

## SURVEY NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-3928 PAGE 270 AS RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE.
  2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
  3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
  4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS ARE NOT CERTIFIED OR SHOWN HEREON.
  5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
  6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
  7. REFERENCES – MAP OF "MAP OF SURVEY OF LANDS OF BERNARD T. & BEVERLY A. CUNNINGHAM" FILED IN THE ULSTER COUNTY CLERKS OFFICE ON OCTOBER 30, 2002 AS MAP NUMBER 12439.  
"MAP OF SURVEY IN DANIEL GRAHAM'S PATENT AND BRADLEY & JAMISON PATENT" FILED AS MAP NUMBER 3130 WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.  
"MAP OF LANDS OF BERNARD & BEVERLY CUNNINGHAM" FILED IN THE ULSTER COUNTY CLERKS OFFICE ON DECEMBER 06, 1988 AS MAP NUMBER 7825. "SURVEY MINOR SUBDIVISION OF LANDS OF ERNEST B. GREINER" FILED IN THE ULSTER COUNTY CLERKS OFFICE ON JANUARY 27, 1989 AS MAP NUMBER 7904. "MINOR SUBDIVISION LANDS OF DAVID STAPLES" FILED IN THE ULSTER COUNTY CLERKS OFFICE ON MAY 16, 1986 AS MAP NUMBER 6297. "MAP OF SUBDIVISION OF LANDS OF THE ESTATE OF ERNEST B. GREINER" FILED IN THE ULSTER COUNTY CLERKS OFFICE ON FEBRUARY 05, 2016 AS MAP NUMBER 16-10. MAP OF LOT LINE REVISION BETWEEN LANDS OF CASEY AND JOYCE FILED IN THE ULSTER COUNTY CLERKS OFFICE ON JANUARY 04, 2019 AS MAP NUMBER 19-02.

## GENERAL SUBDIVISION NOTES

1. TOTAL ACREAGE: +\-\ 85.6 ACRES
  2. CURRENT NUMBER OF LOTS: 2
  3. PROPOSED NUMBER OF LOTS 3
  4. OWNER OF PROPOSED LOTS 1 AND 3 WILL HAVE FULL ACCESS  
OVER THAT PORTION OF THE GRAVEL DRIVE LEADING FROM  
IDLEWILD ROAD TO PROPOSED LOT 3.
  5. THERE ARE NO ADDITIONAL IMPROVEMENTS PROPOSED ON ANY OF  
THE LOTS OF THIS LOT LINE CHANGE / SUBDIVISION.
  6. A PORTION OF THE PARCELS INDICATED ON THIS PLAT ARE IN THE  
RIDGELINE PROTECTIONS AREA AND ARE SUBJECT TO ALL  
APPLICABLE REGULATIONS OF TOWN OF MARLBOROUGH CODE  
SECTION 155-41.1

## 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:

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  1. THAT FARMING DOES NOT OCCUR ONLY BETWEEN 8:00 AM AND 5:00 PM AND IS DEPENDANT ON MOTHER NATURE; RESIDENTS SHOULD BE AWARE OF NOISE FROM AGRICULTURAL MACHINERY BEING OPERATED IN NEARBY FIELDS IN EARLY MORNING AND EVENING HOURS AND NOISE FROM CROP DRYING FANS WHICH ARE ON 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 (DEC NOTIFICATION LAW NO. 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

### APPLICANT

III FLOOR  
BSD REALTY NY, LLC  
P.O. BOX 376  
ALBANY, NY 12204-0376

### OWNER

OWNER  
BSD REALTY NY, LLC  
P.O. BOX 376  
GHLAND MILLS, NY 10930

THE ESTATE OF ERNEST B. GREINER  
c/o ERNEST H. GREINER, EXECUTOR  
96 IDLEWILD ROAD

## OWNER'S ENDORSEMENT

I (WE) 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'S OFFICE.

WEP 5.55

WER DATE

PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF MARLBOROUGH SUBJECT TO ALL CONDITIONS AND REQUIREMENTS SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

*CHAIRMAN – TOWN PLANNING BOARD*

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## *PLANNING BOARD ACTION*

