

REGULATIONS	DISTRICT
MIN LOT AREA	R-AG-1
MIN YARDS	1 ACRE
FRONT YARD	50 FT
REAR YARD	75 FT
SIDE YARD	35 FT
ONE	80 FT
BOTH	150 FT
MIN LOT WIDTH	200 FT
MIN LOT DEPTH	200 FT
	REQUIRED

**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 CONSIDERED AN ACTIVE FARMING OPERATION 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 ENVIRONMENTAL CONSERVATION (DEC NOTIFICATION LAW NO. 385, 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 AGRICULTURAL FIELD, WHICH IS PRIVATE.

**OWNERS:**  
ANTHONY AND MADELINE SANTELLIA  
145 ANDERSON HILL ROAD  
PURCHASE, NY 10577

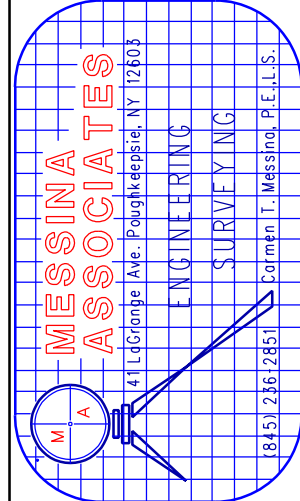
**APPLICANT:**  
ANTHONY SANTELLIA  
145 ANDERSON HILL ROAD  
PURCHASE, NY 10577

**TAX MAP NOS.**  
102.4-2-28.310 (LP)  
102.4-2-28.200 (LP)  
102.4-2-28.100 (L3618 P283)

THE UNDERSIGNED OWNERS OF THIS PROPERTY HEREOF STATES THE 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.

ANTHONY SANTELLIA DATE MADELINE SANTELLIA DATE

**NOTES:**  
(1) THESE LINES REPRESENTS THE BEARINGS & DISTANCES AS STATED IN DEED L3267 P216. HOWEVER THESE BEARINGS AND DISTANCES DO NOT MATCH THE PHYSICAL EVIDENCE OF STONE WALLS WITH THE ADJACENT PROPERTY CORNERS. THEREFORE WE FIELD BEARINGS AND DISTANCES (SHOWN AS HEAVY SOLID LINES) THAT MATCHED THE PHYSICAL EVIDENCE AND ADJACENT DEEDS.



**LOT LINE CONSOLIDATION**  
FOR  
**SANTELLIA**

TOWN OF MARLBORO  
SCALE: 1" = 100'  
ULSTER CO  
DATE: 12/05/17  
NEW YORK  
LOTS SHOWN: LOT #1 & LOT #2, FM #12293; LOT LINE CHANGE LOT FM #04589

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 6/10/17.

CARMEN T. MESSINA, L.S. #49340  
DATE