

SURVEY NOTES

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7. Subject to the findings of a current title search.
8. Subject to covenants, easements, restrictions, conditions and agreements of record.
9. Subject to any right, title or interest the public may have for highway use.
10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.

FILED MAP REFERENCE

Survey shown hereon depicts Parcel A as shown on a map entitled "Subdivision Map of Property of Anthony & Frances Altieri" filed in the Ulster County Clerk's office on February 23, 1983 as Map No. 4781

DEED REFERENCE

Liber 1576, Page 70
John Bellacicco
To
Debra K. Bellacicco
December 17, 1985

Liber 3169, Page 209
Francis Altieri
To
Diane Altieri
April 18, 2001

DATE OF SURVEY

Field Completion: December 28, 2023

TAX PARCEL NUMBER

Town of Marlborough, Ulster County, New York
95.4-1-31 - Kruszenski
95.4-1-33 - Altieri

AREAS

95.4-1-31	Proposed
Existing	120,550 ft ²
119,353 ft ²	2.767 ac.
2.740 Acres	

95.4-1-33	Proposed
Existing	112,878 ft ²
114,075 ft ²	2.591 ac.
2.619 ac.	

FLOOD ZONE

Subject Parcels are located within Zone "X"
Unshaded as per Flood Insurance Rate Map:
No. 3611102295F Effective Date: November 18, 2016

ADDRESS

278 Orchard Rd
Highland, NY 12528

268-272 Orchard Rd
Highland, NY 12528

ZONING

Subject Parcels are located within the RAG-1 District as per map entitled "Town of Marlborough Zoning District Map"

Schedule of Area and Bulk Requirements

	Required	95.4-1-31	95.4-1-33
Min Lot Area	1 Ac	2.767 Ac	2.591 Ac
Min Lot Depth	200 ft	290 ft*	208 ft*
Min Lot Width	150 ft	600 ft*	570 ft
Min Front Yard	50 ft	121.3 ft*	94.2 ft*
Min Side Yard	35/60 ft	93.6 ft*	67.8 ft*
Min Rear Yard	75 ft	28.7 ft*	58.9 ft*
Max Bld. Coverage	20%	2.7%	1.6%
Max Height	35 ft	26 ft*	27 ft*

