

lands now or formerly of
Shirley D. Sarinsky & Wendy
McDonald Turner
Liber 6004 at Page 33
Tax ID #:103.3-4-51
31.6 Acres

FEDERAL WETLAND

NYSDEC CLASS C STREAM

stone wall runs
generally along
property line

lands now or formerly of
Marato Homes LLC
Liber 3239 at Page 140
Tax ID #:103.3-4-47
1.6 Acres

lands now or formerly of
Anthony Savino & Adrienne Savino
Liber 3781 at Page 182
Tax ID #:103.3-4-46
1.09 Acres

SURVEYOR'S CERTIFICATION

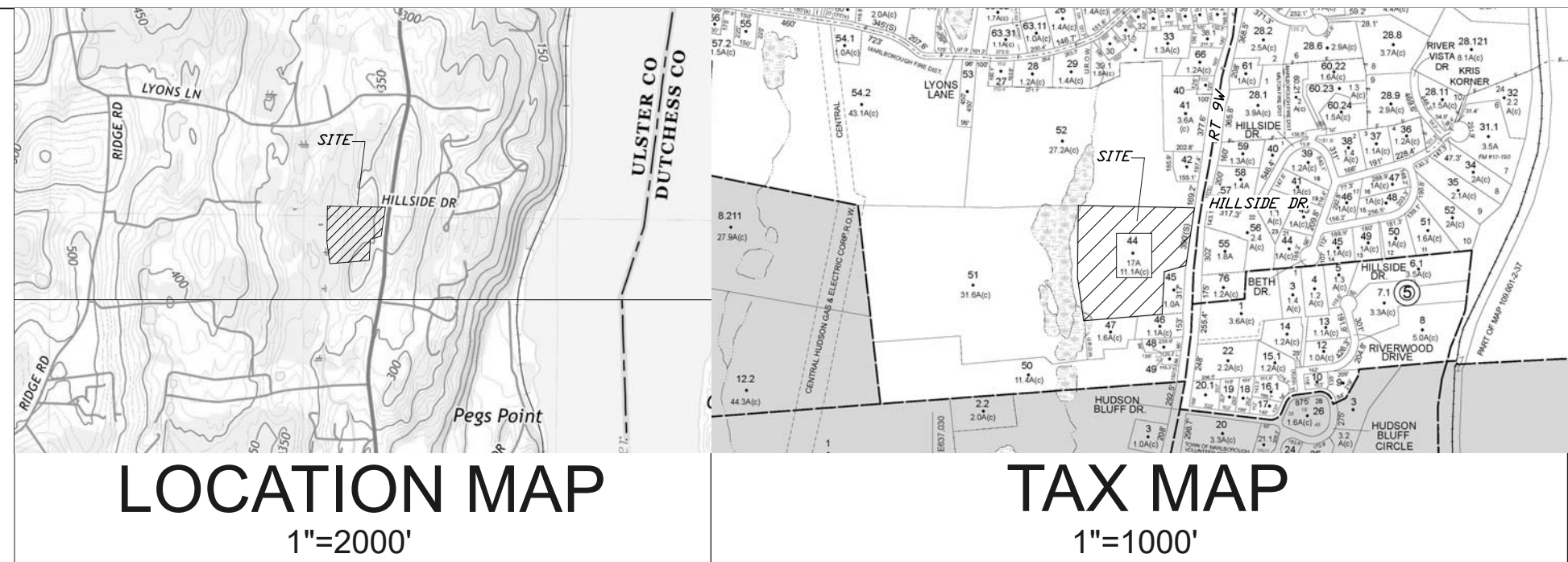
I HEREBY CERTIFY TO THE HEREIN LISTED PARTIES THAT THIS MAP REPRESENTS THE RESULTS OF AN ACTUAL SURVEY ON THE GROUND FIELD SURVEY, PER RECORD DESCRIPTION, OF THE LAND SHOWN HEREON, LOCATED AT 1559 NYS ROUTE 9W IN THE TOWN OF MARLBOROUGH, COUNTY OF ULSTER, STATE OF NEW YORK, COMPLETED ON NOVEMBER 30, 2021 PERFORMED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC., AND IS TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, ACCURATE AND CORRECT, EXCEPT AS SHOWN HEREON; "THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND ACTUAL LINES OF ACTUAL POSSESSION ARE THE SAME."

CERTIFIED TO:

I HEREBY CERTIFY TO:
MITCHELL M&CO, INC.
THE TOWN OF MARLBOROUGH

SIGNATURE

DATE _____



PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF MARLBOROUGH
SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION.

ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

PLANNING BOARD CHAIRMAN _____ DATE _____

OWNER'S ENDORSEMENT

THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT ARE FAMILIAR WITH ITS CONTENTS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HERON AND AGREE TO FILE THIS MAP WITH THE ULSTER COUNTY CLERK'S OFFICE.

OWNER _____ DATE _____

TOWN OF MARLBOROUGH R-AG-1 ZONING SCHEDULE

	<u>MINIMUM REQUIRED</u>	<u>LOT #1 PROPOSED</u>	<u>LOT #2 PROPOSED</u>	<u>LOT #3 PROPOSED</u>	<u>LOT #4 PROPOSED</u>	<u>LOT #5 PROPOSED</u>	<u>LOT #6 PROPOSED</u>	<u>LOT #7 PROPOSED</u>
LOT AREA	1 ACRE (43,560 SF)	1.02 ACRES (44,476 SF)	1.60 ACRES (69,860 SF)	2.24 ACRES (97,620 SF)	1.65 ACRES (71,915 SF)	1.85 ACRES (80,853 SF)	1.62 ACRES (70,915 SF)	1.00 ACRES (43,706 SF)
YARDS (feet)		45'						
FRONT	50'	(PRE-EXISTING)	50'± MIN.	50'± MIN.	50'± MIN.	50'± MIN.	50'± MIN.	50'± MIN.
REAR	75'	75' MIN.	75'± MIN.	75'± MIN.	75'± MIN.	75'± MIN.	75'± MIN.	75'± MIN.
SIDE		32'						
ONE	35'	(PRE-EXISTING)	35'± MIN.	35'± MIN.	35'± MIN.	35'± MIN.	35'± MIN.	35'± MIN.
BOTH	80'	80' MIN.	80' MIN.	80' MIN.	80' MIN.	80' MIN.	80' MIN.	80' MIN.
LOT WIDTH (feet)	150'	182'±	335'±	427'±	170'±	213'±	169'±	179'±
LOT DEPTH (feet)	200'	250'±	315'±	217'±	400'±	396'±	386'±	296'±

NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY DESCRIBED IN DEED LIBER 6790 PAGE 34 AS RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE.
2. MINIMUM SETBACK NEXT TO ACTIVE AGRICULTURAL LANDS.
3. LOTS WITH FRONTAGE ON THE PRIVATE ROAD SHALL BE SUBJECT TO A MAINTENANCE AGREEMENT FILED WITH THE ULSTER COUNTY CLERK.

AGRICULTURAL DATA STATEMENT:

THIS SUBDIVISION IS LOCATED IN AN AGRICULTURE DISTRICT. IT HAS ACTIVE FARMING OPERATIONS IN THE VICINITY. BE ADVISED OF THE FOLLOWING:

1. FARMING DOES NOT OCCUR ONLY BETWEEN 8:00 AM AND 5:00 PM, AND IS DEPENDENT ON MOTHER NATURE. RESIDENTS SHOULD BE AWARE OF NOISE FROM AGRICULTURAL MACHINERY BEING OPERATED IN NEARBY FIELDS IN EARLY MORNING AND EVENING HOURS AND NOISE FROM CROP DRYING FANS WHICH ARE ON 24 HOURS A DAY DURING THE HARVESTING SEASON.
2. THE ROADS LEADING TO AND FROM THE SUBDIVISION ARE FREQUENTLY TRAVELED BY FARMERS AND THEIR SLOW MOVING FARM VEHICLES AND EQUIPMENT.
3. FARMERS VERY OFTEN SPRAY THEIR CROPS WITH PESTICIDES IN ACCORDANCE WITH ACCEPTED PRACTICES REGULATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC NOTIFICATION LAW NO. 325, OCTOBER 1988).
4. EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODORS AND UNSIGHTLINESS COMMONLY ASSOCIATED WITH FARMING OPERATIONS IN THE AREA.
5. THERE ARE DANGERS IN LETTING CHILDREN AND PETS ROAM INTO ANY ADJACENT AGRICULTURAL FIELD, WHICH IS PRIVATE PROPERTY.

<i>SURVEYOR</i>	<i>ENGINEER</i>	<i>C.M. TERRIZZI ENGINEERING, PLLC</i>		
		<i>11 TERRIZZI DR. WALLKILL, N.Y. 12589 (845) 239-2020</i>		
		<i>PROPOSED LAYOUT</i>		
		<i>SUBDIVISION FOR: MITCHELL M&CO. INC. S.B.L.: 103.3-4-44 / 1559 RT 9W / 11.7 ACRES TOWN OF MARLBOROUGH, ULSTER COUNTY, NY</i>		
		<i>DATE 4/29/2023</i>	<i>SCALE 1" = 50'</i>	<i>SHEET NUMBER 2 OF 6</i>