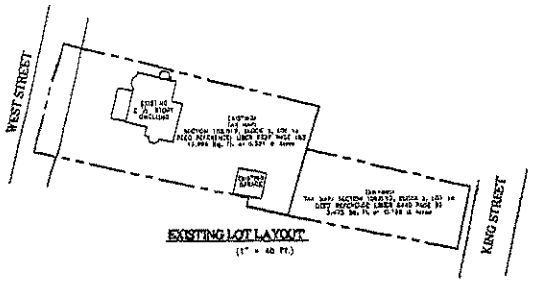
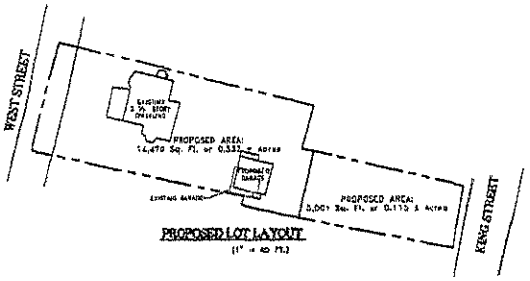
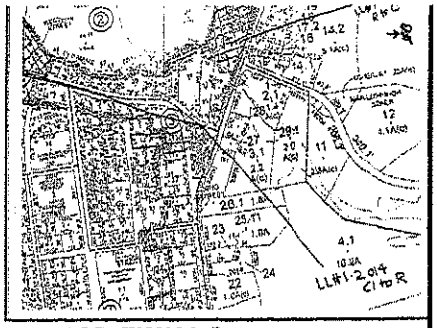
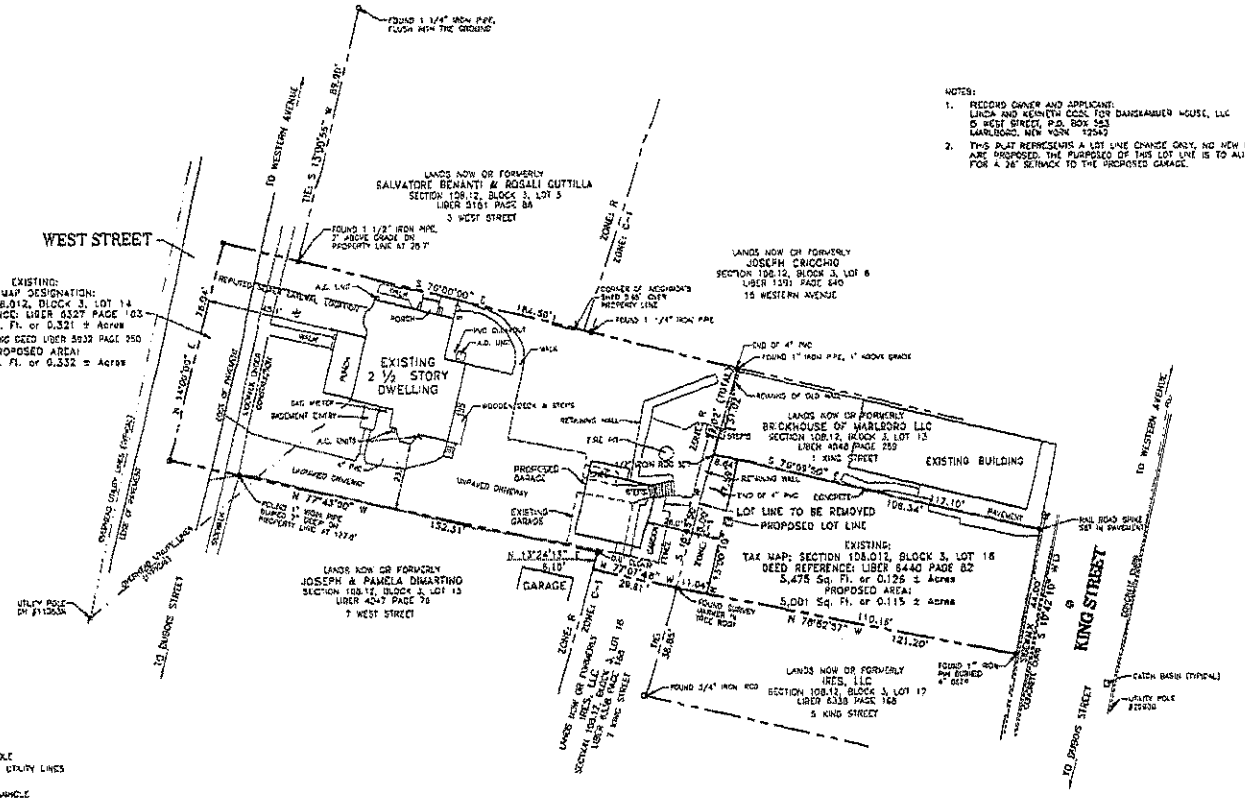






