

TABLE OF BULK REQUIREMENTS

REQUIREMENT	MINIMUM	MINIMUM	MINIMUM	MINIMUM
DISTRICT	RD	107-91	107-92	107-93
MINIMUM LOT AREA:	2.5 ACRES	2.5 AC	2.5 AC	2.5 AC
MINIMUM LOT WIDTH:	100'	104'-9"	101'-9"	104'-9"
MINIMUM LOT DEPTH:	100'	107'-9"	109'-9"	109'-9"
MINIMUM FRONT YARD:	15'	17'-0"	16'-6"	16'-6"
MINIMUM SIDE YARD:	15' / 50'	16'-0"	16'-0"	16'-0"
MINIMUM REAR YARD:	15'	15'-0"	15'-0"	15'-0"
MINIMUM BUILDING FOOTPRINT:	15' / 4 STORIES	18'-0"	14'-0"	14'-0"
MINIMUM BULK COVERAGE RL	20%	15.00%	17.00%	17.00%

PLANNING BOARD ENDORSEMENT

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

Secretary - Town Planning Board Date

Chairman - Town Planning Board Date

OWNER'S ENDORSEMENT

I hereby grant my approval to this plat and agree to file it with the Ulster County Clerk.

Owner: Lamella Real Estate Holdings Date

Owner: Lamella Real Estate Holdings Date

SURVEYOR'S CERTIFICATION

I hereby certify that the boundary information shown herein is the result of an actual field survey performed by me, or under my direct supervision on or before the date shown herein.

Spencer S. Hall, L.S. 4/19/20 Date

Lot Line Revision  
for

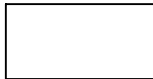
**La MELA**  
**Real Estate Holdings LLC**

Situate in the  
Town of Marlborough Ulster County, New York  
Scale: 1"=40'  
January 19, 2021

REVISION DATES: 1/19/2021

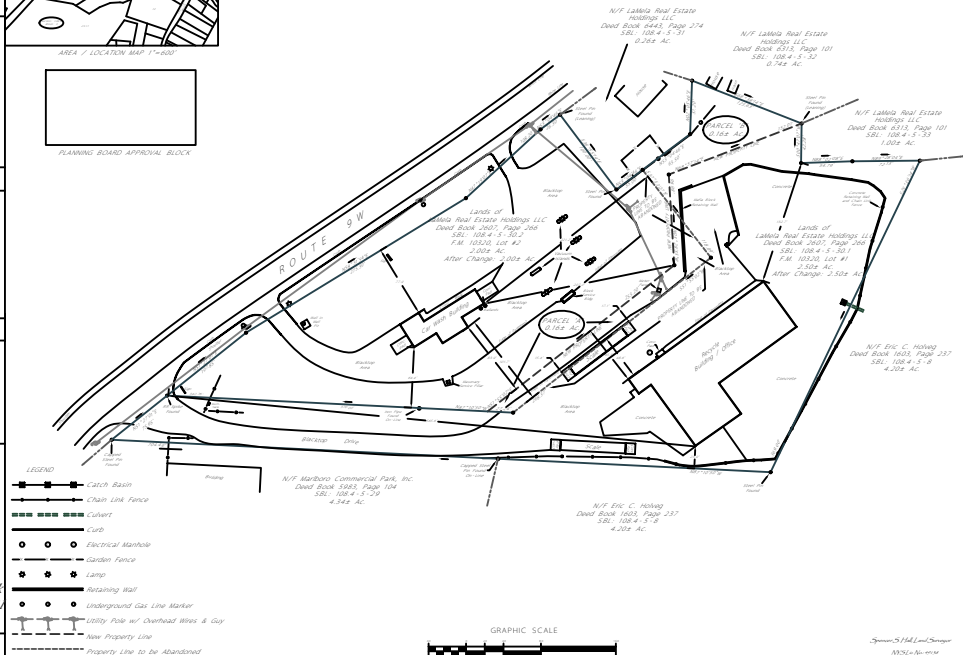


AREA 1 LOCATION MAP 1"=600'



PLANNING BOARD APPROVAL BLOCK

NOTE:  
Parcel 'A' to become part and parcel with Lot #1, Filed Map 10320 as shown herein. Parcel 'B' to become part and parcel with Lot #2, Filed Map 10320 as shown herein.



- LEGEND
- Catch Basin
  - Chain Link Fence
  - Culvert
  - Curb
  - Electrical Manhole
  - Garden Fence
  - Lamp
  - Retaining Wall
  - Underground Gas Line Marker
  - Utility Pole w/ Overhead Wires & Guy
  - New Property Line
  - Property Line to be Abandoned



Spencer S. Hall, L.S. and Surveyor  
NY State No. 10114  
www.SpencerHallSurveyors.com  
spencerhall.com