

AGRICULTURAL NOTES

This Property is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following :

1. That farming does not only occur between 8:00am and 5:00pm and is dependent upon "Mother Nature". Residents should be aware of noise from agricultural machinery being operated in nearby fields in both early morning and evening hours and noise from crop-drying fans which are run 24 hours a day during the harvesting season.

2. That the roads leading to and from the subdivision are frequently traveled 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 Environmental Conservation (D.E.C.Notification Law Number 325, October 1986)

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 agricultural field, which is private property.

- NOTES:
- 1) UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- 2) SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
- 3) SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- 4) ASSUMED ROAD LINE FOR MILTON TURNPIKE IS BASED ON A 3-ROD ROAD. SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE IN AND TO THOSE PORTIONS OF NEW ROAD USED FOR HIGHWAY PURPOSES.
- 5) THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- 6) A PORTION OF LOT 6 IS SERVED BY MUNICIPAL WATER SUPPLY.
- 7) PARCEL CONTAINS NYS DEC REGULATED WETLANDS, SHOWN HEREON AS DELINEATED BY PAIGE LEWANDOWSKI AND FEDERAL WETLANDS AS DELINEATED BY MIKE NOWICKI AND IS THEREFORE SUBJECT TO ALL REGULATIONS PROMULGATED THEREUNDER.
- 8) 2' CONTOURS, SHOWN ON SHEET 2, BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. ELEVATION DATUM IS APPROXIMATE NAVD83.
- 9) PARCEL A IS TO BE COMBINED WITH SBL 103.1-1-30.110 AND IS NOT TO BE CONSIDERED A BUILDABLE LOT UNTO ITSELF.

MAP REFERENCE

PARCEL BEING LOT 2 AS DESIGNATED ON A MAP ENTITLED "FINAL MAP OF SUBDIVISION OF LANDS OF JEFFREY ALDRICH" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 27 JANUARY, 2023 AS FILED MAP NO. 23-08 AND IS SUBJECT TO ALL PROVISIONS NOTED THEREON.

REFERENCE DEEDS :

TM LOT 103.1-1-33.210

A Portion of:  
Robin Ann Young and  
Holly Melissa Young  
- to -  
Jeffrey Aldrich  
Deed Liber 6039 Page 261  
Dated 3 June, 2016  
Filed 28 July, 2016

TM LOT 103.1-1-30.110

Jeffrey Aldrich  
- to -  
The Town of Marlborough  
Deed Liber 7307 Page 336  
Dated 12 December, 2023  
Filed 29 December, 2023

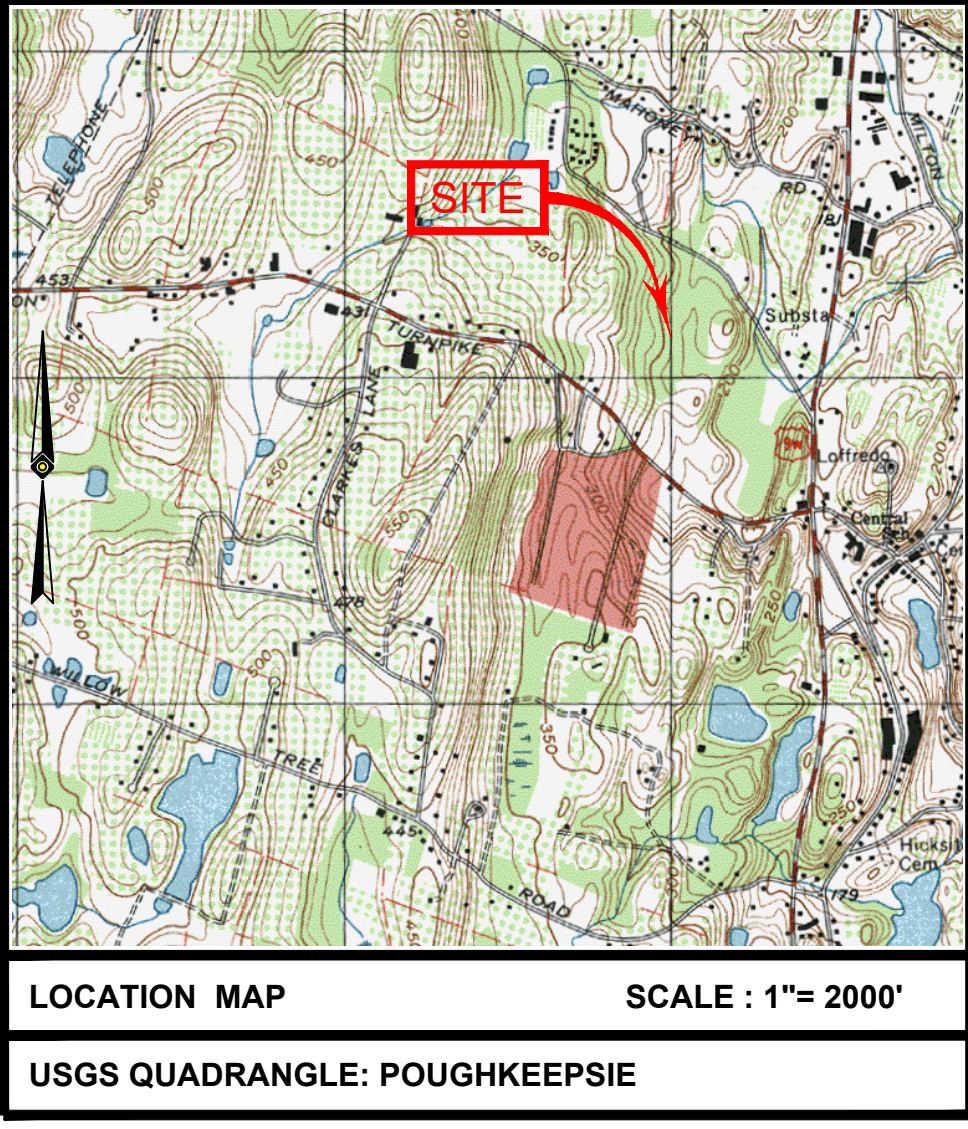
RECORD OWNER :

