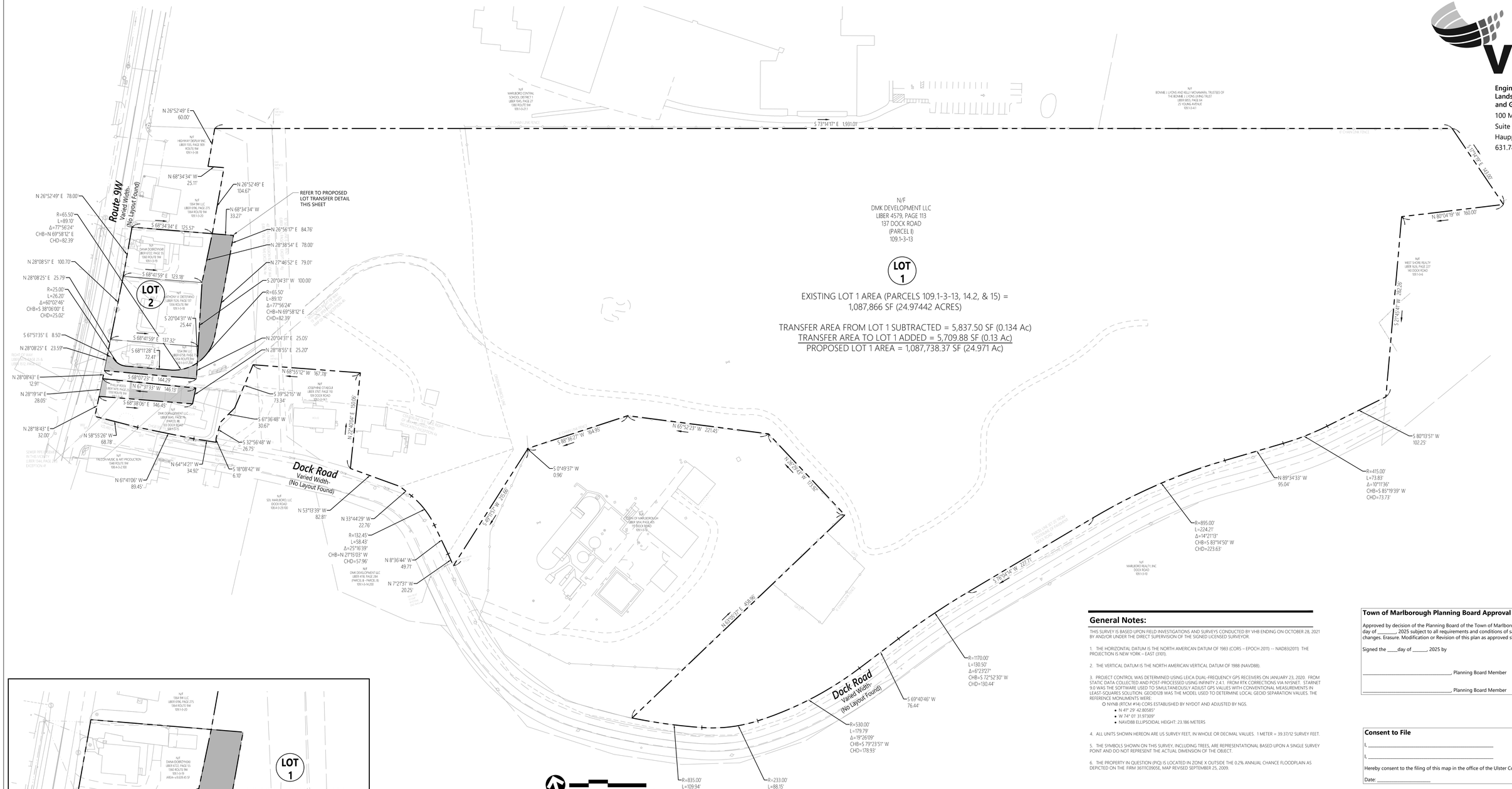
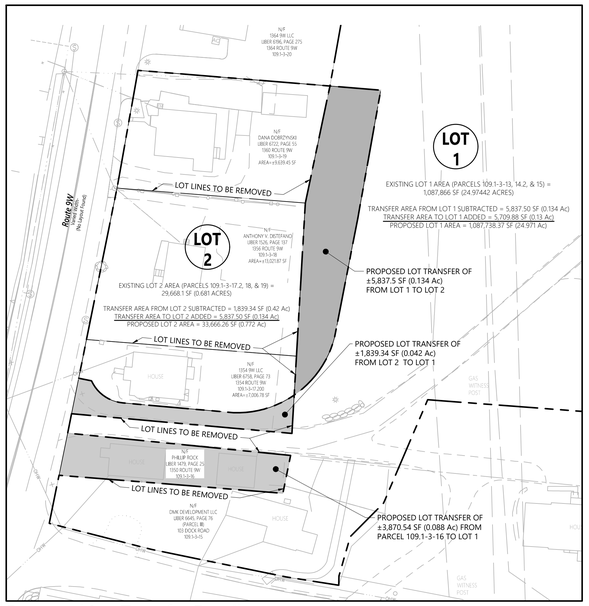
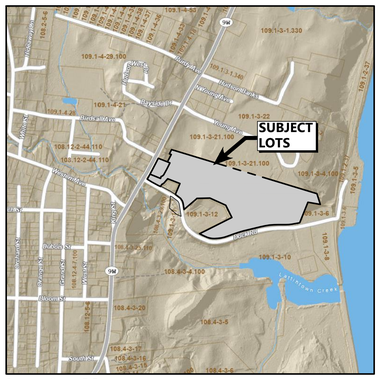




