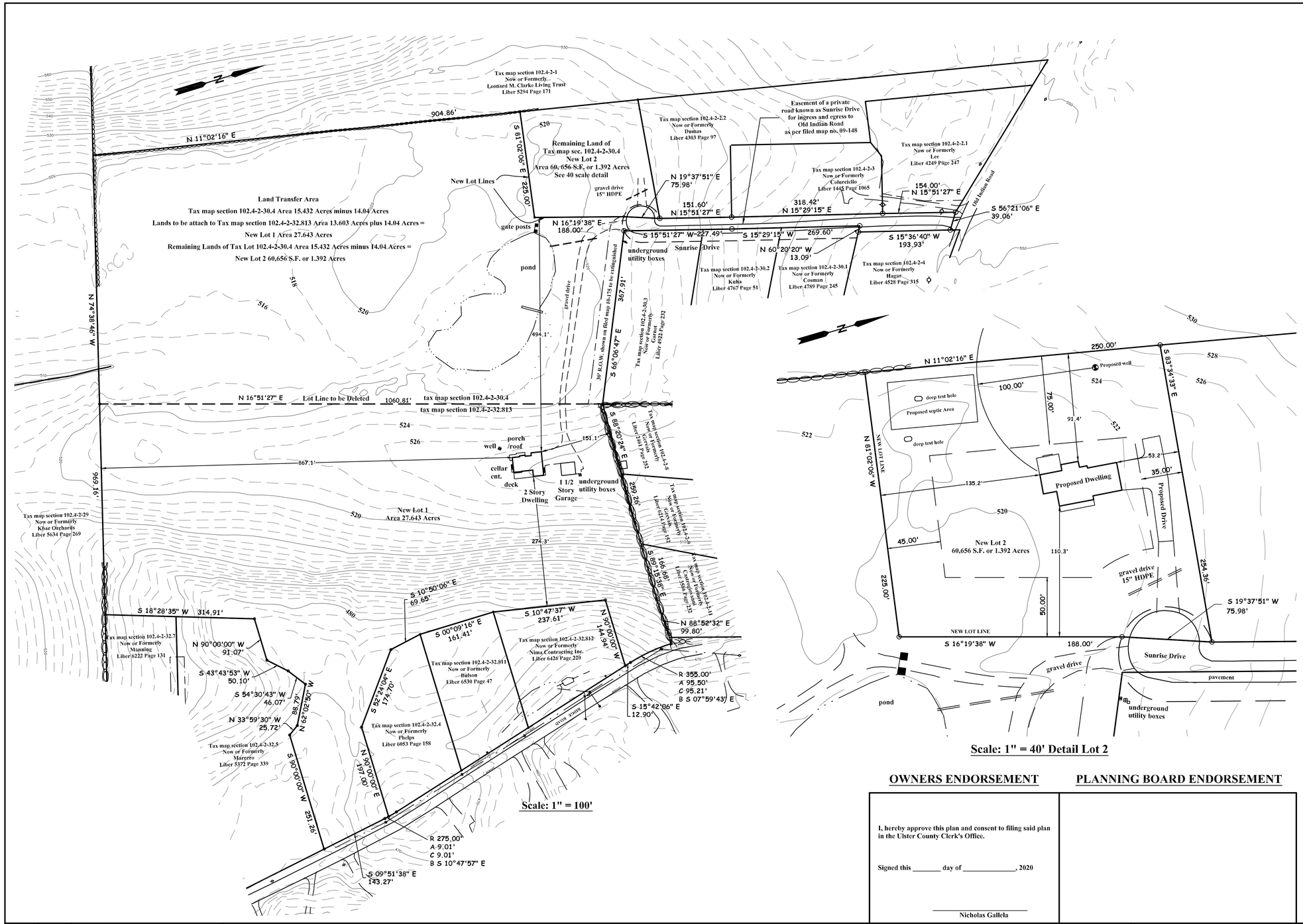

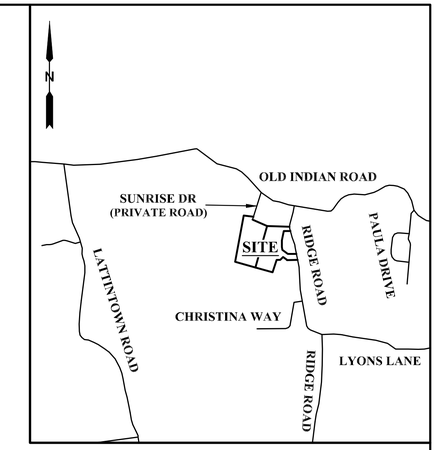

Vicinity Map **Scale: 1" = 2000'**

Notes:

1. Record Owner and Applicant
   Applicant/Owner: Nicholas Galella
   17 Sunrise Drive
   Milton, NY 12547
2. Reference:
   Being Lot 4 on map entitled,
   "Proposed 4 Lot Subdivistion for Nima Contracting"
   Filed in the Ulster County Clerk's Office April 17, 2009; Map No. 09-148-A
   Tax map section: 102.4-2-30.4 Deed Liber 4982 Page 80

   Being Lot 8A on map entitled,
   "Preliminary Plan 3 Lot Subdivision for Nima Contracting, Inc."
   Filed in the Ulster County Clerk's Office February 5, 2019; Map No. 19-30
   Tax map section: 102.4-2-32.813 Deed Liber 5207 Page 49
3. All existing topography shown has been obtained from an aerial survey conducted by Geodetic Associates International, LLC. on October 2007. All elevations are based on the USGS Datum.
4. Total Area: 29.035 Acres
5. Zoning District: R-AG-1
6. A private road maintantenance agreement is to be filed in the Ulster County Clerks office for the private road known Sunrise Drive.

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 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 spray their crops often 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 allowing children and pets roam into any adjacent agricultural field, which is private property.

OWNERS ENDORSEMENT

I, hereby approve this plan and consent to filing said plan in the Ulster County Clerk's Office.

Signed this _____ day of _____, 2020

_____
Nicholas Galleta

PLANNING BOARD ENDORSEMENT

ZONE TABLE - R-AG-1

	Minimum requirements	PROPOSED Lot 1	Lot 2
