

REPUTED OWNER:
61 SHERMAN DRIVE, LLC.
TAX MAP ID: 103.1-4-55.5
DEED BOOK: 4925, PAGE: 280
(FILED MAP 7099, LOT 1)

REPUTED OWNER:
C.N.D. APPLE, INC.
TAX MAP ID: 103.1-4-55.1
DEED BOOK: 4003, PAGE: 52
(FILED MAP 7099, LOT 4)

REPUTED OWNER:
WILLIAMS
TAX MAP ID: 103.1-4-33
DEED BOOK: 1472, PAGE: 535
(FILED MAP 1763, LOT 15)

APPARENT OVERLAP BETWEEN
DEED LIBER 1472, PAGE 535 AND
FILED MAP NO. 10125 (AREA: 386 SF)

UNIMPROVED PORTION
OF FIRST STREET

REPUTED OWNER:
LYNCH
TAX MAP ID: 103.1-4-34
DEED BOOK: 2737, PAGE: 71
(FILED MAP 1763, LOT 13A)

OFFER OF DEDICATION
8,547 SF (0.196± ACRES) OF
LAND TO BE GRATUITOUSLY
AND IRREVOCABLY OFFERED TO
THE TOWN OF MARLBOROUGH
FOR HIGHWAY PURPOSES.

REPUTED OWNER:
POLHAMUS
TAX MAP ID: 103.1-4-37
DEED BOOK: 4900, PAGE: 314
(FILED MAP 1763, LOT 11A)

REPUTED OWNER:
WEBER
TAX MAP ID: 103.1-4-38
DEED BOOK: 4036, PAGE: 37
(FILED MAP 1763, LOT 9A)

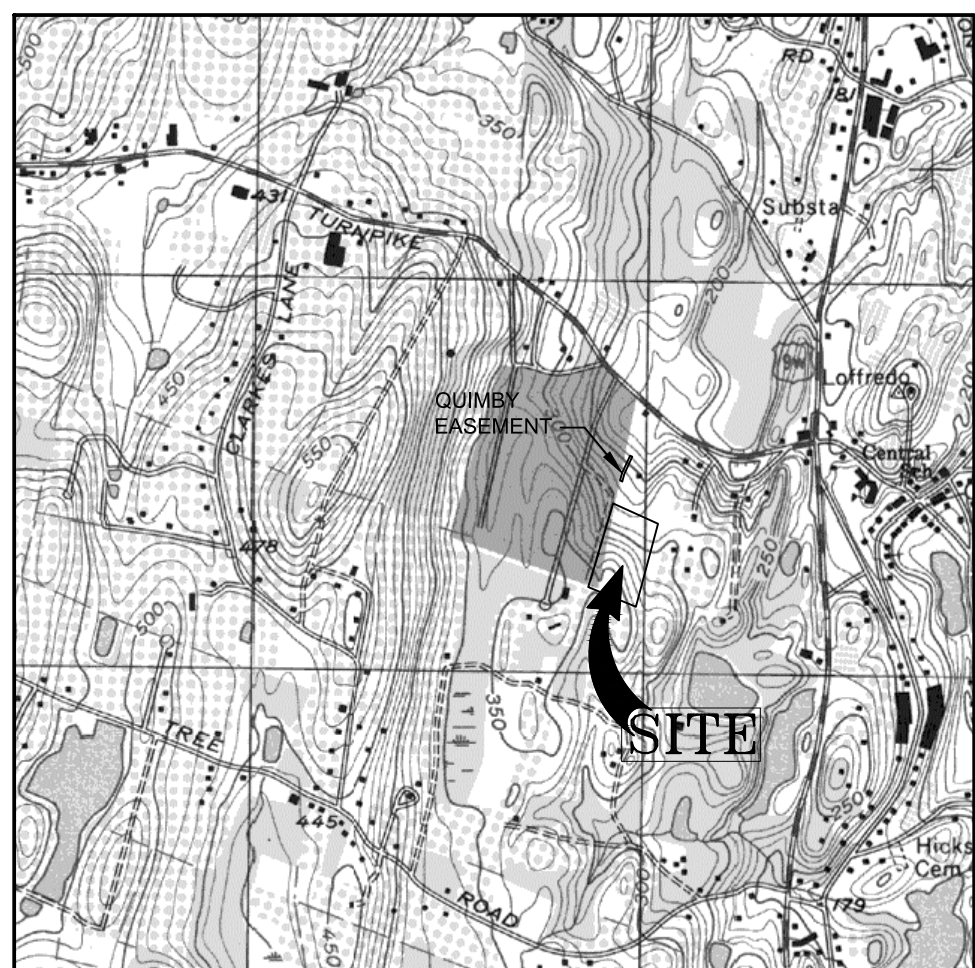
REPUTED OWNER:
MOREHEAD
TAX MAP ID: 103.1-4-41
DEED BOOK: 4847, PAGE: 344
(FILED MAP 1763, LOT 7A)

