

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 TRAVELLED 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 ENVIROMENTAL CONSERVATION (DEC NOTIFICATION LAW NO. 325, OCTOBER 1988).

4. THAT EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODORS AND UNSIGHTLLINESS 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.

OWNER:

LYNNDAVID PROPERTIES LLC
16 BURNING TREE DRIVE
NEWBURGH, NY 12550

TAX MAP NO. 102.2-5-26
DEED: L 6569 P 1

TAX MAP NO. 102.2-5-25
DEED: L 6569 P 347

MATTHEW FASH

TAX MAP NO. 102.2-5-23
L643 P160

APPLICANT:

KEVIN HARDY
16 BURNING TREE DRIVE
NEWBURGH, NY 12550

THE UNDERSIGNED OWNERS OF THESE PROPERTIES HEREON STATES THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS CONTENTS AND HEREBY CONSENTS TO THE FILING OF THIS MAP WITH THE OFFICE OF THE ULSTER CO. CLERK

| | |
|-----------------|------|
| KEVIN HARDY | DATE |
| MARCY SCATURRO | DATE |
| MATTHEW K. FASH | DATE |

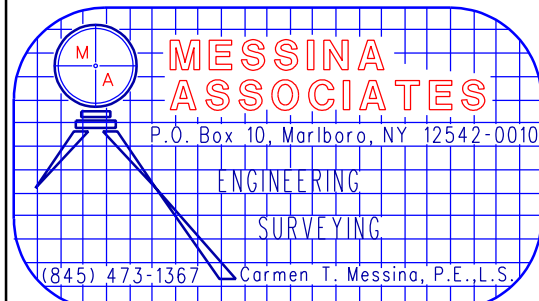
LEGEND

PROPERTY LINE
ZONING SET BACK LINE
PROPERTY LINES TO BE REMOVED

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 | LOT *1 | LOT *2 | LOT *3 | LOT *4 | LOT "A" | NEW LOT "A" |
|---------------|----------|-------------|-----------|-----------|-----------|-----------|---------------|
| | R-AG-1 | | | | | | |
| 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 | 35 FT | 52.0 FT | 43.6FT | 50.8 FT | 76.1FT | 24.0 FT | 44.1 FT |
| BOTH | 80 FT | | 101.1 FT | 110.8 FT | 334.2 FT | 49.4 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 | EXISTING | PROPOSED |

