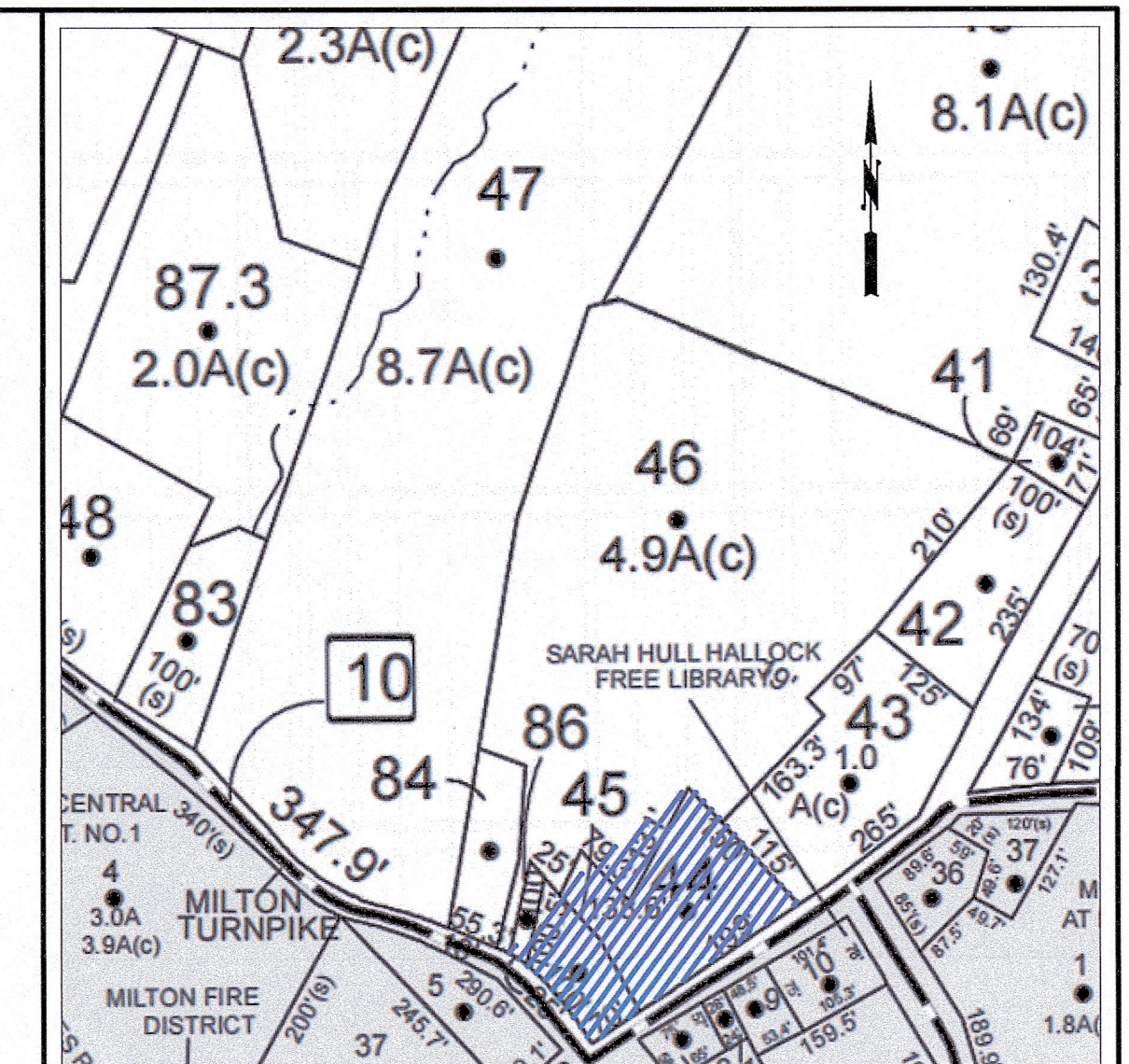


formerly
Ted
1-2-47

Now
Manor A
SBL



LOCATION MAP: Town of Marlborough Tax Map, Section 103.1
SCALE: 1" = 20'

