

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 DUST FROM CROP DRYING PANS WHICH ARE ON 24 HOURS A DAY DURING THE HARVESTING SEASON.
2. THAT THE ROADS LEADING TO AND FROM THE SUBDIVISION ARE FREQUENTLY TRAVELED 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 ENVIRONMENTAL 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 # 102.2-22.100
N/F TRAPANI

THE UNDERSIGNED OWNERS OF THESE PROPERTIES HEREBON 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

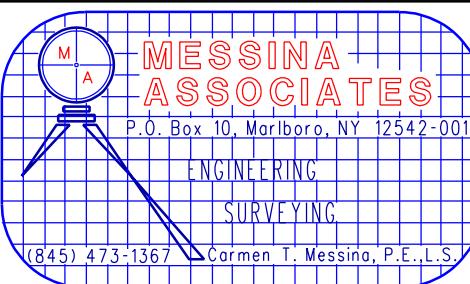
MATTHEW K. FASH

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

| REGULATIONS | DISTRICT | LOT "A" | | | | | | |
|---------------|----------|-------------|-----------|-----------|-----------|-----------|---------------|--|
| | | LOT #1 | LOT #2 | LOT #3 | LOT #4 | LOT "A" | NEW LOT "A" | |
| MIN LOT AREA | 1 ACRE | 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 | 75 FT | 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 | 43.6 FT | 50.8 FT | 76.1 FT | 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 | |

JOB NO. 21-3

