

ZONING REQUIREMENTS

FOR R-Ag-1 ZONE

	REQUIRED	PROPOSED (WATSON)	PROPOSED (BUSH)
MINIMUM LOT AREA	1 ACRE	2.5 ACRES	14.7 ACRES
MINIMUM LOT DEPTH	200 FT	1243 FT	1128 FT
MINIMUM LOT WIDTH	150 FT	*85 FT	592 FT
MINIMUM YARD SETBACKS			
FRONT	50 FT	102 FT	90 FT
SIDE - EACH/TOTAL	35/80 FT	14.2 FT *	12.8 FT *
REAR	75 FT	>75 FT	>75 FT
MAXIMUM BUILDING HEIGHT	35 FT		
MAXIMUM BUILDING COVERAGE	20%	<10 %	<1%

*PRE-EXISTING NON-CONFORMING

NOTES

1. Premises subject to all rights of the Town of Marlborough, for highway purposes, to any lands adjacent to or lying in the bed of Lattintown Road.
2. Premises subject to all rights of way, utility grants or easements of record, if any.
3. Subsurface structures and easements, if any, not visible or readily apparent are not shown and their location and extent are not certified.
4. Survey based upon deeds and physical evidence as noted hereon and is subject to any state of facts a complete title search may reveal.
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 person so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.

DEED REFERENCE

Frances Truncali and Lisa Cerone to Brian Watson by deed dated December 7, 2011 and recorded in the Ulster County Clerk's Office on December 14, 2011 in Liber 5228 of Deeds at page 0077.

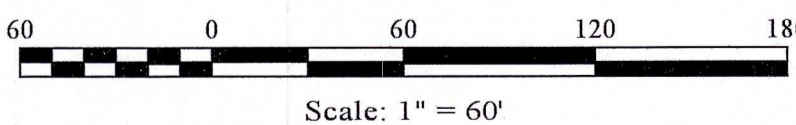
Dennis A. Bush and Carol M. Bush (a/k/a Carolyn M. Bush) to Dennis A. Bush and Carolyn M. Bush and Dolores Tudico by deed dated November 6, 2008 and recorded in the Ulster County Clerk's Office on November 19, 2008 in Liber 5228 of Deeds at page 0077.

TAX MAP REFERENCE

Section 108.2 - Block 3 - Lots 1 & 47

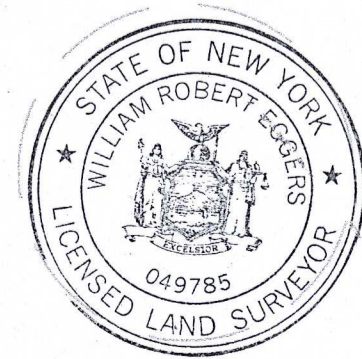
PRELIMINARY PLAN

SHOWING LOT LINE ADJUSTMENT FOR
BUSH & WATSON
TOWN OF MARLBOROUGH
ULSTER COUNTY ~ NEW YORK



DECEMBER 7, 2023
REVISED JANUARY 12, 2024 TO SHOW SEPTIC FIELDS
MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

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Medenbach & Eggers Engineering & Surveying
Stone Ridge, New York
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William Robert Eggers
WILLIAM ROBERT EGGERS, L.S.
NEW YORK LICENSE NO. 049785

APPROVED BY THE TOWN OF MARLBOROUGH PLANNING BOARD

DATE _____
CHAIRMAN _____
MEMBER _____

OWNERS ENDORSEMENT

I HEREBY GRANT MY APPROVAL TO THIS PLAT AND THE PLANS SHOWN HEREON AND CONSENT TO ITS FILING AT THE OFFICE OF THE COUNTY CLERK.

OWNER: _____ DATED: _____
OWNER: _____ DATED: _____
OWNER: _____ DATED: _____

Certified on December 7, 2023 to:

1. Dennis A. Bush & Carolyn M. Bush
2. Brian Watson

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on June 12, 2023 in accordance with the existing code of practice for land surveys as adopted by the New York State Association of Professional Land Surveyors. Further use of this document by others not a party to this agreement as of this date cannot be certified.

The data and certifications on this document are valid representations of the surveyor only if the surveyor's signature and raised seal are affixed to this document and the document has not been altered in any manner.

Any unauthorized alteration or addition to this survey map is a violation of Sect. 7209, Subdivision 2 of N.Y.S. Education Law.