

Reputed Owner  
Matuskiewicz  
Li. 6459 Pg. 93  
108.3-4-31  
3.3 Acres

Reputed Owner  
Moyer  
Li. 4261 Pg. 153  
108.3-4-32.1  
3.3 Acres

**APPLICANT & OWNER**  
DARRIN SCALZO  
57 FIFTH AVENUE  
NEWBURGH, NY 12550

**OWNER'S ENDORSEMENT**

I (WE) HEREBY CERTIFY THAT I (WE) ARE FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON, THAT EACH SITE IS SUITABLE FOR A THREE OR FOUR BEDROOM SINGLE FAMILY DWELLING, AND TO THE FILING OF THIS MAP IN THE ULSTER COUNTY CLERK'S OFFICE.

OWNER \_\_\_\_\_

DATE \_\_\_\_\_

**ZONING BOARD OF APPEALS ENDORSEMENT**

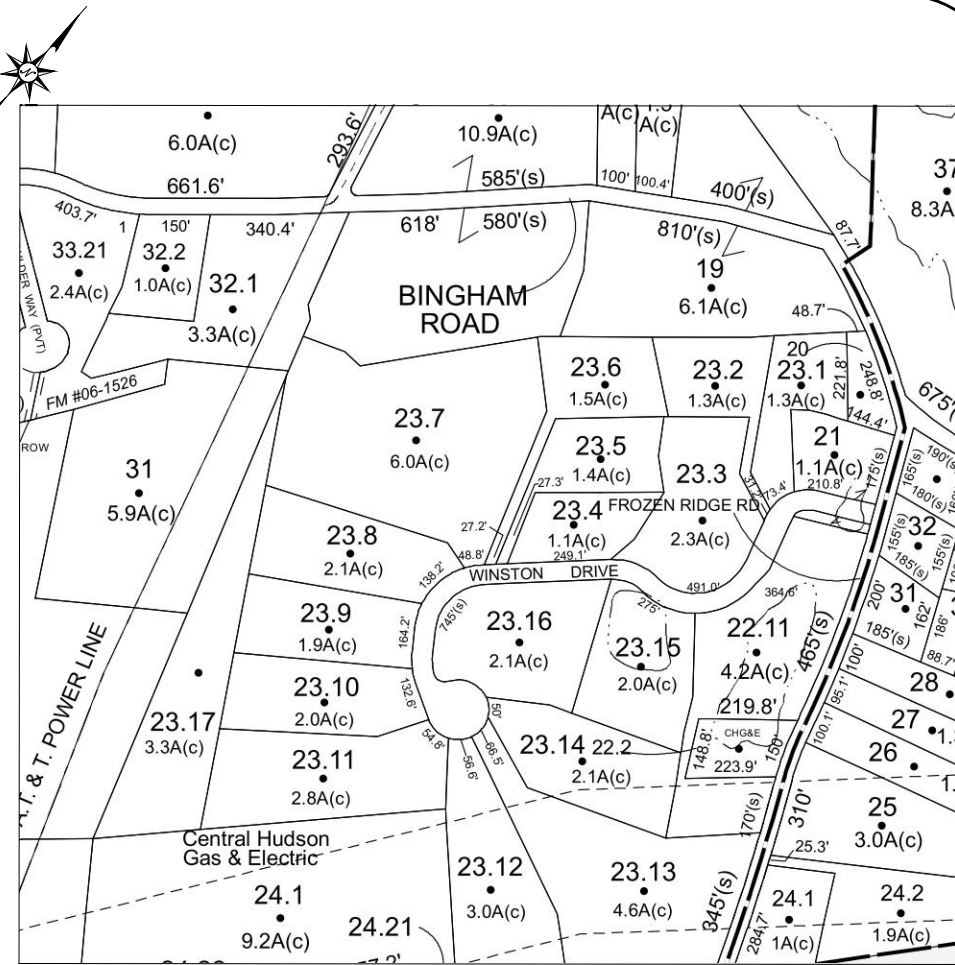
APPROVED BY RESOLUTION OF THE ZONING BOARD OF THE TOWN OF MARLBOROUGH SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION, ANY CHANGE, ENLARGEMENT, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL.

