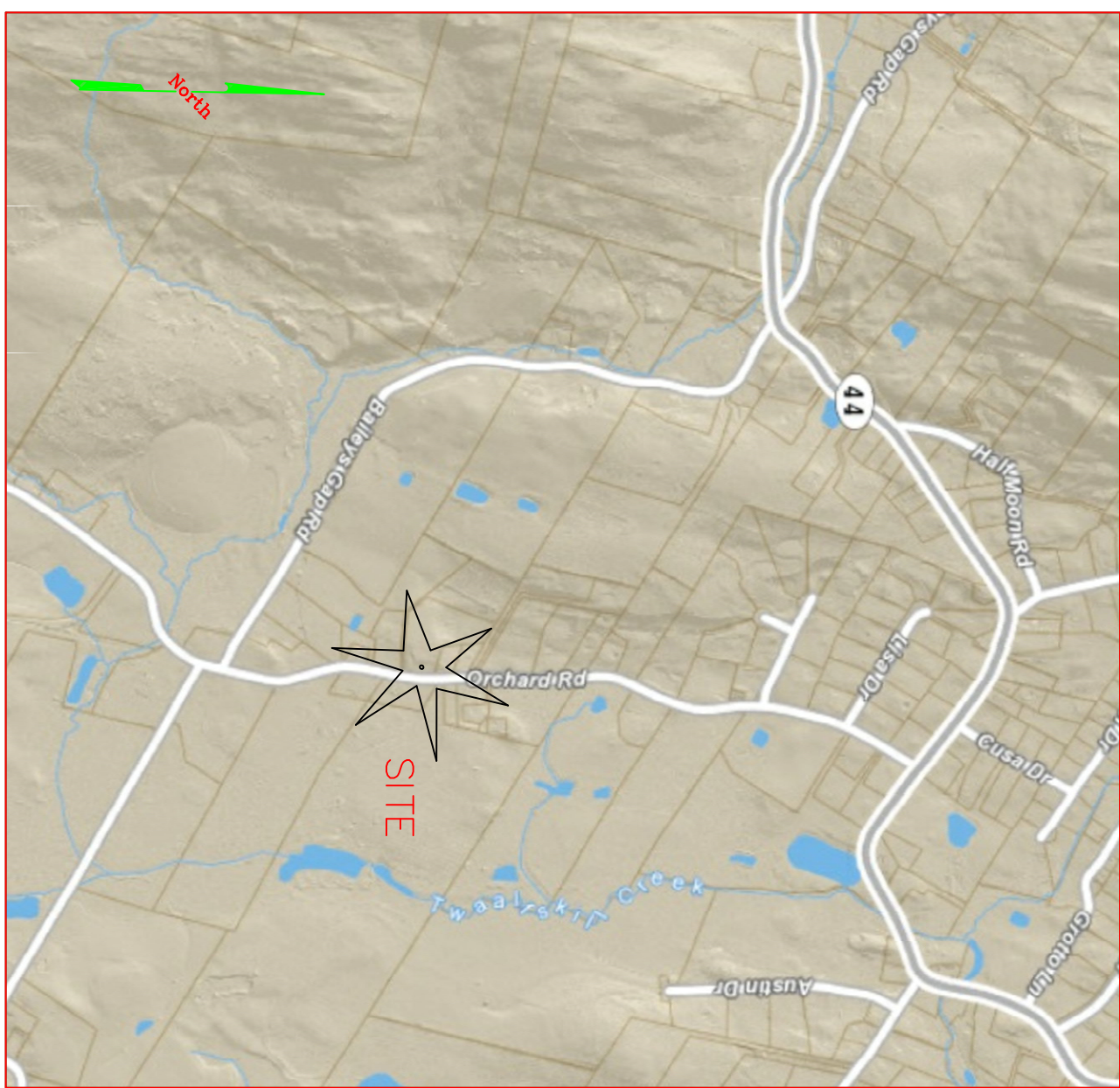
