



**LOCATION MAP**

**ZONING REGULATIONS:**

ZONE: R-Ag-1	MINIMUM REQUIREMENTS:	LOT 9	LOT 11 A	LOT 11 B
LOT AREA	1 Acre	3.166 Acres	7.221 Acres	4.428 Acres
LOT WIDTH	150 FT.	295.87 FT.	555.23 FT.	495.72 FT.
LOT DEPTH	200 FT.	353.99 FT.	326.55 FT.	363.65 FT.
FRONT YARD	50 FT.	87.2 FT.	190 FT.	126 FT.
REAR YARD	75 FT.	200.5 FT.	145 FT.	112 FT.
SIDE YARD	35 FT.	50 FT.	58 FT.	140 FT.
BOTH SIDE YARDS	80 FT.	200 FT.	463 FT.	400 FT.
MAXIMUM ALLOWED				
BUILDING COVERAGE	30 %	3 %	2 %	2 %
HEIGHT (STORIES)	2.5 FT.	2.5 FT.	2.5 FT.	2.5 FT.
HEIGHT	35 FT.	<35 FT.	<35 FT.	<35 FT.

**MAP REFERENCE:**  
BEING LOTS # 9 & 11 ON A MAP ENTITLED "AMERICAN LAND PRESERVATION CORPORATION, SUBDIVISION PLAN" PREPARED BY THE CHAZEN COMPANIES AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON MAY 18, 1998 AS MAP NUMBER 11073.

**NOTES:**

1. GRID NORTH NEW YORK STATE EASTERN ZONE, AS DETERMINED BY GPS METHODS TIED INTO THE N.Y.S. D.O.T. CORS NETWORK.
2. SURVEYED AS PER THE NOTED DEEDS, MAPS AND MONUMENTATION FOUND.
3. RECORD OWNER AND APPLICANT: NIMA CONTRACTING INC.  
3121 ROUTE 9W  
NEW WINDSOR, NEW YORK 12553
4. THIS PLAT REPRESENTS A LOT LINE CHANGE ONLY, NO NEW LOTS ARE BEING CREATED.
5. ACCESS TO THESE THREE PARCELS IS OVER A PRIVATE ROAD KNOWN AS RIVER VISTA DRIVE, A PRIVATE ROAD AS PER FILED MAP NUMBER 11073 WHICH THE TOWN OF MARLBOROUGH HAS NO RESPONSIBILITY TO MAINTAIN, NOR PROVIDE SERVICES FOR, NOR MAKE ANY IMPROVEMENTS TO, THAT ALL SUCH COSTS SHALL BE BORNE BY THE PROPERTY OWNERS APPROVED TO USE SAID ROAD IN ACCORDANCE WITH THE TERMS OF A MAINTENANCE DECLARATION OR AGREEMENT.

**PLANNING BOARD ENDORSEMENT**  
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF MARLBOROUGH, SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION, OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

CHAIRMAN - TOWN PLANNING BOARD DATE

**OWNER'S ENDORSEMENT**  
I HEREBY GRANT MY APPROVAL TO THIS PLAT AND THE PLANS SHOWN HEREON.

OWNER DATE

**SURVEY PLAT**  
AND LOT LINE REVISION FOR:  
**NIMA CONTRACTING INC.**

LOTS # 9 & 11 - RIVER VISTA DRIVE  
TOWN OF MARLBOROUGH,  
COUNTY OF ULSTER, STATE OF NEW YORK

SCALE: 1" = 60 FEET  
DATE: MAY 23, 2022

TAX MAP DESIGNATION: SECTION 103.3, BLOCK 3, LOTS 28.9, 28.121 & 28.122  
DEED REFERENCE: LIBER 7052 PAGE 184 & LIBER 6900 PAGE 54  
TOTAL AREA: 14.815 ± Acres