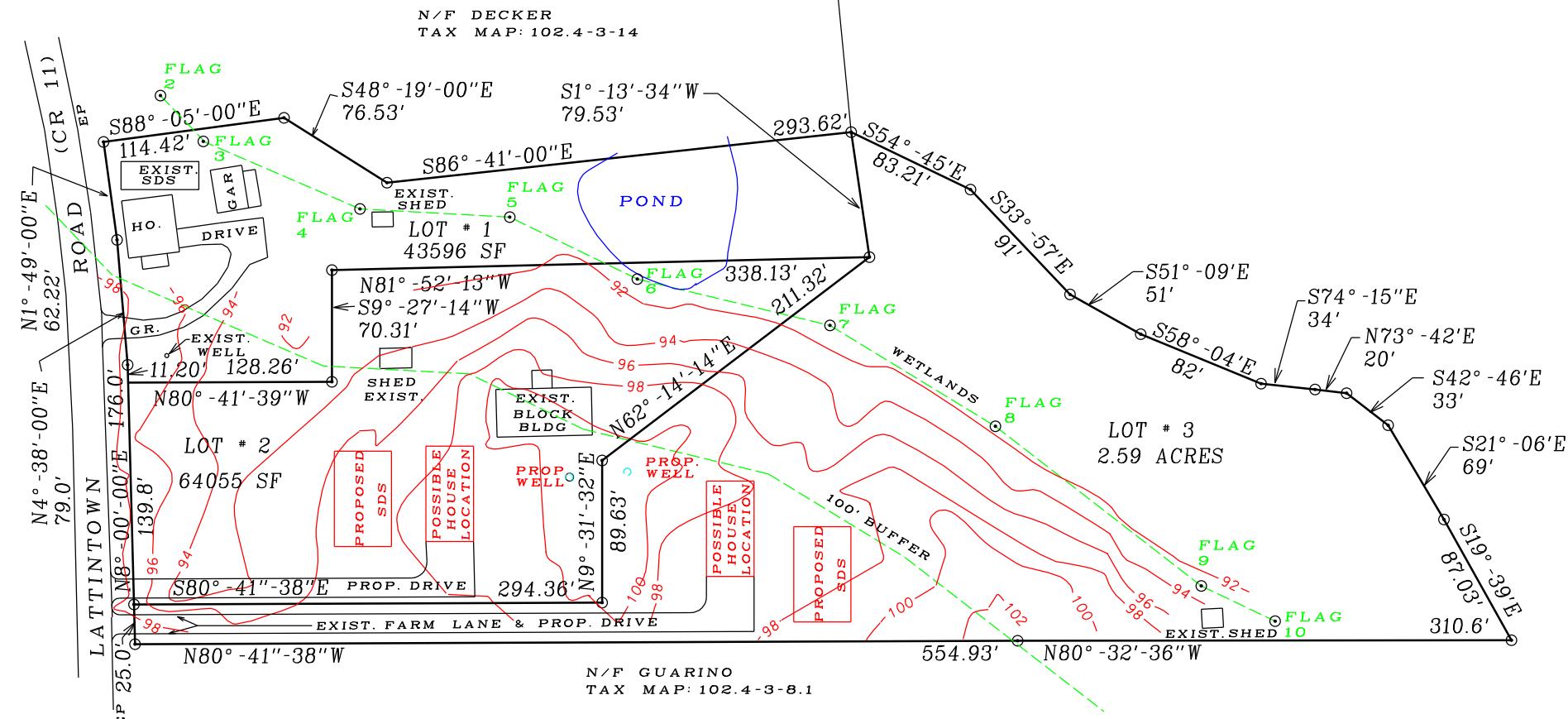


REGULATIONS	DISTRICT			
		LOT *1	LOT *2	LOT *3
MIN LOT AREA	1 ACRE	43596 SF	64055 SF	112758 SF
MIN YARDS				
FRONT YARD	50 FT	5.9' (EXIST)	190 FT	65 FT
REAR YARD	75 FT	96 FT	76 FT	458 FT
SIDE YARD				
ONE	35 FT	38.5' (EXIST)	36 FT	38 FT
BOTH	80 FT	109.9 FT	141 FT	104 FT
MIN LOT WIDTH	150 FT	151.6 FT	212 FT	159 FT
MIN LOT DEPTH	200 FT	467 FT	295 FT	545 FT
REQUIRED	PROPOSED	PROPOSED	PROPOSED	PROPOSED

SIGHT DISTANCE CHART		
	SIGHT DIST. D(L)	SIGHT DIST. D(R)
LOT *1	645'	885'
LOT *2	580'	458'
LOT *3	565'	468'



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 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.

THE UNDERSIGNED OWNERS OF THIS PROPERTY HERON 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:

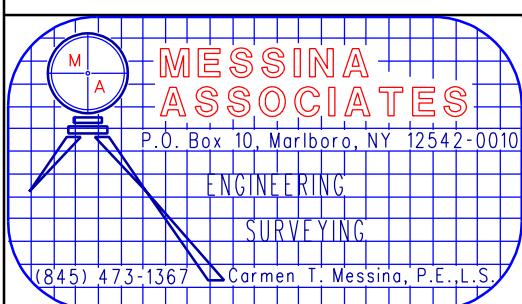
KATHLEEN GUARINO
5 ASHLYN DRIVE
MARLBORO, NY 12542

TAX MAP NO. 102.4-3-13

DEEDS: L5691 P 88

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION	
THE FRESHWATER WETLANDS BOUNDARY REPRESENTED ON THESE PLANS ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLAND PO-8 AS DELINEATED BY JOSH FISHER ON 25 JULY 2019	

JOB NO. 20-4



SKETCH PLAN FOR GUARINO

TOWN OF MARLBORO ULSTER COUNTY NEW YORK
SCALE: 1" = 100'

DATE: 8/5/2020
REV.: 9/9/20