SECRETARY—TOWN ZONING BOARD OF APPEALS \_\_\_\_\_

DATE \_\_\_\_\_

CHAIRMAN—TOWN ZONING BOARD OF APPEALS \_\_\_\_\_

DATE \_\_\_\_\_



**TAX MAP INSERT/VICINITY MAP**

SCALE: 1"=300' (APPROX.)

**SURVEY NOTES:**

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-6546 PAGE 314 AS RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
7. REFERENCES -- MAP OF SUBDIVISION OF WINSTON ESTATES FILED IN ULSTER COUNTY CLERK'S OFFICE ON MARCH 01, 2005 AS MAP NUMBER 05-196.
8. LOT TOPOGRAPHY IS FROM FILED MAP 05-196, ROAD TOPOGRAPHY FROM FIELD SURVEY.

**GENERAL SUBDIVISION NOTES**

1. TOTAL ACRES: 6.05 ACRES
2. PROPOSED NUMBER OF LOTS: 2
3. ELEVATION DATUM BASED ON FILED MAP.

**ZONING INFORMATION**

MUNICIPALITY TOWN OF MARLBOROUGH

ZONE R-AG-1

**TOTAL LOT AREA**

263,356.6 SQ. FT.  
6.05 ACRES

LOT AREA	1 ACRE	1.40 ACRES	4.63 ACRES
LOT WIDTH	150 FEET	150 + FT	150 + FT
FRONT YARD	50 FEET	155 + FT	137+ FT
REAR YARD	75 FEET	90 + FT	161 + FT
MINIMUM SIDE YARD	35 FEET	72 + FT	100 + FT
TOTAL SIDE YARD	80 FEET	150 + FT	200+ FT
LOT DEPTH	200 FEET	272 + FT	400+ FT
MAXIMUM BUILDING HEIGHT	2.5 STORIES	LESS THAN 2.5 STORIES	LESS THAN 2.5 STORIES
MAXIMUM DEVELOPMENTAL COVERAGE	20%	LESS THAN 20 PERCENT	LESS THAN 20 PERCENT

**BULK REQUIREMENTS**

**LOT #1**

**LOT #2**

**VARIANCE REQUIRED FOR 1.23' OF ROAD FRONTAGE FOR PROPOSED LOT #1.**

**LOT #1 & #2 WILL HAVE A COMMON DRIVEWAY TO EXTENT OF LOT #1**

**ENGINEER'S CERTIFICATION**

THE PROPOSED SEWAGE DISPOSAL SYSTEM(S) AND WATER SUPPLY SYSTEM(S) SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. THE DESIGN(S) ARE BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT(S) AT THE DESIGN LOCATION.



PROJECT TITLE: MAP OF PROPOSED ROAD FRONTAGE VARIANCE PREPARED FOR		
<b>SCALZO</b>		
TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK		
DRAWING TITLE: <b>TITLE SHEET</b>		
SECTION 108.3, BLOCK 4, LOT 23.700		
SCALE: 1" = 40'	DATE: JULY 28, 2020	SHEET NO: 1 OF 2
PROJECT CAD REFERENCE: SCALZO 20-01 ULSTER COUNTY/TOWN OF MARLBOROUGH/WINSTON DR/SCALZO SUBDIVISIONS		
<b>Scalzo</b> Engineering Design, PLLC 57 FIFTH AVENUE NEWBURGH, NEW YORK 12550 PHONE: (845) 629-2040		
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: JULY 26, 2020		
DARRIN J. SCALZO, P.E. NEW YORK STATE E.I.C. LICENSE #88808		WILLIAM E. JAMES, P.E., P.L.S. NEW YORK STATE E.I.C. LICENSE #80008