Jeffrey Aldrich  
132 Milton Turnpike  
Milton NY 12547

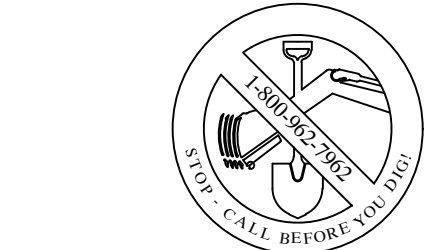
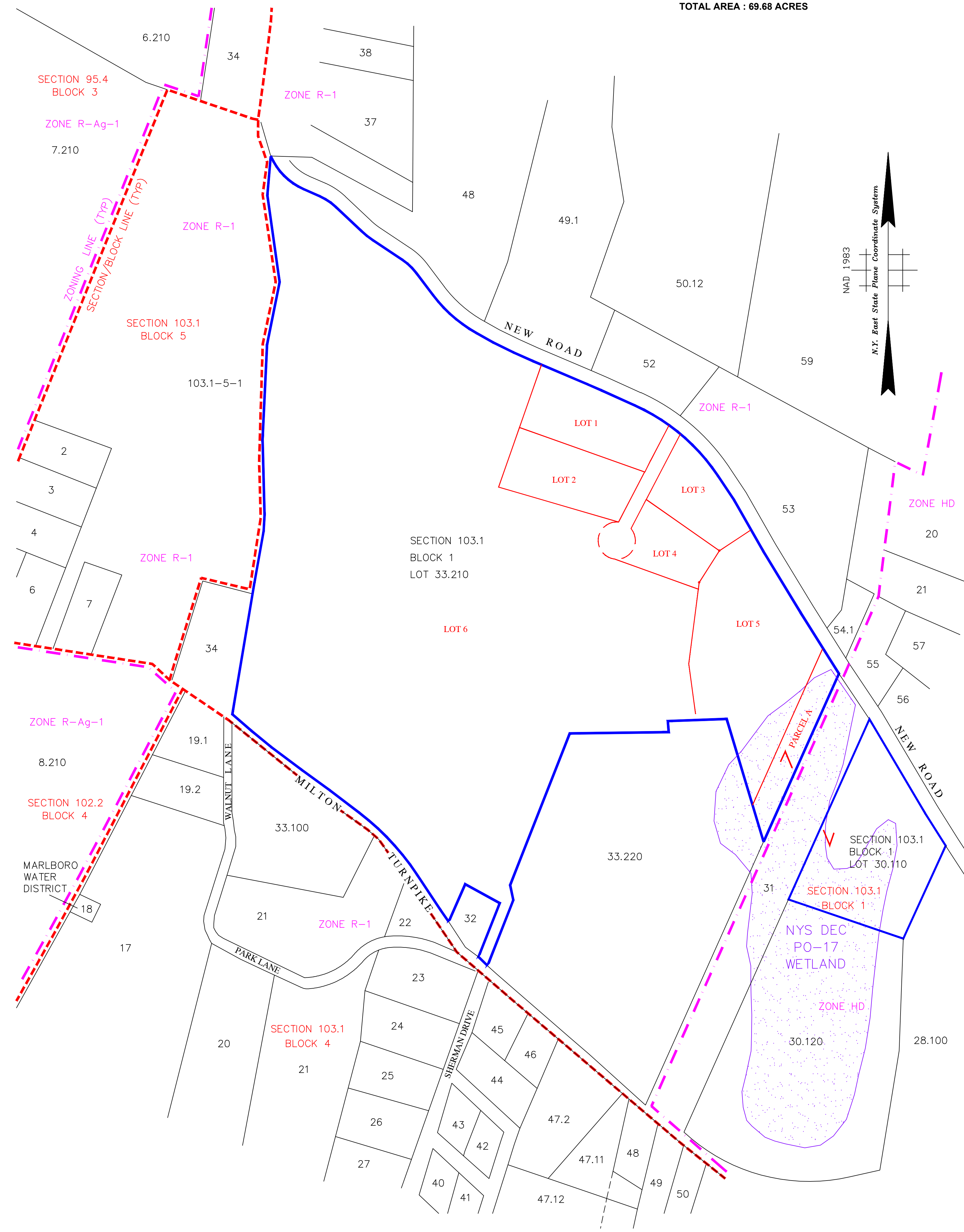
The Town of Marlborough  
21 Milton Turnpike  
Milton NY 12547

