

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

USGS QUADRANGLE: CLINTONDALE

ZONING TABLE			
ZONING INFORMATION			
R-ag-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'	376.7'	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			

PLANNING BOARD ENDORSEMENT

OWNER'S CERTIFICATION

Signature	Date
Signature	Date

RICHARD C. BROOKS, LS
NEW YORK PROFESSIONAL LAND SURVEYOR #49600


- 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 WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE TITLE REPORT AND ANY OTHER DOCUMENTS OR AGREEMENTS 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 WHAT STATE LAW OF FACTS A COMPLETE SEARCH OF TITLE MAY REVEAL.
- 4) THIS SURVEY IS SUBJECT TO ALL RIGHTS OF WAYS, 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" ROAD 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 NAVD83.

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"; 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 (D.E.C Notification Law Number 325, October 1988)
4. That the existing agricultural uses in the area may create both undesirable odors and unpleasantness 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 DEED :
RONALD MOSCA & JEROME BERLETT
- to -
LYNN FAURIE & BARBARA MASTERSON
Deed Liber 3167 Page 228
Dated 18 MAY, 2001
Filed 30 MAY, 2001

RECORD OWNER :
LYNN FAURIE &
BARBARA MASTERSON
561 OLD INDIAN ROAD
MILTON, NY 12547

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE APRIL/MAY 2023	MAP OF SUBDIVISION OF LANDS OF LYNN FAURIE AND BARBARA MASTERSON				
FIELD BOOK NO.	SBL: 102.3-1-12.100 TOWN OF MARLBOROUGH COUNTY OF ULSTER, STATE OF NEW YORK				
FIELD BOOK PG.					
FIELD CREW DD/IG		CONTROL POINT ASSOCIATES INC PC 11 MAIN STREET, HIGHLAND NEW YORK 12538			WARREN, NY 10986-0454 CHALLENGE, NY 12517-0186 MT. LAUREL, NY 10991-0212 HUNTSVILLE, NY 10801-7003 HUNTSVILLE, NY 10801-7003 HUNTSVILLE, NY 10801-7003 SOUTHERN HUNTSVILLE, MO 565-0435 LEBANON, NY 12555-0175
DRAWN: GIO		845.601.7339 WWW.CPASURVEY.COM			ROCHESTER, NY 10620-2917 GEORGETOWN, DE 39201-2113 PHILADELPHIA, PA 19122-3210
REVISION: SD					
APPROVED: X.X.X.	DATE 06-07-2023	SCALE 1" = 100'	FILE NO. 12-230087-00	DWG. NO. 1 OF 1	

WARREN, NJ 908.668.00
CHALFONT, PA 215.712.99
MT. LAUREL, NJ 609.857.20
MANHATTAN, NY 646.780.03
LONG ISLAND, NY 631.580.26
DUTCHBOROUGH, MA 508.948.30
ALBANY, NY 518.217.50
ROCHESTER, NY 585.250.17
GEORGETOWN, DE 302.295.10
PHILADELPHIA, PA 215.712.98