REPUTED OWNER:
QUIMBY

REPUTED OWNER:
PODHAISKI
TAX MAP ID: 103.1-4-47.12
DEED BOOK: 4420, PAGE: 113
(FILED MAP 10125, LOT 3)

REPUTED OWNER:
SMITH
TAX MAP ID: 103.1-4-49
DEED BOOK: 1046, PAGE: 532
(FILED MAP 1759)

REPUTED OWNER:
SHILLIETO
TAX MAP ID: 103.1-4-51.1
DEED BOOK: 2322, PAGE: 25
(FILED MAP 1759)



LOCATION MAP
U.S.G.S. POUGHKEEPSIE QUADRANGLE
SCALE: 1" = 200'

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- PROPOSED LOT LINE
- CONTOUR LINE
- INDEX CONTOUR
- EXIST EASEMENT
- PROPOSED EASEMENT
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- ZONING DISTRICT LINE
- WATER DISTRICT BOUNDARY
- STONEWALL
- OVERHEAD WIRE
- HYDRANT
- WOODEN UTILITY POLE
- METAL UTILITY POLE
- CUT-OFF UTILITY POLE
- GUY ANCHOR
- PIPE FOUND
- REBAR FOUND
- CAPPED REBAR TO BE SET
- WELL CASING

BULK REQUIREMENTS

TOWN OF MARLBOROUGH - ZONING DISTRICT R-1		
MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROVIDED
LOT AREA	43,560 SF	> 43,560 SF
LOT WIDTH	150 FEET	> 150 FEET
LOT DEPTH	200 FEET	> 200 FEET
FRONT YARD	35 FEET	> 35 FEET
REAR YARD	35 FEET	> 35 FEET
SIDE YARD (ONE/BOTH)	35/70 FEET	> 35/70 FEET
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	2 1/2 STORIES / 35 FT	< 35 FT
BUILDING COVERAGE	20 %	< 20 %

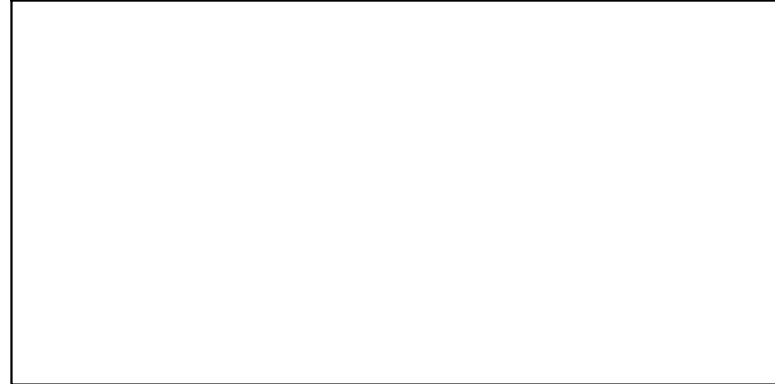
RECORD OWNER'S CONSENT NOTE:
THE UNDERSIGNED OWNER OF THE PROPERTY
HEREON STATE THAT THEY ARE FAMILIAR WITH
THIS PLAN AND CONTENT AND HEREBY CON-
SENT TO ALL SAID TERMS AND CONDITIONS AS
REPRESENTED.

OWNER'S SIGNATURE

BLACK DOG DESIGN AND CONSTRUCTION LLC
20 ALTA DRIVE
NEWBURGH, NY 12550

SURVEY INFORMATION TAKEN FROM ORIG-
INAL FILED "SMITH SUBDIVISION" MAP PRE-
PARED BY ENGINEERING & SURVEYING
PROPERTIES DATED 3/10/20. ORIGINAL
SURVEY COMPLETED 3/6/2013.

TOWN OF MARLBOROUGH
PLANNING BOARD APPROVAL BOX



OWNER:

BLACK DOG DESIGN AND CONSTRUCTION LLC
20 ALTA DRIVE, NEWBURGH NY 12550

DATE : 4-28-21