 12547

TM Lot 39
John J. Berean
to -
Jay A. & Brenda R. Coppola
Deed Liber 1482 Page 381
Dated 12 May, 1983

Jay A. & Brenda R. Coppola
107 Mahoney Road
Marlboro, NY 12542

NOTES :

- 1) Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
- 2) Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.
- 3) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
- 4) Subject to whatever state of facts a complete Search of Title may reveal.
- 5) Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the parties so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.
- 6) Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
- 7) Assumed road line shown hereon based on user highway limits.
- 8) Parcels A to be conveyed to and combined with Tax Map Lot 41 and is not to be considered a buildable lot unto itself.

LEGEND

- TRAFFIC SIGN
- MAILBOX
- DRILLED WELL
- METAL PIPE
- REBAR
- UTILITY POLE
- UTILITY LINE
- STONE WALL
- TREE

Lands of
GEORGE J. NUNNARO
& JOAN H. KAZALLA
Deed Liber 4265 Page 115

TM Lot 41
+PARCEL A 0.05 ACRES
(2081.8 SqFt)
LOT 1
1.36 ACRES
(57068.6 SqFt)

Lands of
RAPHAEL JOSEPH MONTOURO
Deed Liber 2480 Page 009

AGRICULTURAL NOTES

This Lot Line Revision abuts an agriculturally zoned district, and may have active farming operations in the vicinity. Be advised of the following :

1. That farming does not only occur between 8:00 am and 5:00 P.M. and is dependent upon "Mother Nature"; Residents should be aware of noise from agricultural machinery being operated in nearby fields in both early morning and evening hours and noise from crop-drying fans which are run 24 hours a day during the harvesting season.
2. That the roads leading to and from the subdivision are frequently traveled by farmers and their slow moving farm vehicles and equipment.
3. That farm neighbors very often spray their crops with pesticides in accordance with accepted practices regulated by the New York State Department of Environmental Conservation (D.E.C. Notification Law Number 325, October 1988)
4. That existing agricultural operations may create both unavoidable odors and unsightliness commonly associated with farming operations in the area.
5. That there are dangers in letting children and pets roam into any adjacent agricultural field, which is private property.

OWNER'S CERTIFICATION

The undersigned , owner or owner's authorized representative of the property shown on this plat , does hereby certify that he/she has reviewed this plat , is familiar with this map , its contents and its notes and hereby consents to all said terms and conditions as stated hereon and agrees to file this map with the Ulster County Clerk .

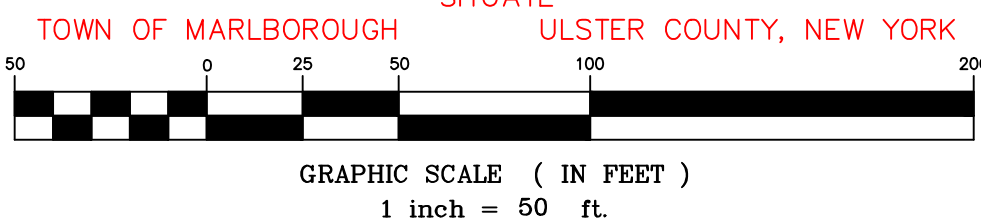
Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

PLANNING BOARD ENDORSEMENT

SKETCH
MAP OF LOT LINE REVISION
BETWEEN LANDS OF
MARILYN A. MILLER
AND LANDS OF
JAY A. & BRENDA R. COPPOLA
- SITUATE -
TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK



BROOKS & BROOKS
Land Surveyors , P.C.
11 Main Street,
Highland, NY 12528
845-691-7339

Patricia Paul Brooks , L.S. Registration No. 49795 Richard C. Brooks , L.S. Registration No. 49600

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 31 May, 2017 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors .

BY: Patricia Paul Brooks, L.S. map check 7-07-17
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30 June, 2017 closure check 8-30-17
JOB#8446, DRAWING\B446lr.DWG