



A SURVEY PLAN WILL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT WITH THE HOUSE LOCATIONS STAKED IN THE FIELD IN ORDER TO PREVENT A ZONING VIOLATION DURING CONSTRUCTION.

PLANNING BOARD ENDORSEMENT

SUBDIVISION PLA

Date Received _____ Town Clerk _____

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For more information, contact the Office of the Vice President for Research and Economic Development at 319-273-2500 or research@uiowa.edu.

REFERENCES

1. TOWN OF MARLBORO TAX MAP SECTION 108.12.
 2. DEEDS FILED IN THE ULSTER COUNTY CLERK'S OFFICE AS:
LIBER 1690 PAGE 67
LIBER 6518 PAGE 214
LIBER 1682 PAGE 67
LIBER 3771 PAGE 5
LIBER 4064 PAGE 137
LIBER 3974 PAGE 96
LIBER 1250 PAGE 724
 3. MAPS FILED IN THE ULSTER COUNTY CLERK'S OFFICE AS:
CUTTER 104120

BULK TABLE

ZONING DISTRICT: R USE: SINGLE FAMILY DWELLING		REQUIRED	PROVIDED	PROVIDED
MINIMUM:		LOT 1	LOT 2	LOT 3
BUILDING AREA	10,000 S.F.	12,867 S.F.	13,333 S.F.	
FRONT YARD	10 FEET	42 FEET	33 FEET	
REAR YARD	20 FEET	80 FEET	53.6 FEET	
SIDE YARD ONE/BOTH	10' / 25'	10' / 25.1'	10.9' / 25.8'	
LOT WIDTH	75 FEET	52.1 FEET	119.0 FEET	
LOT LENGTH	100 FEET	160+ FEET	124 FEET	
MAXIMUM:				
BUILDING COVERAGE	30%	5%	15%	
HEIGHT(STORIES)	2.5	<2.5	<2.5	
HEIGHT(FEET)	35 FEET	<35 FEET	<35 FEET	

RECORD OWNER:

WILLIAM A. DESANTIS AND LAURA DESANTIS
226 HIGHLAND AVENUE
MARLBOROUGH, NEW YORK 12542
TAX LOT 108.12-1-48

DEFED REFERENCE:

DEED REFERENCE:
JOHN L. DESANTIS
TO
WILLIAM A. DESANTIS AND LAURA DESANTIS
LIBER 1690 PAGE 67
ACRE - 26.367 a/c or 0.61 ACRES+

PROPOSED SUBDIVISION PLAT
226 HIGHLAND AVENUE

ANTIS FAMILY SUBDIVISION

TOWN OF MARLBOROUGH
COUNTY NEW YORK
CV ASSOCIATES NY, P.E., L.S., P.C.
ROUTE 17M SUITE 2, HARRIMAN, NY 10926

TAX LOT:	108.12-1-48
AREA:	AS SHOWN
DATE:	4/15/22
SCALE:	1" = 20'
JOB NO.	1402-13

I HEREBY CERTIFY THAT:
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.
ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.
ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.
UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND OBSERVATION. EVIDENCE OF RECORDS OR DOCUMENTS IS NOT PROVIDED.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

Darren Stridiron
DARREN J. STRIDIRO, P.L.S.
NEW YORK STATE LICENSE No. 05048