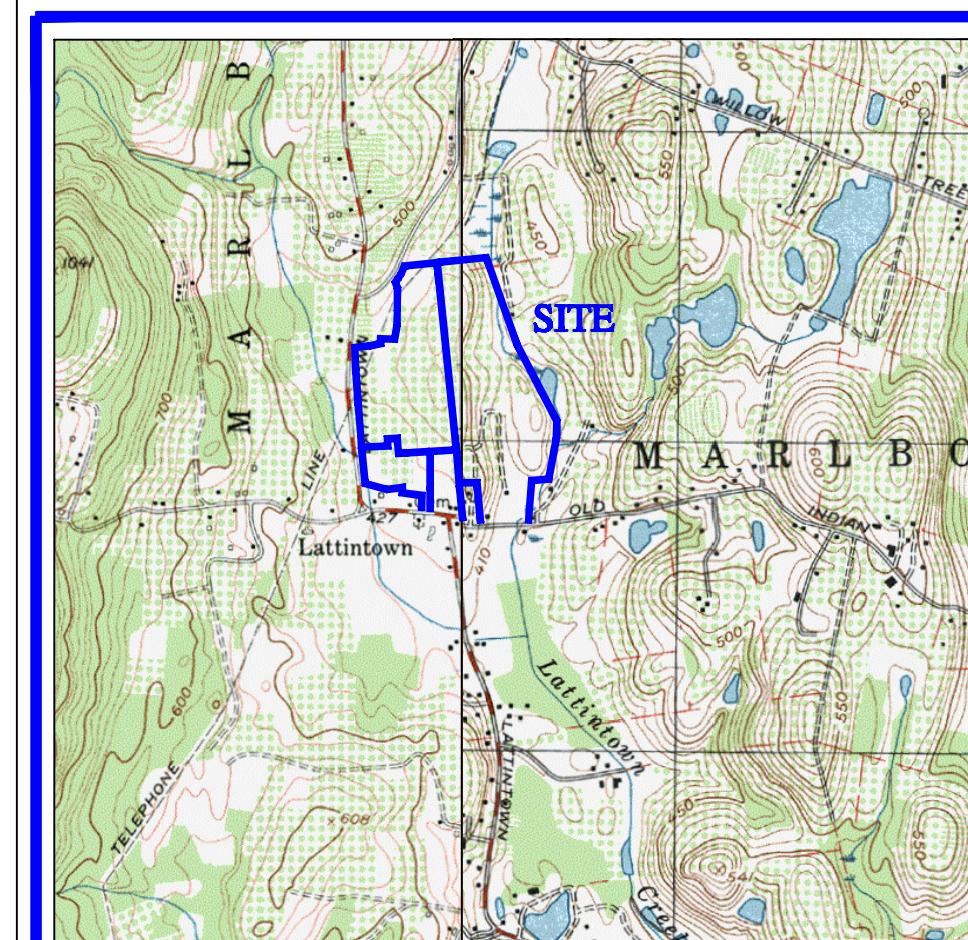


TABLE OF BULK REQUIREMENTS	
ZONING DISTRICT .....	R-Ag-1
MINIMUM LOT AREA .....	1 ACRE
MINIMUM LOT WIDTH .....	150'
MINIMUM LOT DEPTH .....	200'
MINIMUM FRONTYARD SETBACK .....	50'
MINIMUM SIDEYARD SETBACK .....	35' / 80'
MINIMUM REARYARD SETBACK .....	75'
MAXIMUM BUILDING HEIGHT .....	35'
MAXIMUM BUILDING COVERAGE .....	20%
• Parcel subject to the provisions of Town of Marlborough Zoning Code 135-32	