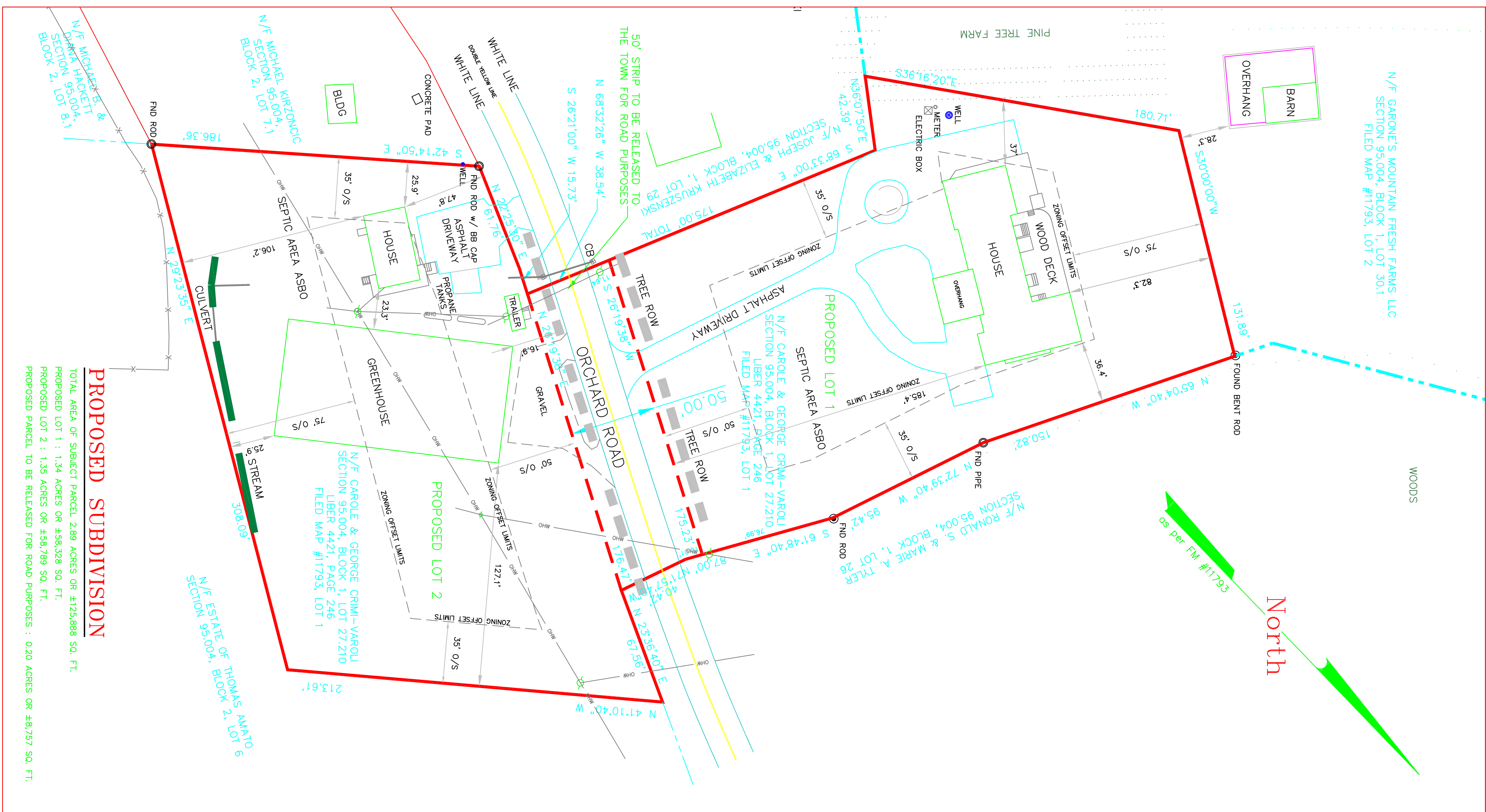


