



TABLE OF BULK REQUIREMENTS

	REQUIRED	EXISTING
ZONING DISTRICT	R-Ag-1	
MINIMUM LOT AREA	1 ACRE	2.1 ACRE
MINIMUM LOT WIDTH	150'	240'
MINIMUM LOT DEPTH	200'	420'
MINIMUM FRONTYARD SETBACK	50'	31'
MINIMUM SIDEYARD SETBACK	35'/80'	62'/NA
MINIMUM REARYARD SETBACK	75'	144.5'
MAXIMUM BUILDING HEIGHT	35'	32.3'
MAXIMUM BUILDING COVERAGE	20%	< 2%

PROPOSED USE

PROPOSED USE:

PARKING SCHEDULE

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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) Subject to any right, title or interest the public may have in and to that portion of Gobblers Knob used for highway purposes.
- 8) A front yard variance was granted by the Town of Marlborough ZBA

MAP REFERENCE

"Subdivision for Casey and Alonge" filed with the Ulster County Clerk's Office on 23 June 1986 as Map No 6377

DEEP PREFERENCE

RECORD OWNER

RECORD OWNER:
Todd R. Decker & Lauren Baglio
80 Gobblers Knob Road
Millerton, NY 12546

PLANNING BOARD ENDORSEMENT

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.

Signature

Date

Signature

Date