

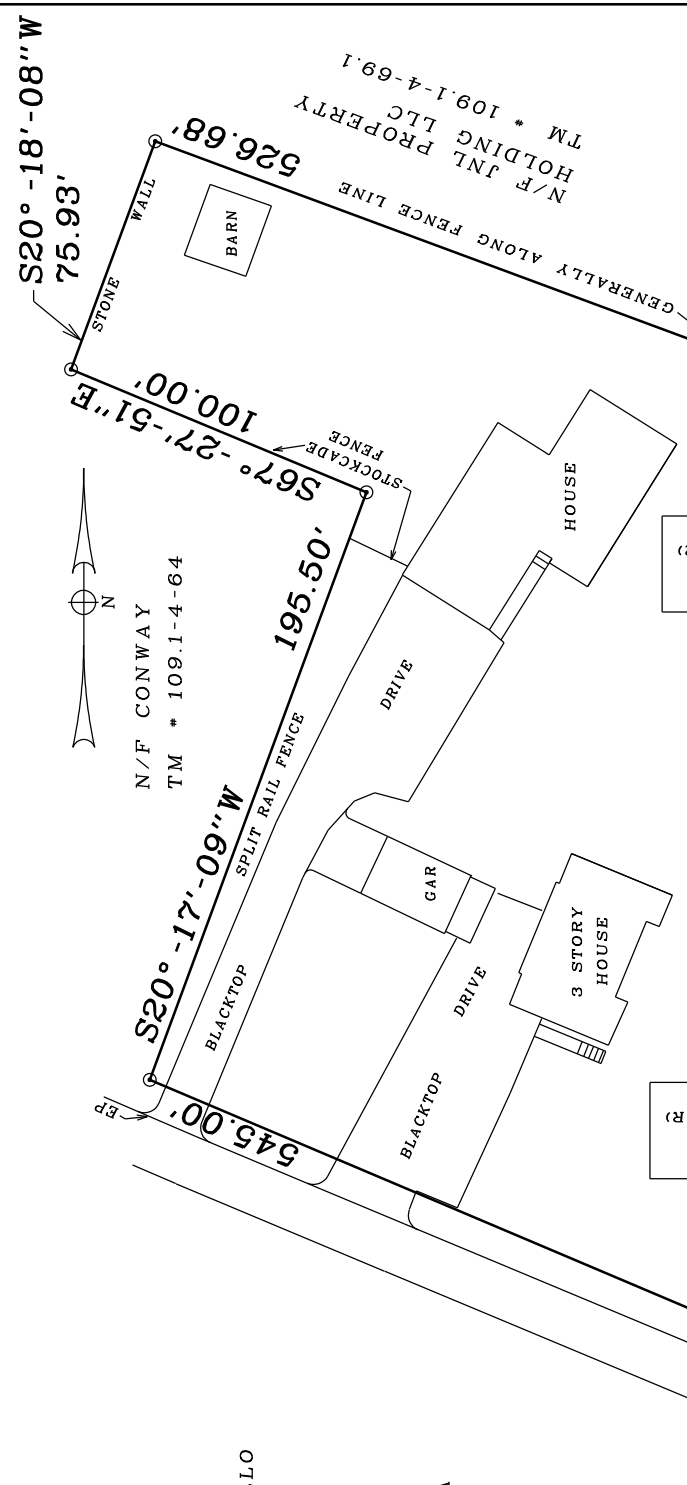
LOCATION MAP 1' = 2000'

OWNERS:
 LUCAS A. MONDELLO
 TRUSTEE OF THE LUCAS A. MONDELLO
 LIVING TRUST
 80 RIVERVIEW ROAD
 PORT EWEN, NY 12466
 TAX MAP * 109.1-4-65
 DEED: L6007 P168
 STEPHEN PERRETTA
 TRUSTEE OF THE FRANK PERRETTA
 LIVING TRUST
 46 VIOLET AVE
 POUGHKEEPSIE, NY 12601

TM * 109.1-4-67
 DEED: L6557 P67

LINE TABLE		
BEARINGS	DIST.	
A N67°-37'18"W	25.00'	
B N18°-58'-24"E	30.00'	
C S67°-37'-18"E	25.00'	
D S18°-58'-24"W	30.00'	
E N21°-53'-41"E	43.78'	
F N14°-44'-07"W	8.88'	
G N15°-46'-57"E	22.11'	
H N67°-44'-13"W	4.44'	
I N24°-49'-43"E	110.00'	
J N24°-49'-43"E	16.70'	
K N37°-01'-06"W	26.86'	
L N15°-48'-25"E	59.02'	
M N24°-49'-43"E	28.69'	
N S67°-44'-17"E	45.42'	
O S24°-50'-46"W	5.00'	
P N67°37'-18"W	64.16'	
Q N67°-37'18"W	14.65'	

REGULATIONS	DISTRICT	LOT *1	LOT *2	NEW LOT*1	NEW LOT*2
MIN LOT AREA	R-1	3.110 ACRE	24,155.2 SF	3.036 ACRE	27,384 SF
MIN YARDS					
FRONT YARD		35 FT	33.2'	3.5 FT	33.2 FT
REAR YARD		50 FT	21.8'	32.0 FT	29.6 FT
SIDE YARD		35 FT	13.4'	19.5 FT	112.9 FT
BOTH		70 FT	179.9 FT	179.9 FT	135.2 FT
MIN LOT WIDTH		150 FT	546.2 FT	546.2 FT	252.3 FT
MIN LOT DEPTH		200 FT	282.5 FT	282.5 FT	117.7 FT
	REQUIRED	EXISTING	EXISTING	PROPOSED	PROPOSED



LOT # 1
 TAX MAP * 109.1-4-65
 AREA: 3.110 ACRES
 NEW AREA: 3.036 ACRES

SDS (BY OWNER)

SDS (BY OWNER)

APPLICANT:

LUCAS A. MONDELLO
 80 RIVERVIEW
 PORT EWEN, NY 12466

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

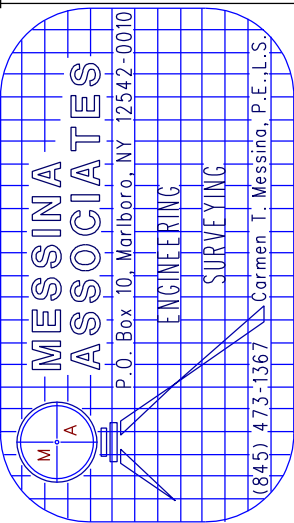
LUCAS A. MONDELLO _____ DATE _____

STEPHEN PERRETTA _____ DATE _____

CARMEN T. MESSINA, L.S. *49340 _____ DATE _____

--- NEW LOT LINE ---
 JOB NO. 21-1

I HEREBY CERTIFY THAT THIS SUBDIVISION
 PLAT WAS PREPARED BY ME, AND WAS MADE
 FROM AN ACTUAL SURVEY COMPLETED BY ME
 ON 11/30/20.



LOT LINE REVISION
 FOR
MONDELLO & PERRETTA
 TOWN OF MARLBORO ULSTER COUNTY NEW YORK
 SCALE: 1" = 60'
 DATE: 1/15/2021
 REV.: 2/15/2021