

ZONING TABLE		
ZONING INFORMATION		
R-Ag-1 DISTRICT		
SOURCE TOWN ZONING MAP		PROPOSED
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.

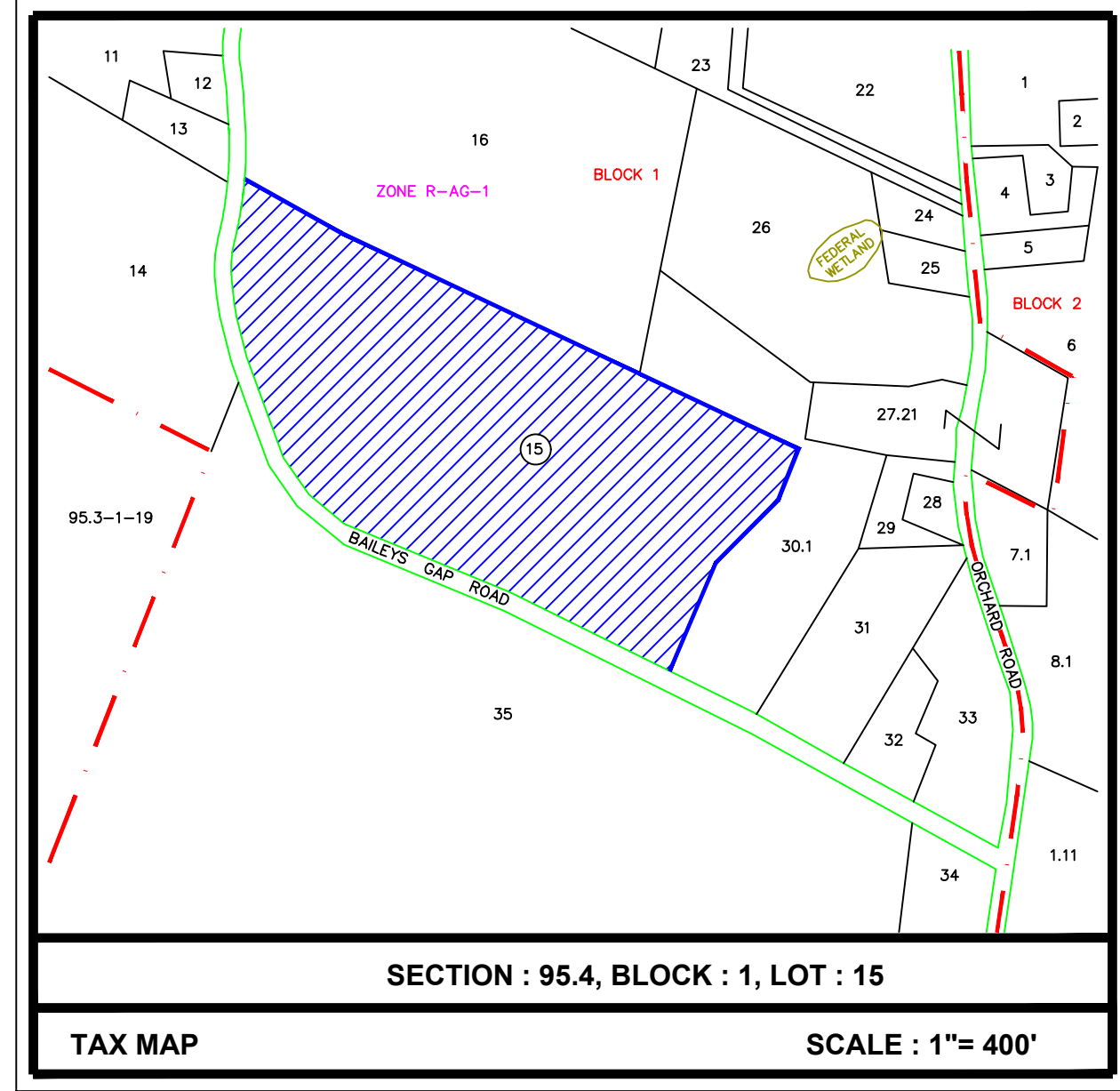
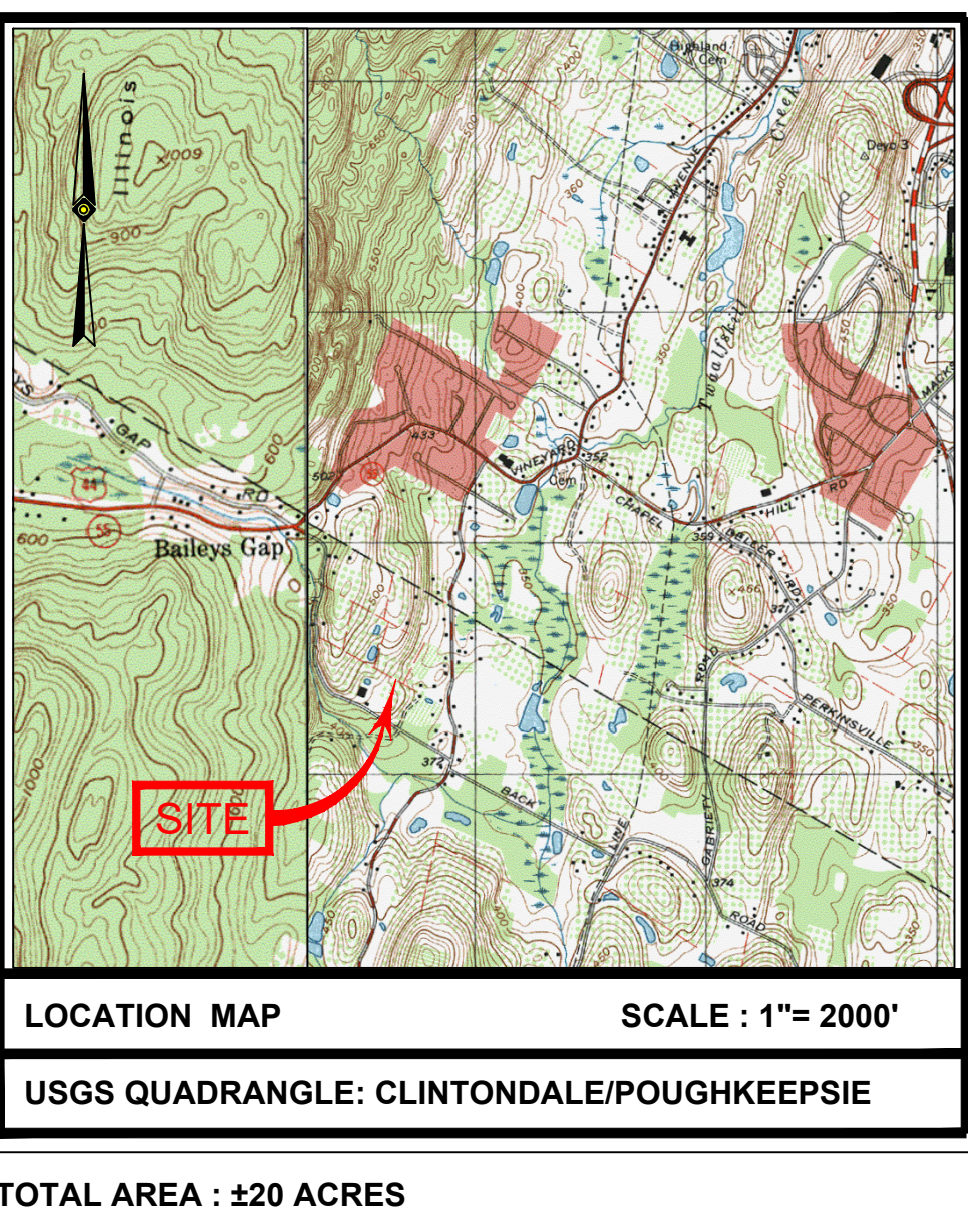
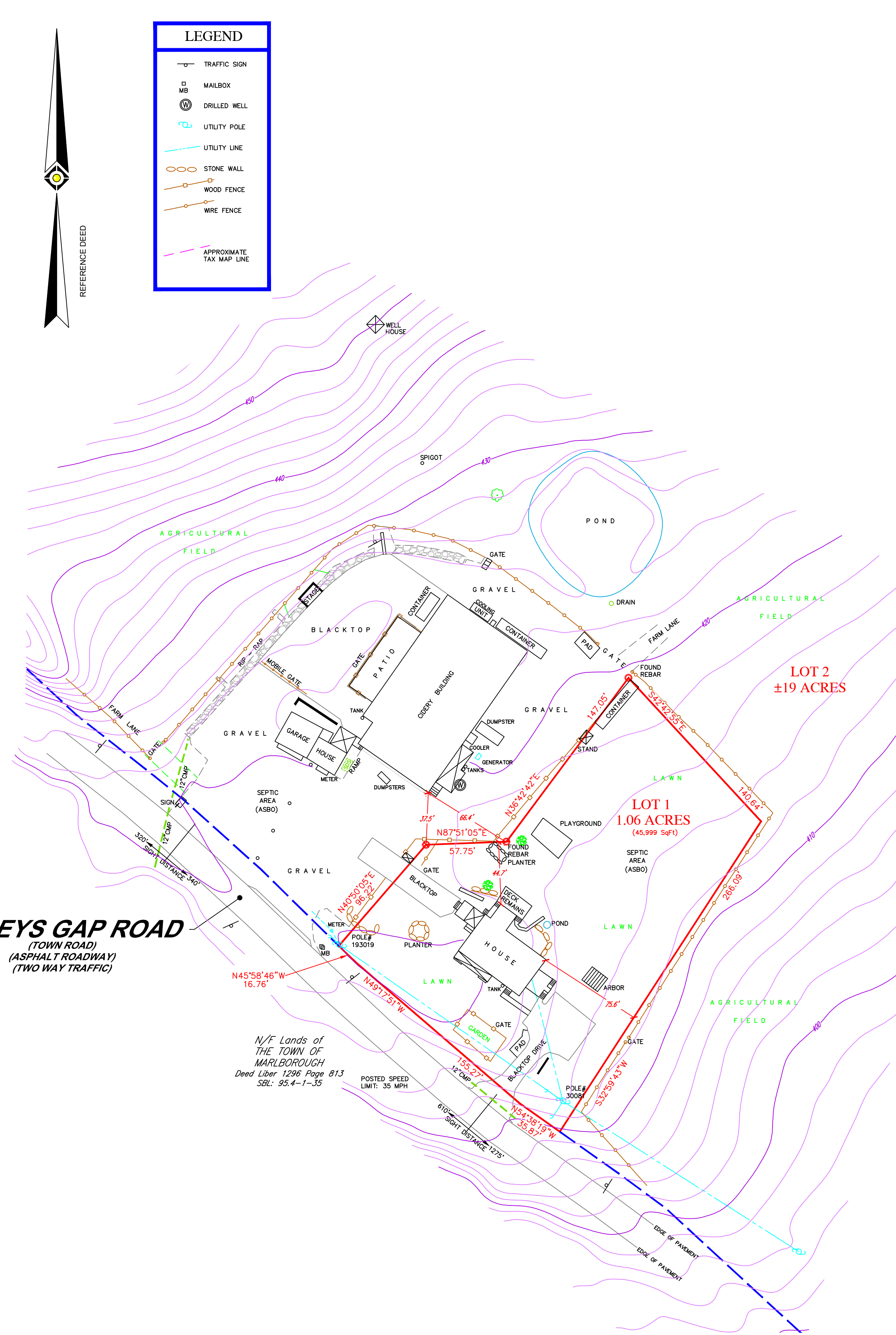
OWNER'S CERTIFICATION

