

ZONING DISTRICT: R-AG-1 (RURAL - AGRICULTURAL)

PROPERTY	RIGHT	PROPOSED		
		Lot 1	Lot 2	Lot 3
MINIMUM LOT AREA IN TO BE WITHIN PUBLIC WATER OR OPEN SQUARE (FEET)	1.4 AC	1,004 sq. ft.	1,072 sq. ft.	1,633 sq. ft.
FRONT YARD SETBACK	50'	50'	50'	50'
SIDE YARD SETBACK	10'	10'	10'	10'
REAR YARD SETBACK	10'	10'	10'	10'
MINIMUM LOT WIDTH	50'	180'	247'	180' or 180'
MINIMUM LOT DEPTH	200'	250'	250'	250'
MINIMUM COVERAGE (PERCENT)	20%	2.5%	2.5%	2.5%
MINIMUM HEIGHT	3.5'	30'	30'	30'
HEIGHT (FEET)	35'	30'	30'	30'

I, hereby approve this plan and consent to filing said plan in the Ulster County Clerk's Office.

Signed this _____ day of _____, 2018

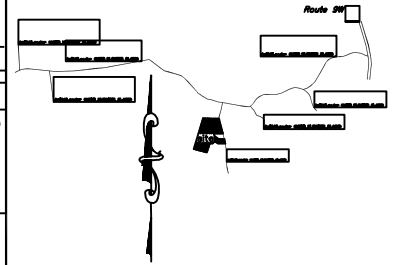
Nicholas Gallo

PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board of the Town of Marlborough, subject to all requirements and conditions of said resolution. Any change, error, modification or revision of this plan as approved shall void this approval.

