

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 8:00am AND 5:00pm AND IS DEPENDENT 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
2. THAT THE ROADS LEADING TO AND FROM THE SUBDIVISION ARE FREQUENTLY TRAVELED BY FARMERS AND THEIR SLOW MOVING FARM VEHICLES AND
3. THAT FARM NEIGHBORS VERY OFTEN SPRAY THEIR CROPS WITH PESTICIDES IN ACCORDANCE WITH ACCEPTED PRACTICES REGULATED BY THE NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC NOTIFICATION No. 325, OCTOBER 1988).
4. THAT EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODORS AND UNSIGHTLINESS COMMONLY ASSOCIATED WITH FARMING OPERATIONS IN THE AREA.
5. THAT THERE ARE DANGERS IN LETTING CHILDREN AND PETS ROAM INTO ANY ADJACENT FIELD, WHICH IS PRIVATE PROPERTY.

ZONING SCHEDULE

ZONE: RAG-1

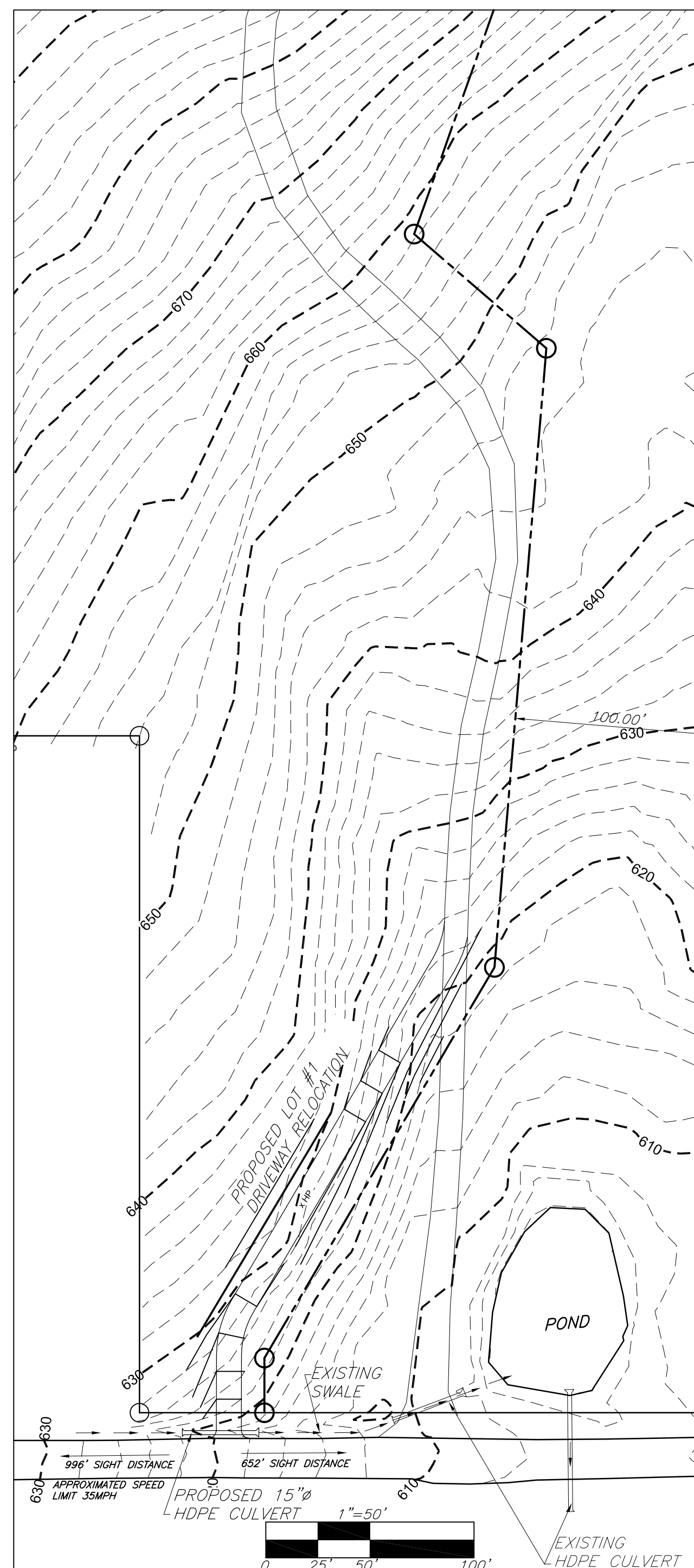
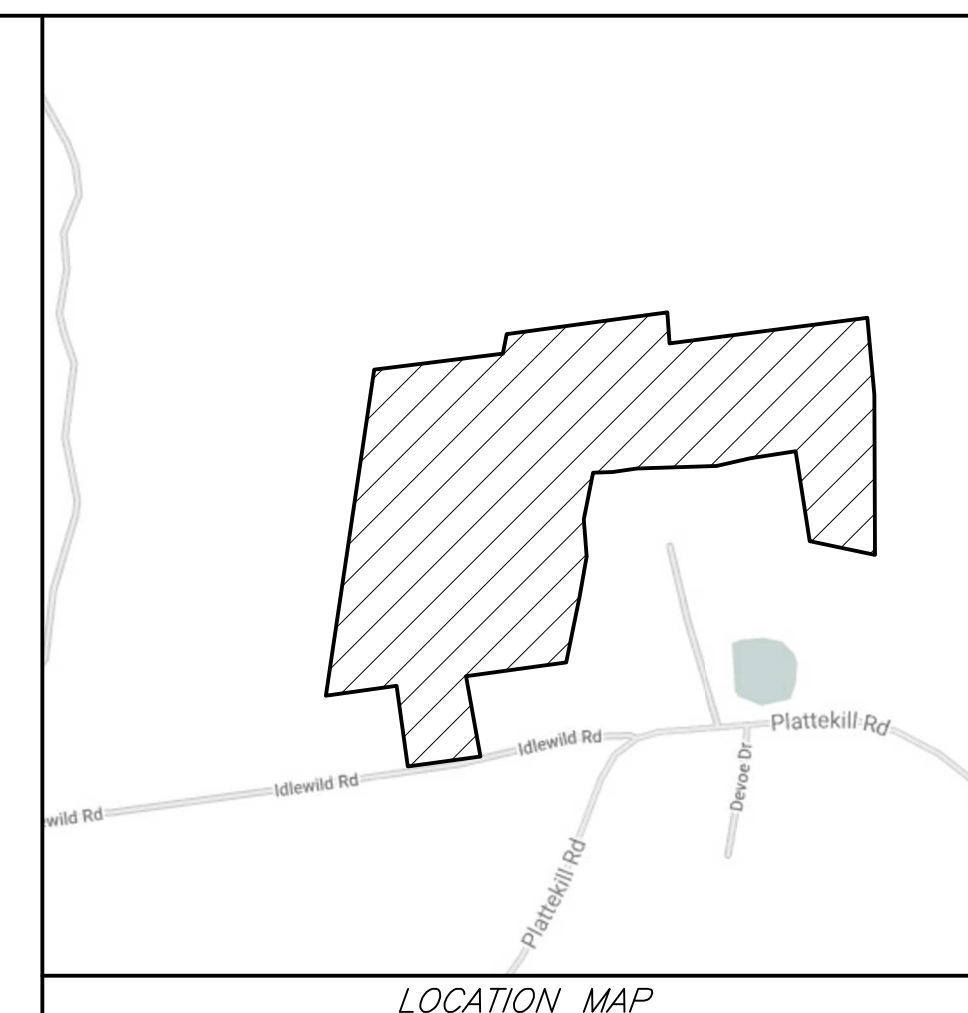
MINIMUM LOT AREA	REQUIRED	LOT 1	LOT 2
	43,560sf/1ac	520,704sf/11.95sf	1,509,467sf/34.65ac
MINIMUM YARDS (feet)			
FRONT	50'	1,267'	-
REAR	75'	230'	-
SIDE			
ONE	35'	95'	-
BOTH	80'	268'	-
MINIMUM LOT WIDTH (feet)	150'	352'	195'±
MINIMUM LOT DEPTH (feet)	200'	1,303'	1290'
MAXIMUM IMPERVIOUS COVERAGE (%)	20%	6% ±	-

