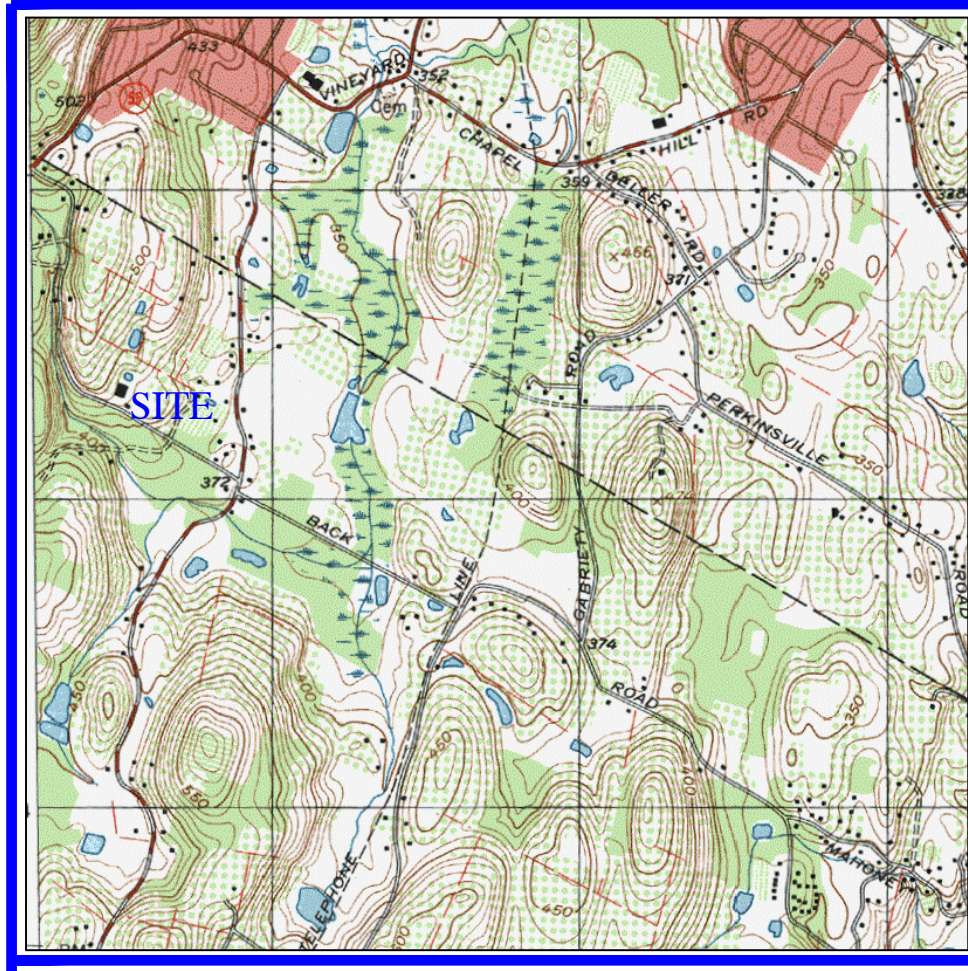


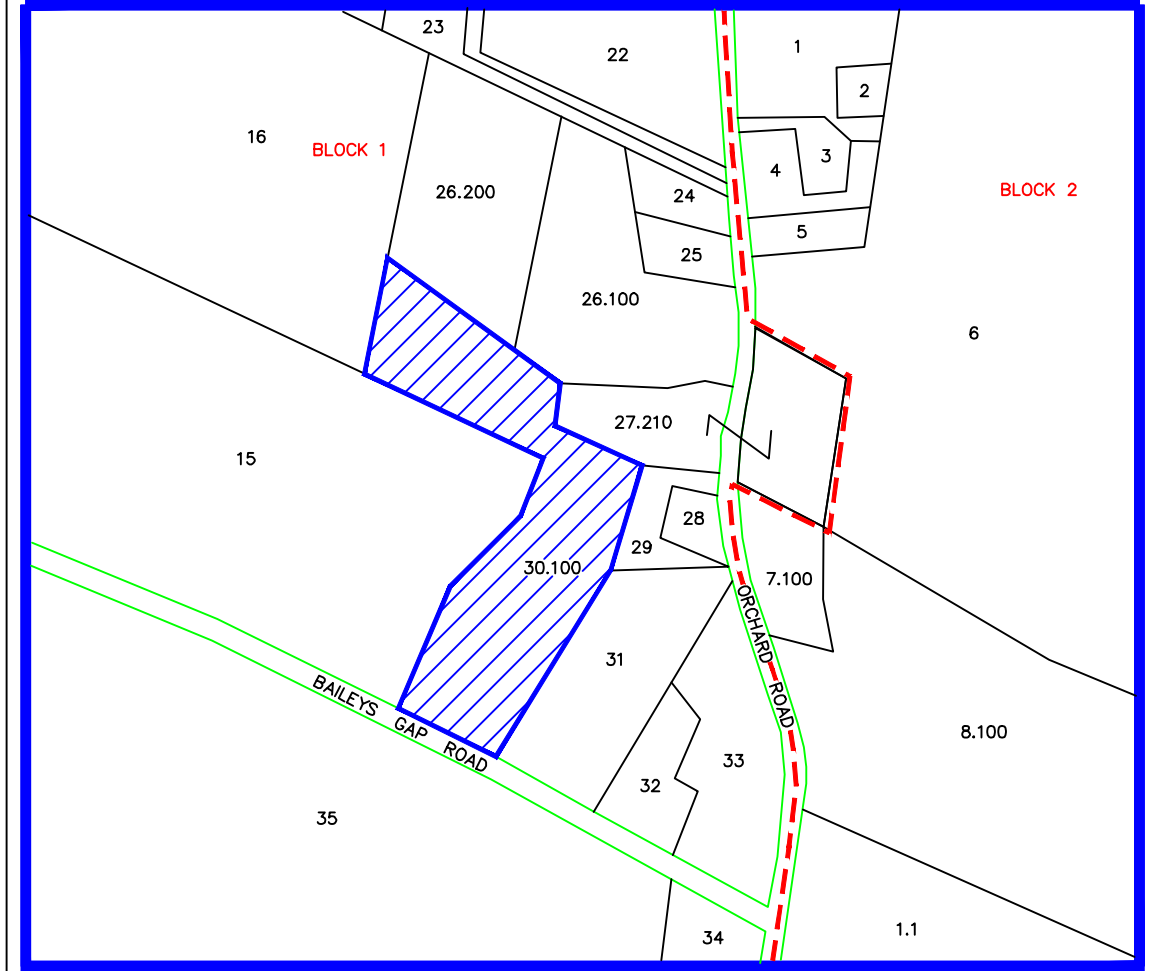


Lands of Lawrence Fuhmann, trustee
Lawrence P. Fuhman Living Trust
Deed Liber 5896 Page 241
SBL:95.4-1-16

Lands of Ronald S. & Marie A. Tyler
Deed Liber 6214 Page 289
SBL:95.4-1-26.200
Lot 2 UCCO FM #11-126



LOCATION MAP SCALE: 1" = 2000'
USGS QUADRANGLE: POUGHKEEPSIE



SECTION: 95.4, BLOCK: 1, LOT: 30.100
TAX MAP SCALE: 1" = 400'

TOTAL AREA: 6.69 ACRES

LEGEND

- TRAFFIC SIGN
- DRILLED WELL
- CATCH BASIN
- METAL PIPE
- REBAR
- UTILITY POLE
- UTILITY LINE
- STONE WALL
- WIRE FENCE
- TREE LINE
- APPROXIMATE TAX MAP LINE
- EXISTING SECURITY LIGHT TO REMAIN
- EXISTING FIXTURE TO BE REPLACED WITH FULL CUT-OFF LIGHT FIXTURE

TABLE OF BULK REQUIREMENTS

REQUIREMENT	REQUIRED
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

PROPOSED USE:

AGRICULTURAL TREE FARM
with workshop and material storage for landscaping business.

HOURS OF OPERATION: 7am-6pm Mon-Sat

NUMBER OF EMPLOYEES: 6-10

PARKING SCHEDULE

USE	SPACES REQUIRED	SPACES PROVIDED
WORKSHOP USE	5	14
	1 / 2 employees	

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.
- Highway bounds shown hereon based on UCCO Filed Map No. 11793.
- Parcel contains Federal Wetlands approximately shown as per CUGIR data and is therefore subject to all regulations promulgated thereunder.
- Parcel serviced by underground utilities.

MAP REFERENCE:

- Parcel being Lot 2 as shown on a map entitled "Final Map of Lot Line Revision of Lands of David J. Kruszynski" filed with the office of the Ulster County Clerk on November 01, 2000 as Filed Map No. 11793 and is subject to all provisions shown thereon.
- "Map Prepared For David Kruszynski" prepared by Pauli & Walden, P.C. and filed with the Ulster County Clerk's Office on October 31, 1986 as Filed Map No.6605.
- "Final Map of Subdivision of Lands of Marie Ann Tyler" filed with the office of the Ulster County Clerk on 24 August, 2011 as Filed Map #11-126.

DEED REFERENCE:

Garone Realty, LLC
to
Garone's Mountain Fresh Farms, LLC
Deed Liber 6375 Page 051
Dated 20 November, 2018
Filed 18 December, 2018

RECORD OWNER:

Garone's Mountain Fresh Farms, LLC
P.O. Box 235
Clintondale, NY 12515

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.

Signature _____ Date _____

PLANNING BOARD ENDORSEMENT

MAP OF SITEPLAN OF LAND OF

GARONE'S MOUNTAIN FRESH FARMS, LLC

- SITUATE -
TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK



BROOKS & BROOKS
LAND SURVEYORS, P.C.
SURVEYING • PLANNING • GIS

11 Main Street
Highland, NY 12528
845-691-7339
WWW.BNBPC.BIZ

Patricia Pauli 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 25 April, 2019 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. map check 6-13-19
© Copyright 2018, by Brooks & Brooks, L.S.P.C. planning check closure check 5-31-19
20 May, 2019 PROJ#6988, DWG#6988site.DWG

REVISED: 19 July, 2019 - existing details