REVISIONS

2. COMMENTS / EDITS 3/15/2021
1. ACTUAL SURVEY 3/07/2021
0. ISSUED 2/19/2021



LOCATION MAP

SCALE: 1" = 2000

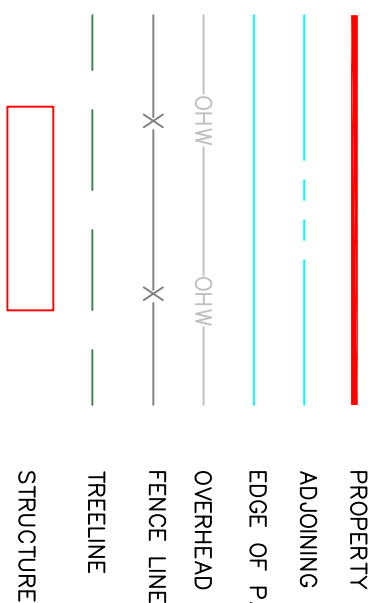
REFERENCES

1. TOWN, MARLBOROUGH, USTER COUNTY, NEW YORK SECTION 95.00A, LOT 27.210
2. DEED LIBER 4421 PAGE 246.
3. MAP ENTITLED "FINAL MAP OF LOT LINE REVISION OF LANDS OF DAVID J. KRUSZINSKI" PREPARED BY BROOKS AND BROOKS, LAND SURVEYORS, P.C., DATED SEPTEMBER 22, 2000, AND FILED WITH THE USTER COUNTY CLERK'S OFFICE NOVEMBER 1, 2000 AS MAP #11793 AND IS SUBJECT TO ALL PROVISIONS SHOWN THEREON.

SURVEY NOTES

1. ALL LOCATION, FOR THIS SUBDIVISION PLAT, SHOWN HEREIN IS AS PER ACTUAL FIELD LOCATION COMPLETED WITH 6" SHOWN COVER ON MARCH 6, 2021.
2. UNDERGROUND UTILITIES ON OR CROSSING THIS PROPERTY, NOT VISIBLE AND NOT REFERENCED, ARE NOT SHOWN.
3. COVENANTS, EASEMENTS, GRANTS & RIGHTS OF WAY NOT VISIBLE AND NOT REFERENCED ARE NOT SHOWN.
4. ONLY COPIES FROM THE ORIGINAL OF THIS PLAN MARKED WITH AN ORIGINAL OF THE PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
5. UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
6. THE SURVEYOR WHOSE SEAL & SIGNATURE APPEAR ON THIS MAP DOES NOT CERTIFY, GUARANTEE OR WARRANT THE FOLLOWING:
 - A. COMPLIANCE WITH LOCAL, STATE OR FEDERAL ZONING LAWS.
 - B. DETERMINATION OF LOCATION OF FLOOD PLAINING LAWS.
 - C. DETERMINATION OF WETLANDS OR, ON ADVICANT TO THIS PROPERTY AS DEFINED BY LOCAL, STATE, OR FEDERAL LAWS OR REGULATION.
7. SUBJECT TO ANY RIGHTS, TITLE OR INTEREST OF OTHERS, IN AND TO THAT PORTION OF BALDWINS CANY ROAD USED FOR ROAD PURPOSES.
8. SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.

KEY



SUBDIVISION PLAT

PREPARED FOR

CAROL & GEORGE CRIMIVAROLI
LOCATED AT

279-282 ORCHARD ROAD, TOWN OF MARLBOROUGH
ULSTER COUNTY, NEW YORK

Adolf H. Jonietz, P.L.S.
PO Box 489, 70 Cliff Ave, Clontondale, N.Y.
Phone: (845) 649-5498

Scale
1" = 40'

Adolf H. Jonietz N.Y.S.P.L.S. #50589 Shree
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OWNER/APPLICANT

OWNER: CAROLE & GEORGE CRIMIVAROL
279-282 ORCHARD ROAD
MARLBOROUGH, NEW YORK

BULK REQUIREMENTS

TOWN

R-AG-1

MINIMUM REQUIREMENTS		PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA	1 ACRE	1.34 ACRE	1.35 ACRE
LOT WIDTH	150 FT	175 FT	321 FT
LOT DEPTH	200 FT	324 FT	186 FT (PRE-EXISTING)
FRONT YARD	50 FT	185.4 FT	47.8 FT (PRE-EXISTING)
REAR YARD	75 FT	82.3 FT	25.9 FT (PRE-EXISTING)
SIDE YARD (ONE/BOTH)	35/60 FT	35/60 FT	25.9 (PRE-EXISTING)/153
MAXIMUM ALLOWABLE			
MAXIMUM BUILDING COVERAGE	20 %	20 %	20 %
MAXIMUM BUILDING HEIGHT	30 FT or 2 1/2 Story	EXISTING 1 STORY	EXISTING 1 STORY

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.

Secretary – Town Planning Board	Date
Chairman – Town Planning Board	Date
OWNER'S ENDORSEMENT	
<p>I hereby grant my approval to this plot and agree to file it with the Ulster County Clerk.</p>	
Owner	Date

OWNER'S ENDORSEMENT

I hereby grant my approval to this plat and agree to file it with the
Ulster County Clerk.

CAROLE & GEORGE CRIMIVAROL
279-282 ORCHARD ROAD
MARLBOROUGH, NEW YORK