Proposed Lot Transfer Detail

Scale: 1" = 40'



Location Map

Not To Scale

Zoning Summary Chart

Zoning District(S):	Residential (R)
Existing Use(S):	Vacant / Residences
School District:	Marlboro Central School District

Zoning Regulation Requirements	Required[1]
MINIMUM LOT AREA[2]	3 Acres
FRONT YARD SETBACK	40 Feet
SIDE YARD SETBACK (ONE/BOTH)	30 Feet
REAR YARD SETBACK	30 Feet
MINIMUM LOT WIDTH	200 Feet
MINIMUM LOT DEPTH	100 Feet
MAXIMUM BUILDING HEIGHT	2 ½ Stories / 35 Feet [3]
MAXIMUM BUILDING COVERAGE	15.0 %

[1] Zoning regulation requirements as specified in "Code of the Town of Marlborough" adopted through April 12, 2021.

[2] Minimum lot area with public water and sewer and natural gas.

[3] Per the Town of Marlborough Code the height of a structure is defined as the distance measured from the mean level of ground surrounding the building to a point midway between the highest and lowest point of the roof. In accordance with that definition the maximum height of a proposed structure is 26.25 feet. In accordance with the NYS Fire Code, aerial apparatus access roads are required if a building is 30' or higher. The NYS Fire Code defines the height of the building from grade to the eave of the roof. The proposed maximum height of a proposed structure is 20.5 feet. Therefore an aerial apparatus access road is not proposed.

General Notes:

THIS SURVEY IS BASED UPON FIELD INVESTIGATIONS AND SURVEYS CONDUCTED BY VHB ENDING ON OCTOBER 28, 2021 BY AND/OR UNDER THE DIRECT SUPERVISION OF THE SIGNED LICENSED SURVEYOR.

1. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 (CORS – EPOCH 2011) -- NAD83(2011) THE PROJECTION IS NEW YORK – EAST (3101).

2. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

3. PROJECT CONTROL WAS DETERMINED USING LEICA DUAL-FREQUENCY GPS RECEIVERS ON JANUARY 23, 2020. FROM STATIC DATA COLLECTED AND POST-PROCESSED USING INFINITY 2.4.1. FROM RTK CORRECTIONS VIA NYSNET. STARNET 9.0 WAS THE SOFTWARE USED TO SIMULTANEOUSLY ADJUST GPS VALUES WITH CONVENTIONAL MEASUREMENTS IN LEAST-SQUARES SOLUTION. GEOID12B WAS THE MODEL USED TO DETERMINE LOCAL GEOID SEPARATION VALUES. THE REFERENCE MONUMENTS WERE:

