

PROJECT NARRATIVE
SUBDIVISION OF PROPERTY FOR GAGLIARDI
2 Lot Residential Subdivision
Section 13 Block 1 Lot 41.225

The property is located along the east side of the Sugar Loaf By-Pass, County Highway No. 13A and 1,000' north of the intersection of Bellvale Road.

The property is located in the AR-.3 zone (Agricultural Residential) and has a total of 15.124 acres. The minimum lot size in the Zone is 3 acres.

The Applicant is re-subdividing Lot #5 of the NMC 3, LLC Subdivision. The Subdivision is in the Ridge Preservation Overlay District. The new dwelling and all services, driveway and septic field are located in the cleared fields. The new proposed dwelling will disturb 0.85 acres. The only grading will be for the dwelling and driveway. The Subdivision will require a new Orange County Highway Driveway Permit where an existing farm entrance is located.