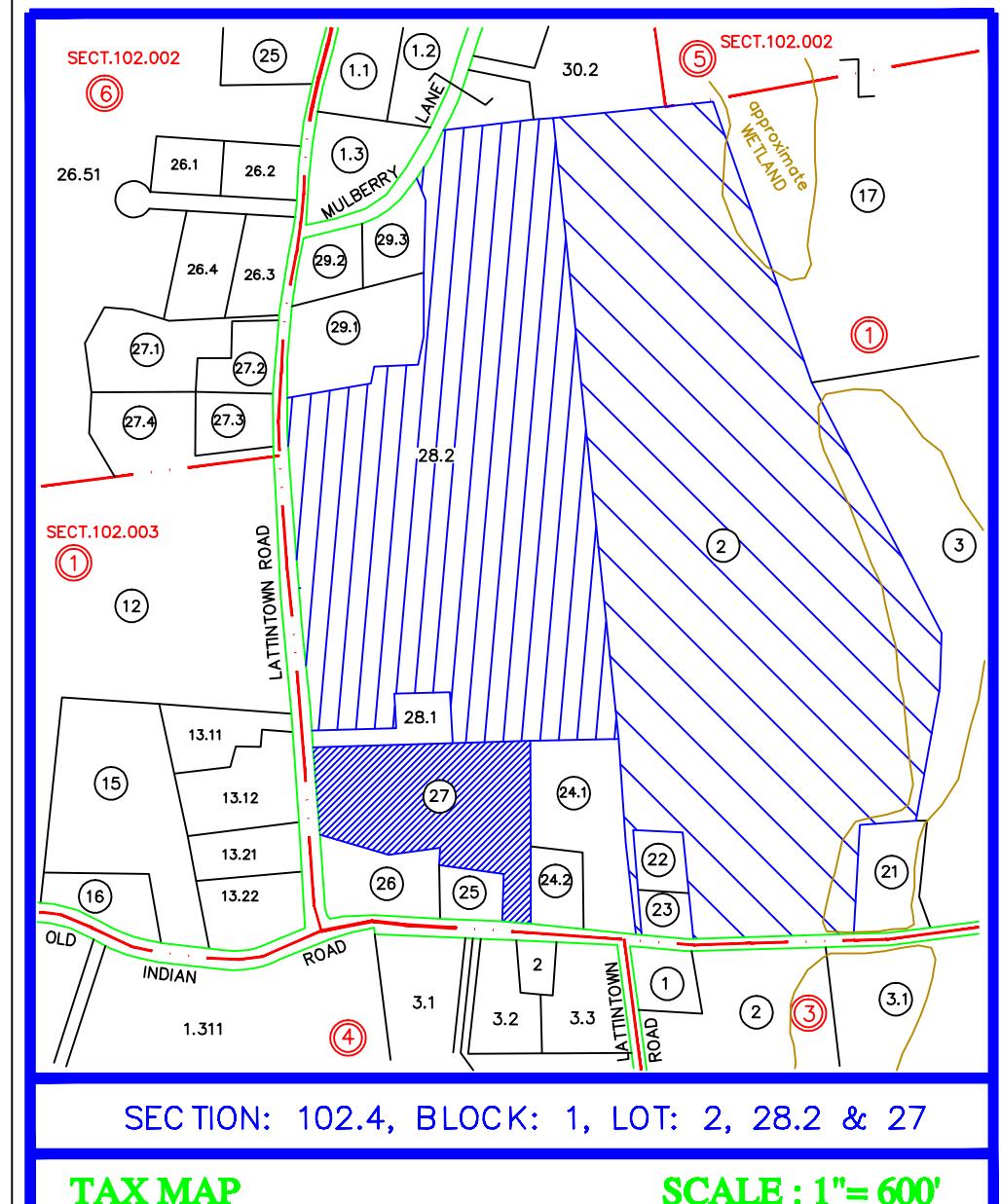
**AGRICULTURAL NOTES**

This subdivision is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following:

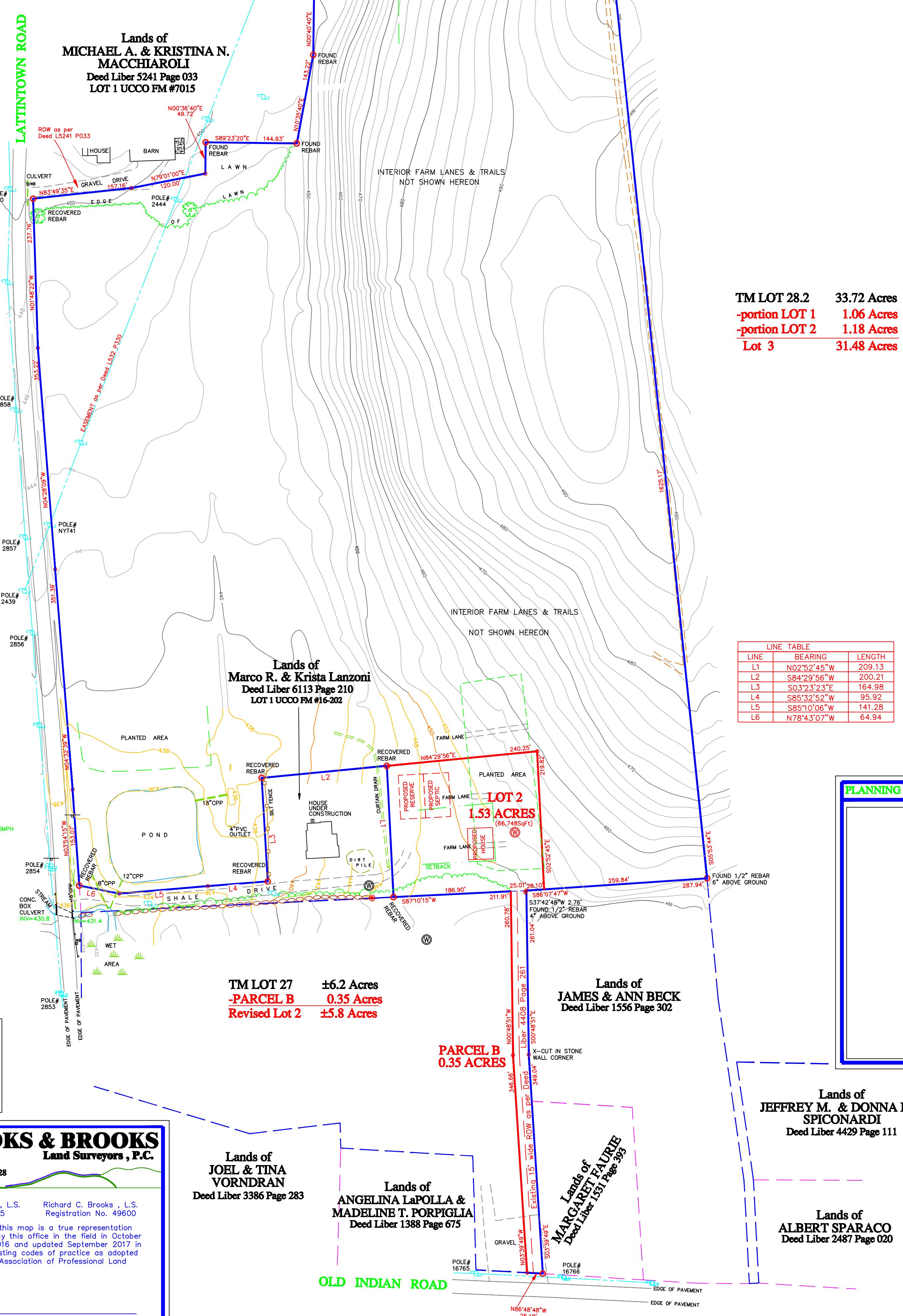
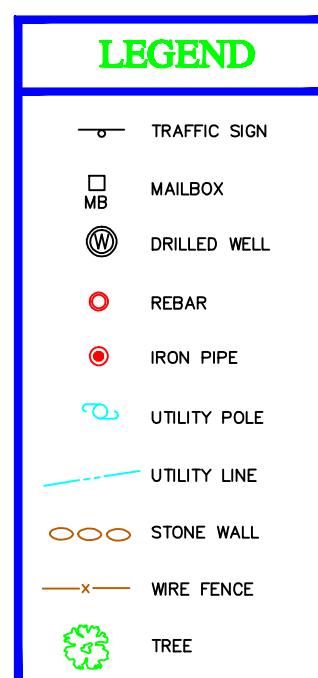
1. That farming does not only occur between 8:00 am and 5:00 P.M. and is dependent upon "Mother Nature"; Residents should be aware of noise from agricultural machinery being operated in nearby fields in both early morning and evening hours and noise from crop-drying fans which are run 24 hours a day 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.



