

AGRICULTURAL NOTES:

THIS SUBDIVISION IS LOCATED IN AN AGRICULTURALLY ZONED DISTRICT. IT DOES HAVE ACTIVE FARMING OPERATIONS IN THE VICINITY. BE ADVISED OF THE FOLLOWING:

1. THAT FARMING DOES NOT OCCUR ONLY BETWEEN 8:00 AM AND 5:00 PM AND IS DEPENDANT ON MOTHER NATURE. RESIDENTS SHOULD BE AWARE OF NOISE FROM AGRICULTURAL MACHINERY BEING OPERATED IN NEARBY FIELDS IN EARLY MORNING AND EVENING HOURS AND NOISE FROM CROP DRYING FANS WHICH ARE ON 24 HOURS A DAY DURING THE HARVESTING SEASON.
2. THAT THE ROADS LEADING TO AND FROM THE SUBDIVISION ARE FREQUENTLY TRAVELLED BY FARMERS AND THEIR SLOW MOVING FARM VEHICLES AND EQUIPMENT.
3. THAT FARM NEIGHBORS VERY OFTEN SPRAY THEIR CROPS WITH PESTICIDES IN ACCORDANCE WITH ACCEPTED PRACTICES REGULATED BY THE NEW YORK STATE DEPARTMENT OF ENVIROMENTAL CONSERVATION (DEC NOTIFICATION LAW NO. 325, OCTOBER 1988).
4. THAT EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODORS AND UNSIGHTLINESS COMMONLY ASSOCIATED WITH FARMING OPERATIONS IN THE AREA.
5. THAT THERE ARE DANGERS IN LETTING CHILDREN AND PETS ROAM INTO ANY ADJACENT AGRICULTURAL FIELD, WHICH IS PRIVATE.

OWNER:

LYNNDAVID PROPERTIES LLC
16 BURNING TREE DRIVE
NEWBURGH, NY 12550

TAX MAP NO. 102.2-5-26
DEED: L 6569 P 1

TAX MAP NO. 102.2-5-25
DEED: L 6569 P 347

MATTHEW FASH

TAX MAP NO. 102.2-5-23
L643 P160

APPLICANT:

KEVIN HARDY
16 BURNING TREE DRIVE
NEWBURGH, NY 12550

I HEREBY CERTIFY THAT THIS LOT LINE REVISION PLAT WAS PREPARED BY ME, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 3/20/2022.

CARMEN T. MESSINA, L.S. *49340

DATE

TAX MAP * 102.2-2-22.100
N/F TRAPANI

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

KEVIN HARDY

DATE

MARCY SCATURRO

DATE

MATTHEW K. FASH

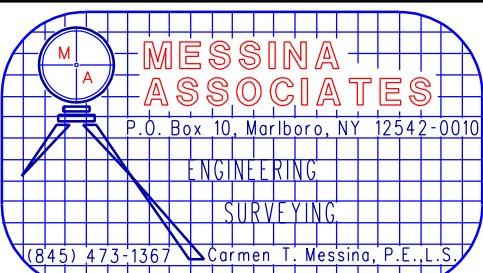
DATE

DRIVEWAY SIGHT DISTANCE

LOT #	DIST(LF)	DIST(RT)
LOT # 1 (E)	271 FT	140 FT TO INT
LOT "A" (E)	360 FT	260 FT
LOT # 2	375 FT	260 FT
LOT # 3	396 FT	260 FT
LOT # 4	375 FT	260 FT

LEGEND

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



SUBDIVISION

FOR

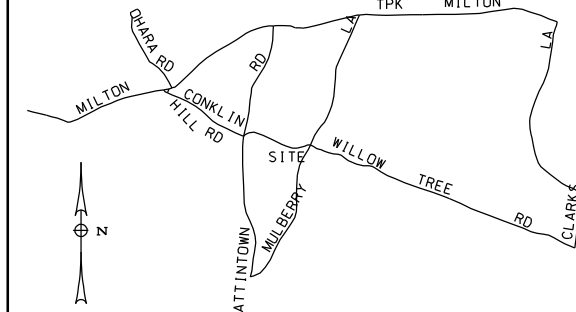
LYNNDAVID PROPERTIES LLC

TOWN OF MARLBORO ULSTER COUNTY NEW YORK

SCALE: 1" = 80'

DATE: 7/1/23

REV.: 1/19/24



LOCATION MAP

1" = 2000'

REGULATIONS	DISTRICT	LOT #1	LOT #2	LOT #3	LOT #4	LOT "A"	NEW LOT "A"
MIN LOT AREA	R-AG-1	4.57 ACRE	1.54 ACRE	1.24 ACRE	3.76 ACRE	0.15 ACRE	1.00 ACRE
MIN YARDS							
FRONT YARD	50 FT	29.6' EXIST	63.7 FT	65.3 FT	69.2 FT	18.6 FT	18.6 FT EXIST
REAR YARD	75FT	540.6 FT	235.0 FT	195.4 FT	374.8 FT	2.7 FT	197.3 FT
SIDE YARD							
ONE	35 FT	52.0 FT	43.6FT	50.8 FT	76.1FT	24.0 FT	47.6 FT
BOTH	80 FT	126.2 FT	101.1 FT	110.8 FT	332.8 FT	49.4 FT	119.1 FT
MIN LOT WIDTH	150 FT	189.0 FT	174.6 FT	183.0 FT	269.5 FT	100 FT	163.1 FT
MIN LOT DEPTH	200 FT	740.9 FT	328.8 FT	393.2 FT	429.5 FT	70 FT	277.6 FT
	REQUIRED	PROPOSED	PROPOSED	PROPOSED	PROPOSED	EXISTING	PROPOSED