

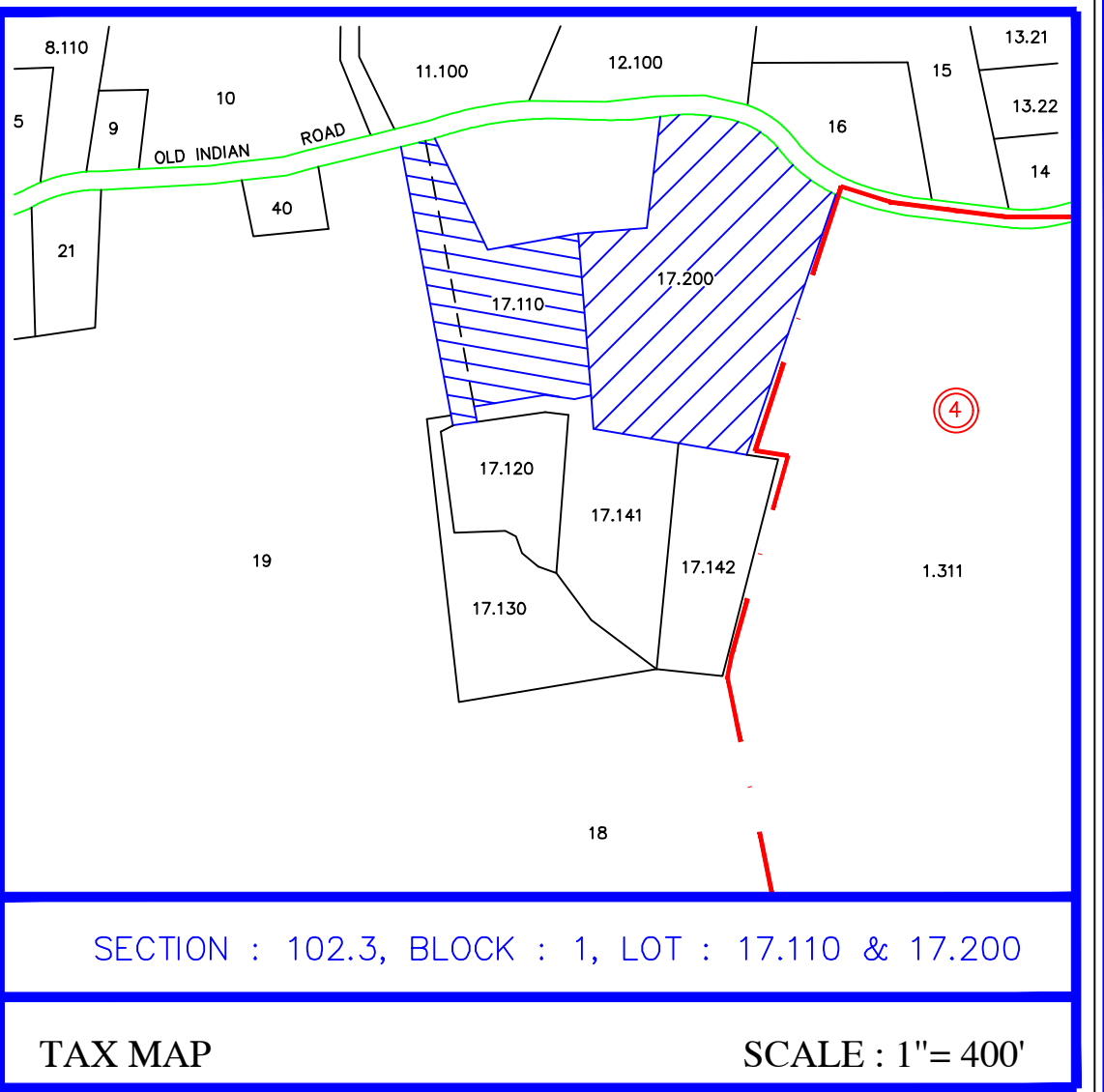
LOCATION MAP SCALE : 1"= 2000'

USGS QUADRANGLE: CLINTONDALE

TOTAL AREA : 8.51 ACRES

- ### AGRICULTURAL NOTES
- This subdivision is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following :
- That farming does not only occur between 8:00am and 5:00pm and is dependent upon "Mother Nature"; Residents should be aware of noise from agricultural machinery being operated in nearby fields in both early morning and evening hours and noise from crop-drying fans which are run 24 hours a day during the harvesting season.
 - That the roads leading to and from the subdivision are frequently traveled by farmers and their slow moving farm vehicles and equipment.
 - That farm neighbors 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)
 - That existing agricultural operations may create both unavoidable odors and unsightliness commonly associated with farming operations in the area.
 - That there are dangers in letting children and pets roam into any adjacent agricultural field, which is private property.

TABLE OF BULK REQUIREMENTS		
	REQUIRED	PROPOSED
ZONING DISTRICT	R-Ag-1	
MINIMUM LOT AREA	1 ACRE	8.51
MINIMUM LOT WIDTH	150'	
MINIMUM LOT DEPTH	200'	
MIN. AGRICULTURAL SETBACK	75'	
MINIMUM FRONTYARD SETBACK	50'	
MINIMUM SIDEYARD SETBACK	35'/80'	186.4'/424.0'
MINIMUM REARYARD SETBACK	75'	178'
MAXIMUM BUILDING HEIGHT	35'	<35'
MAXIMUM BUILDING COVERAGE	20%	1.18
* Parcel subject to the provisions of Town of Marlborough Zoning Code 155-52		



SECTION : 102.3, BLOCK : 1, LOT : 17.110 & 17.200

TAX MAP SCALE : 1"= 400'

- ### NOTES :
- 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.
 - 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.
 - Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
 - Subject to whatever state of facts a complete Search of Title may reveal.
 - 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.
 - Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
 - Road line based on UCCO FM No. 6727 and 8565.
 - Parcel subject to and together with a "Private Road Agreement" dated 11 June, 1990 and filed in Deed Liber 2033 Page 330.

- ### MAP REFERENCE :
- SBL Lot 17.200 being Lot 1 as designated on a map entitled "Kaley Subdivision" filed with the Ulster County Clerk's Office on 03 February, 1987 as Filed Map No. 6727 and SBL Lot 17.110 being Lot 1 as designated on a map entitled "Weed Subdivision" filed with the Ulster County Clerk's Office on 23 May, 1990 as Filed Map No. 8565.
 - "Final Map of Subdivision of Lands of Richard J. Palermo" filed with the Ulster County Clerk's Office on 28 May, 2008 as Filed Map No. 08-118.

REFERENCE DEED :	RECORD OWNER :
Tax Lot 17.110 Rose Kurek - to - Roushdi El-Heneidi & Gisela Grunewald Deed Liber 3819 Page 079 Dated 13 January, 2004 Filed 30 January, 2004	Gisela Grunewald 471 Old Indian Road Milton NY 12547
Tax Lot 17.200 Estate of Roushdi El-Heneidi - to - Gisela Grunewald Deed Liber 6339 Page 206 Dated 06 September, 2018 Filed 12 September, 2018	

BROOKS & BROOKS
LAND SURVEYORS, P.C.

SURVEYING • PLANNING • GIS

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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 November, 2021 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. map 11-30-21 field 11-30-21
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29 November, 2021 PROJ#8800, DWG#88001r.DWG

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845-691-7339
WWW.BNBPC.BIZ

PLANNING BOARD ENDORSEMENT

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 and agrees to file this map with the Ulster County Clerk.

Signature _____ Date _____