- NYNB (RTCM #14) CORS ESTABLISHED BY NYDOT AND ADJUSTED BY NGS.
  - N 41° 29' 42.80585"
  - W 74° 01' 31.97309"
  - NAVD88 ELLIPSOIDAL HEIGHT: 23.186 METERS

4. ALL UNITS SHOWN HEREON ARE US SURVEY FEET, IN WHOLE OR DECIMAL VALUES. 1 METER = 39.37/12 SURVEY FEET.

5. THE SYMBOLS SHOWN ON THIS SURVEY, INCLUDING TREES, ARE REPRESENTATIONAL BASED UPON A SINGLE SURVEY POINT AND DO NOT REPRESENT THE ACTUAL DIMENSION OF THE OBJECT.

6. THE PROPERTY IN QUESTION (PIQ) IS LOCATED IN ZONE X OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED ON THE FIRM 36111C0905E, MAP REVISED SEPTEMBER 25, 2009.

Boundary Notes:

THIS SURVEY IS HEREBY CERTIFIED TO:

-
- STEWART TITLE INSURANCE COMPANY
-

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2–11, 14 and 15 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 5, 2018

CERTIFICATE OF TITLE: STEWART TITLE, TITLE NUMBER: 71153789, EFFECTIVE DATE: 4/23/2021

SCHEDULE B:
1-3. NOT SURVEY RELATED
4. COVENANTS, CONDITIONS, EASEMENT, LEASES, AGREEMENTS OF RECORD AS FOLLOWS:
PARCEL I:
a) RIGHT OF WAY IN LIBER 978, PAGE 194 , AS RELEASED OF EASEMENT AND RIGHT OF WAY IN LIBER 3687, PAGE 166. (PLOTTED)
b) OMITTED
c) NOTES ON FILED MAP 03-1410.
(NOT PROTRACTIBLE)
PARCEL II:
d) RIGHTS, EASEMENTS AND RESERVATIONS AS SET FORTH IN LIBER 662, PAGE 334 AS REPEATED IN LIBER 758, PAGE209, LIBER 1456, PAGE 601, LIBER 1390, PAGE 1088, LIBER 1390, PAGE 1093.
(NOT PROTRACTIBLE)
e) GAS TRANSMISSION LINES, RIGHT OF WAY RECORDED IN LIBER 756, PAGE 164.
(PLOTTED)
f) SEWER PIPE EASEMENT, LIBER 1344, PAGE 281.
(NOT PROTRACTIBLE)
g) SEWER LINE EASEMENT, LIBER 1459, PAGE 112.
(PLOTTED)
h) NOTES ON FILED MAP 03-1410.
(NOTE 8 - 13' RELOCATED RIGHT OF WAY - PLOTTED))
PARCEL III AND IV:
NONE OF RECORD
5–19. NOT SURVEY RELATED

MAP REFERENCE:
FINAL MAP OF SUBDIVISION OF LANDS OF JOSEPHINE MAZZELLA, SITUATE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK, SCALE: 1"=60', DATE: OCTOBER 14, 2002, REVISED: AUGUST 18, 2003. BROOKS AND BROOKS LAND SURVEYORS, P.C., HIGHLAND NY.

Town of Marlborough Planning Board Approval Box

Approved by decision of the Planning Board of the Town of Marlborough, New York on the day of _____, 2025 subject to all requirements and conditions of said decision any changes. Erasure. Modification or Revision of this plan as approved shall void this approval.

Signed the ____day of _____ 2025 by

_____, Planning Board Member

_____, Planning Board Member

Consent to File

I, _____

I, _____

Hereby consent to the filing of this map in the office of the Ulster County Clerk.

Date: _____

I hereby certify that the survey shown hereon is based on an actual survey completed boundary on October 28, 2021 and that this map was completed on _____, 2025.

_____ _____
Surveyor P.L.S. Lic. No. 050848 Date

vhb.com
vhb
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Suite 350
Hauppauge, NY 11788
631.787.3400

Lot Line Revisions of Lands of Dock Road Marlboro, NY 12542

TOWN OF MARLBOROUGH
ULSTER COUNTY, NEW YORK
May 1, 2025

Tax Map Reference#:
Section 109.1; Block 3; Lots 13, 14.2, 15, 16, 17.2, 18, 19

Sheet 1 of 1