

## 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%

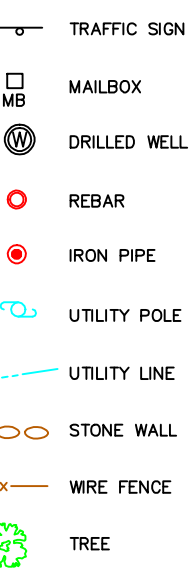
\* Parcel subject to the provisions of Town of Marlborough Zoning Code 155-32

## AGRICULTURAL NOTES

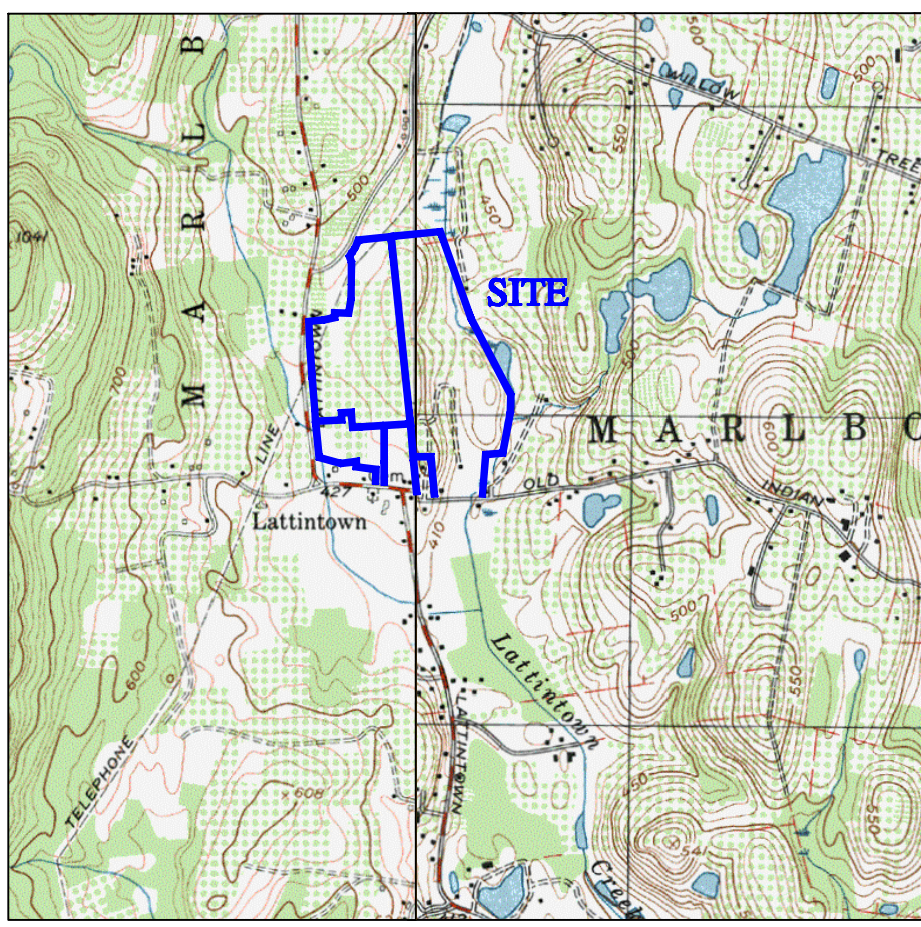
This subdivision is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following :

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.