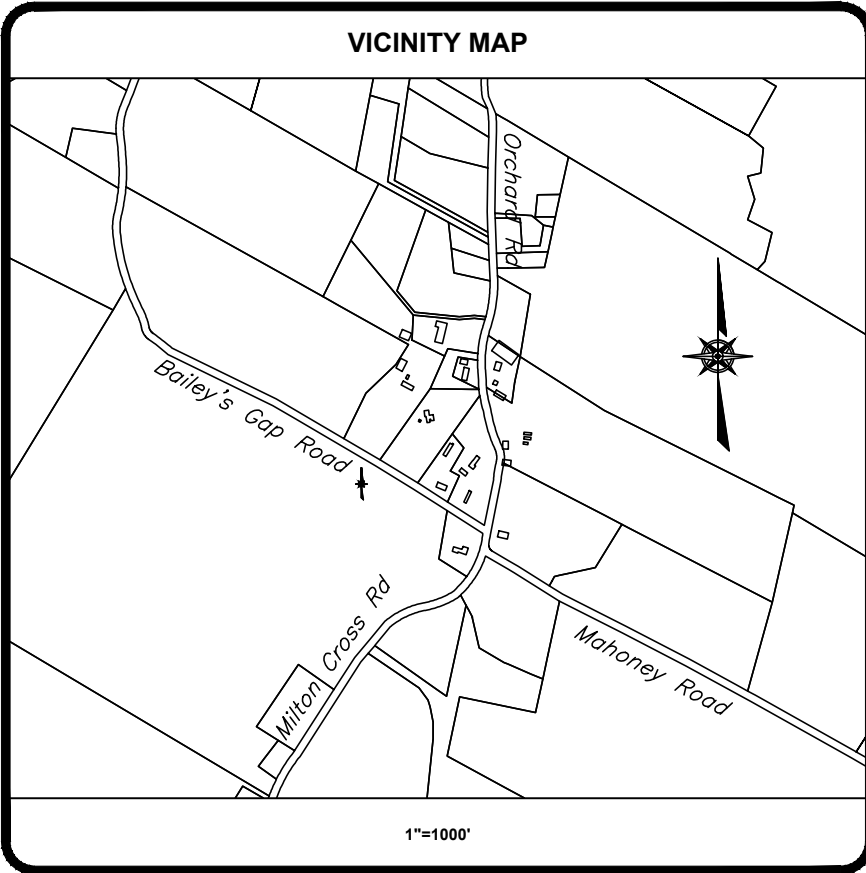
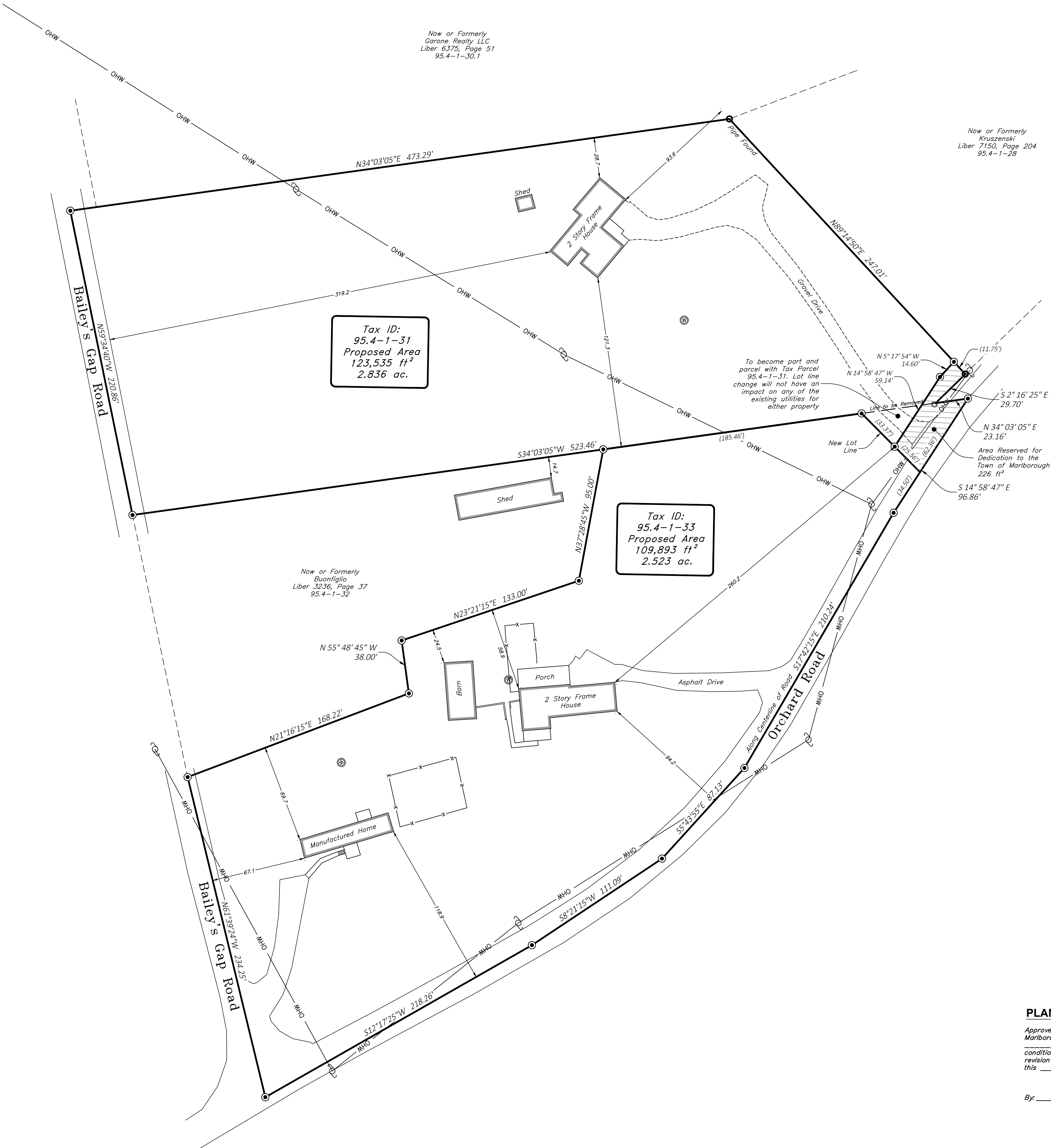
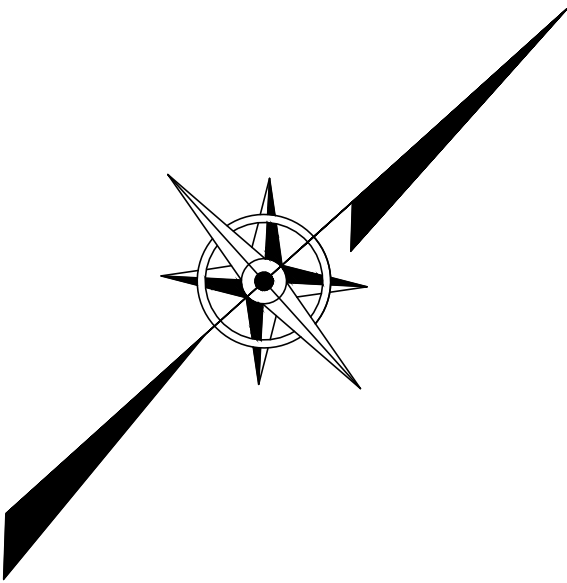
*existing

