

AGRICULTURAL NOTES

This subdivision is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following :

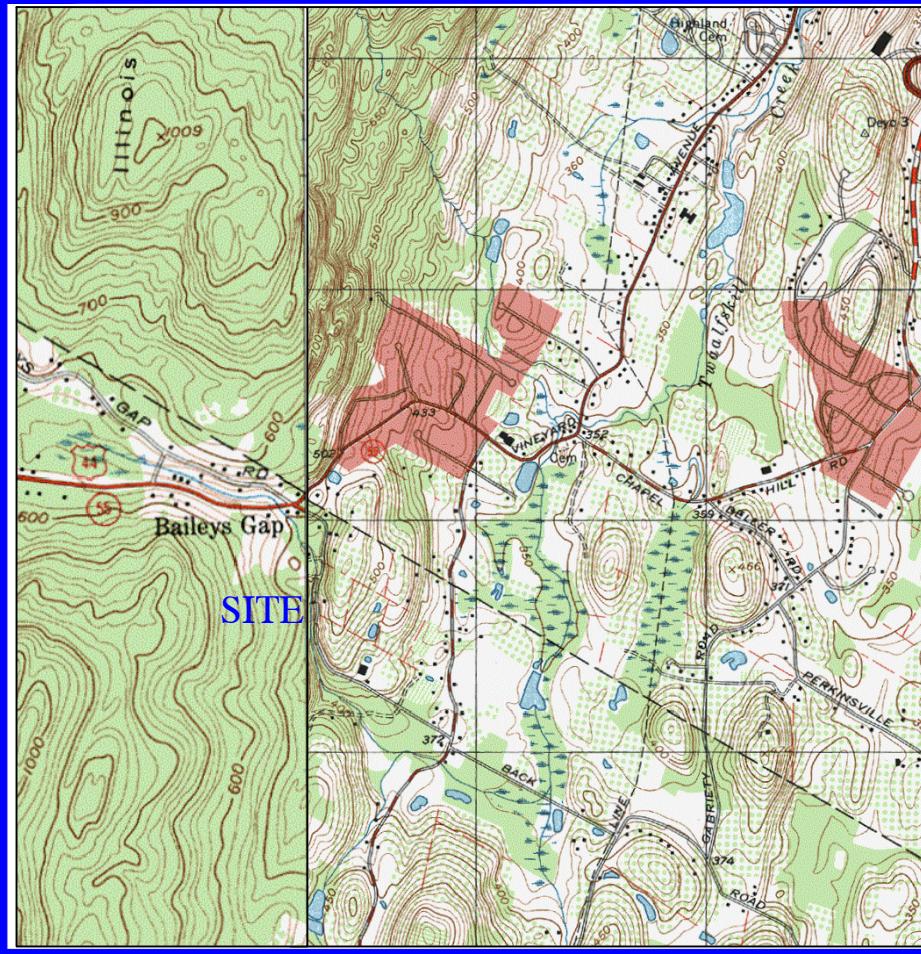
1. That farming does not only occur between 6:00am and 5:00pm and is dependent upon "Mother Nature". Residents should be aware of noise from agricultural machinery being operated in nearby fields in both early morning and evening hours and noise from crop-drying fans which are run 24 hours a day during the harvesting season.
2. That the roads leading to and from the subdivision are frequently traveled by farmers and their slow moving farm vehicles and equipment.
3. 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 (DEC) Notification Law Number 325, October 1985.
4. That existing agricultural operations may create both unavoidable odors and unsightliness commonly associated with farming operations in the area.
5. That there are dangers in letting children and pets roam into any adjacent agricultural field, which is private property.

REFERENCE MAP :

1) "Final Map of Lot Line Revision and Lot Consolidation of Land of Ernest Roger Brown" filed with the Ulster County Clerk's Office on 25 August, 2014 as Filed Map No. 14-118.