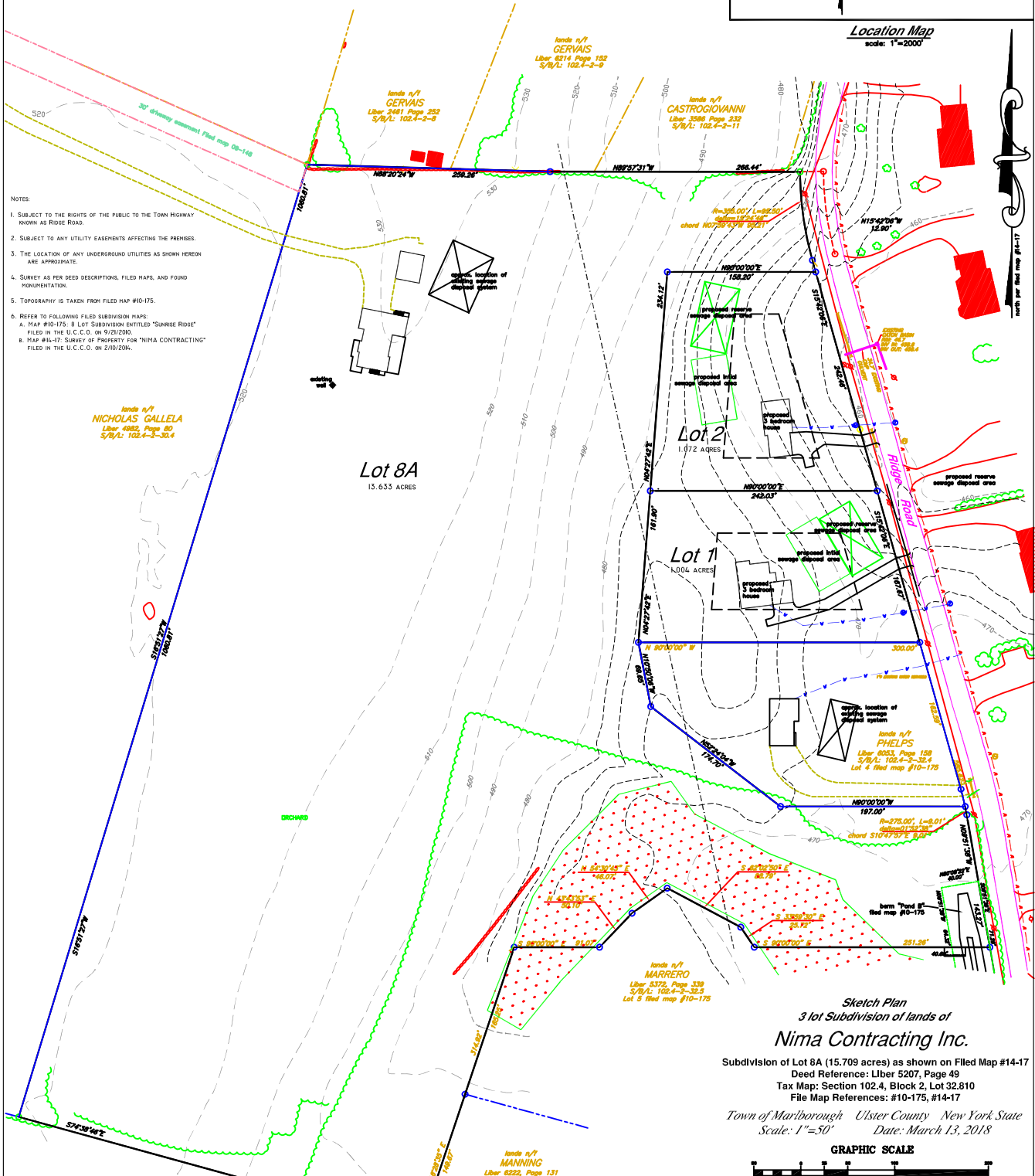
Signed this _____ day of _____, 2018

Chairperson



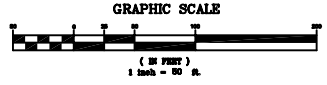
Location Map
scale: 1"=2000'

- NOTES:
- SUBJECT TO THE RIGHTS OF THE PUBLIC TO THE TOWN HIGHWAY KNOWN AS RIDGE ROAD.
 - SUBJECT TO ANY UTILITY EASEMENTS AFFECTING THE PREMISES.
 - THE LOCATION OF ANY UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE.
 - SURVEY AS PER DEED DESCRIPTIONS, FILED MAPS, AND FOUND MONUMENTATION.
 - TOPOGRAPHY IS TAKEN FROM FILED MAP #10-175.
 - REFER TO FOLLOWING FILED SUBDIVISION MAPS:
A. MAP #10-175: 8 LOT SUBDIVISION ENTITLED "SUNRISE RIDGE" FILED IN THE U.C.C.O. ON 9/21/2010.
B. MAP #14-17: SURVEY OF PROPERTY FOR "NIMA CONTRACTING" FILED IN THE U.C.C.O. ON 2/10/2016.



- 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:
- That farming does not occur only between 8:00 AM and 5:00 PM and is dependent on weather nature; residents should be aware of noise from agricultural 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.
 - That the roads leading to and from the subdivision are frequently traveled by farmers and their slow moving farm vehicles and equipment.
 - That farm neighbors very often spray their crops with pesticides in accordance with occupied practices regulated by the New York State Department of Environmental Conservation (DEC Notification Law No. 325, October 1988).
 - That selecting agricultural operations may create both unavoidable odors and unlightness commonly associated with farming operations in the area.
 - That there are dangers in letting children and pets roam into any adjacent agricultural field, which is private property.

Sketch Plan
3 lot Subdivision of lands of
Nima Contracting Inc.
Subdivision of Lot 8A (15.709 acres) as shown on Filed Map #14-17
Deed Reference: Liber 5207, Page 49
Tax Map: Section 102.4, Block 2, Lot 32.810
File Map References: #10-175, #14-17
Town of Marlborough Ulster County New York State
Scale: 1"=50' Date: March 13, 2018



A. DIACHISHIN AND ASSOCIATES, P.C.
LAND SURVEYORS & CONSULTING ENGINEERS
115 Parkers Ferry Road New Paltz, N.Y. 12561
PHONE # (845) 419-2305 FAX # (845) 419-2306

Owner/Applicant:
Nima Contracting Inc.
17 Sunrise Drive
Milton, N.Y. 12547

NO.	DATE	DESCRIPTION	BY
1	3/13/18	APPROVED FOR FILING	INGINS