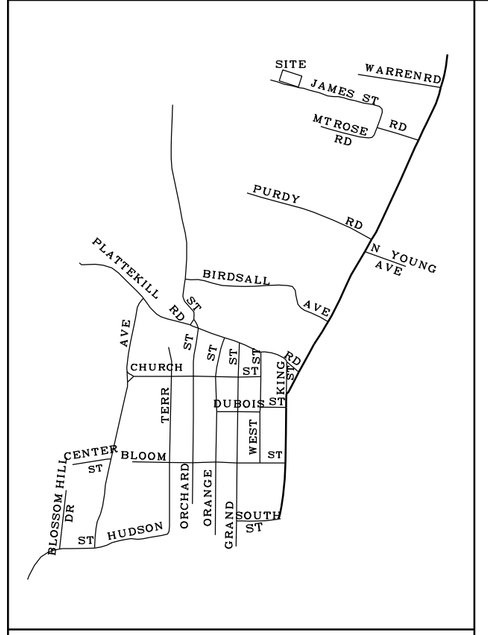
REGULATIONS	DISTRICT R-AG-1	LOT #1	NEW LOT #1	DISTRICT R-1	LOT #2	NEW LOT #2
MIN LOT AREA	1 ACRE	14.71 ACRE	19.55 ACRES	1 ACRE	6.11 ACRE	1.08 ACRES
MIN YARDS		NO	NO			
FRONT YARD	50 FT	DWELLING	DWELLING	35 FT	80.4 FT	80.4 FT
REAR YARD	75 FT			70 FT	364.4 FT	155.9 FT
SIDE YARD						
ONE	35 FT			35 FT	90.8 FT	36.1 FT
BOTH	80 FT			70 FT	513.4 FT	126.9 FT
MIN LOT WIDTH	150 FT	815.7FT	1273.9 FT	150 FT	548.5 FT	172.6 FT
MIN LOT DEPTH	200 FT	842.6 FT	842.6 FT	200 FT	408.1 FT	268.2 FT
	REQUIRED	EXISTING	PROPOSED	REQUIRED	EXISTING	PROPOSED



LOCATIOM MAP 1" = 2000'

THE UNDERSIGNED OWNER OF THESE PROPERTIES HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP AND ITS CONTENTS AND HEREBY CONSENTS TO THE FILING OF THIS MAP WITH THE OFFICE OF THE ULSTER CO. CLERK

ROMAR FARMS, LLC
ANTHONY PASCALE

DATE

OWNERS:

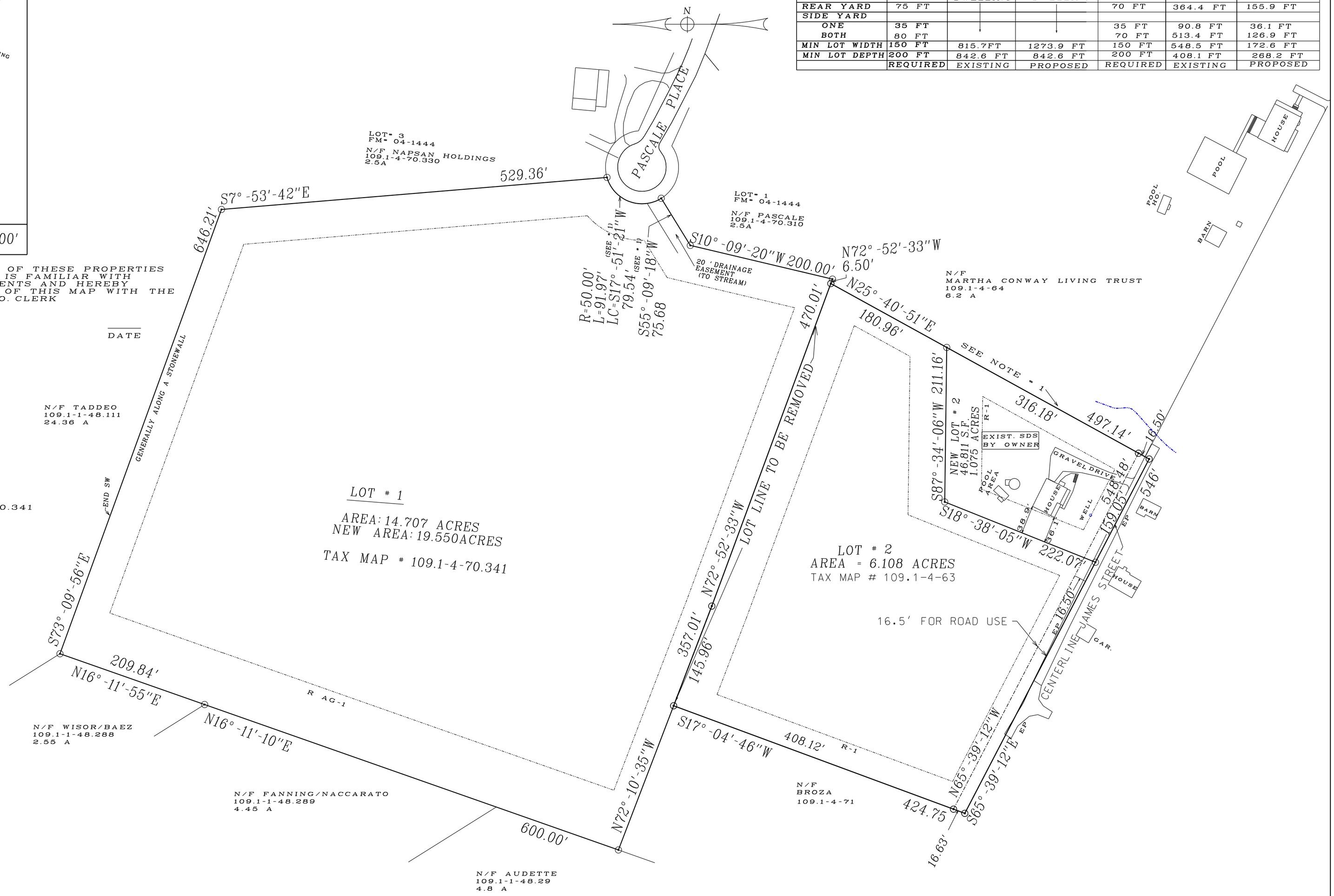
ROMAR FARMS, LLC
28 RIVERWOOD DRIVE
MARLBORO, NY 12542

APPLICANT:

ANTHONY PASCALE
28 RIVERWOOD DRIVE
MARLBORO, NY 12542

TAX MAP NO. 109.1-4-63 70.341
DEED: L 6362 P 272

TAX MAP NO. 109.1-4-63
DEED: L 6964 P 306



I HEREBY CERTIFY THAT THIS LOT LINE REVISION PLAT WAS PREPARED BY ME, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 3/20/2022.

CARMEN T. MESSINA, L.S. #49340

DATE

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

LOT LINE REVISION
FOR
ROMAR FARMS LLC

TOWN OF MARLBORO ULSTER COUNTY NEW YORK
SCALE: 1" = 100' DATE: 7/10/2022
LOT # 1 SHOWN IS LOT # 1 OF FILED MAP # 2018-207

NOTE # 1

LOCATION OF PROPERTY LINE DETERMINED BY LOT LINE AGREEMENT AS SHOWN ON FILED MAP # 2022-115 FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON 6/22/2022.

JOB NO. 21-10

...\pascale 21-10\pascalell.dgn Jul. 21, 2022 15:07:09