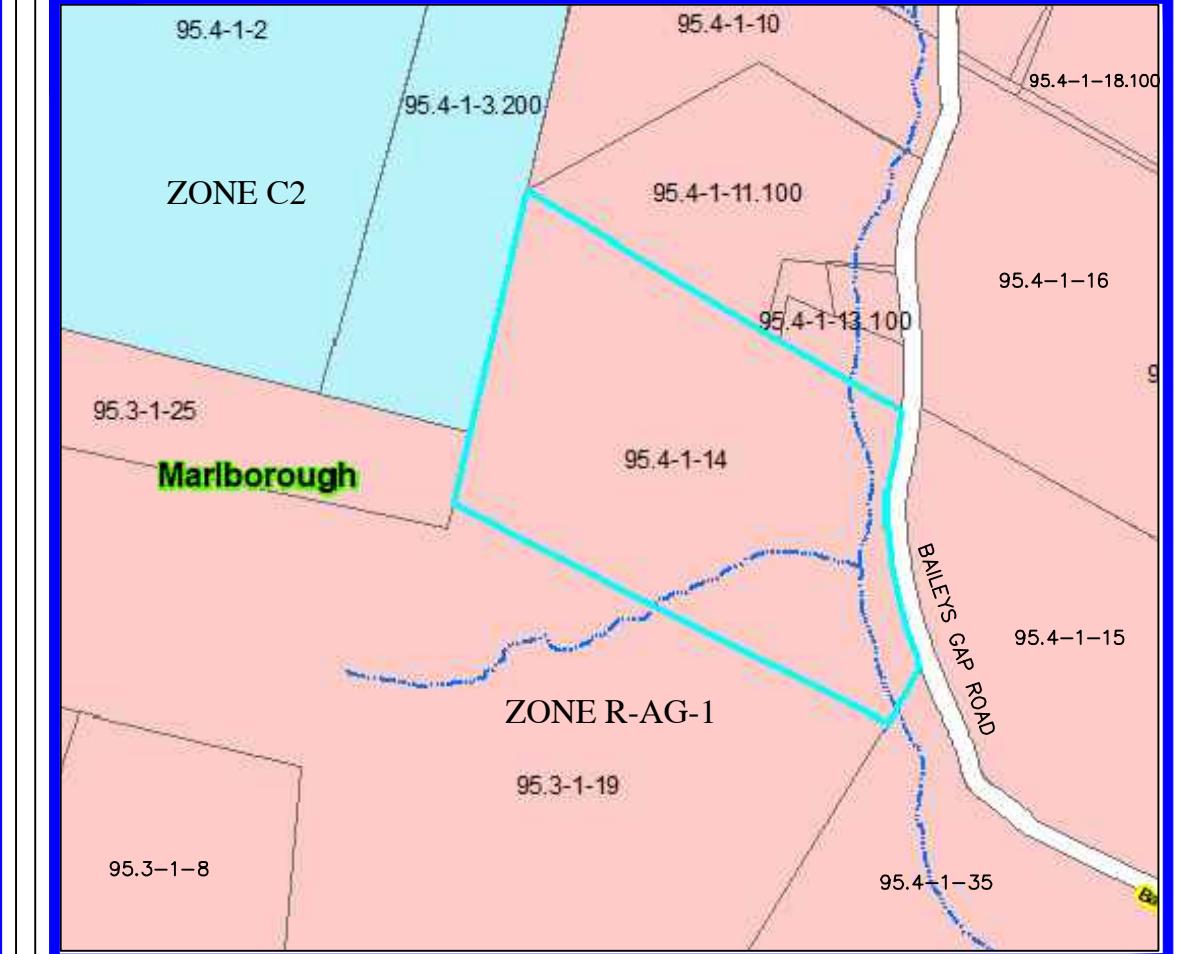
2) "Subdivision of Lands of Russell Rhodes" filed with the Ulster County Clerk's Office on 19 March, 1979 as Filed Map No. 3877.

3) "Map of Survey Prepared for Thomas Smith and Nancy Smith" filed with the Ulster County Clerk's Office on 17 October, 1991 as Filed Map No. 9086.



