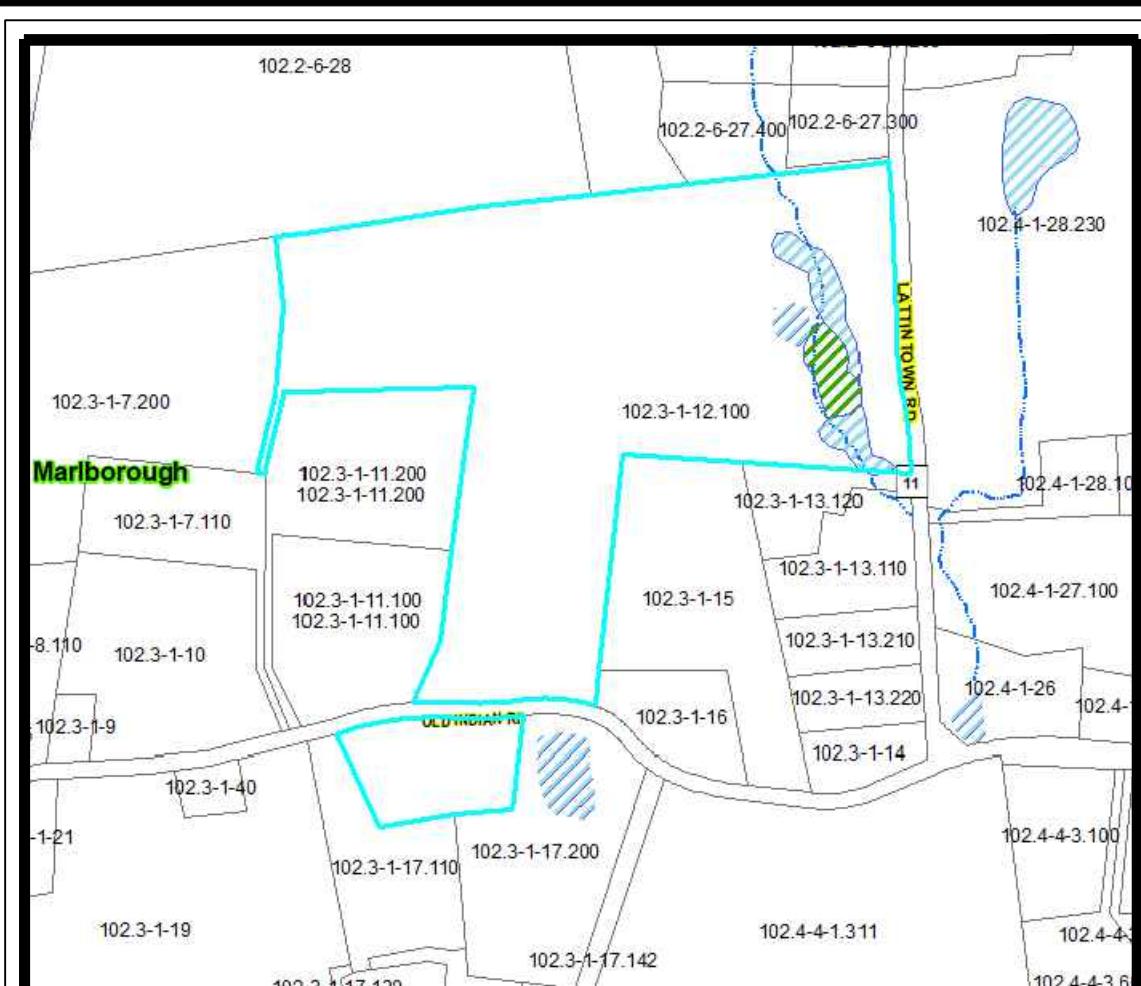


**TOTAL AREA : 31.38 ACRES**

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	29.05 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



**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 WITH THE INFORMATION PROVIDED AND IS SUBJECT TO THE REVISIONS, COUNTERS AND/OR 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 TO NOTE. 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.
- 9) SHARED WELL IS SUBJECT TO ACCESS AND MAINTENANCE AGREEMENT THAT SHALL EXPIRE UPON SALE OF LOTS TO SEPARATE OWNERS.

<b>PLANNING BOARD ENDORSEMENT</b>	

<b>AGRICULTURAL NOTES</b>	
This subdivision is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following :	
<ol style="list-style-type: none"> <li>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.</li> <li>2. That the roads leading to and from the subdivision are frequently traveled by farmers and their slow moving farm vehicles and equipment.</li> <li>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)</li> <li>4. That existing agricultural operations may create both unavoidable odors and unsightliness commonly associated with farming operations in the area.</li> <li>5. That there are dangers in letting children and pets roam into any adjacent agricultural field, which is private property.</li> </ol>	

<b>OWNER'S CERTIFICATION</b>	
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

THE STATE OF NEW YORK REQUIRES PREPARATION FOR DISTURBANCE BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

2	ADDRESS PLANNING BOARD COMMENTS	GIO	PPB	8-09-23
1	REVISE LOT 2 HIGHWAY BOUNDS	GIO	PPB	6-22-23
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED:

**FIELD DATE: APRIL/MAY 2023**

FIELD BOOK NO.	FIELD BOOK PG.
FIELD CREW	DD/IG
DRAWN	GIO
REVIEWED: SD	APPROVED: RCB
DATE: 06-07-2023	SCALE: 1" = 100'
FILE NO: 12-23007-00	DWG NO: 1 OF 1

**MAP OF SUBDIVISION OF LANDS OF LYNN FAURIE AND BARBARA MASTERSON**  
SBL: 102.3-1-12.100, TOWN OF MARLBOROUGH, COUNTY OF ULSTER, STATE OF NEW YORK

**CONTROL POINT**  
ASSOCIATES INC. PC  
111 MAIN STREET, HIGHLAND NEW YORK  
WARREN, NJ 07059-0009  
CLIFTON, NJ 07012-2009  
MT. LAUREL, NJ 08043-2009  
LONG ISLAND, NY 11750-2009  
SOUTH PLAINFIELD, NJ 07080-2009  
ROCHESTER, NY 14610-2009  
PHILADELPHIA, PA 19125-2009