

| REGULATIONS                      | DISTRICT | LOT # 1   | LOT # 2  | LOT # 3   |
|----------------------------------|----------|-----------|----------|-----------|
| MIN LOT AREA<br>W/WATER<br>SEWER | 10.000SF | 10,606 SF | 10,001   | 25,360 SF |
| MIN YARDS                        |          |           |          |           |
| FRONT YARD                       | 10 FT    | 28.7 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    | 81.6 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 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

JOHN MAZZA

DATE

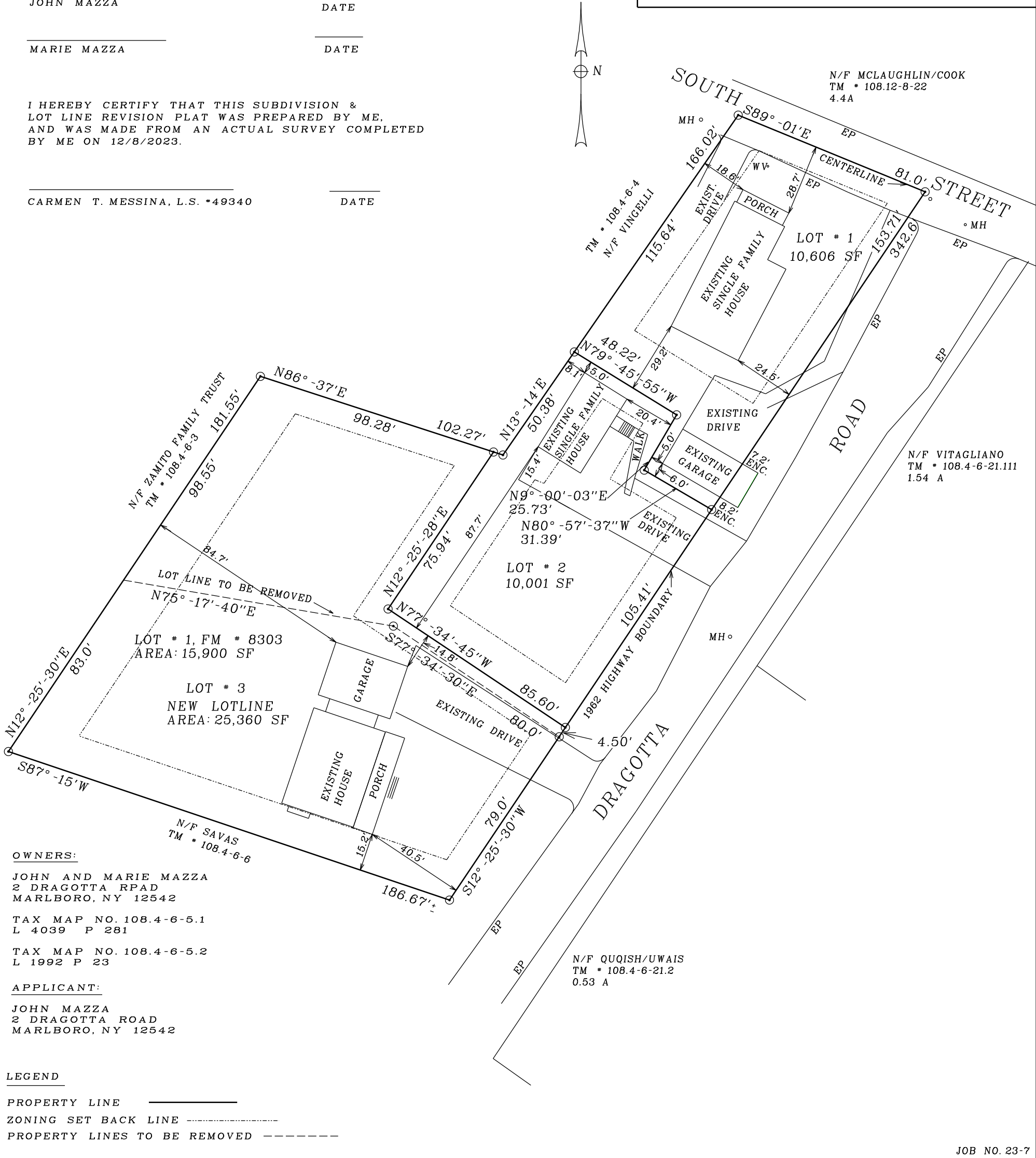
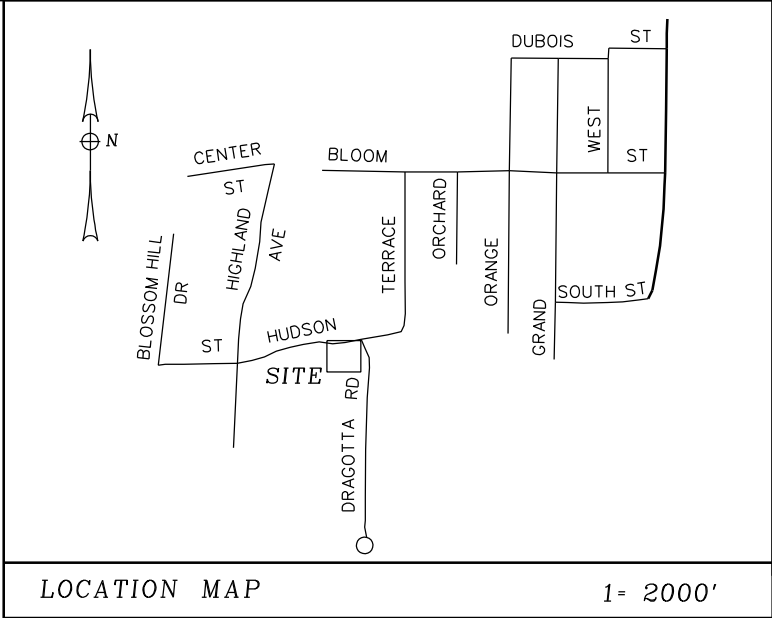
MARIE MAZZA

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



OWNERS:

JOHN AND MARIE MAZZA  
2 DRAGOTTA RPAD  
MARLBORO, NY 12542

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

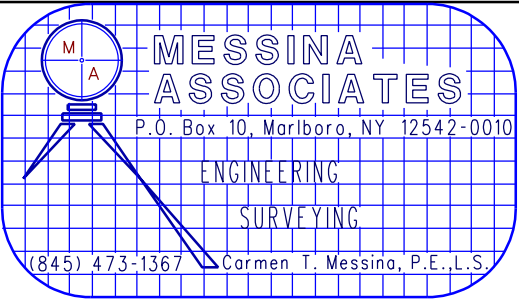
TAX MAP NO. 108.4-6-5.2  
L 1992 P 23

APPLICANT:

JOHN MAZZA  
2 DRAGOTTA ROAD  
MARLBORO, NY 12542

LEGEND

- PROPERTY LINE
- ZONING SET BACK LINE
- PROPERTY LINES TO BE REMOVED



SUBDIVISION  
LOTLINE CHANGE  
FOR  
MAZZA

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