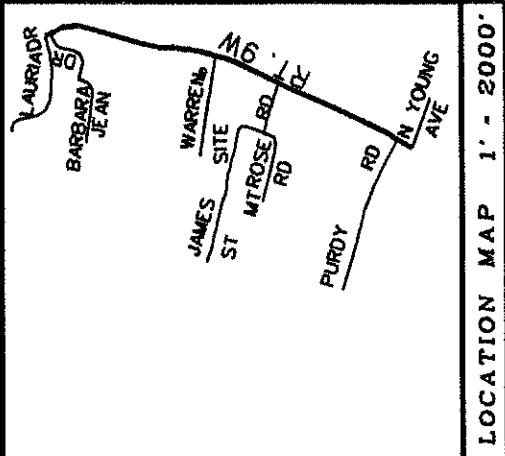




LOCATION MAP 1' - 2000'

OWNERS:

LUCAS A. MONDELLO
TRUSTEE OF THE LUCAS A. MONDELLO
LIVING TRUST
80 RIVERVIEW ROAD
PORT EWEN, NY 12466

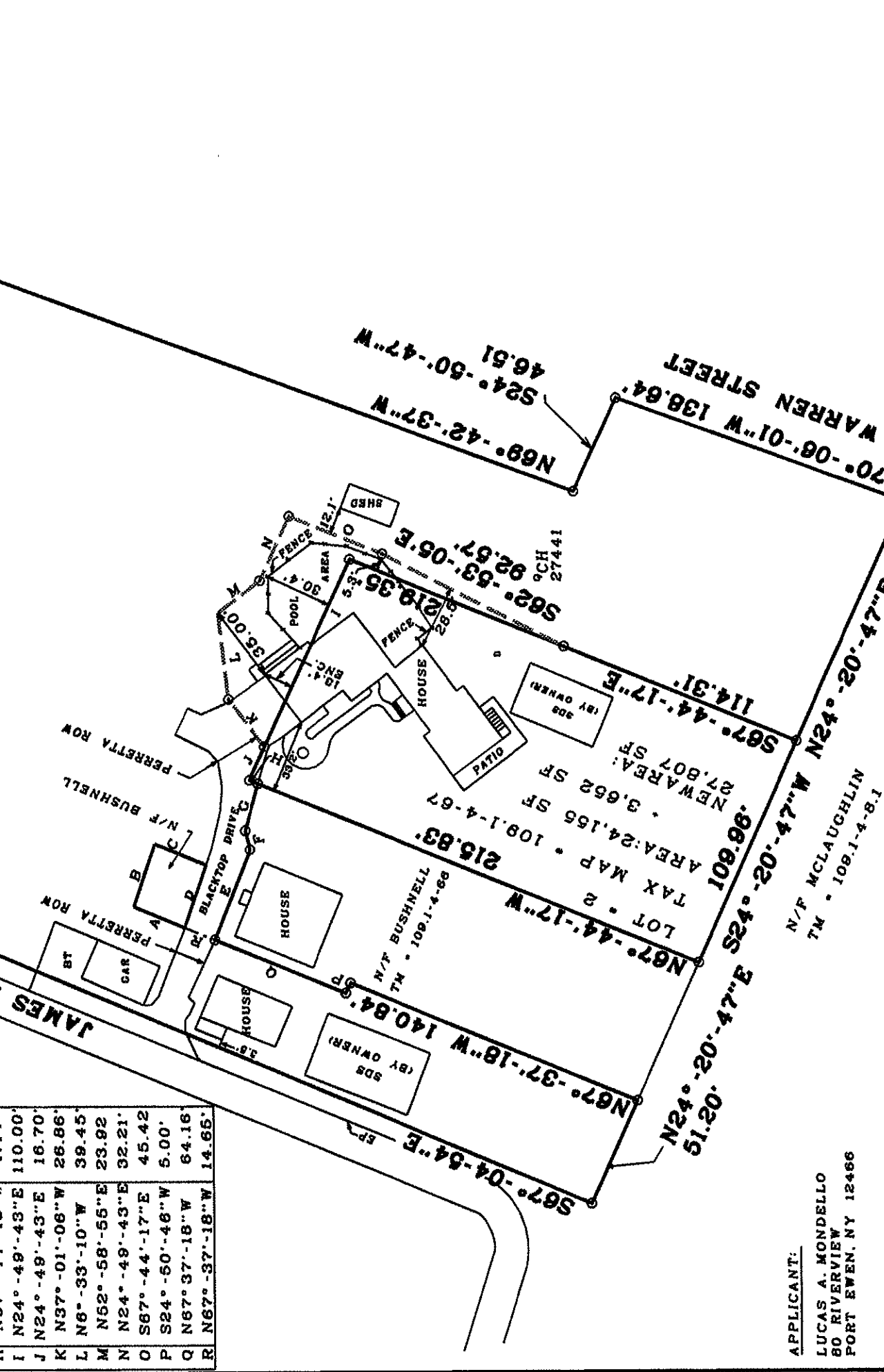
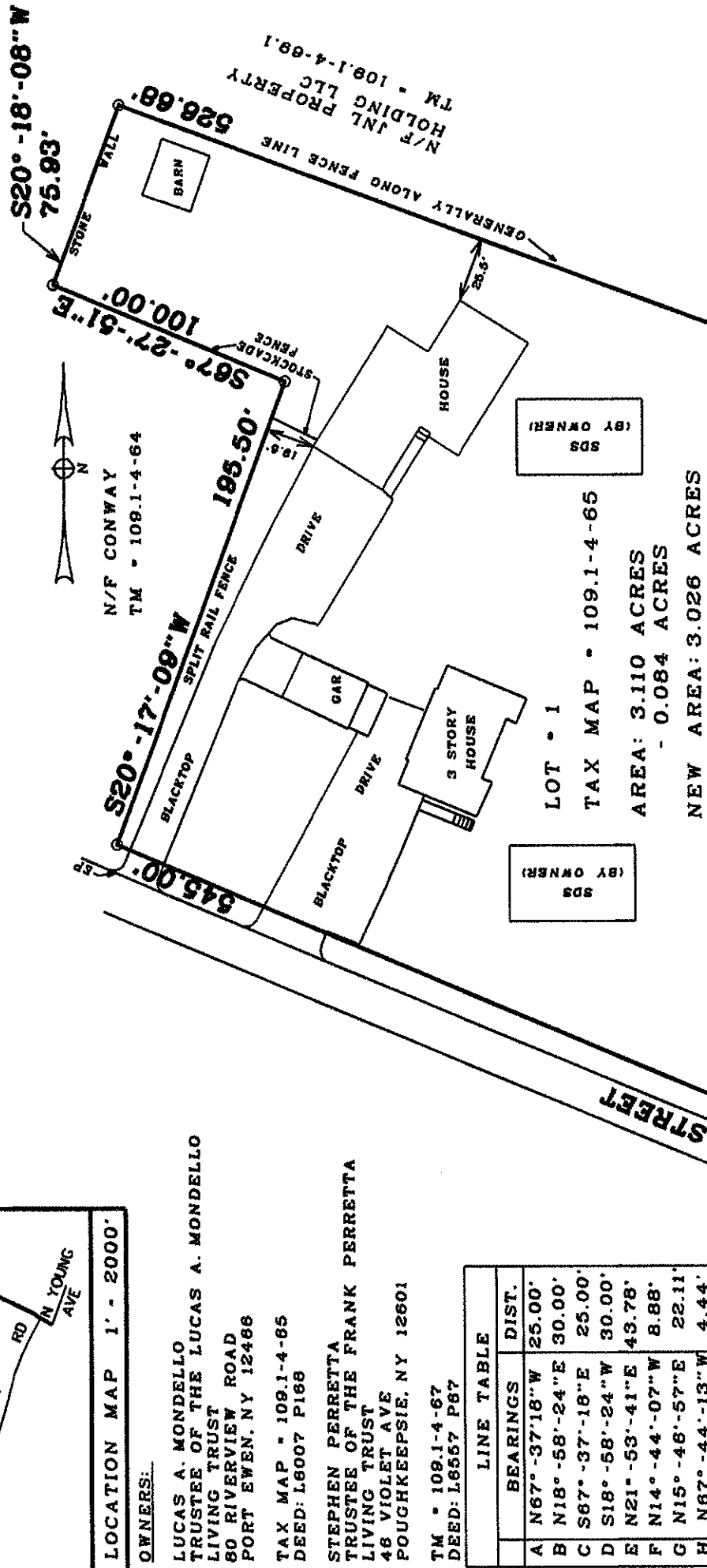
TAX MAP - 109.1-4-65
DEED: L8007 P166

