

ZONING TABLE

ZONING INFORMATION
R-Ag-1 DISTRICT
SOURCE TOWN ZONING MAP

ITEMS	REQUIRED	LOT 1
MIN LOT AREA	1 ACRE	1.06 ACRES
MIN LOT WIDTH	150'	199'
MIN LOT DEPTH	200'	265'
MIN AGRICULTURAL	75'	44.7'
MIN FRONT YARD	50'	54.5'
MIN 1 SIDE YARD	35'	44.7'
SIDE TOTAL	80'	120.3'
MIN REAR YARD	75'	181.1'
MAX BUILDING HEIGHT	35'	<35'
MAX BUILDING COVERAGE	20%	5%
PARCEL SUBJECT TO THE PROVISIONS OF THE TOWN OF MARLBOROUGH ZONING CODE 155-52		

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 09/13/1993 AS AVAILABLE ON ECODE360.COM

* REQUIRES AREA VARIANCE FROM SECTION 155-52 C. TO PERMIT A RESIDENTIAL STRUCTURE TO BE 44.7 FEET FROM A BOUNDARY LINE WHERE THE REQUIRED SETBACK IS 75 FEET.

PLANNING BOARD ENDORSEMENT

OWNER'S CERTIFICATION

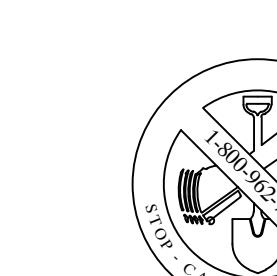
THE UNDERSIGNED, OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN ON THIS PLAT, DOES HEREBY CERTIFY THAT HE/SHE HAS REVIEWED THIS PLAT, IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS NOTES AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND AGREES TO FILE THIS MAP WITH THE ??? COUNTY CLERK.

Signature Date

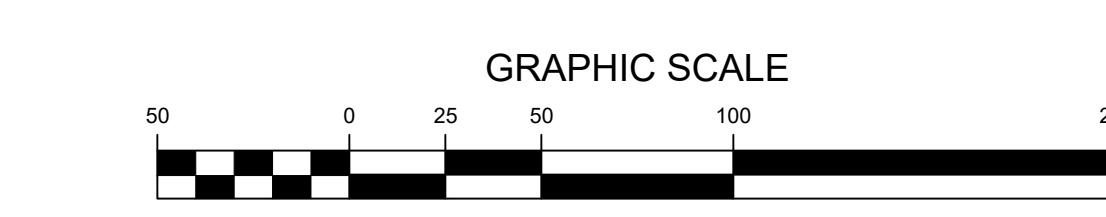
Signature Date

Signature Date

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE



NOTICE
TO ALL
EXCAVATORS
DESIGNERS
AND
ANY PERSON
PREPARING
TO DISTURB
THE EARTH'S
SURFACE
ANYWHERE
IN THE STATE



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL
PATRICIA PAULI BROOKS, LS
NEW YORK PROFESSIONAL LAND SURVEYOR #49795

MAP OF SUBDIVISION OF LANDS OF
FREDERICK M. & SHARON A. WILKOW
SBL: 95.4-1-15 TOWN OF MARLBOROUGH
COUNTY OF ULSTER, STATE OF NEW YORK

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	4-26-24				
FIELD BOOK NO	HV #11				
FIELD BOOK PG	40				
FIELD CREW	DD				
DRAWN	GIO				
REVIEWED	SD	APPROVED: X.X.X.	DATE: 05-03-2024	SCALE: 1" = 50'	FILE NO: 12-230647-00
DWG NO	1	1 OF			

CONTROL POINT
ASSOCIATES INC. PC
1000 BROAD STREET
HIGHLAND, NY 12528
845.601.7339
WWW.CPASURVEY.COM

WARREN, PA 16471-0000
CHALFONTE, PA 15122-0000
MANHATTAN, NY 100-780-001
LONDON, MA 021-217-0000
ALBANY, NY 122-317-0000
GEORGETOWN, DE 302-259-0000
FT. LAUDERDALE, FL 334-367-0000