LOCATION MAP WITH ZONING LINES



NOTES:

1. RECORD OWNER AND APPLICANT: LINDA AND KENNETH OSSE, FOR DANSKAMMER HOUSE, LLC 5 WEST STREET, P.O. BOX 553 MARLBORO, NEW YORK 12542
2. THIS PLAT REPRESENTS A LOT LINE CHANGE ONLY, NO NEW LOTS ARE PROPOSED. THE PURPOSED OF THIS LOT LINE IS TO ALLOW FOR A 26' SETBACK TO THE PROPOSED GARAGE.

ZONING REGULATIONS:

ZONE: R WITH PUBLIC WATER AND SEWER (5 WEST STREET)

MINIMUM REQUIREMENTS:		PROPOSED/(EXISTING):
LOT AREA	10,000 S.F.	14,470 S.F.
LOT WIDTH	75 FT.	78.04 FT.
LOT DEPTH	100 FT.	301.00 FT.
FRONT YARD	10 FT.	45.1 FT.
REAR YARD	20 FT.	93.0 FT.
SIDE YARD	10 FT.	8.1 FT.(EXISTING
BOTH SIDE YARDS	25 FT.	26.8 FT.
MAXIMUM ALLOWED:		
BUILDING COVERAGE	30 %	10.4 %
BUILDING HEIGHT	35 FT.	≤ 35 FT.
BUILDING HEIGHT	2-1/2 STORIES	2 1/2 STORIES

ZONE: C1 WITH PUBLIC WATER AND SEWER (3 KING STREET)

MINIMUM REQUIREMENTS:		
LOT AREA	5,000 S.F	5,001 S.F
LOT WIDTH	50 FT.	44.0 FT.*EXISTING
LOT DEPTH	100 FT.	108.34 FT.
FRONT YARD	5 FT.	(NO STRUCTURE)
REAR YARD	20 FT.	
SIDE YARD	0 FT.	
BOTH SIDE YARDS	0 FT.	
MAXIMUM ALLOWED:		
BUILDING COVERAGE	75 %	
BUILDING HEIGHT	35 FT.	
BUILDING HEIGHT	2-1/2 STORIES	

PROPOSED 22'x24' GARAGE TO BE CONSTRUCTED ON LOT 14
REAR YARD TO GARAGE TO BE 26', GARAGE HEIGHT TO BE 29'10"

OWNERS ENDORSEMENT

THE UNDERSIGNED, OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN ON THIS PLAT, DOES HEREBY CERTIFY THAT HE HAS REVIEWED THE PLAT, IS FAMILIAR WITH THE MAP, ITS CONTENTS AND ITS NOTES AND HEREBY CONSENTS TO ALL AND TERMS AND CONDITIONS AS STATED HEREON AND AGREES TO FILE THIS MAP WITH THE ULSTER COUNTY CLERK.

SIGNATURE DATE

PLANNING BOARD APPROVAL BLOCK

LEGEND

- UTILITY POLE
- OVERHEAD UTILITY LINES
- ANCHOR
- SEWER MANHOLE
- WATER VALVE
- CATCH BASIN

SURVEY PLAT & LOT LINE REVISION

FOR LANDS OF:

DANSKAMMER HOUSE, LLC

5 WEST STREET & 3 KING STREET
TOWN OF MARLBORO,
COUNTY OF ULSTER, STATE OF NEW YORK

SCALE: 1" = 20 FEET
DATE: NOVEMBER 9, 2022

TAX MAP DESIGNATION: SECTION 108.012, BLOCK 3, LOT 14 & 16
DEED REFERENCE: LIBER 6327 PAGE 183 & LIBER 6440 PAGE 82
TOTAL AREA: 19,471 Sq. Ft. or 0.447 ± Acres

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, SUBSEQUENT OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR THE PHOTOSTATIC SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE
SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT INDICATED AND/OR NOT VISIBLE AT THE TIME OF FIELD SURVEY.

CERTIFIED TO:
DANSKAMMER HOUSE, LLC.
THE TOWN OF MARLBORO,

TO BE A TRUE SURVEY PERFORMED IN THE FIELD ON FEBRUARY 1, 2019.

MARGARET M. HILLRIEGEL L.S.
N.Y.S. LIC. No. 50253

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

PREPARED BY:
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PINE BUSH, NEW YORK 12566
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PROJECT #: 18-102