

NOTES :

1) Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

2) Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.

3) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.

4) Subject to whatever state of facts a complete Search of Title may reveal.

5) Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the parties so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.

6) Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.

7) Building #1 shown hereon served by underground utilities

8) Boundary shown hereon is based on Ulster County Tax Map and is approximate and subject to a full boundary survey.

9) Field Contours based on actual field survey. Lidar contours based on NYS GIS 2014 Lidar dataset and 2015 topographic 1 meter DEM. Elevations shown hereon are approximate NAVD88 derived by RTK GPS observations.

10) Handicapped parking spaces to meet all ADA standards for construction and signage.

PROPOSED USE:

Section 155-12 (B)(2)(e) Agricultural Use

Active agricultural Farmland
Pick your own farm and farm stand
Farm Winery/cidery
Farm Staff Meetings
U Pick Sales
Farm Product Store
Agriculture Meetings/Farm Staff Training

DAYS OF OPERATION: 7 Days/Week Seasonally

HOURS OF OPERATION:
Farm Winery/Cidery & Store - 9AM to 10PM
Outside Activities - Daylight Hours

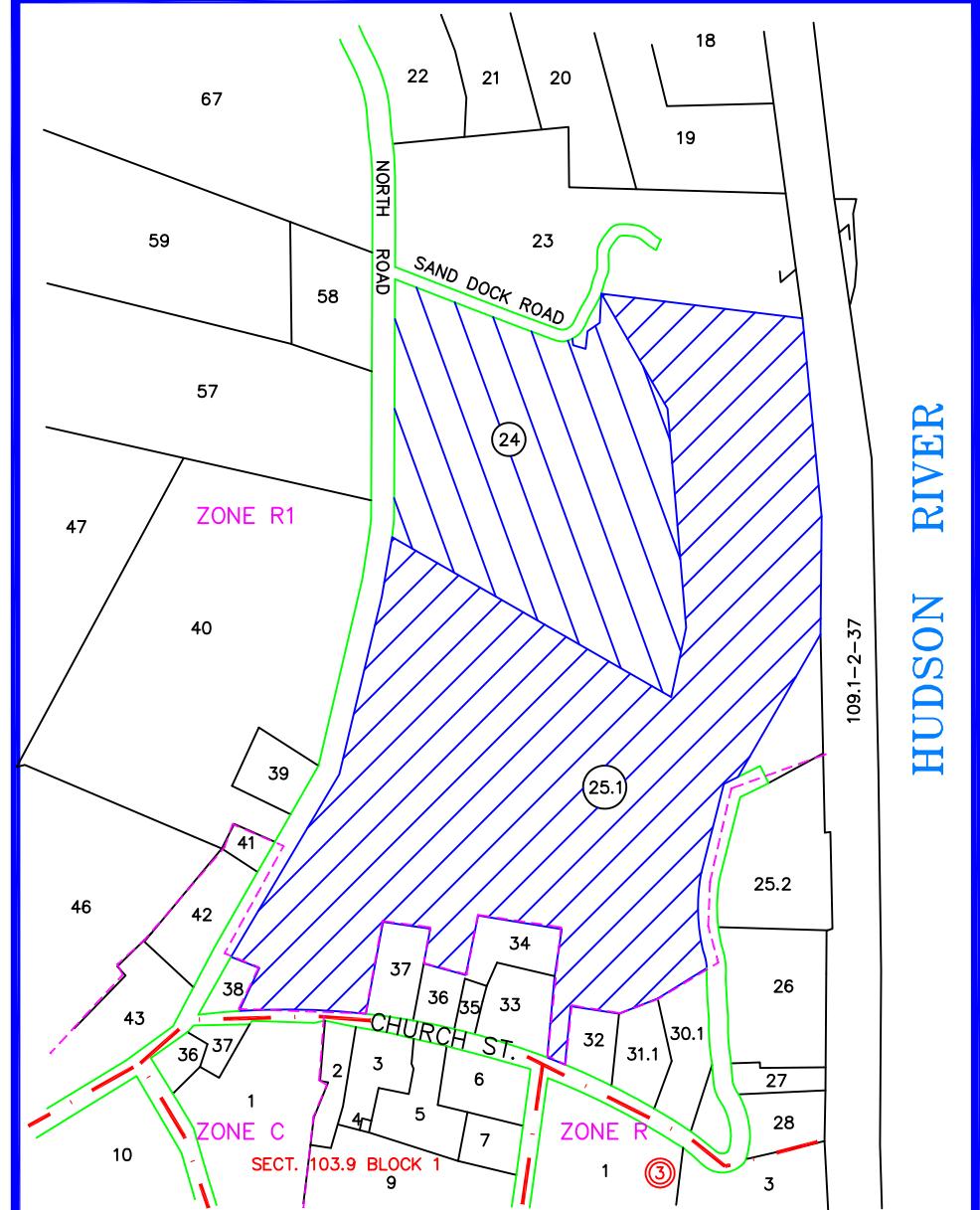
NUMBER OF EMPLOYEES: Existing agricultural farm
5-20 depending on season

