

LEGEND	
	TRAFFIC SIGN
	FIRE HYDRANT
	WATER VALVE
	MANHOLE
	CATCH BASIN
	METAL PIPE
	REBAR
	MONUMENT
	UTILITY POLE
	UTILITY LINE
	WIRE FENCE
	APPROXIMATE TAX MAP PARCEL LINE

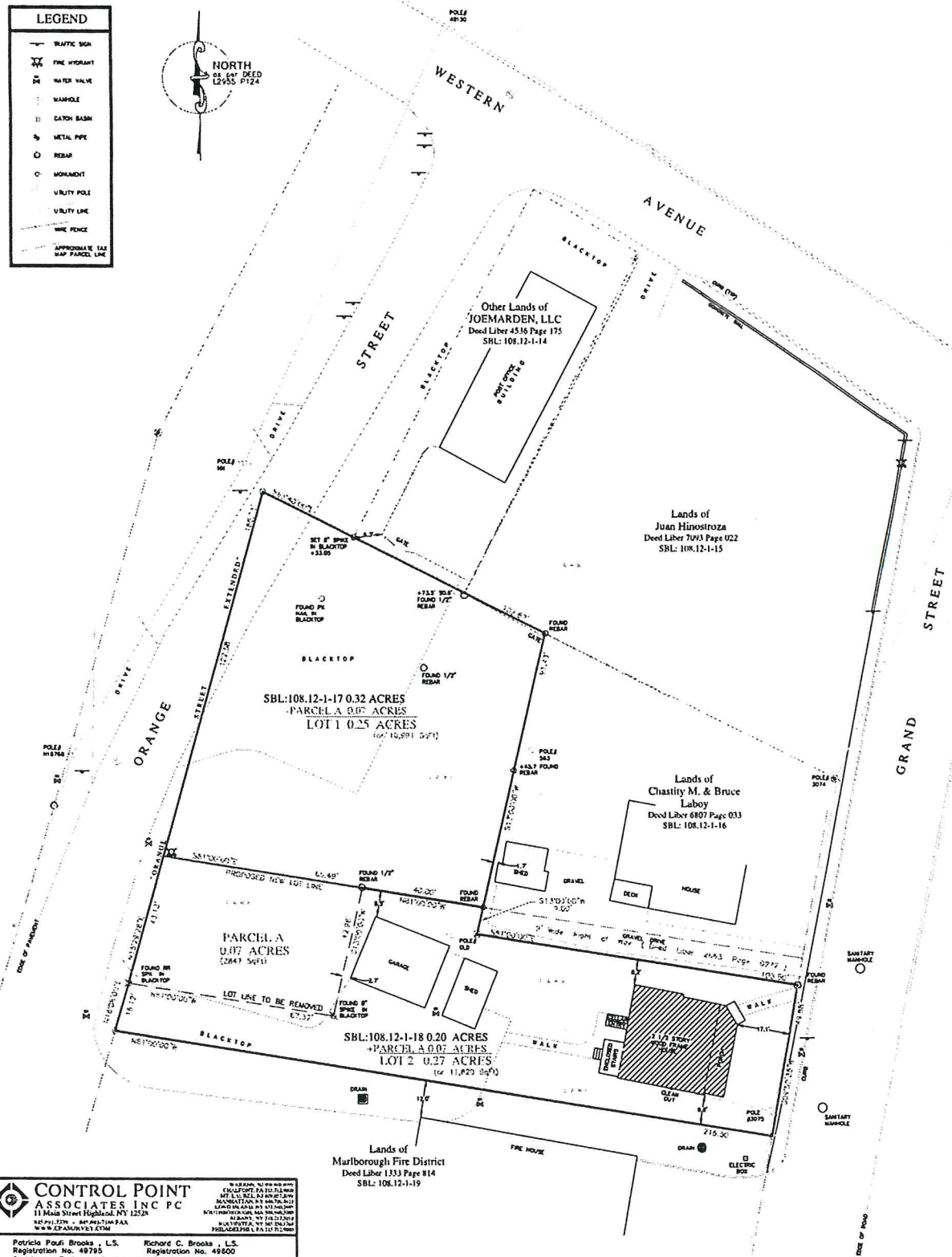
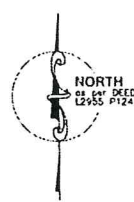
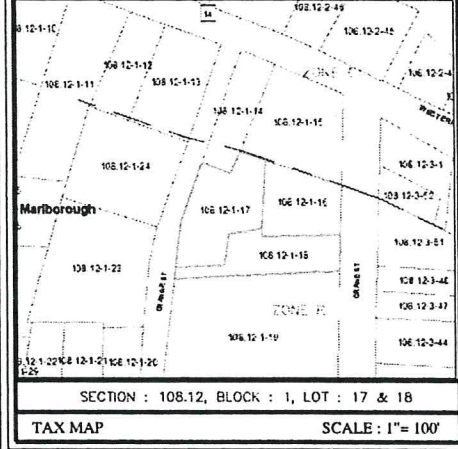
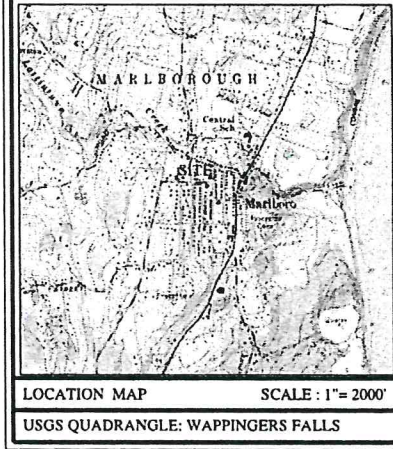


