

LEGEND

- TRAFFIC SIGN
- MAILBOX
- DRILLED WELL
- METAL PIPE
- REBAR
- LIGHT POLE
- UTILITY POLE
- UTILITY LINE
- WIRE FENCE
- APPROXIMATE TAX MAP LINE

Lands of Troncillito Farms Inc.
Portion Deed Liber 1458 Page 492
Lot 3 UCCO FM #05-1871
SBL:108.3-2-37.100

Lot 2 UCCO FM #05-1871
SBL 108.3-2-38.1 2.22 ACRES
- PARCEL A 0.04 ACRES
LOT 1 2.18 ACRES

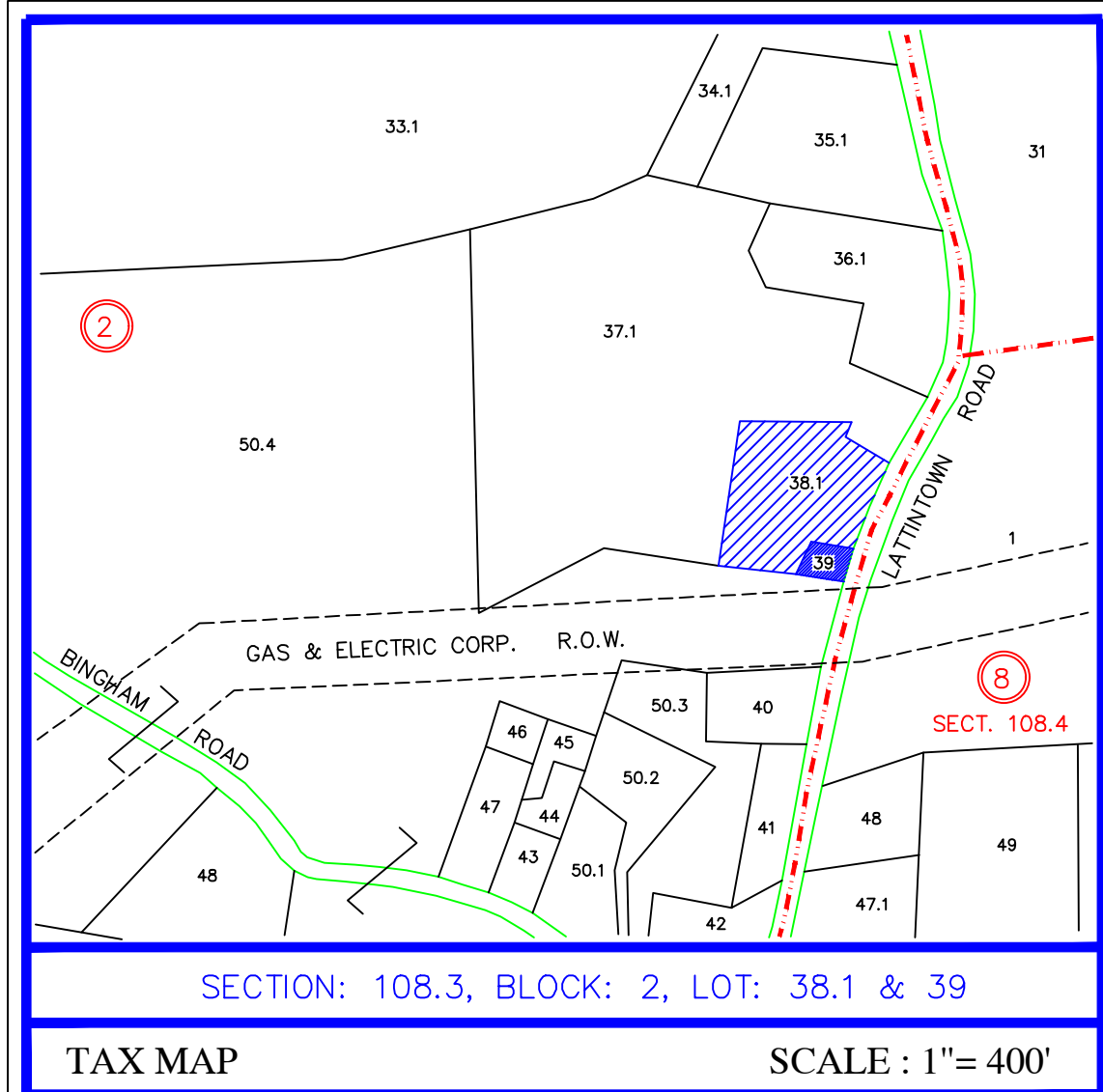
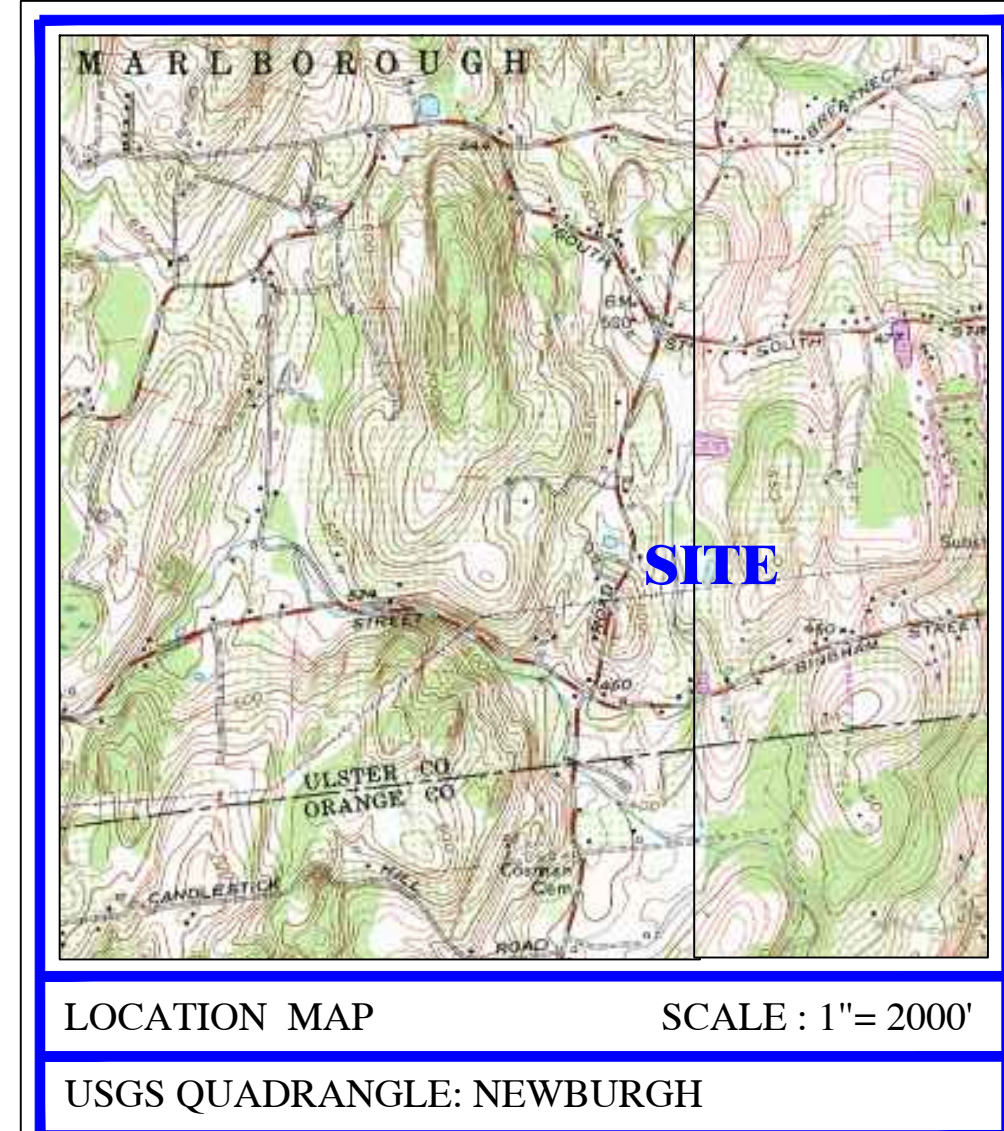
SBL 108.3-2-39 0.18 ACRES
+ PARCEL A 0.04 ACRES
LOT 2 0.22 ACRES
96635sqFt