LOCATION MAP SCALE: 1"= 2000'  
USGS QUADRANGLE: CLINTONDALE



SBL: 102.4-1-17 Benjamin & Susan Trapani Liber 4287 Page 246  
SBL: 102.4-1-3 Roessel, Peter & Zlota Visnja Liber 3594 Page 285  
SBL: 102.4-1-21 James & Patricia Sharpe Liber 1323 Page 740



#### MAP REFERENCE:

- 1) "Map Prepared for Robert A. & Elaine M. LaPolla" filed with the Ulster County Clerk's Office on 04 August, 1987 as Filed Map No.7015.
- 2) "Map Prepared for Robert A. LaPolla" filed with the Ulster County Clerk's Office on 15 March, 1989 as Filed Map No.7966.
- 3) "Final Map of Subdivision of Lands of Bruce G. & Peggy C. Choate" filed with the Ulster County Clerk's Office on 05 March, 2003 as Filed Map No.3-465.
- 4) "Map of Survey of Land to be Conveyed to Trapani Farms, LLC" dated 25 May, 2012 by Brooks & Brooks LSPC.
- 5) Parcel being Lot 2 as shown on a map entitled "Final Map of Subdivision of Lands of Trapani Farms, LLC" filed with the Ulster County Clerk's Office on 14 October, 2016 as Filed Map No.16-202 and is subject to all provisions noted thereon.

#### DEED REFERENCE:

TM LOT 2  
Benjamin Trapani III & Susan Trapani  
- to -  
Benjamin Trapani III, Living Trust  
& Susan E. Trapani, Living Trust  
Deed Liber 4287 Page 243  
Dated 27 April, 2006  
Filed: 17 July, 2006

TM LOT 28.2  
portion of:  
Linda Nardone, Richard Nardone &  
Tracy Nardone d/b/a Crystal Joy  
- to -  
Trapani Farms, LLC  
Deed Liber 5338 Page 063  
Dated 05 June, 2012  
Filed: 05 June, 2012

TM LOT 27  
Joseph H. Dirago Jr. & Marie Dirago  
- to -  
Lattintown Baptist Church  
Deed Liber 1464 Page 275  
Dated 13 May, 1982  
Filed: 13 May, 1982

#### RECORD OWNER:

Benjamin Trapani III  
& Susan E. Trapani  
818 Lattintown Road  
Milton NY 12547

Trapani Farms, LLC  
818 Lattintown Road  
Milton NY 12547

Lattintown Baptist Church  
Old Indian Road  
Milton NY 12547

#### PLANNING BOARD ENDORSEMENT

Signature	Date
Signature	Date
Signature	Date

#### OWNER'S CERTIFICATION

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

