

AGRICULTURAL NOTES:

THIS SUBDIVISION IS LOCATED IN AN AGRICULTURALLY ZONED DISTRICT. IT DOES HAVE ACTIVE FARMING OPERATIONS IN THE VICINITY. BE ADVISED OF THE FOLLOWING:

1. THAT FARMING DOES NOT OCCUR ONLY BETWEEN 8:00 AM AND 5:00 PM AND IS DEPENDANT 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. 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 (DEC) NOTIFICATION LAW NO. 325. OCTOBER 1988.

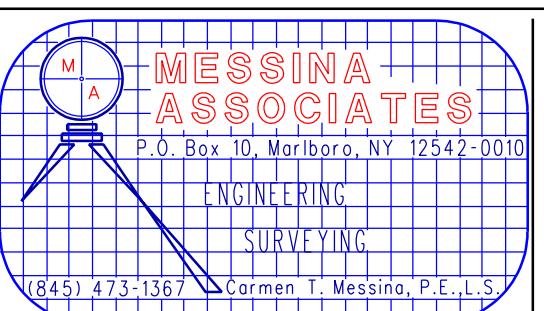
4. THAT EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODORS AND UNSIGHTLINESS COMMONLY ASSOCIATED WITH FARMING OPERATIONS IN THE AREA.

5. THAT THERE ARE DANGERS IN LETTING CHILDREN AND PETS ROAM INTO ANY ADJACENT AGRICULTURAL FIELD, WHICH IS PRIVATE.



I HEREBY CERTIFY THAT THIS LOT LINE REVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 3/20/2022.

CARMEN T. MESSINA, L.S. #49340 DATE



SUBDIVISION
FOR
LYNNDAVID PROPERTIES LLC

TOWN OF MARLBORO ULSTER COUNTY NEW YORK

SCALE: 1" = 80'

DATE: 7/1/23
REV.: 1/19/24

REGULATIONS	DISTRICT R-AG-1	LOT #1	LOT #2	LOT #3	LOT #4	LOT "A"	NEW LOT "A"
MIN LOT AREA	1 ACRE	3.15 ACRE	1.54 ACRE	1.24 ACRE	2.16 ACRE	0.15 ACRE	1.00 ACRE
MIN YARDS							
FRONT YARD	50 FT	29.6' EXIST	78.9 FT	78.4 FT	69.2 FT	18.4 FT	32.7 FT EXIST
REAR YARD	75FT	342.6 FT	235.0 FT	195.4 FT	201.2 FT	9.7 FT	207.1 FT
SIDE YARD							
ONE BOTH	35 FT 80 FT	52.0 FT 101.1 FT	43.6 FT 110.8 FT	50.8 FT 334.2 FT	76.1 FT 49.4 FT	24.0 FT 49.4 FT	44.1 FT 115.6 FT
MIN LOT WIDTH	150 FT	189.0 FT	174.6 FT	183.0 FT	403.3 FT	100 FT	163.1 FT
MIN LOT DEPTH	200 FT	740.9 FT	331.6 FT	309.0 FT	449.5 FT	70 FT	277.6 FT
REQUIRED	PROPOSED	PROPOSED	PROPOSED	PROPOSED	PROPOSED	EXISTING	PROPOSED