Lands of WPA Acquisition Corp.
Deed Liber 3815 Page 001
Lot 4 UCCO FM #12-149A&B
SBL:108.3-2-50.4

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	R-Ag-1
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	150'
MINIMUM LOT DEPTH	200'
MIN. AGRICULTURAL SETBACK	75'
MINIMUM FRONTYARD SETBACK	50'
MINIMUM SIDEYARD SETBACK	35'/80'
MINIMUM REARYARD SETBACK	75'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	20%

* Parcel subject to the provisions of Town of Marlborough Zoning Code 155-52



TOTAL AREA : 2.40 ACRES

AGRICULTURAL NOTES

This subdivision is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following :

- That farming does not only occur between 8:00am and 5:00pm and is dependent upon "Mother Nature"; Residents should be aware of noise from agricultural machinery being operated in nearby fields in both early morning and evening hours and noise from crop-drying fans which are run 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 accepted practices regulated by the New York State Department of Environmental Conservation (D.E.C.Notification Law Number 325, October 1988)
- That existing agricultural operations may create both unavoidable odors and unsightliness 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.

- NOTES :**
- 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.
 - 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.
 - Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
 - Subject to whatever state of facts a complete Search of Title may reveal.
 - 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.
 - Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
 - Assumed Highway Bounds shown hereon based on Deed Liber 4488 Page 092.
 - SBL 108.3-2-39 served by municipal water.
 - Parcels A to be conveyed to and combined with Tax Map Lot 108.3-2-39 and is not to be considered a buildable lot unto itself.

MAP REFERENCE :

SBL: 108.3-2-38.1 being Lot 2 as designated on a map entitled "Final Map of Lot Line Revision Between Lands of Troncillito Farms Inc. and Troncillito Bros. Inc." filed with the Ulster County Clerk's Office on 29 December, 2005 as Filed Map No. 05-1871, and is subject to all provisions noted thereon.

OWNER'S CERTIFICATION

The undersigned, owner or owner's authorized representative of the property shown on this plat, does hereby certify that he/she has reviewed this plat, 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

DEED REFERENCE :

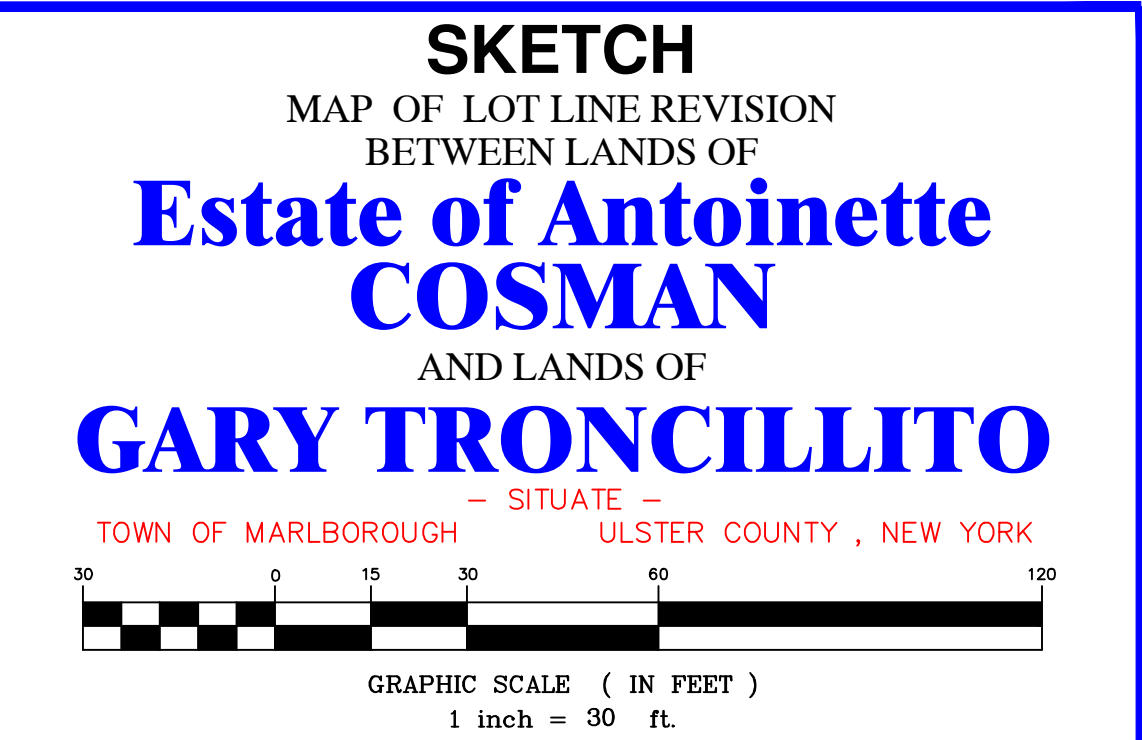
TM 38.1
Alan Troncillito, Troncillito Farms, Inc.
- to -
Gary Troncillito
Deed Liber 4298 Page 011
Dated 20 April, 2005
Filed 09 August, 2006

RECORD OWNER :

Gary Troncillito
33 Miki Lane
Marlboro, NY 12542

TM 39
Donald E. & Antoinette Cosman
- to -
Antoinette Cosman
Deed Liber 4488 Page 092
Dated 14 November, 2007
Filed 26 November, 2007

Estate of Antoinette Cosman
c/o Donald Cosman
20 Cosman Drive
Marlboro, NY 12542



BROOKS & BROOKS
LAND SURVEYORS, P.C.

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SURVEYING • PLANNING • GIS

Patricia Paul Brooks, L.S.
Registration No. 49795

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 on 17 May, 2019 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

By: Patricia Paul Brooks, L.S. map 6-03-19 field planning check closure check
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31 May, 2019 PROJ#7109, DWG#7109lr2.DWG