ZONING REQUIREMENTS

	C-1 ZONE	R-1 ZONE
MINIMUM LOT AREA	5000 SQ FT (w/ PUBLIC W&S)	1 ACRE (w/ PUBLIC W&S)
MINIMUM YARD SETBACKS		
FRONT	5 FT	35 FT
REAR	20 FT	50 FT
SIDE YARD		
ONE	0 FT	35 FT
BOTH	0 FT	70 FT
MINIMUM LOT WIDTH	50 FT	150 FT
MINIMUM LOT DEPTH	100 FT	200 FT
MAXIMUM BUILDING COVERAGE	75%	20%
MAXIMUM BUILDING HEIGHT		
STORIES	2 1/2	2 1/2
HEIGHT	35 FT	35 FT

APPROVED BY THE TOWN OF MARBOROUGH PLANNING BOARD

DATE _____ TO: PLANNING BOARD
FOR: "FINAL APPROVAL"
CHAIRMAN _____ RECEIVED BY: 6/29
MEMBER _____ DATE: 4/11/2022

OWNERS ENDORSEMENT

I HEREBY GRANT MY APPROVAL TO THIS PLAT AND THE PLANS SHOWN HEREON

OWNER: [Signature] DATED: 5/1/22

OWNER: [Signature] DATED: 04-01-2022

OWNER

39 Main Street Milton LLC
c/o Robert Pollock
96 South Elliot Place
Brooklyn, NY 11217

TAX MAP ID#
103.1-2-44
103.1-2-45

OWNER

James D. Kent Jr.
P.O. Box 424
Milton, NY 12547

TAX MAP ID#
103.1-2-46
103.1-2-86

SURVEY MAP

SHOWING LOT LINE ADJUSTMENT FOR LANDS OF
KENT &
9 MAIN STREET MILTON LLC
 TOWN OF MARLBOROUGH
 ULSTER COUNTY ~ NEW YORK

Scale: 1" = 20'

August 12, 2021

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

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SHEET 1 OF 2
E16 065

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Any unauthorized alteration or addition to this survey map is a violation of Sect. 7209, Subdivision 2 of N.Y.S. Education Law.



OWNER			OWNER		
39 Main Street Milton LLC c/o Robert Pollock 96 South Elliot Place Brooklyn, NY 11217			James D. Kent Jr. P.O. Box 424 Milton, NY 12547		
TAX MAP ID#			TAX MAP ID#		
SBL	EXISTING	PROPOSED	SBL	EXISTING	PROPOSED
103.1-2-44	0.43 ACRES	0.92 ACRES	103.1-2-46	4.90 ACRES	4.74 ACRES
103.1-2-45	0.33 ACRES	0.30 ACRES	103.1-2-48	0.60 ACRES	0.60 ACRES

ZONING REQUIREMENTS		
	C-1 ZONE 5000 SQ. FT. (w/ PUBLIC W&S)	R-1 ZONE 1 ACRE (w/ PUBLIC W&S)
MINIMUM LOT AREA		
MINIMUM YARD SETBACKS		
FRONT	5 FT.	35 FT.
REAR	20 FT.	50 FT.
SIDE YARD		
ONE	0 FT.	35 FT.
BOTH	0 FT.	70 FT.
MINIMUM LOT WIDTH	50 FT.	150 FT.
MINIMUM LOT DEPTH	100 FT.	200 FT.
MAXIMUM BUILDING COVERAGE	75%	20%
MAXIMUM BUILDING HEIGHT		
STORIES	2 1/2	2 1/2
HEIGHT	35 FT.	35 FT.

SURVEY MAP

SHOWING LOT LINE ADJUSTMENT FOR LANDS OF
KENT & MILTON LLC
39 MAIN STREET MILTON LLC
TOWN OF MARLBOROUGH
ULSTER COUNTY - NEW YORK

Scale: 1" = 40'

MARCH 24, 2022

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

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STATE OF NEW YORK
WILLIAM ROBERT EGGERS, L.S.
LICENSED LAND SURVEYOR
049785

WILLIAM ROBERT EGGERS, L.S.
NEW YORK LICENSE 049785

SHEET 2 OF 2
E16 065

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