BUILDING #	USES
#1	Production/Cider Making Sales - Of Fruit and Beverages
#2	Historical Preservation/Farm History Display Small Event Space (i.e. Farm Staff & Agriculture meetings)



LOCATION MAP SCALE : 1"= 2000'

USGS QUADRANGLE: POUGHKEEPSIE



SECTION: 103.001, BLOCK: 2, LOTS: 24 & 25.1

TAX MAP SCALE : 1"= 400'

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT ...	R-1
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	150'
MINIMUM LOT DEPTH	200'
MINIMUM FRONTYARD SETBACK	35'
MINIMUM SIDEYARD SETBACK	35'
MINIMUM REARYARD SETBACK	50'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	20%

AGRICULTURAL NOTES

This subdivision is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following :

1. That farming does not only occur between 8:00am and 5:00pm and is often associated with "Mother Nature"; Residents should be aware of noise from agricultural machinery being operated nearby, fields in both early morning and evening hours and noise from crop spraying which are run 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 farmers may very often spray their crops with pesticides in accordance with accepted practices regulated by the New York State Department of Environmental Conservation (D.E.C.) Notification Law Number 325, October 1988.
4. That existing agricultural operations may create both undesirable 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 property.

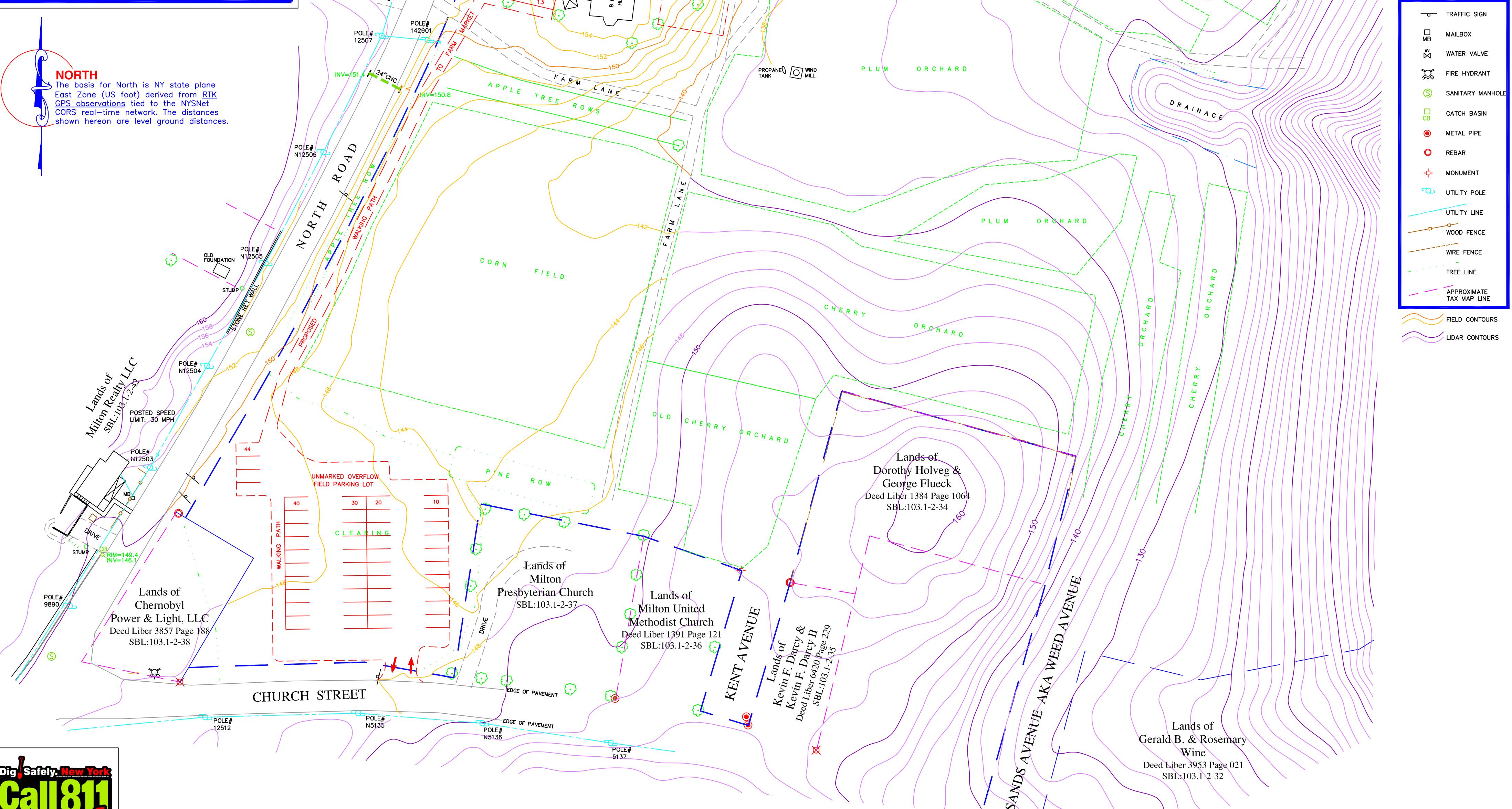
OWNER'S CERTIFICATION

The undersigned, owner or owner's authorized representative of the property shown on this plat, does hereby certify that he/she has reviewed this plat, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon.

Signature Date

Signature Date

PLANNING BOARD ENDORSEMENT



**BROOKS & BROOKS
LAND SURVEYORS, PC**
11 Main Street
Highland, NY 12528
845-691-7339
WWW.BNBP.C.BIZ
SURVEYING • PLANNING • GIS

Patricia Pauli Brooks, L.S. Richard C. Brooks, L.S.
Registration No. 49795 Registration No. 49600
Christopher T. Grey, L.S. Associate
Registration No. 51064

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 15 March, 2020 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

BY: Patricia Pauli Brooks, L.S. field 3-20-21
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19 March, 2020 PROJ#8653, DWG#8653site.DWG

REFERENCE DEED :

TM Lot 25.1
Oliver P. Kent Jr.
- to -
James D. Kent Jr. & Charles T. Kent
Deed Liber 4311 Page 333
Dated 08 September, 2006
Filed 15 September, 2006

TM Lot 24
Charles T. Kent, Executor
- to -
James D. Kent Jr.
Deed Liber 6640 Page 262
Dated 30 June, 2020
Filed 24 July, 2020

RECORD OWNERS :

James D. Kent Jr. Charles T. Kent
16 Main St. 177 North Rd.
Milton, NY 12547 Milton, NY 12547

