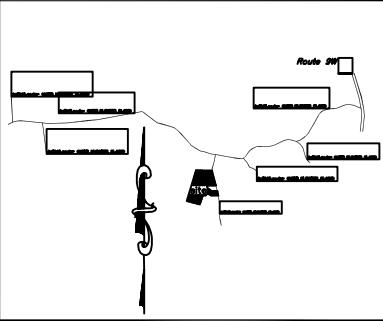


ZONING DISTRICT: R-AG-1 (RURAL - AGRICULTURAL)	PERMITTED USES	PERMITTED USES		
		Lot 1	Lot 2	Lot 3
MINIMUM LOT AREA MINIMUM LOT AREA MINIMUM LOT AREA FEET	1 ACRE 2,500 s.f. 100' x 100' 100' x 100'	1,004 ac. 1,072 ac. 1,033 ac.		
FRONT YARD (FEET)	50'	50'	50'	50'
DEAD YARD (FEET)	30'	30'	30'	30'
SIDE YARD (FEET)	20'	20'	20'	20'
MINIMUM LOT WIDTH	50'	100'	247'	182' rd. 60'
MINIMUM LOT LENGTH	200'	200' w/w	200' w/w	200'
MINIMUM COVERAGE	20%	30%	30%	20%
MAXIMUM HEIGHT	25'	25'	25'	25'
MINIMUM HEIGHT	5'	30'	30'	5'
HEIGHT (FEET)	55			

<b>OWNERS ENDORSEMENT</b>		
I hereby approve this plan and consent to filing said plan in the Ulster County Clerk's Office.		
Signed this _____ day of _____, 2018		_____  Nicholas Gallo
<b>PLANNING BOARD ENDORSEMENT</b>		
Approved by resolution of the Planning Board of the Town of Ulster, subject to all requirements and conditions of said resolution. Any change, alteration, modification or revision of this plan as approved shall void this approval.		
Signed this _____ day of _____, 2018		_____  Chairperson



### Location Map

scale: 1"=2000'

**Location Map**  
scale: 1:2000

**NOTES:**

- SUBJECT TO THE RIGHTS OF THE PUBLIC TO THE TOWN HIGHWAY KNOWN AS RIDGE ROAD.
- SUBJECT TO ANY UTILITY EASEMENTS AFFECTING THE PREMISES.
- THE LOCATION OF ANY UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE.
- SURVEY AS PER DEED DESCRIPTIONS, FILED MAPS, AND FOUND MONUMENTATION.
- TOPOGRAPHY IS TAKEN FROM FILED MAP #10-175.
- REFERS TO FOLLOWING FILED SUBDIVISION MAPS:
  - MAP #10-175, 8 LOT SUBDIVISION ENTITLED "SUNRISE RIDGE" FILED IN THE U.C.C.O. ON 9/21/2010.
  - MAP #10-175, SURVEY OF PROPERTY FOR "NIMA CONTRACTING" FILED IN THE U.C.C.O. ON 2/10/2014.

**Lot 8A**  
13.633 ACRES

**Lot 1**  
1.004 ACRES

**Lot 2**  
1.072 ACRES

**Sketch Plan**  
3 lot Subdivision of lands of  
**Nima Contracting Inc.**

Subdivision of Lot 8A (15.709 acres) as shown on Filed Map #14-177  
Deed Reference: Liber 5207, Page 49  
Tax Map: Section 102.4, Block 2, Lot 32, 810  
File Map References: #10-175, #14-177

Town of Marlborough Ulster County New York State  
Scale: 1"=50' Date: March 13, 2018

**GRAPHIC SCALE**

(IN FEET)  
1 inch = 50 ft.

**AGRICULTURAL NOTES**

This subdivision is located in an agriculturally zoned district. It does have some farmland located in the vicinity. The location of the subdivision is in the orchard and meadow areas, which are not suitable for growing crops.

1. The farmland does not occur only between 8,000' and 5,500' feet and the orchard and meadow areas, which are not suitable for growing crops.

#### AGRICULTURAL NOTES

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

1. That farming does not occur only between 8:00 AM and 5:00 PM and is dependent on mother nature. Residents should be aware of noise from tractors and farm equipment, which can be heard in early morning and evening hours and noise from crop drying farms which are on 24 hours a day during the harvesting season.
2. That the roads leading to and from the subdivisions are frequently travelled by farmers and their slow moving farm vehicles and equipment.
3. That farm neighbors very often spray their crops with pesticides in accordance with the recommendations of the Health and Safety Department of Environmental Conservation (DEC Notification Law No. 325, October 1988).
4. That existing agricultural operations may create both undesirable odors and unattractiveness 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 privately property.

Owner/Applicant:  
Nirra Contracting Inc.  
17 Sunrise Drive  
Milton, N.Y. 12547

