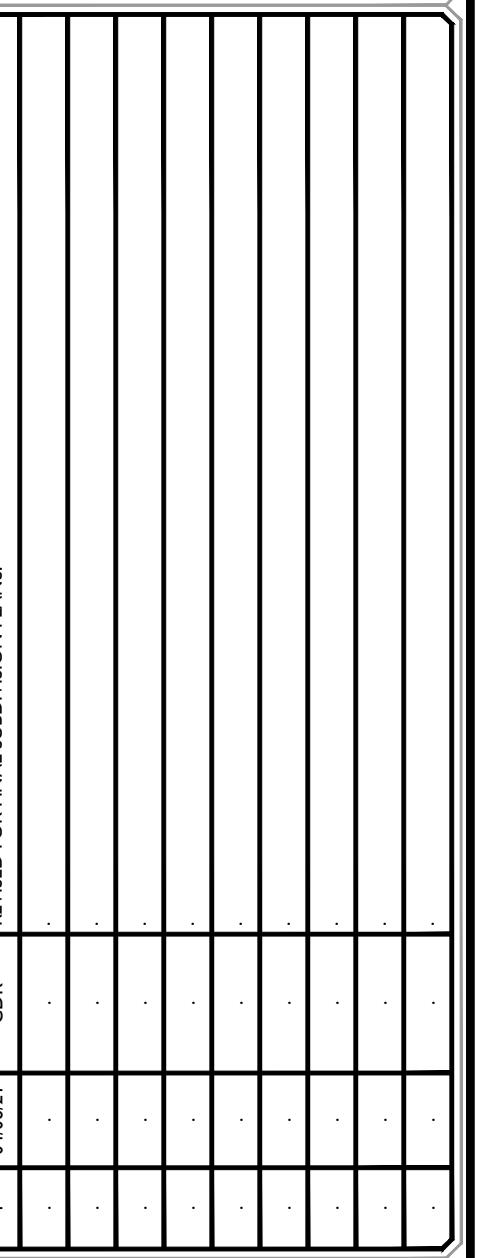


BULK TABLE

ZONING DISTRICT: R-AG-1 (RURAL AGRICULTURAL DISTRICT)
PERMITTED PRINCIPAL USE: ONE FAMILY OR TWO FAMILY DWELLINGS
PERMITTED ACCESSORY USE: GARAGES

MINIMUM	REQUIRED	EXISTING CONDITIONS	PROPOSED LOT 1 (EXISTING 2 FAMILY DWELLING)	PROPOSED LOT 2 (PROPOSED SINGLE FAMILY DWELLING)	REMARKS
LOT AREA	PROPOSED LOT 1: 2 ACRES PROPOSED LOT 2: 1 ACRE	3.74 ACRES	2.22 ACRES / 96,603 S.F.	1.52 ACRES / 66,291 S.F.	OK
FRONT YARD	50'	22.1'	22.1'	115.6'	LOT 1: PRE-EXISTING NONCONFORMING LOT 2: OK
REAR YARD	75'	165.1'	165.1'	134.8'	OK
SIDE YARD					
ONE	35'	>35'	148.6'	50'	OK
BOTH	80'	>80'	354.8' (148.6' + 206.2')	180.4' (130.4' + 50')	OK
LOT WIDTH	150'	714'	475'	238'	OK
LOT DEPTH	200'	252'	234'	288'	OK
MAXIMUM					
BUILDING COVERAGE	20%	<20%	<20%	<20%	OK
BUILDING HEIGHT	35' / 2 $\frac{1}{2}$ STORIES	< 35' / 2 $\frac{1}{2}$ STORIES	< 35' / 2 $\frac{1}{2}$ STORIES	< 35' / 2 $\frac{1}{2}$ STORIES	OK
ACCESSORY STRUCTURES					
MINIMUM	REQUIRED	EXISTING CONDITIONS	PROPOSED LOT 1 (EXISTING 2 FAMILY DWELLING)	PROPOSED LOT 2 (PROPOSED SINGLE FAMILY DWELLING)	REMARKS
ACCESSORY BUILDING SQUARE FEET	160 S.F.	1,048 S.F.	1,048 S.F.	N/A	OK
FRONT YARD	NO ACCESSORY STRUCTURE SHALL BE LOCATED CLOSER TO THE STREET WALL OF THE PRINCIPAL STRUCTURE	ACCESSORY STRUCTURE: 32.1' PRINCIPAL STRUCTURE: 22.1'	ACCESSORY STRUCTURE: 32.1' PRINCIPAL STRUCTURE: 22.1'	N/A	OK
REAR YARD	10'	>10'	>10'	N/A	OK
SIDE YARD	10'	>10'	>10'	N/A	OK
MAXIMUM					
BUILDING HEIGHT	10'	\leq 10'	UNCHANGED	N/A	OK



OWNER:
MGM PROPERTY HOLDINGS LLC
13 PLAINS ROAD
WALLKILL, NEW YORK 12589

APPLICANT:
GM PROPERTY HOLDINGS LLC
13 PLAINS ROAD
WALLKILL, NEW YORK 12589

A circular blue ink seal of the State of New York, Land Surveyor Mark R. Delor. The seal contains the text "STATE OF NEW YORK" at the top and "MARK R. DELOR" in the center. A large, dark, handwritten signature is overlaid on the seal. Below the seal, the text "MARK R. DELOR" is printed in a bold, sans-serif font. Underneath that, it says "NEW YORK LICENSED LAND SURVEYOR" and "LICENSE NUMBER: 050478". At the bottom, it says "N.Y. C.O.A. #: 0017608".

SUBDIVISION
FOR
65 LATTINTOWN
ROAD

TAX LOT: 108.2
BLOCK: 2
LOT: 47

OWN OF MARLBOROUGH
ULSTER COUNTY
NEW YORK STATE

DATE:	DRAWN BY:	CHECKED BY:
WN 2/18/2021	SMB	CDR
NUMBER: 03398A	DRAWING NAME: C L A Y T	

LE:
SUBDIVISION PLAT
MBER:
01 of 03

OWNER:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF LIMERICK, IF SO REQUIRED.

VMG PROPERTY HOLDINGS, LLC
1013 PLAINS ROAD
VALKILL, NEW YORK 12589

SIGNATURE

MAP REFERENCE:

- I. MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" FOR " LANDS NOW OR FORMERLY OF WMG PROPERTY HOLDINGS LLC, 565 LATTINTOWN ROAD, TOWN OF MARLBOROUGH ULSTER COUNTY NEW YORK" PREPARED BY MASER CONSULTING, DATED JANUARY 18, 2021
2. I HEREBY CERTIFY TO THE PARTIES OF INTEREST THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD ON 01/7/2021

TOWN OF MARLBOROUGH PLANNING BOARD APPROVAL

SUBDIVISION PLAT

SCALE : 1" = 30'

NOT SCALE DRAWINGS FOR CONSTRUCTION.

Copyright © 2021 Maser Consulting. All rights reserved. This drawing is the property of Maser Consulting and is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, or distributed in whole or in part without the express written consent of Maser Consulting.