LEGEND

- PROPERTY LINE EXISTING
- PROPERTY LINE PROPOSED
- PROPERTY LINE ADJOINING
- ▨ HOUSE EXISTING APPROXIMATE
- ⊕ WELL EXISTING
- - - EXISTING CONTOURS (2')
- - - EXISTING CONTOURS (10')
- CONTOURS PROPOSED (2')
- CONTOURS PROPOSED (10')

MAP REFERENCE:

1. EXISTING PROPERTY LINES AND FEATURES PER A SURVEY PREPARED BY JONATHAN N. MILLEN L.S, LAST REVISED OCTOBER 2011

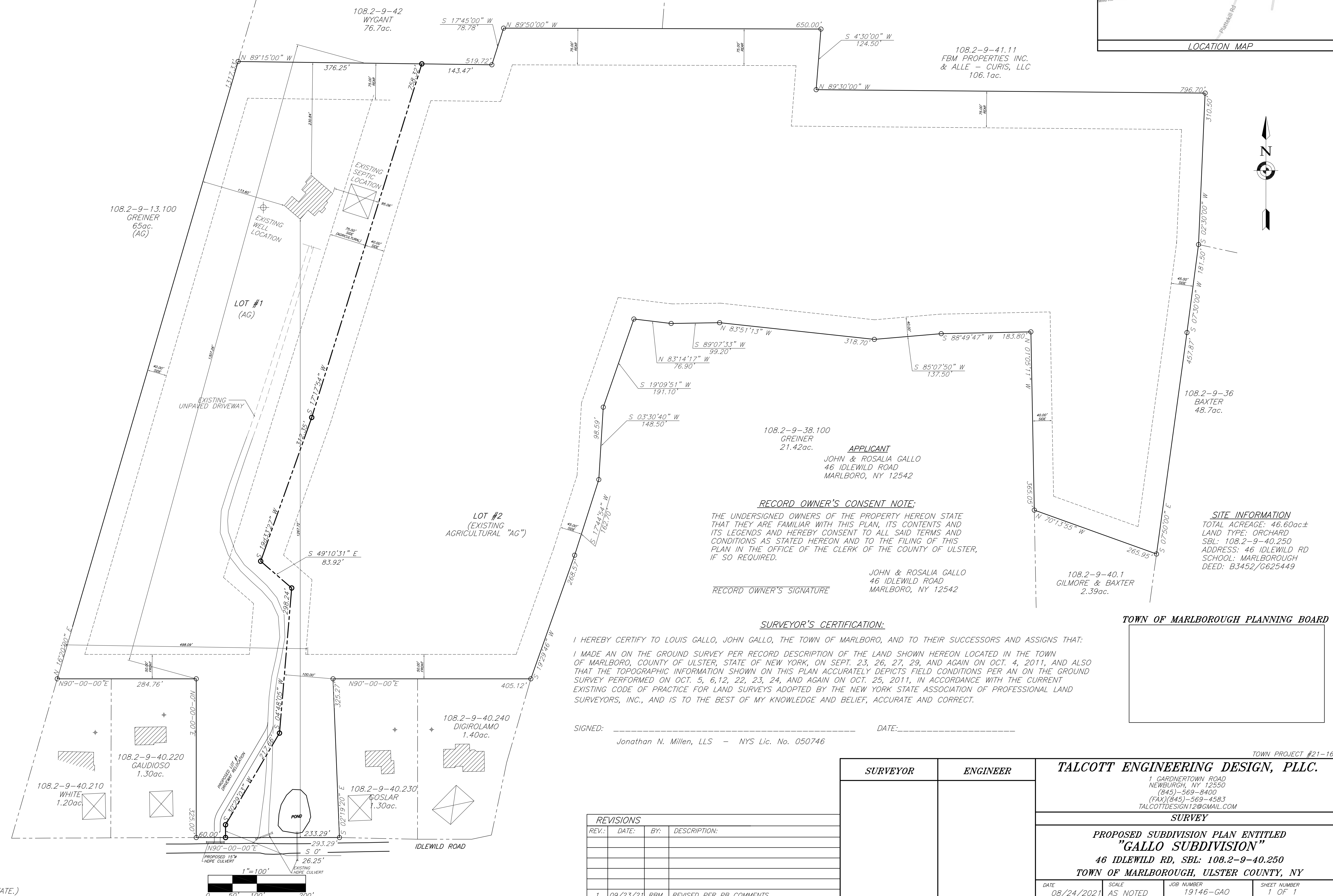


PROPOSED DRIVEWAY NOTES:

1. SHALL BE 15' WIDE AT ROADWAY.
2. SHALL HAVE A MINIMUM OF 6" RUN-OF-BANK GRAVEL FOUNDATION, 2" MINIMUM OF HOT MIX ASPHALT FOR THE FIRST 15' DRIVEWAY.

CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 1.800.272-4480 (IN NEW YORK CITY AND LONG ISLAND) OR 1.800.962-7962 (IN ALL OTHER AREAS OF THE STATE.)



108.2-9-38.100 GREINER 21.42ac.
APPLICANT
 JOHN & ROSALIA GALLO
 46 IDLEWILD ROAD
 MARLBORO, NY 12542

RECORD OWNER'S CONSENT NOTE:

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ULSTER, IF SO REQUIRED.

JOHN & ROSALIA GALLO
 46 IDLEWILD ROAD
 MARLBORO, NY 12542

RECORD OWNER'S SIGNATURE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO LOUIS GALLO, JOHN GALLO, THE TOWN OF MARLBORO, AND TO THEIR SUCCESSORS AND ASSIGNS THAT:

I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN THE TOWN OF MARLBORO, COUNTY OF ULSTER, STATE OF NEW YORK, ON SEPT. 23, 26, 27, 29, AND AGAIN ON OCT. 4, 2011, AND ALSO THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN ACCURATELY DEPICTS FIELD CONDITIONS PER AN ON THE GROUND SURVEY PERFORMED ON OCT. 5, 6, 12, 22, 23, 24, AND AGAIN ON OCT. 25, 2011, IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC., AND IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, ACCURATE AND CORRECT.

SIGNED: _____ DATE: _____
 Jonathan N. Millen, LLS - NYS Lic. No. 050746

REVISIONS

REV.	DATE	BY	DESCRIPTION
1	09/23/21	RBM	REVISED PER PB COMMENTS

SURVEYOR	ENGINEER	TALCOTT ENGINEERING DESIGN, PLLC.	
		1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX) (845)-569-4583 TALCOTTDESIGN12@GMAIL.COM	
SURVEY			
PROPOSED SUBDIVISION PLAN ENTITLED "GALLO SUBDIVISION"			
46 IDLEWILD RD, SBL: 108.2-9-40.250			
TOWN OF MARLBOROUGH, ULSTER COUNTY, NY			
DATE 08/24/2021	SCALE AS NOTED	JOB NUMBER 19146-GAO	SHEET NUMBER 1 OF 1

TOWN PROJECT #21-16

TOWN OF MARLBOROUGH PLANNING BOARD

SITE INFORMATION
 TOTAL ACREAGE: 46.60ac±
 LAND TYPE: ORCHARD
 SBL: 108.2-9-40.250
 ADDRESS: 46 IDLEWILD RD
 SCHOOL: MARLBOROUGH
 DEED: B3452/C625449