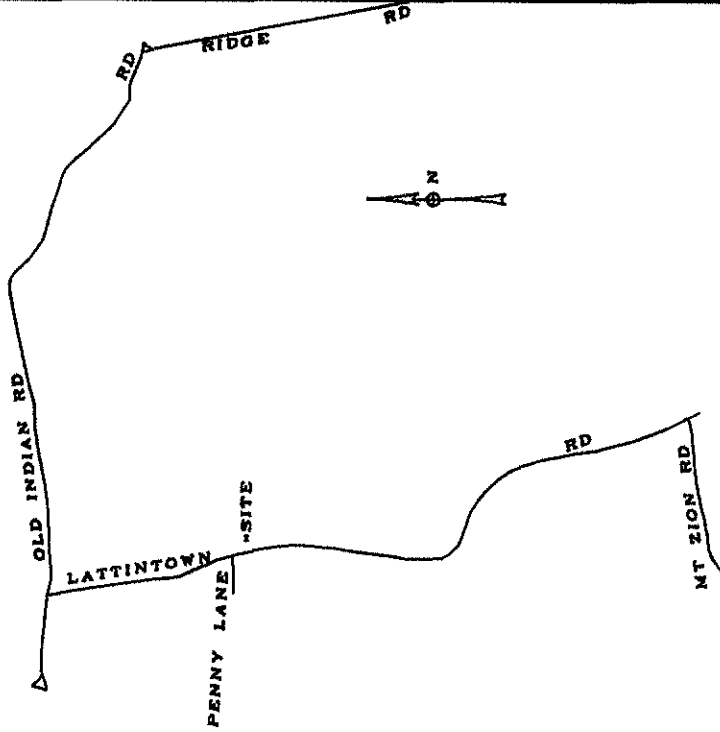
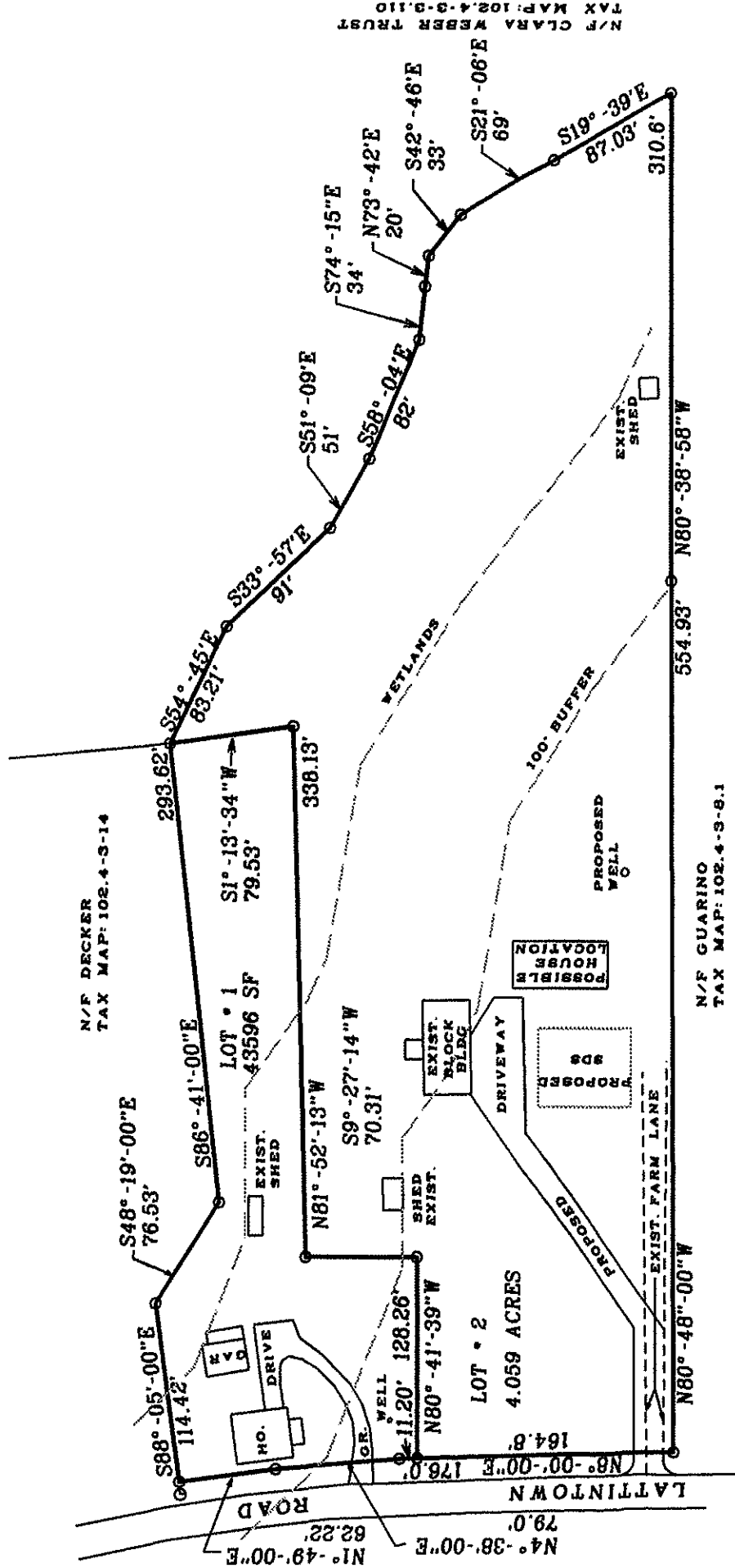




