

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: 4
4. OWNER OF ALL PROPOSED LOTS SHALL 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
7. EXISTING OVERHEAD AND UNDERGROUND UTILITIES FROM IDLEWILD ROAD THROUGH LOTS 1 - 3 SHALL HAVE FULL ACCESS AND BE MAINTAINED BY SUBSEQUENT OWNERS OF PROPOSED LOTS.
8. THE FORMER USE OF THE WAREHOUSE STRUCTURE OF WATER BOTTLING WAS GRANTED UNDER A SITE PLAN. LOT 1 NO LONGER MEETS THE CRITERIA FOR DRAWING WATER. THE SITE PLAN AS APPROVED IN 2001 IS NO LONGER VALID.
9. ANY USE OF THE WAREHOUSE ON LOT 1 FOR ANYTHING OTHER THAN STORAGE OF AGRICULTURAL ITEMS IS SUBJECT TO A SITE PLAN REVIEW BY THE TOWN OF MARLBOROUGH.

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 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 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 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

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

OWNER

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

THE ESTATE OF ERNEST B. GREINER
c/o ERNEST H. GREINER, EXECUTOR
96 IDLEWILD ROAD
MARLBORO, NY 12542

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.

OWNER

DATE

OWNER

DATE

OWNER

DATE

OWNER

DATE

PLANNING BOARD ENDORSEMENT

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

TOWN CLERK

DATE

CHAIRMAN - TOWN PLANNING BOARD

DATE

TOWN HIGHWAY SUPERINTENDENT

DATE

PLANNING BOARD ACTION

DATE

ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR AND ENGINEER WHOSE SIGNATURE APPEARS HEREON. UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S OR LICENSED PROFESSIONAL SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

PROPOSED LOT 3
+/- 56.1 ACRES

Reputed Owner
BSD Realty NY LLC
Li. 6430 Pg. 205
FM 6297 - Lot 1
108.003-1-18.12

PROPOSED LOT 2
+/- 22.3 ACRES

Reputed Owner
Ernest Greiner
Li. 1162 Pg. 1127
(p/o Parcel 1)
108.003-1-21.113

PROPOSED LOT 3
+/- 56.1 ACRES

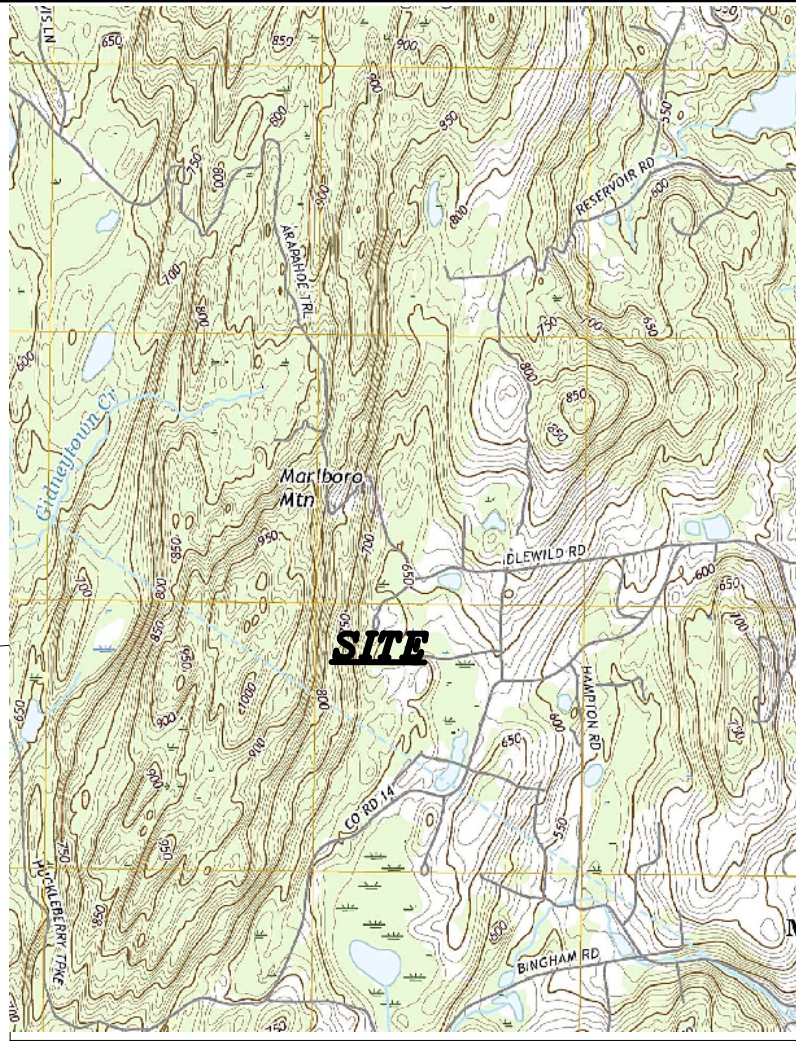
Reputed Owner
BSD Realty NY LLC
Li. 6430 Pg. 205
FM 6297 - Lot 1
108.003-1-18.12

