

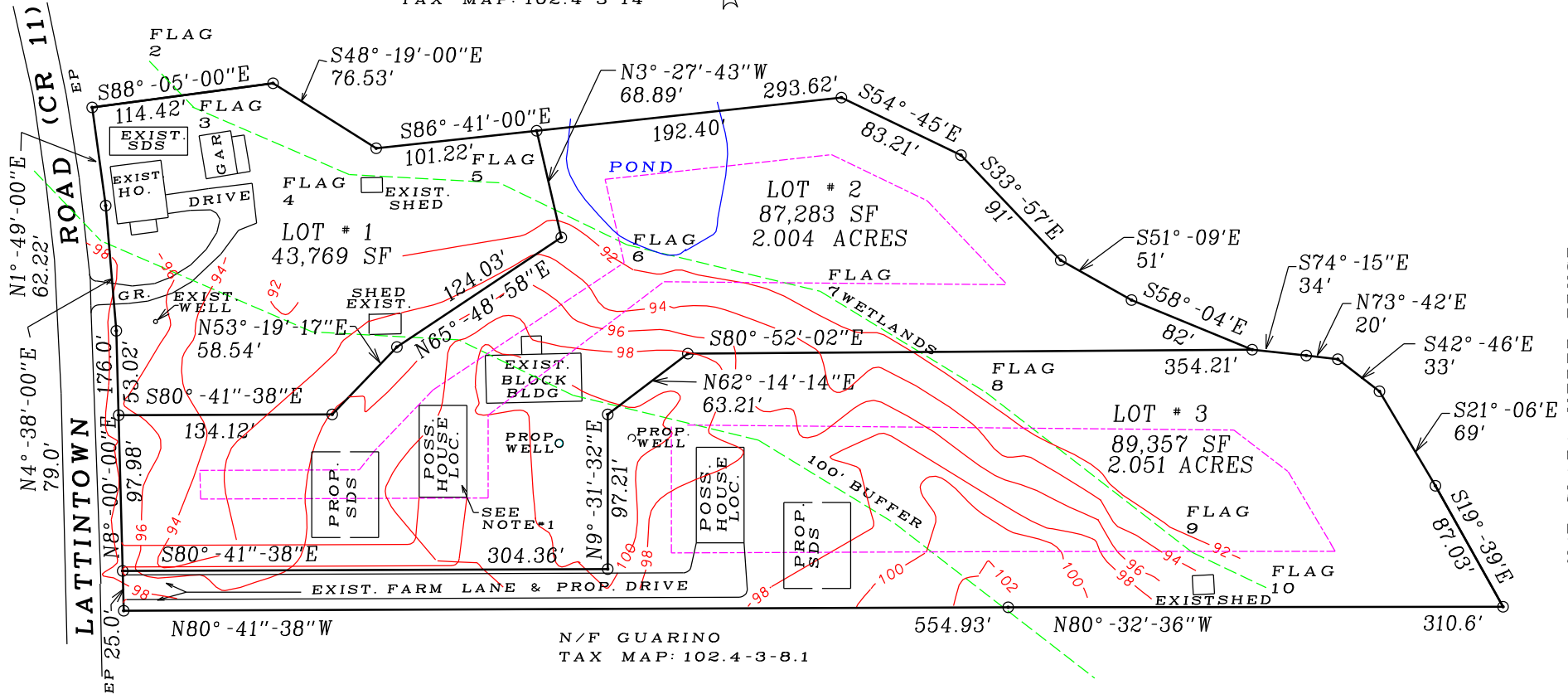
REGULATIONS	DISTRICT			
	RAG-1	LOT #1	LOT #2	LOT #3
MIN LOT AREA	1 ACRE	43769 SF	2.004 ACRES	2.051 ACRES
MIN YARDS				
FRONT YARD	50 FT	5.9' (EXIST)	188.2 FT	55.6 FT
REAR YARD	75 FT	235.7' FT	88.3 FT	433.8 FT
SIDE YARD				
ONE	35 FT	38.5' (EXIST)	35.5 FT	41.3 FT
BOTH	80 FT	153.8 FT	81.2 FT	100.1 FT
MIN LOT WIDTH	150 FT	200.6 FT	174 FT	160.3 FT
MIN LOT DEPTH	200 FT	278.4 FT	714 FT	822 FT
	REQUIRED	PROPOSED	PROPOSED	PROPOSED

SIGHT DISTANCE CHART		
	SIGHT DIST. D(L)	SIGHT DIST. D(R)
LOT #1	645'	885'
LOT #2	580'	458'
LOT #3	565'	468'

LOCATION MAP

SCALE: 1"=2000'

N/F DECKER
TAX MAP: 102.4-3-14



N/F CLARA WEBER TRUST
TAX MAP: 102.4-3-3.110

N/F GUARINO
TAX MAP: 102.4-3-8.1

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:

1. THAT FARMING DOES NOT OCCUR ONLY BETWEEN 8:00 AM AND 5:00 PM AND IS DEPENDANT ON MOTHER 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.
2. THAT THE ROADS LEADING TO AND FROM THE SUBDIVISION ARE FREQUENTLY TRAVELLED BY FARMERS AND THEIR SLOW MOVING FARM VEHICLES AND EQUIPMENT.
3. THAT FARM NEIGHBORS VERY OFTEN SPRAY THEIR CROPS WITH PESTICIDES IN ACCORDANCE WITH ACCEPTED PRACTICES REGULATED BY THE NEW YORK STATE DEPARTMENT OF ENVIROMENTAL CONSERVATION (DEC NOTIFICATION LAW NO. 325, OCTOBER 1988).
4. THAT EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODORS AND UNSIGHTLLINESS COMMONLY ASSOCIATED WITH FARMING OPERATIONS IN THE AREA.
5. THAT THERE ARE DANGERS IN LETTING CHILDREN AND PETS ROAM INTO ANY ADJACENT AGRICULTURAL FIELD, WHICH IS PRIVATE.

THE UNDERSIGNED OWNERS OF THIS PROPERTY HERON STATES THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS CONTENTS AND HEREBY CONSENTS TO THE FILING OF THIS MAP WITH THE OFFICE OF THE ULSTER CO. CLERK

KATHLEEN GUARINO

ALAN GUARINO

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 7/31/2020

CARMEN T. MESSINA, L.S. *49340

DATE

OWNER:

KBAR ORCHARDS LLC
5 ASHLYN DRIVE
MARLBORO, NY 12542

APPLICANT:

KATHLEEN GUARINO
5 ASHLYN DRIVE
MARLBORO, NY 12542

TAX MAP NO. 102.4-3-13

DEEDS: L5691 P 88

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION
THE FRESHWATER WETLANDS BOUNDARY REPRESENTED ON THESE PLANS ACCRUTELY DEPICTS THE LIMITS OF FRESHWATER WETLAND PO-B AS DELINEATED BY JOSH FISHER ON 25 JULY 2019

NOTE*1:
STAKOUT OF PROPOSED STRUCTURE REQUIRED PRIOR TO ISSURANCE OF A BUILDING PERMIT.

-----ZONING SETBACK LINE

JOB NO. 20-4

SUBDIVISION PLAN
FOR
GUARINO

TOWN OF MARLBORO ULSTER COUNTY NEW YORK
SCALE: 1" = 100'

DATE: 8/5/2020
REV.: 9/9/20
REV.: 11/9/20
REV.: 12/10/20