## LEGEND



**NORTH**  
per UCCO  
FM #7015

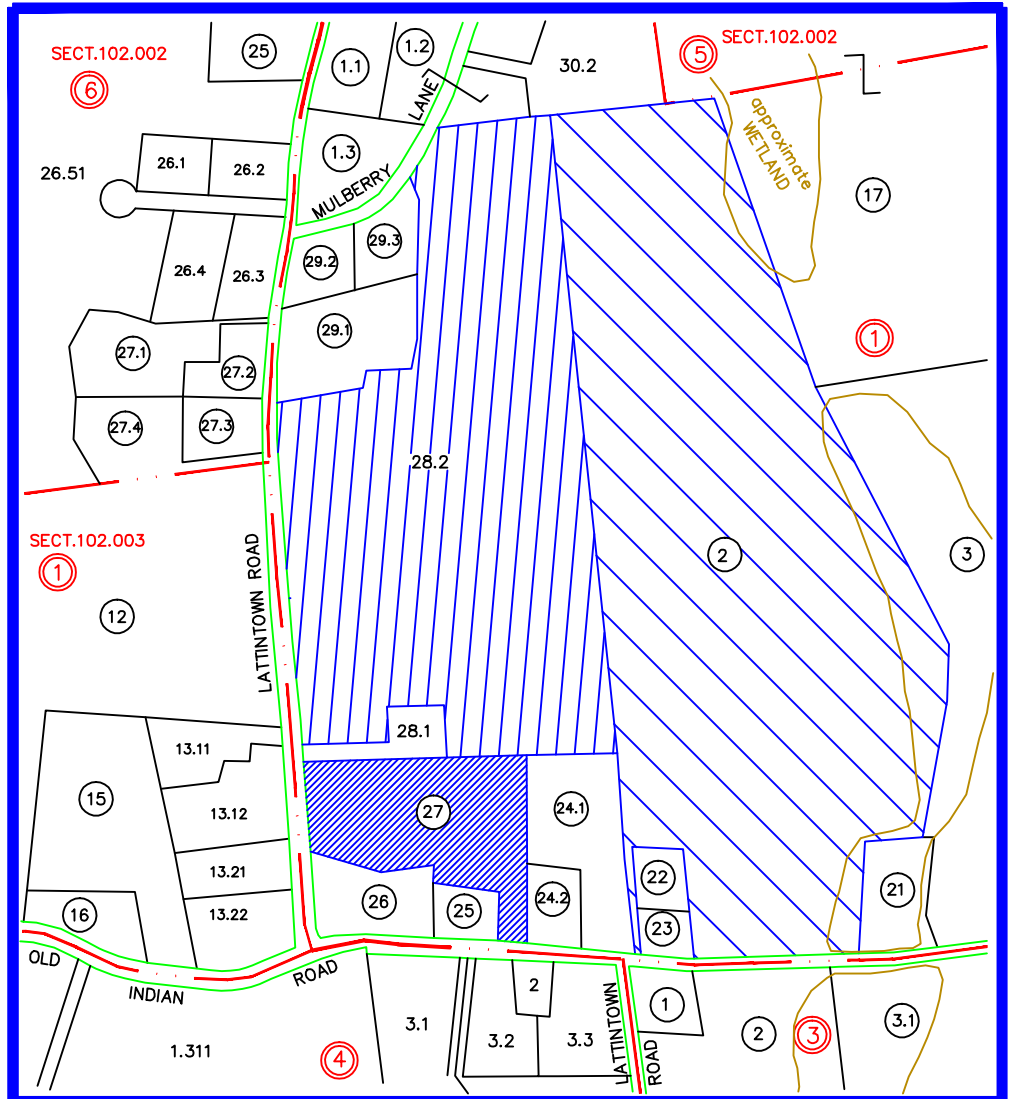


LOCATION MAP

SCALE : 1"= 2000'

USGS QUADRANGLE: CLINTONDALE

TOTAL AREA : ±89.5 ACRES



SECTION: 102.4, BLOCK: 1, LOT: 2, 28.2 & 27

TAX MAP

SCALE : 1"= 600'

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

## 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 whatever state of facts a complete Search of Title may reveal .
- 4) 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 person so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners .
- 5) Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
- 6) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
- 7) Highway bounds shown hereon based on a 3 rod road.
- 8) Topography based on aerial survey of 11 April, 2002. Southerly Pond area topography based on field survey performed on 18 May, 2016. Elevations datum based on approximate USGS Clintondale Quadrangle.
- 9) TM Lot 28.2 subject to an easement granted to AT&T as recorded in Deed Liber 532 at page 330.
- 10) TM Lot 2 contains wetlands not shown hereon and is thereby subject to all regulations promulgated thereunder.
- 11) Parcels A & B to be conveyed and combined respectively as shown and are not to be considered buildable lots unto themselves.
- 12) In accordance with Marlborough Town Code Article XII, Section 155-52, a landscaped buffer 20 feet in width shall be planted with fast growing deer resistant conifers 5 feet to 6 feet in height, staggered 20 feet on center, along all four boundaries of Lot 1 and along the north and east boundary of Lot 2 as long as said lines directly abut an active agricultural practice, with the exception of the driveway portion of said Lots. This provision shall take effect upon the second conveyance of said Lots and shall be completed within 6 months of said conveyance.

## MAP REFERENCE:

- 1) "Map Prepared for Robert A. & Elaine M. LaPolia" filed with the Ulster County Clerk's Office on 04 August, 1987 as Filed Map No.7015.
- 2) "Map Prepared for Robert A. LaPolia" 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.03-465.
- 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

## RECORD OWNER :

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

TM LOT 28.2  
portion of:  
Linda Nardone, Richard Nardone &  
Tracy Nardone d/b/a Crystal Jay  
- to -  
Trapani Farms, LLC  
Deed Liber 5338 Page 063  
Dated 05 June, 2012  
Filed: 12 June, 2012

Trapani Farms, LLC  
818 Lattintown Road  
Milton NY 12547

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

Lattintown Baptist Church  
Old Indian Road  
Milton NY 12547

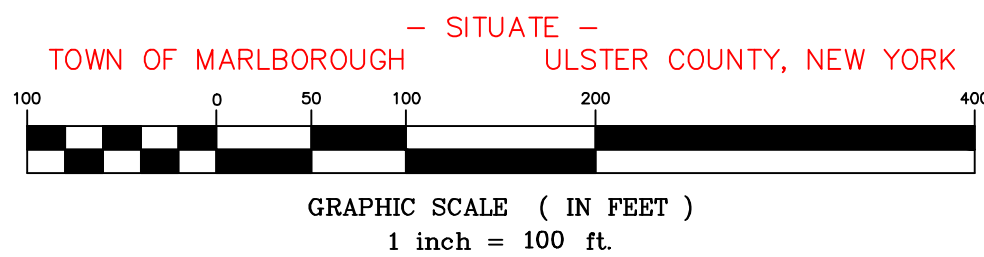
## PLANNING BOARD ENDORSEMENT

## 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 and agrees to file this map with the Ulster County Clerk .

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

**FINAL**  
**MAP OF SUBDIVISION**  
**OF LAND OF**  
**TRAPANI FARMS, LLC**  
**AND LOT LINE REVISION WITH LANDS OF**  
**TRAPANI LIVING TRUST**  
**AND LANDS OF**  
**LATTINTOWN BAPTIST CHURCH**



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

Patricia Pauli 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 in October 2001, May 2012, May 2016 and updated September 2017 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors .

By: Patricia Pauli Brooks, L.S. map check 10-05-17  
© Copyright 2017, by Brooks & Brooks, L.S.P.C. planning check closure check 11-02-17  
29 September, 2017 JOB#7091, DRAWING#7091sub2.DWG

REVISED: 31 October, 2017 - revise lots, add note 12, final