Min. lot area (w/ROW) (w/o ROW)	1 Acre	27.643 Acres	1.392 Acres
Minimum Yards			
Front yard	50'	110.3'	110.3'
Rear yard	75'	523.6'	591.4'
Side yards- one	35'	151.1'	53.2'
Side yards- both	80'	1018.2'	188.4'
Minumum lot width	150'	1100'	250'
Minimum lot depth	200'	1000'	225'
Maximum impervious coverage	20%	20' max	20' max
Maximum height	35' 2 ½ stories	2 ½ stories max	2 ½ stories max

Revision	Date	Description
1	9-25-20	revised area transfer deeription and vicinity map

Subject to an up to date abstract of title.
Subject to easements and R.O.W's. of record and underground utilities.
Copies of this survey not bearing the embossed seal of the land surveyor shall not be valid. Guarantees or certifications are not transferable to additional institutions or subsequent owners.
Unauthorized alteration of this document in any way constitutes a violation of the New York State Education Law par 7202 (2).

I hereby certify that the subdivision plat shown hereon was prepared under my supervision and made from an actual field survey in accordance with the code of practice established by the New York State Association of Professional Land Surveyors and completed January 28, 2008.

STATE OF NEW YORK · GARY ROBERT RICH · NO. 050354 · LICENSED LAND SURVEYOR

License No. 050354

GARY R. RICH
Licensed Land Surveyor
24 Lang Drive Pine Bush, NY 12566
(845) 361-3022 Email grich@hvc.rr.com

PONDVIEW
LOT LINE CHANGE
Town of Marlborough Ulster County, New York
Scale: 1" = 100' June 17, 2020 Total Area: 29.056
Tax Map Section 102.4-2-30.4 and 102.4-2-32.813

0' 100' 200' 300'

PR 2020 27
Ref 2007 69
Ref PR 2010 72

SHEET 1 of 1