OWNER'S CONSENT

The undersigned owners of the property hereon state that they are familiar with this map, its contents and its legends and hereby consent to all said terms and conditions as stated hereon.

_____ Date _____

_____ Date _____



PLANNING BOARD

Approved by resolution of the Planning Board of the Town of Marlborough, New York, on the _____ day, of the month of _____ of year 2023 Subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of the plot as approved shall void the approval. Signed this _____ day, of the month, _____ and of the year 2023.

By: _____ Chairperson

JOHNSON

SURVEYING

BRENDAN JOHNSON, PLS

10 Meadow Lane

Pleasant Valley, NY 12569

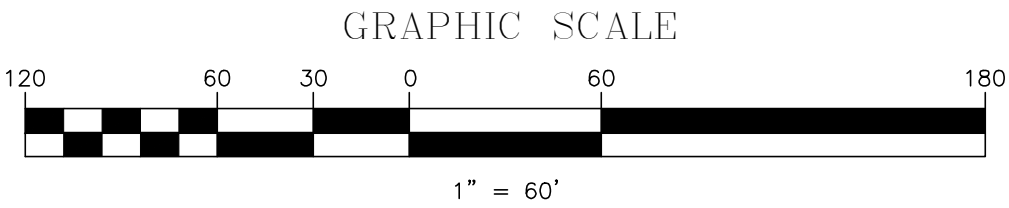
Phone No. (845) 380-0528

johnsonboundaries@gmail.com

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1	4/1/23	Town Comments	
rev.	date		description



BRENDAN JOHNSON, P.L.S.
P.L.S. No. 50919

278 ORCHARD

PRELIMINARY PLAT

LOT LINE ALTERATION BETWEEN

ALTIERI & KRUSZENSKI

TOWN OF MARLBOROUGH, COUNTY OF ULSTER, STATE OF NEW YORK

tax id	95.4-1-31 & 33
address	278 ORCHARD
date	2/10/2023
scale	1"=60'
project no.	22-150
project name	278 ORCHARD
sheet	1 OF 1