STEPHEN PERRETТА
TRUSTEE OF THE FRANK PERRETТА
LIVING TRUST
46 VIOLET AVE
POUGHKEEPSIE, NY 12601

TM - 109.1-4-67
DEED: L8567 P67

LINE TABLE	
BEARINGS	DIST.
A N67°-37'18"W	25.00'
B N18°-58'-24"E	30.00'
C S67°-37'-18"E	25.00'
D S18°-58'-24"W	30.00'
E N21°-53'-41"E	43.78'
F N14°-44'-07"W	8.88'
G N15°-46'-57"E	22.11'
H N87°-44'-13"W	4.44'
I N24°-49'-43"E	110.00'
J N24°-49'-43"E	16.70'
K N37°-01'-06"W	26.86'
L N6°-33'-10"W	39.45'
M N52°-58'-56"E	23.92'
N N24°-49'-43"E	32.21'
O S67°-44'-17"E	45.42'
P S24°-50'-46"W	5.00'
Q N67°37'-18"W	64.16'
R N67°-37'-18"W	14.65'

REGULATIONS	DISTRICT	LOT -1	LOT -2	NEW LOT-1	NEW LOT-2
MIN LOT AREA	R-1	1 ACRE	3.110 ACRE	24,155.2 SF	3.036 ACRE
MIN YARDS					
FRONT YARD		35 FT	3.6 FT	33.2 FT	33.2 FT
REAR YARD		50 FT	25.5 FT	25.5 FT	28.5 FT
SIDE YARD					
ONE BOTH		36 FT	19.5 FT	19.5 FT	35.0 FT
MIN LOT WIDTH		70 FT	179.9 FT	179.9 FT	157.2 FT
MIN LOT DEPTH		150 FT	546.2 FT	546.2 FT	252.3 FT
MIN LOT DEPTH		200 FT	282.5 FT	282.5 FT	117.7 FT
REQUIRED		EXISTING	EXISTING	PROPOSED	PROPOSED



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

I HEREBY CERTIFY THAT THIS SUBDIVISION
PLAT WAS PREPARED BY ME, AND WAS MADE
FROM AN ACTUAL SURVEY COMPLETED BY ME
ON 11/30/20.

APPLICANT: LUCAS A. MONDELLO
LUCAS A. MONDELLO
80 RIVERVIEW
PORT EWEN, NY 12466

STEPHEN PERRETТА
DATE: 11/30/20

CARMEN T. MESSINA, L.S. - 49340
DATE: 11/30/20

LOT LINE REVISION
FOR
MONDELLO & PERRETTA

TOWN OF MARLBORO ULSTER COUNTY NEW YORK
DATE: 1/15/2021
REV.: 2/15/2021
REV.: 3/18/2021

SCALE: 1" = 60'

MESSINATES ASSOCIATES
P.O. Box 10, Marlboro, NY 12542-0010
ENGINEERING
SURVEYING
(845) 473-1367
Carmen T. Messina, P.E., L.S.