

| REGULATIONS | DISTRICT | LOT • 1 | LOT • 2 | LOT • 3 |
|---------------------------------|----------------|--------------------|-------------------|---------------------|
| MIN. LOT AREA WATER SEWER | 10,000SF | 10,606 SF | 10,001 | 25,360 SF |
| 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 BOTH | 10 FT 25 FT | 18.6 FT 43.1 FT | 5.0 FT 92.7 FT | 14.8' 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 | 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

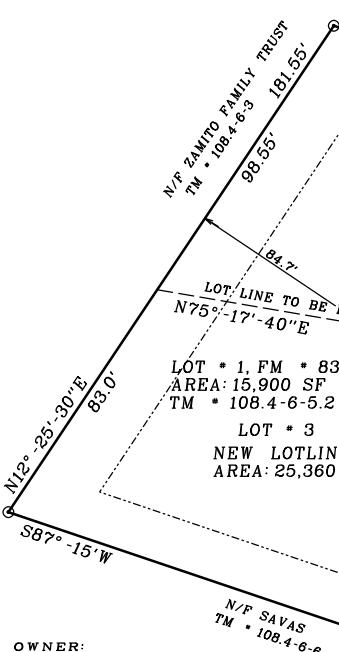
I HEREBY CERTIFY THAT THIS SUBDIVISION & LOT LINE REVISION PLAT WAS PREPARED BY ME, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 12/8/2023.

CARMEN T. MESSINA, L.S. #49340

DATE

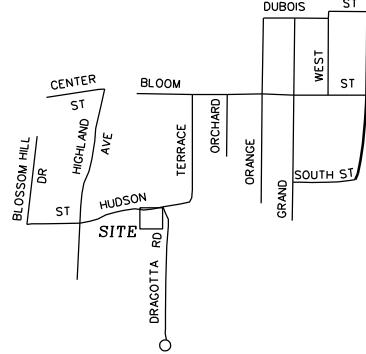
NOTE • 1

RESERVED FOR FUTURE HIGHWAY USE.



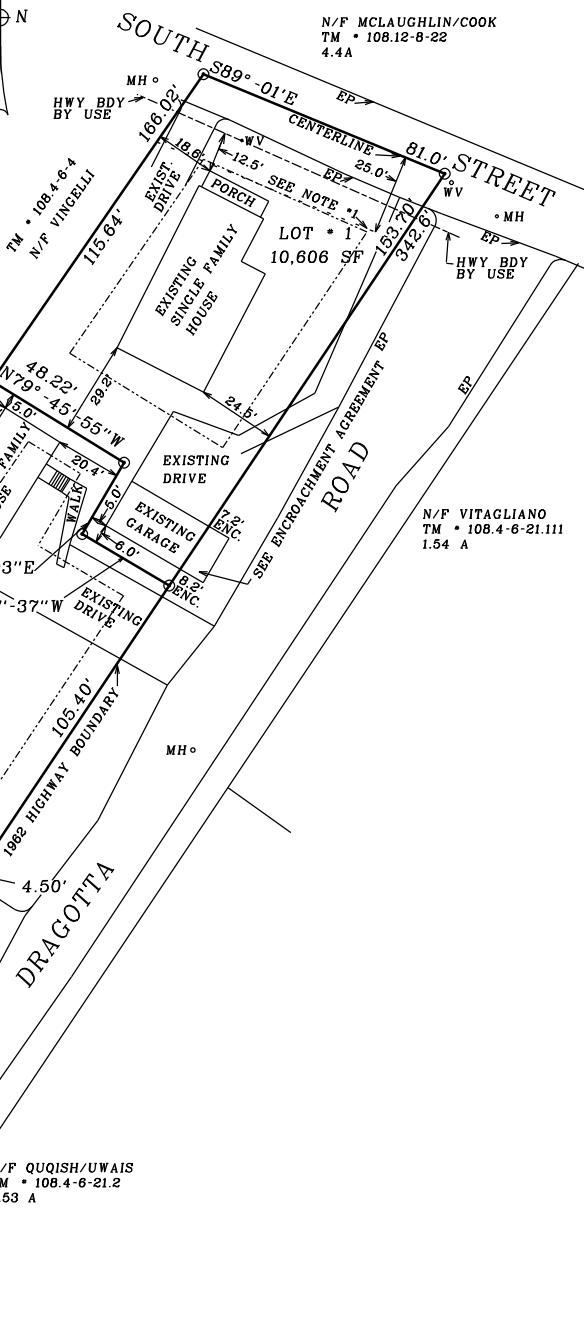
LEGEND

PROPERTY LINE —————
ZONING SET BACK LINE - - - - -
PROPERTY LINES TO BE REMOVED - - - - -
HIGHWAY BOUNDARY BY USE - - - - -
25' RESERVED FOR FUTURE HIGHWAY USE - - - - -



LOCATION MAP

1" = 2000'



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
(845) 473-1367 Cormen T. Messina, P.E., L.S. REV: 5/20/24

JOB NO. 23-7