
**ZONING SCHEDULE**
**ZONE: R-Ag-1**
**MINIMUM LOT AREA**
**MINIMUM YARDS (feet)**
**FRONT**
**REAR**
**SIDE**
**ONE**
**BOTH**
**MINIMUM LOT WIDTH (feet)**
**MINIMUM LOT DEPTH (feet)**
**MAXIMUM BUILDING COVERAGE (%)**
**MAXIMUM BUILDING HEIGHT**

REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
1ac	7.47Ac.	34.97Ac.
MINIMUM LOT AREA		
MINIMUM YARDS (feet)		
FRONT	50'	52'
REAR	75'	121'
SIDE	50'	50'
ONE	35'	180'
BOTH	80'	80'
MINIMUM LOT WIDTH (feet)	150'	345'
MINIMUM LOT DEPTH (feet)	200'	678'
MAXIMUM BUILDING COVERAGE (%)	<20%	<20%
MAXIMUM BUILDING HEIGHT	35'	<35'

**REFERENCES:**

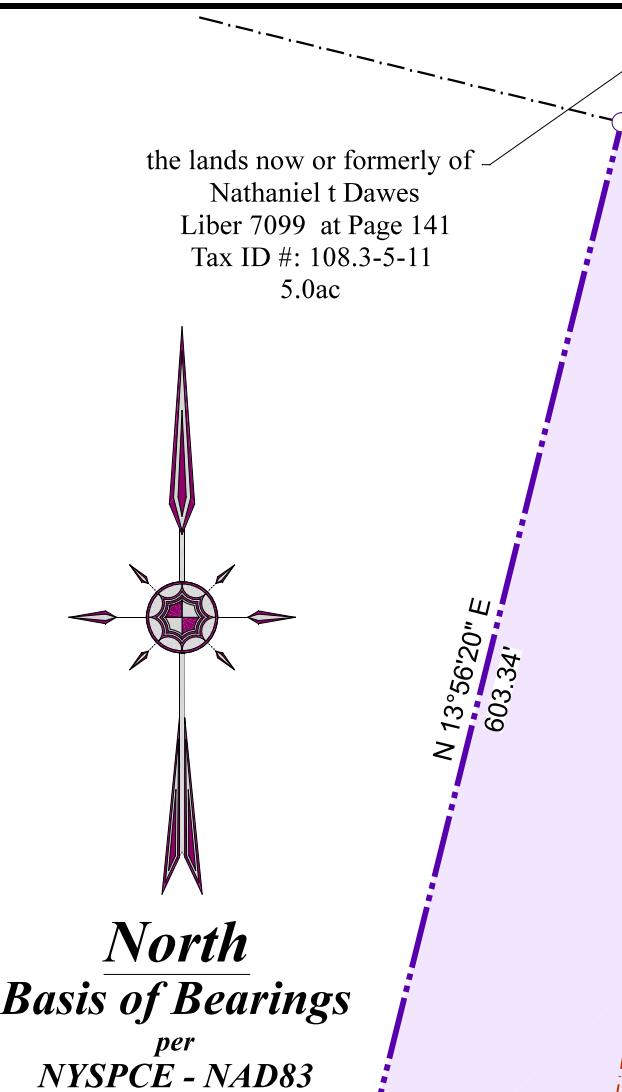
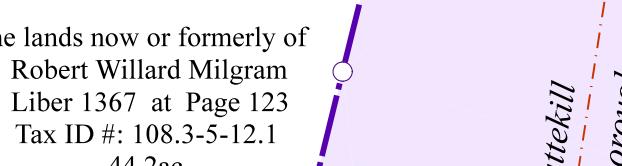
1. The Official Tax Assessor's Maps for the Town of Marlborough, Ulster County, New York.
2. Various Deeds of Record - Liber and Page or Document ID as shown:
3. Subject parcel being Lot 2 as shown on a map entitled, "Subdivision for John E. & Beate Vandermark", filed in the Ulster County Clerk's Office on Sep 15, 2004 as Filed Map No. 04-1234.
4. A map entitled, "Proposed Subdivision for Lands of Leonbruno known as White Pines Estates West", filed in the Ulster County Clerk's Office on Feb 03, 2005 as Filed Map No. 05-908.

**NOTE:**
**Basis of Bearings:**

The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on November 30, 2022. The subject property lines are as per the latest record Deed and aligned to this datum.

**NOTE:**

Vertical Datum is the North American Vertical Datum of 1988 (NAVD88). The project benchmark was established by GPS observation performed on November 30, 2022. Contours were calculated at two foot intervals as depicted hereon.

**Location Map Marlborough**

**North**
**Basis of Bearings**
**per**
**NYSPE - NAD83**

**Subject Property 1**

Record Owner: Carl D. Fredericks  
Address: 420 Plattekill Road  
Tax Map ID: 103.3-4-33.120  
Deed: Liber 7134 at Page 222  
Legal: Lot # 2 - Filed Map # 2004-1234  
Area: 1,523,408.1 s.f. - 34.9726 Ac.

**Lot 2  
34.97Ac.**

&lt;img alt="Survey detail map for