LOCATION MAP  
SCALE: 1"=2000'

| REGULATIONS   | DISTRICT<br>RAG-1 | LOT -1        | LOT -2     |
|---------------|-------------------|---------------|------------|
| MIN LOT AREA  | 1 ACRE            | 43596 SF      | 4.059ACRES |
| MIN YARDS     |                   |               |            |
| FRONT YARD    | 50 FT             | 5.9' (EXIST)  | 297.2 FT   |
| REAR YARD     | 75 FT             | 96 FT         | 502.8 FT   |
| SIDE YARD     |                   |               |            |
| ONE           | 36 FT             | 38.5' (EXIST) | 42.0 FT    |
| BOTH          | 80 FT             | 109.9 FT      | 178.8 FT   |
| MIN LOT WIDTH | 150 FT            | 151.6 FT      | 444.2 FT   |
| MIN LOT DEPTH | 200 FT            | 467 FT        | 389 FT     |
| REQUIRED      | PROPOSED          | PROPOSED      | PROPOSED   |



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.

THE UNDERSIGNED OWNERS OF THIS PROPERTY HEREOF STATES THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS CONTENTS AND HEREBY CONSENTS TO THE FILING OF THIS MAP WITH THE OFFICE OF THE ULSTER CO. CLERK

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 7/31/2020

CARMEN T. MESSINA, L.S. -49340 DATE

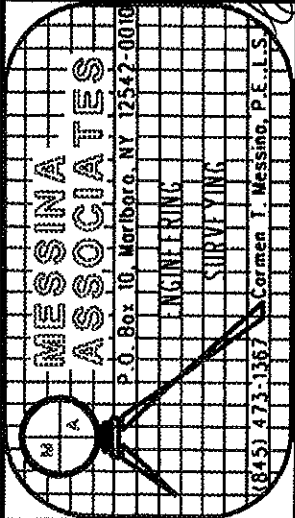
OWNER:  
KBAR ORCHARDS LLC  
5 ASHLYN DRIVE  
MARLBORO, NY 12542

APPLICANT:  
KATHLEEN GUARINO  
5 ASHLYN DRIVE  
MARLBORO, NY 12542

TAX MAP NO. 102.4-3-13

DEEDS: L5691 P 88

JOB NO. 80-4



SKETCH PLAN  
FOR  
GUARINO

TOWN OF MARLBORO ULSTER COUNTY NEW YORK  
SCALE: 1" = 100' DATE: 8/5/2020