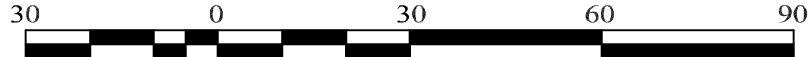


ZONING REQUIREMENTS			
FOR R-Ag-1 ZONE			
	REQUIRED	LOT 1	LOT2
MINIMUM LOT AREA	1 ACRE	1.26 AC	1.39 AC
MINIMUM LOT WIDTH	150 FT.	137.5 FT#	141.2 FT#
LOT DEPTH	200 FT.	446 FT	450 FT
MINIMUM YARD SETBACKS*			
FRONT	50 FT.	213 FT	250 FT
REAR	75 FT.	176 FT	48.8 FT**#
SIDE	35 FT.	40 FT	28 FT**#
BOTH	80 FT.	85 FT	65.9 FT#
MAXIMUM BUILDING HEIGHT/STORIES	35 FT 2-½	25 FT	20 FT
MAXIMUM BUILDING COVERAGE	20%	2%	9%
*PRESUMING OLD INDIAN ROAD FOR FRONT			
** PRE-EXISTING			
# WITH VARIANCE GRANTED BY ZBA			

OWNERS ENDORSEMENT	
I HEREBY GRANT MY APPROVAL TO THIS PLAT AND THE PLANS SHOWN HEREON AND CONSENT TO ITS FILING AT THE OFFICE OF THE COUNTY CLERK.	
OWNER: _____	DATED: _____
OWNER: _____	DATED: _____

FINAL PLAN
SHOWING SUBDIVISION FOR LANDS OF
**NICOLAS R. ATKINS &
ANDREW R. SKVARCIUS**
6 CUBBARD DRIVE
TOWN OF MARLBOROUGH
ULSTER COUNTY – NEW YORK


Scale: 1" = 30'

DECEMBER 17, 2024

MEDENBACH, EGGERS & CARR
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

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