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 _____

PLANNING BOARD ENDORSEMENT



- NOTES:
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
 - SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. SUBJECT TO WHATEVER STATE OF FACTS A COMPLETE SEARCH OF TITLE MAY REVEAL.
 - SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
 - CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PARTIES SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.
 - ASSUMED ROAD BOUNDS BASED ON A THREE ROD ROAD.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - HOUSE ON LOT 1 SERVED BY WELL ON LOT 2.
 - CIDERY BUILDING ON LOT 2 SERVED BY UNDERGROUND UTILITIES.
 - 2' CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. ELEVATION DATUM IS APPROXIMATE NAVD83.

- REFERENCES:
- "FINAL MAP OF LOT LINE REVISION AND LOT CONSOLIDATION OF LAND OF ERNEST ROGER BROWN" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 25 AUGUST, 2014 AS FILED MAP NO. 14-118.
 - "FINAL MAP OF LOT LINE REVISION OF LANDS OF DAVID J. KRUSZENSKI" FILED WITH THE OFFICE OF THE ULSTER COUNTY CLERK ON NOVEMBER 01, 2000 AS FILED MAP NO. 11793.

REFERENCE DEED : Gary Brozenich - to - Frederick M. & Sharon A. Wilklow Deed Liber 5072 Page 125 Dated 01 December, 2010 Filed 31 January, 2011

RECORD OWNER : Frederick M. & Sharon A. Wilklow 341 Pancake Hollow Road Highland, NY 12528

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, L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR #46795

DATE _____

FIELD DATE: 4-26-24
FIELD BOOK NO: HV #11
FIELD BOOK PG: 40
FIELD CREW: DD
DRAWN: GIO
REVIEWED: SD

DESCRIPTION OF REVISION

FIELD CREW: DD
DRAWN: GIO
APPROVED: X.X.X.
DATE: 05-03-2024
SCALE: 1"= 50'
FILE NO: 12-230647-00
DWG. NO: 1 OF 1

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

CONTROL POINT ASSOCIATES INC P C
11 MAIN STREET
HIGHLAND, NY 12528
WWW.CPASURVEY.COM

WATKINS, NY 686-6600
CHALFONTS, PA 215-712-0800
MT. CASSIDY, NY 518-457-2899
MANHATTAN, NY 646-780-1841
LONG BEACH, NY 516-262-0240
ALBANY, NY 518-217-2010
ROCKY HILL, CT 860-262-1744
GREENWICH, CT 203-263-1010
FREDERICKTOWN, PA 717-712-0800
FT. LAUDERDALE, FL 954-763-7911