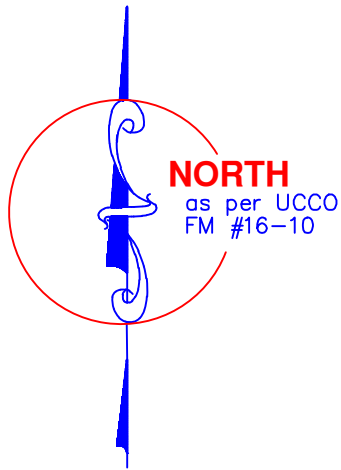


LEGEND

- TRAFFIC SIGN
- MAILBOX
- DRILLED WELL
- CATCH BASIN
- METAL PIPE
- REBAR
- BUILDING LIGHT
- UTILITY POLE
- UTILITY LINE
- SWALE CL
- STONE WALL
- TREE LINE
- APPROXIMATE TAX MAP PARCEL LINE



PROPOSED LINE TABLE		
LINE	BEARING	LENGTH
P1	N41°29'16"E	35.92
P2	N48°13'10"E	62.01
P3	N64°53'39"E	86.24
P4	S82°28'58"E	14.27
P5	N83°00'00"E	138.47
P6	N64°03'48"E	20.46

TABLE OF BULK REQUIREMENTS	
ZONING DISTRICT	R-Ag-1
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	150'
MINIMUM LOT DEPTH	200'
MIN. AGRICULTURAL SETBACK	75'
MINIMUM FRONTYARD SETBACK	50'
MINIMUM SIDEYARD SETBACK	35'/80'
MINIMUM REARYARD SETBACK	75'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	20%

\* Parcel subject to the provisions of Town of Marlborough Zoning Code 155-52 to 75' setbacks for habitable structures

LOCATION MAP SCALE : 1"= 2000'

USGS QUADRANGLE: NEWBURGH

TOTAL AREA : 2.61 ACRES

SECTION : 108.3, BLOCK : 1, LOT : 21.114

TAX MAP SCALE : 1"= 500'

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 8:00 am and 5:00 P.M. 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.

- 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 and easements 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 person 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.
  - Building shown hereon served by underground utilities.
  - Computed Road line shown hereon based on UCCO FM No. 16-10 at 25' off existing centerline of Idlewild Road.
  - Contours based on actual field survey. Elevations shown hereon are NAVD88 derived by RTK GPS observations.

- MAP REFERENCE :
- Parcel being Lot 1 as shown on a map entitled "Final Map of Subdivision of Lands of the Estate of Ernest B. Greiner" filed with the Ulster County Clerk's Office on 05 February, 2016 as Filed Map No 16-10, and is subject to all provisions noted thereon.
  - "Minor Subdivision and Lot Line Change for Greiner and BSD Realty NY, LLC" filed with the Ulster County Clerk's Office on 04 June, 2021 as Filed Map No. 21-144
  - "Final Map of Subdivision of Lands of Casey" filed with the Ulster County Clerk's Office on 04 May, 2000 as Filed Map No.11628.
  - "Final Map of Lot Line Revision Between Lands of Kevin J. & Kellie Casey and Lands of Kristen A. & Sean E. Joyce" filed with the Ulster County Clerk's Office on 04 January, 2019 as Filed Map No. 19-2.
  - "Minor Subdivision Lands of David Staples" filed with the Ulster County Clerk's Office on 16 May, 1986 as Filed Map No. 6297.

PARKING SCHEDULE		
	SPACES REQUIRED	SPACES PROVIDED
WAREHOUSE USE.....	4	5
	1 per 2 Employees	
(Not less than 25% of building floor area)		

REFERENCE DEED :

NJNL Properties, LLC  
- to -  
Lighthouse Holdings of NY, LLC  
Deed Liber 6925 Page 210  
Dated 29 September, 2021  
Filed 06 October, 2021

RECORD OWNER :

Lighthouse Holdings of NY, LLC  
c/o Christopher Staffon  
#2 Cortland Lane  
Marlboro NY, 12542

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.

Signature \_\_\_\_\_ Date \_\_\_\_\_

PLANNING BOARD ENDORSEMENT

MAP OF SITE PLAN  
PREPARED FOR

**Lighthouse Holdings  
of NY, LLC**

- SITUATE -  
TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK

GRAPHIC SCALE ( IN FEET )  
1 inch = 50 ft.



**BROOKS & BROOKS**  
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**SURVEYING · PLANNING · GIS**

Patricia Pauli Brooks, L.S. Richard C. Brooks, L.S.  
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 June, 2022 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 8-05-22 field 6-23-22  
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21 June, 2022 PROJ#8333, DWG#8333site.DWG closure check 6-21-22