

ZONING TABLE

ZONING INFORMATION
R-4g-1 DISTRICT
SOURCE TOWN ZONING MAP
PROPOSED

ITEMS	REQUIRED	LOT 1	LOT 2
MIN LOT AREA	1 ACRE	2.33 ACRES	28.88 ACRES
MIN LOT WIDTH	150'	437.8'	462.2'
MIN LOT DEPTH	200'	249.2'	1280.7'
MIN AGRICULTURAL	75'	>75'	>75'
MIN FRONT YARD	50'	51.5'	PRE EXIST
MIN 1 SIDE YARD	35'	182.6'	45.9'
SIDE TOTAL	80'	372.7'	375'
MIN REAR YARD	75'	153'	>75'
MAX BUILDING HEIGHT	35'	<35'	<35'
MAX BUILDING COVERAGE	20%	1%	1%

PARCEL SUBJECT TO THE PROVISIONS OF THE TOWN OF MARLBOROUGH ZONING CODE 155-52 REGARDING AGRICULTURAL BUFFERS AND SETBACKS

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 09/13/1993 AS AVAILABLE ON ECODE360.COM

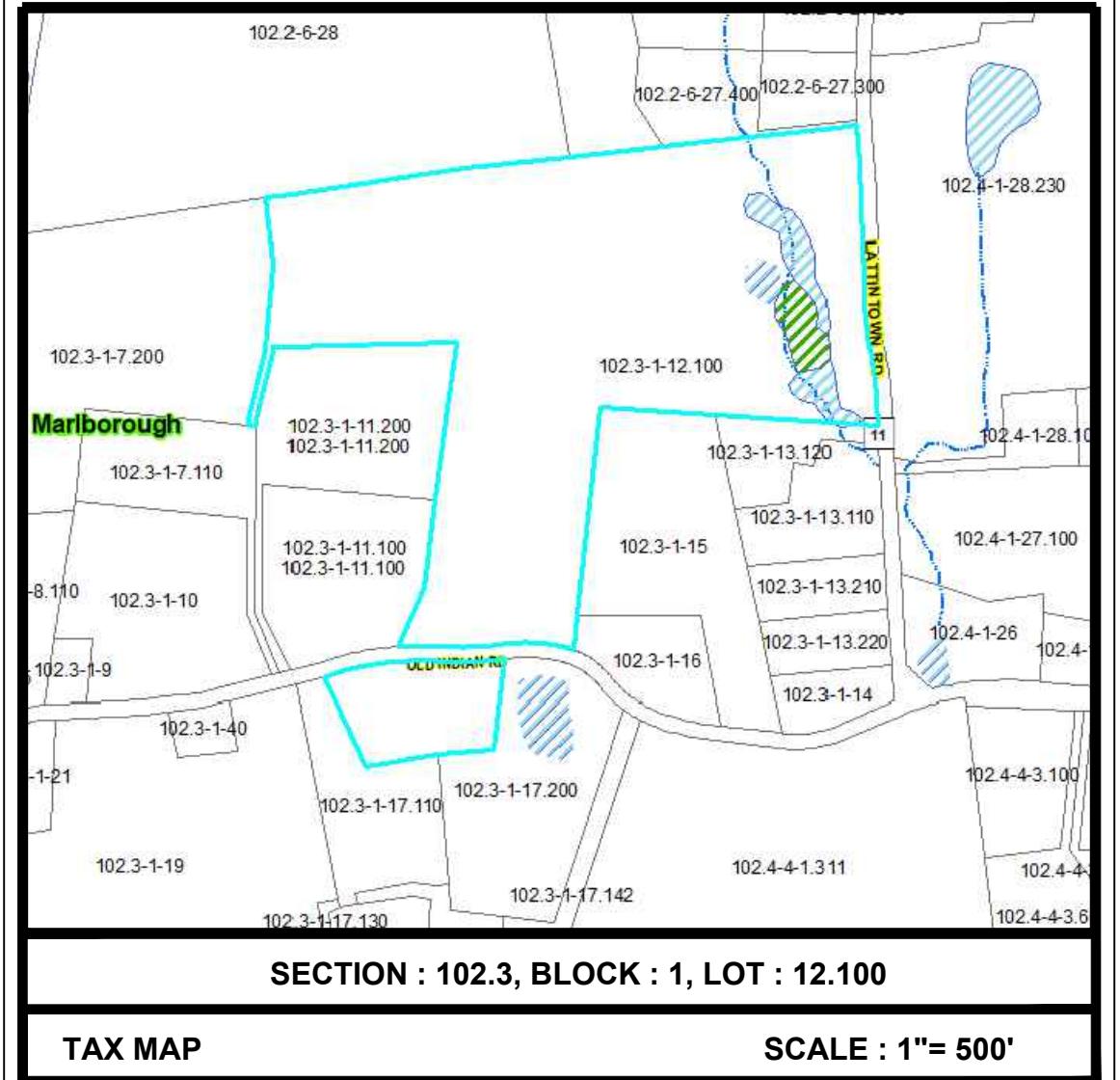
PLANNING BOARD ENDORSEMENT

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



NOTES:

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- 2) SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
- 3) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S CODE OF PRACTICE AND THE RESTRICTIONS, CONDITIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. SUBJECT TO WHATEVER STATE OF FACTS A COMPLETE SEARCH OF TITLE MAY REVEAL.
- 4) SUBJECT TO ALL RIGHTS OFWAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- 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) ROAD BOUNDS BASED ON 3 RD ROAD.
- 7) THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- 8) 2 LIDAR CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. ELEVATION DATUM IS APPROXIMATE NAVD88.

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 8:00am and 5:00pm and is dependent upon "Mother Nature". Resident 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 may slow down traffic and cause potential hazards.
3. That farmers often spray fields 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 1998).
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.