

REGULATIONS	DISTRICT	LOT * 1	LOT * 2	LOT * 3
MIN LOT AREA	R			
WATER	10.000SF	10.606 SF	10.001	25.360 SF
SEWER				
MIN YARDS				
FRONT YARD	10 FT	12.5 FT	20.4 FT	40.5 FT
REAR YARD	20 FT	29.2 FT	8.1 FT	84.7 FT
SIDE YARD				
ONE	10 FT	18.6 FT	5.0 FT	14.8 FT
BOTH	25 FT	43.1 FT	92.7 FT	30.0 FT
MIN LOT WIDTH	75 FT	79.2 FT	104.8 FT	79.0 FT
MIN LOT DEPTH	100 FT	146.2 FT	81.8 FT	180.2 FT
	REQUIRED	PROPOSED	PROPOSED	PROPOSED

THE UNDERSIGNED, TRUSTEES OF THE JOHN AND MARIE MAZZA IRREVOCABLE TRUST, OWNER OF THE 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

JOHN MAZZA JR. TRUSTEE

DATE

MARIE MAZZA, TRUSTEE

DATE

I HEREBY CERTIFY THAT THIS SUBDIVISION & LOT LINE REVISION PLAT WAS PREPARED BY ME, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 12/8/2023.

CARMEN T. MESSINA, L.S. *49340

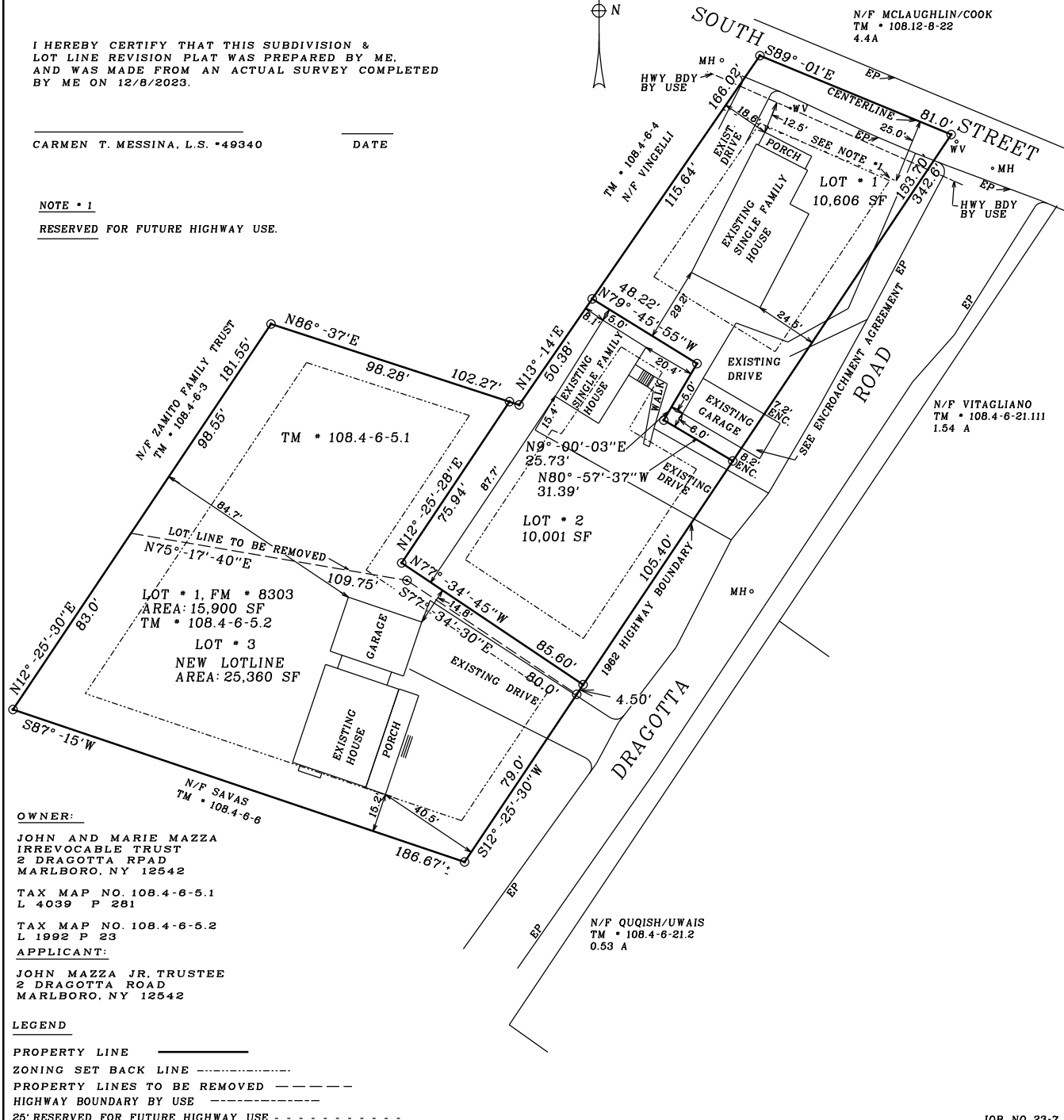
DATE

NOTE * 1

RESERVED FOR FUTURE HIGHWAY USE.

LOCATION MAP

1" = 2000'



OWNER:

JOHN AND MARIE MAZZA
IRREVOCABLE TRUST
2 DRAGOTTA ROAD
MARLBORO, NY 12542

TAX MAP NO. 108.4-6-5.1
L 4039 P 281

TAX MAP NO. 108.4-6-5.2
L 1992 P 23

APPLICANT:

JOHN MAZZA JR. TRUSTEE
2 DRAGOTTA ROAD
MARLBORO, NY 12542

LEGEND

PROPERTY LINE

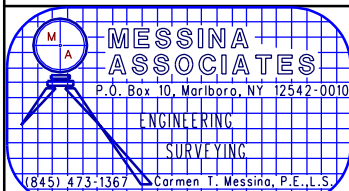
ZONING SET BACK LINE

PROPERTY LINES TO BE REMOVED

HIGHWAY BOUNDARY BY USE

25' RESERVED FOR FUTURE HIGHWAY USE

JOB NO. 23-7



**SUBDIVISION
LOTLINE CHANGE
FOR
THE MAZZA TRUST**

TOWN OF MARLBORO ULSTER COUNTY NEW YORK
SCALE: 1" = 40' DATE: 2/27/24
LOTS SHOWN ARE LOT 1 & 2 FM * 1989-8303 REV.: 5/8/24
REV.: 5/20/24