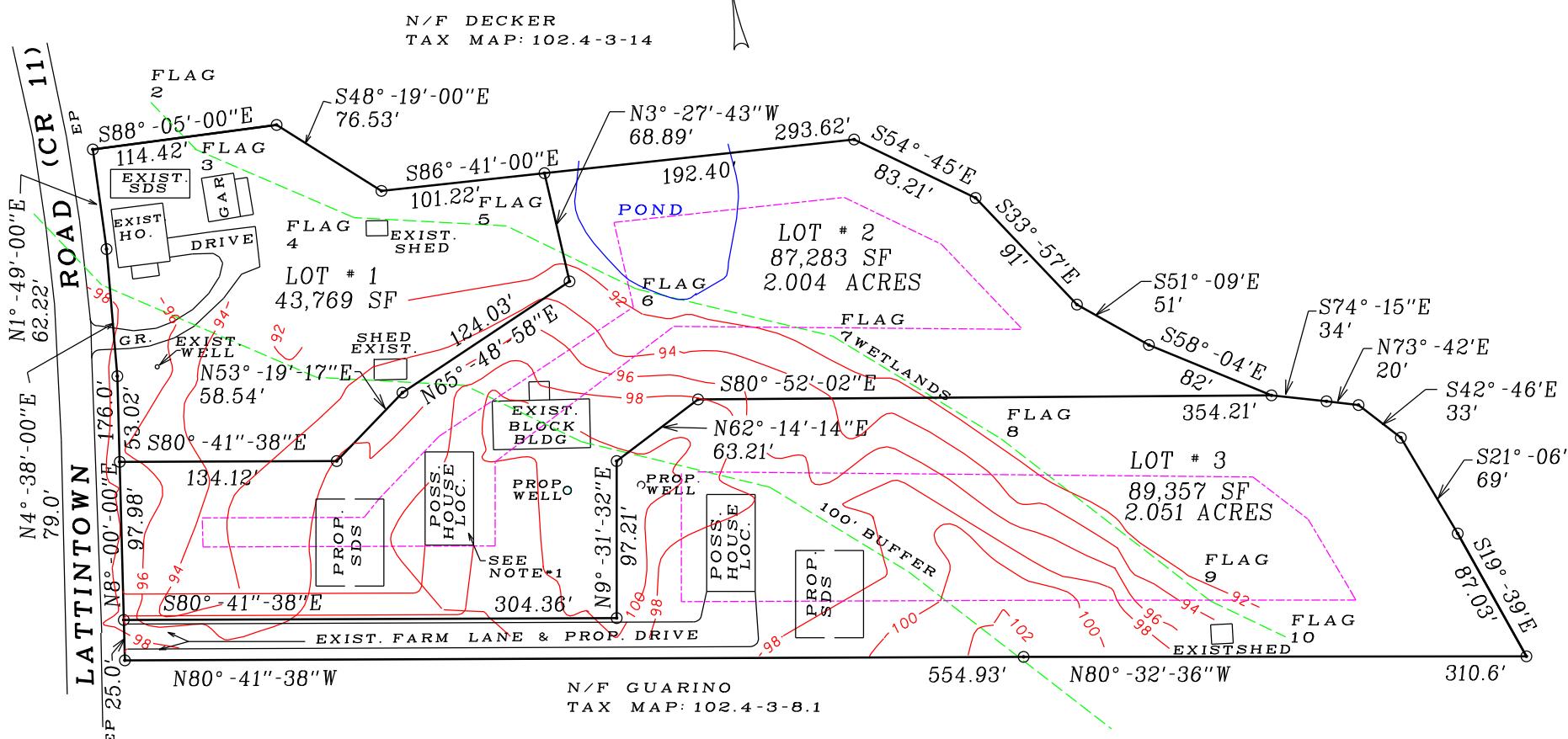


| REGULATIONS | DISTRICT | | | |
|---------------|----------|--------------|-------------|-------------|
| | RAG-1 | LOT #1 | LOT #2 | LOT #3 |
| MIN LOT AREA | 1 ACRE | 43769 SF | 2.004 ACRES | 2.051 ACRES |
| MIN YARDS | | | | |
| FRONT YARD | 50 FT | 5.9' (EXIST) | 188.2 FT | 55.6 FT |
| REAR YARD | 75 FT | 235.7' FT | 88.3 FT | 433.8 FT |
| SIDE YARD | | | | |
| ONE | 35 FT | 38.5'(EXIST) | 35.5 FT | 41.3 FT |
| BOTH | 80 FT | 153.8 FT | 81.2 FT | 100.1 FT |
| MIN LOT WIDTH | 150 FT | 200.6 FT | 174 FT | 160.3 FT |
| MIN LOT DEPTH | 200 FT | 278.4 FT | 714 FT | 822 FT |
| | REQUIRED | 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
HEREON 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

KATHLEEN GUARINO

ALAN GUARINO

I HEREBY CERTIFY THAT THIS SUBDIVISION
PLAT WAS PREPARED BY ME, AND WAS MADE
FROM AN ACTUAL SURVEY COMPLETED BY ME
ON [REDACTED]

CARMEN T. MESSINA, I.S. #12342

Page 1

OWNER

KBAR ORCHARDS LLC
5 ASHLYN DRIVE
MARLBORO, NY 12542

APPLICANT:

KATHLEEN GUARINO
5 ASHLYN DRIVE
MARIBORO NY 12542

TAX MAP NO. 103 4-3-13

DEEDS: L5691 P 88

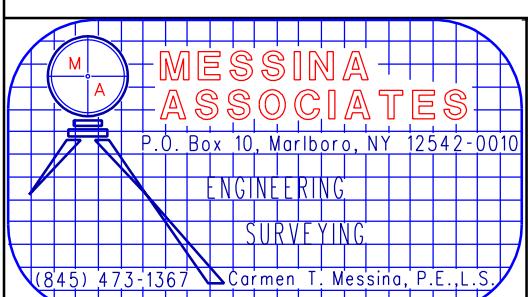
NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

**THE FRESHWATER WETLANDS BOUNDARY REPRESENTED ON
THESE PLANS ACCURATELY DEPICTS THE LIMITS OF FRESHWATER**

NOTE*1:
STAKOUT OF PROPOSED STRUCTURE
REQUIRED PRIOR TO ISSUANCE OF

-----ZONING SETBACK LINE-----

BACK LINE



JULY 1981

SUBDIVISION PLAN
FOR
GUARINO

DATE: 8/5/2020
REV.: 9/9/20
REV.: 11/9/20
REV.: 12/10/20