TABLE OF BULK REQUIREMENTS			
ZONING DISTRICT	R REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA	20,000sqft	N/A	N/A
MIN w/ water or sewer	15,000sqft	N/A	N/A
MIN w/ water & sewer	10,000sqft	10,991	11,620
MINIMUM LOT WIDTH	75'	107'	59.08'
MINIMUM LOT DEPTH	100'	103'	216.5'
MINIMUM FRONTYARD SETBACK	10'	N/A	17.1'
MINIMUM SIDEYARD SETBACK	10'/25'	N/A	8.2'/18.1'
MINIMUM REARYARD SETBACK	20'	N/A	±160'
MAXIMUM BUILDING HEIGHT	35'	N/A	<35'
MAXIMUM BUILDING COVERAGE	30%	N/A	17%

*PRE EXISTING NON CONFORMING LOT WIDTH
**PRE EXISTING NON CONFORMING SIDEYARD SETBACK



TOTAL AREA : 0.52 ACRES

NOTES :

- 1) Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
- 2) Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.
- 3) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
- 4) Subject to whatever state of facts a complete Search of Title may reveal.
- 5) Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the parties so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.
- 6) Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
- 7) Subject to any right, title or interest the public may have in and to that portion of Orange Street used for highway purpose.
- 8) Parcel A to be conveyed to and combined with Tax Map Lot 16 and is not to be considered a buildable lot unto itself.

REFERENCE DEED :
Section 108.12, Block 1, Lot 17
Estate of Rose Anna Pesento et al
- to -
JOEMARDEN, LLC
Deed Liber 4531 Page 032
Dated 01 March, 2008
Filed 11 March, 2008

RECORD OWNER :
JOEMARDEN, LLC
- to -
JOEMARDEN, LLC
Deed Liber 6992 Page 114
Dated 18 November, 2021
Filed 19 January, 2022

Section 108.12, Block 1, Lot 18
Daniel M. Martuscello
- to -
Board of Fire Commissioners
of the Marlborough Fire District
Deed Liber 2955 Page 124
Dated 13 August, 1999
Filed 16 August, 1999

Marlborough Fire District
PO Box 777
Marlboro, NY 12542

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www.controlpointassoc.com

Patricia Pauli Brooks, L.S. Registration No. 49795
Christopher T. Gray, L.S., Associate Registration No. 51064

Richard C. Brooks, L.S. Registration No. 49600

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field in July 2021 and January 2023 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

By: Patricia Pauli Brooks, L.S.
Checked: ATC by the Association, Inc. PC
27 February, 2023

Map Date: 2-28-23
Drawing Date: 3-27-23
Map No: 2-18-23
DWG: 12-220681-608-ENG

REVISION: 07 March, 2023 - update survey



OWNER'S CERTIFICATION

The undersigned, owner or owner's authorized representative of the property shown on this plot, does hereby certify that he/she has reviewed this plot, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon and agrees to file this map with the Ulster County Clerk.

Signature _____ Date _____

Signature _____ Date _____

PLANNING BOARD ENDORSEMENT