ZONING INFORMATION

MUNICIPALITY TOWN OF MARLBOROUGH
ZONE R-AG-1

		LOT 1	LOT 2	LOT 3	LOT 4
LOT AREA	1 ACRE	4.57 ACRES	22.3 ACRES	56.1 ACRES	8.6 ACRES
LOT WIDTH	150 FEET	374 FEET	448 FEET	368 FEET	360 FEET
FRONT YARD (AGRICULTURAL)	75 FEET	196 FEET			
REAR YARD	75 FEET	100 FEET			
MINIMUM SIDE YARD	35 FEET	81 FEET			
TOTAL SIDE YARD	80 FEET	280 FEET			
LOT DEPTH	200 FEET	480 FEET			
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET			
MAXIMUM DEVELOPMENTAL COVERAGE	20%	>20%			

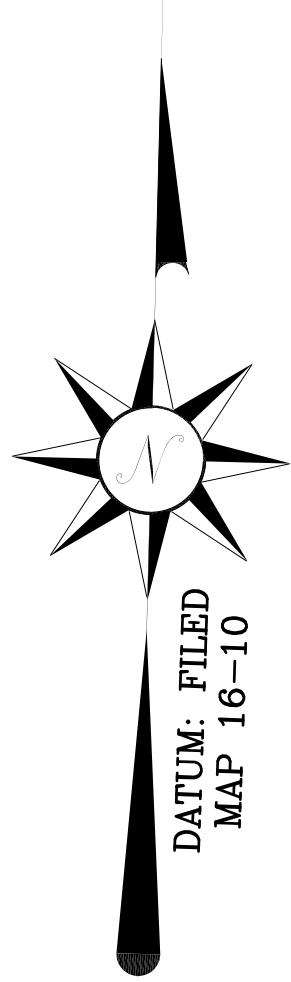
BULK REQUIREMENTS



VICINITY MAP
SCALE: 1"=2000' (APPROX.)



TAX MAP INSERT
SCALE: 1"=500' (APPROX.)



01/02/2020	REVISED LOT CONFIGURATION, PLANNING BOARD COMMENTS
11/15/2019	REVISED LOT CONFIGURATION, PLANNING BOARD COMMENTS
REVISIONS	

DRAWING TITLE:
MINOR SUBDIVISION AND LOT LINE CHANGE FOR

**Greiner and
BSD Realty NY, LLC**
TOWN OF MARLBOROUGH, ULSTER COUNTY, NY

SECTION 108.3 BLOCK 1 LOTS 21.113 and 18.12

SCALE: 1" = 60'	DATE: SEPTEMBER 03, 2019	SHEET NO: 1 OF 2
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PROJECT CAD REFERENCE:

SCALZO 19-05 ULSTER COUNTY/TOWNS OF MARLBOROUGH/IDLEWILD ROAD/PIONEER WATER/SHEET 1.DWG

W.E. James
Engineering and Land Surveying, PLLC
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WALLKILL, NEW YORK 12589
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EMAIL: WEJAMES@optonline.net
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COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: AUGUST 17, 2019

CERTIFIED ONLY TO:
1. Ernest B. Greiner, et al
2. BSD Realty NY, LLC

William E. James
WILLIAM E. JAMES, P.E., P.L.S.
NEW YORK STATE P.L.S. LICENSE #055006

DARRIN J. SCALZO, P.E.
NEW YORK STATE P.E. LICENSE #099740