LOCATION MAP SCALE : 1" = 2000'

USGS QUADRANGLE: CLINTONDALE



SECTION : 95.4, BLOCK : 1, LOT : 14

TAX MAP

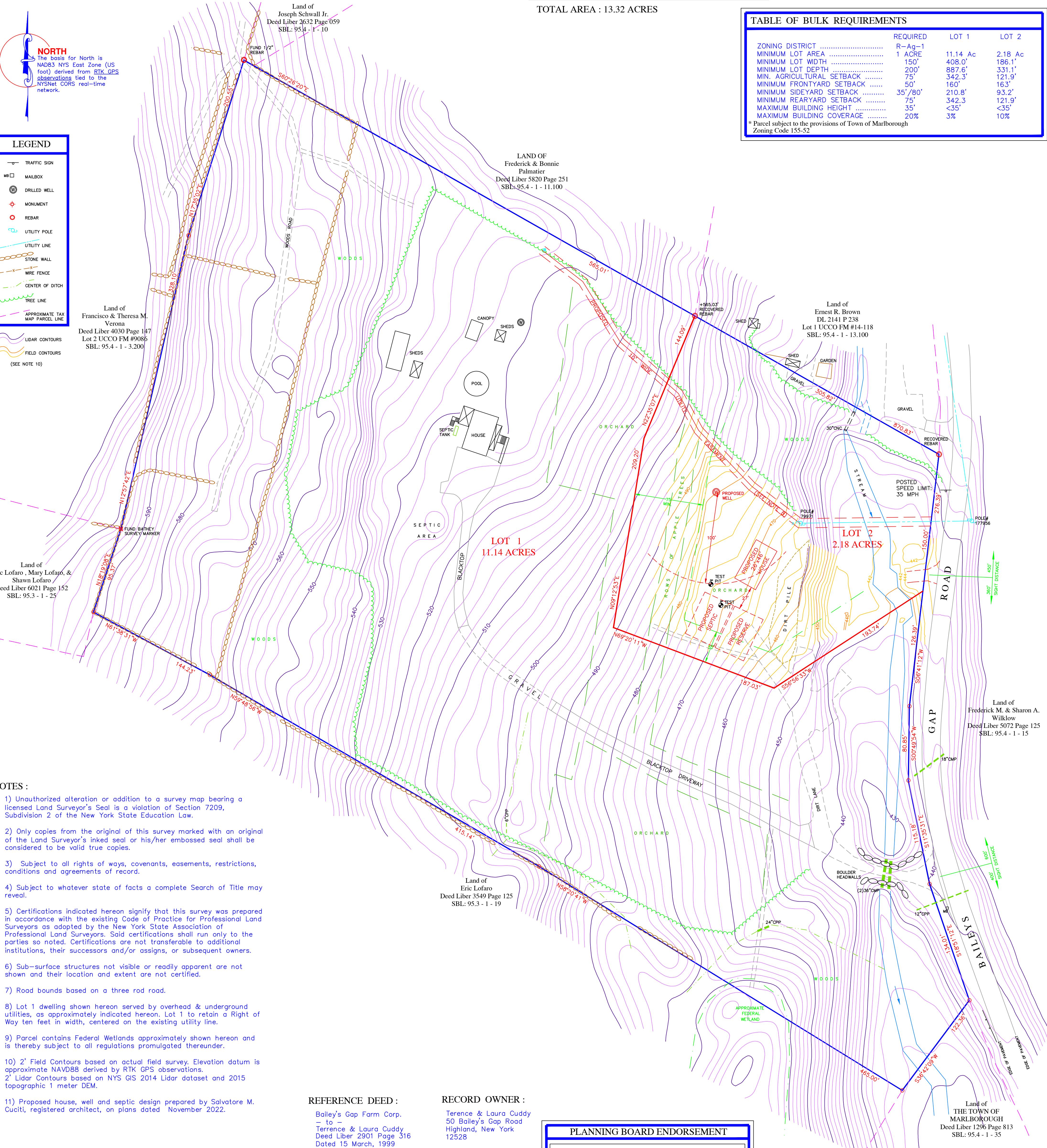
SCALE : 1" = 400'

TOTAL AREA : 13.32 ACRES

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	REQUIRED	LOT 1	LOT 2
MINIMUM LOT AREA	1 ACRE	11.14 Ac	2.18 Ac
MINIMUM LOT WIDTH	150'	408.0'	331.1'
MIN. AGRICULTURAL SETBACK	200'	887.6'	331.1'
MINIMUM FRONTYARD SETBACK	75'	342.3'	121.9'
MINIMUM SIDEYARD SETBACK	50'	160'	163'
MINIMUM REARYARD SETBACK	75'	342.3'	93.2'
MAXIMUM BUILDING HEIGHT	35'	<35'	121.9'
MAXIMUM BUILDING COVERAGE	20%	3%	10%

* Parcel subject to the provisions of Town of Marlborough Zoning Code 155-52



NOTES :

1) 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.

