



PLANNING BOARD ENDORSEMENT
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF MARLBOROUGH
SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION.
ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

PLANNING BOARD CHAIRMAN DATE
OWNER'S ENDORSEMENT
THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT ARE FAMILIAR WITH ITS CONTENTS
AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND AGREE TO FILE
THIS MAP WITH THE ULSTER COUNTY CLERK'S OFFICE.

OWNER				DATE				
TOWN OF MARLBOROUGH R-AG-1 ZONING SCHEDULE								
LOT AREA	MINIMUM REQUIRED	LOT #1 PROPOSED	LOT #2 PROPOSED	LOT #3 PROPOSED	LOT #4 PROPOSED	LOT #5 PROPOSED	LOT #6 PROPOSED	LOT #7 PROPOSED
	1 ACRE (43,560 SF)	1.27 ACRES (55,434 SF)	1.88 ACRES (81,881 SF)	2.27 ACRES (98,840 SF)	1.65 ACRES (72,248 SF)	1.92 ACRES (83,621 SF)	1.65 ACRES (72,114 SF)	1.06 ACRES (46,244 SF)
YARDS (feet)		45'						
FRONT	50'	<PRE-EXISTING>	50'± MIN.	106'± MIN.	205'± MIN.	65'± MIN.	53'± MIN.	98'± MIN.
REAR	75'	75' MIN.	75'± MIN.	75'± MIN.	195'± MIN.	310'± MIN.	78'± MIN.	75'± MIN.
SIDE		32'						
ONE	35'	<PRE-EXISTING>	65'± MIN.	36'± MIN.	51'± MIN.	53'± MIN.	35'± MIN.	42'± MIN.
BOTH	80'	80' MIN.	80' MIN.	80' MIN.	80' MIN.	80' MIN.	80' MIN.	80' MIN.
LOT WIDTH (feet)	150'	207'±	334'±	427'±	170'±	214'±	169'±	179'±
LOT DEPTH (feet)	200'	250'±	379'±	217'±	424'±	385'±	386'±	211'±

- NOTES:
- THE PREMISES SHOWN HEREON IS GENERALLY DESCRIBED IN DEED LIBER 6790 PAGE 34 AS RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE.
 - MINIMUM SETBACK NEXT TO ACTIVE AGRICULTURAL LANDS.
 - LOTS WITH FRONTAGE ON THE PRIVATE ROAD SHALL BE SUBJECT TO A MAINTENANCE AGREEMENT FILED WITH THE ULSTER COUNTY CLERK.
 - SEE NYSDOT STANDARD SHEET 608-03 DETAILS 8 & 10 FOR 9W SHOULDER RECONSTRUCTION LIMITS, MATERIALS & THICKNESSES.
 - TO SEPARATE PROPOSED LOT 1 AND ADJACENT LOT SBL 103.3-4-45, PLACE BOULDERS ACROSS EXISTING DRIVEWAY ALONG PROPERTY LINE.

- AGRICULTURAL DATA STATEMENT::
- THIS SUBDIVISION IS LOCATED IN AN AGRICULTURE DISTRICT. IT HAS ACTIVE FARMING OPERATIONS IN THE VICINITY. BE ADVISED OF THE FOLLOWING:
- FARMING DOES NOT OCCUR ONLY BETWEEN 8:00 AM AND 5:00 PM AND IS DEPENDENT ON MOTHER NATURE. RESIDENTS SHOULD BE AWARE OF NOISE FROM AGRICULTURE 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.
 - THE ROADS LEADING TO AND FROM THE SUBDIVISION ARE FREQUENTLY TRAVELED BY FARMERS AND THEIR SLOW MOVING FARM VEHICLES AND EQUIPMENT.
 - FARMERS 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).
 - EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODORS AND UNSIGHTLINESS COMMONLY ASSOCIATED WITH FARMING OPERATIONS IN THE AREA.
 - THERE ARE DANGERS IN LETTING CHILDREN AND PETS ROAM INTO ANY ADJACENT AGRICULTURAL FIELD, WHICH IS PRIVATE PROPERTY.

SURVEYOR	ENGINEER	C.M. TERRIZZI ENGINEERING, PLLC 11 TERRIZZI DR. WALLKILL, N.Y. 12589 (845) 239-2020	
		PROPOSED LAYOUT	
		SUBDIVISION FOR: MITCHELL M&C, INC. S.B.L.: 103.3-4-44 / 1559 RT 9W / 11.7 ACRES TOWN OF MARLBOROUGH, ULSTER COUNTY, NY	
DATE	SCALE	SHEET NUMBER	
7/31/2024	1" = 50'	2 OF 6	