ZONING TABLE							
ZONING INFORMATION							
R-1 DISTRICT							
SOURCE TOWN ZONING MAP							
ITEMS	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
MIN LOT AREA	1 ACRE	2.43	2.21	1.70	1.31	5.68	53.50
MIN LOT WIDTH	150'	187'+-	199'+-	250'+-	218'+-	500'+-	
MIN LOT DEPTH	200'	471'+-	450'+-	330'+-	310'+-	60'+-	
MIN FRONT YARD	35'		See Building	Envelope	on Map		
MIN 1 SIDE YARD	35'		See Building	Envelope	on Map		
SIDE TOTAL	70'						
MIN REAR YARD	50'		See Building	Envelope	on Map		
MAX BUILDING HEIGHT	35'	<35'	<35'	<35'	<35'	<35'	<35'
MAX BUILDING COVERAGE	20%	4%	4%	6%	8%	2%	<1%

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 09/13/1993 AS AVAILABLE ON ECODE360.COM



TOTAL AREA : 69.68 ACRES



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

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 AND AGREES TO FILE THIS MAP WITH THE ULSTER COUNTY CLERK.

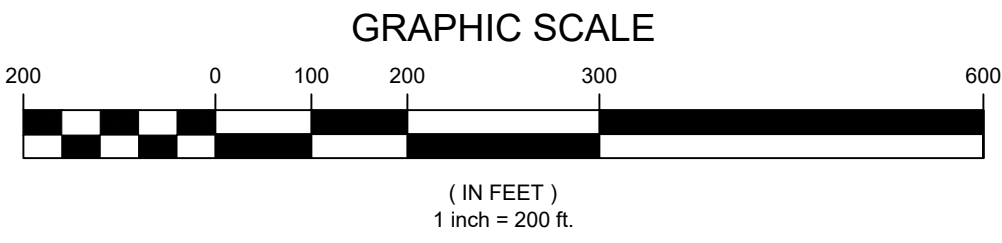
Signature

Date

Signature

Date

PLANNING BOARD ENDORSEMENT



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 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 EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PATRICIA PAULI BROOKS, L.S.  
NEW YORK PROFESSIONAL LAND SURVEYOR #49795

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	MULTI	SKETCH MAP OF SUBDIVISION OF LANDS OF JEFFREY ALDRICH AND LOT LINE REVISION WITH LANDS OF TOWN OF MARLBOROUGH			
FIELD BOOK NO.	MULTI	SBL: 103.1-1-33.210 TOWN OF MARLBOROUGH COUNTY OF ULSTER, STATE OF NEW YORK			
FIELD BOOK PG.	MULTI				
FIELD CREW	MULTI	CONTROL POINT ASSOCIATES INC PC			
DRAWN	GIO	11 MAIN STREET HIGHLAND, NY 12528 845.691.7339 WWW.CPASURVEY.COM			
REVIEWED	S.D.	APPROVED: P.P.B.	DATE: 09-26-2024	SCALE: 1" = 200'	FILE NO. 12-230105-00 DWG. NO. 1 OF 2