2) 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.

3) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.

4) Subject to whatever state of facts a complete Search of Title may reveal.

5) 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 parties so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.

6) Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.

7) Road bounds based on a three rod road.

8) Lot 1 dwelling shown hereon served by overhead & underground utilities, as approximately indicated hereon. Lot 1 to retain a Right of Way ten feet in width, centered on the existing utility line.

9) Parcel contains Federal Wetlands approximately shown hereon and is thereby subject to all regulations promulgated thereunder.

10) 2' Field Contours based on actual field survey. Elevation datum is approximate NAVD88 derived by RTK GPS observations.

2' Lidar Contours based on NYS GIS 2014 Lidar dataset and 2015 topographic 1 meter DEM.

11) Proposed house, well and septic design prepared by Salvatore M. Cuciti, registered architect, on plans dated November 2022.

REVISION: 13 January, 2023 - Additional road topo

REVISION: 03 January, 2023 - Address PB comments

REFERENCE DEED :

Bailey's Gap Farm Corp.
- to -
Terrence & Laura Cuddy
Deed Liber 2901 Page 316
Dated 15 March, 1999
Filed 18 March, 1999

RECORD OWNER :

Terence & Laura Cuddy
50 Bailey's Gap Road
Highland, New York
12528

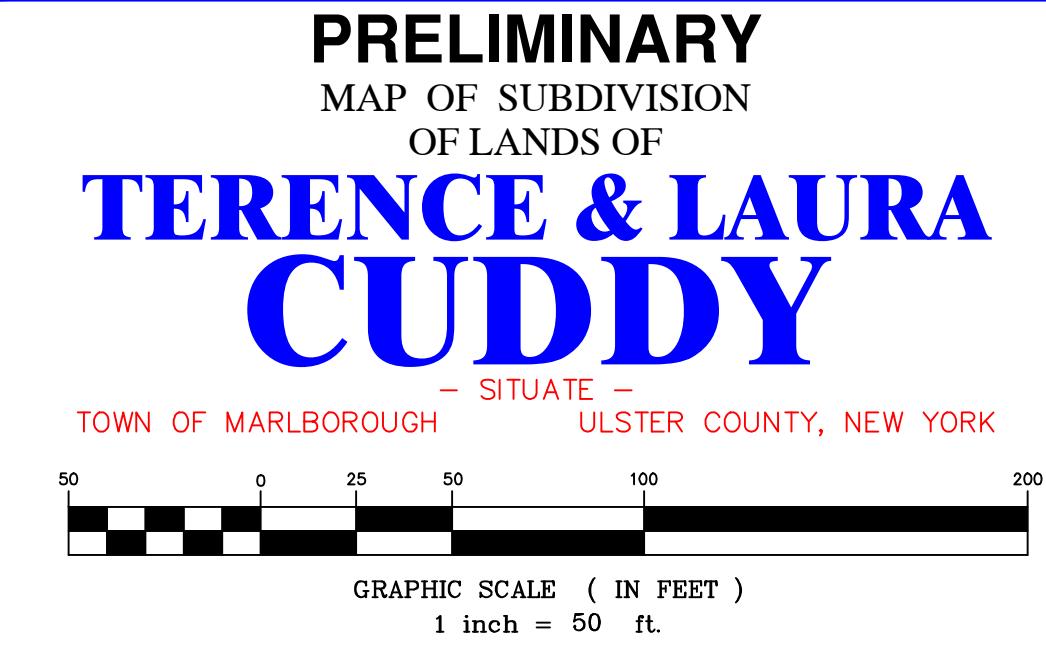
PLANNING BOARD ENDORSEMENT

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 and agrees to file this map with the Ulster County Clerk.

Signature _____ Date _____

Signature _____ Date _____



PRELIMINARY
MAP OF SUBDIVISION
OF LANDS OF
TERENCE & LAURA CUDDY
- SITUATE -
TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK

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

