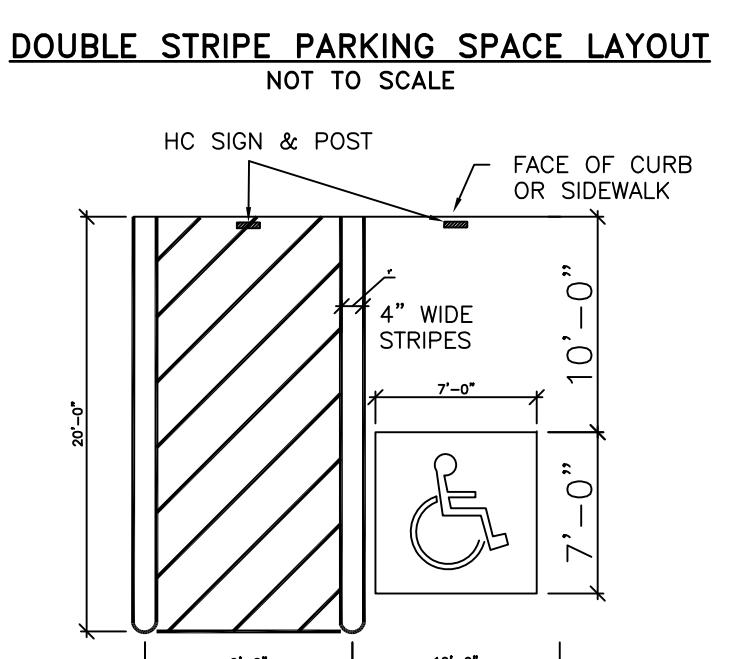
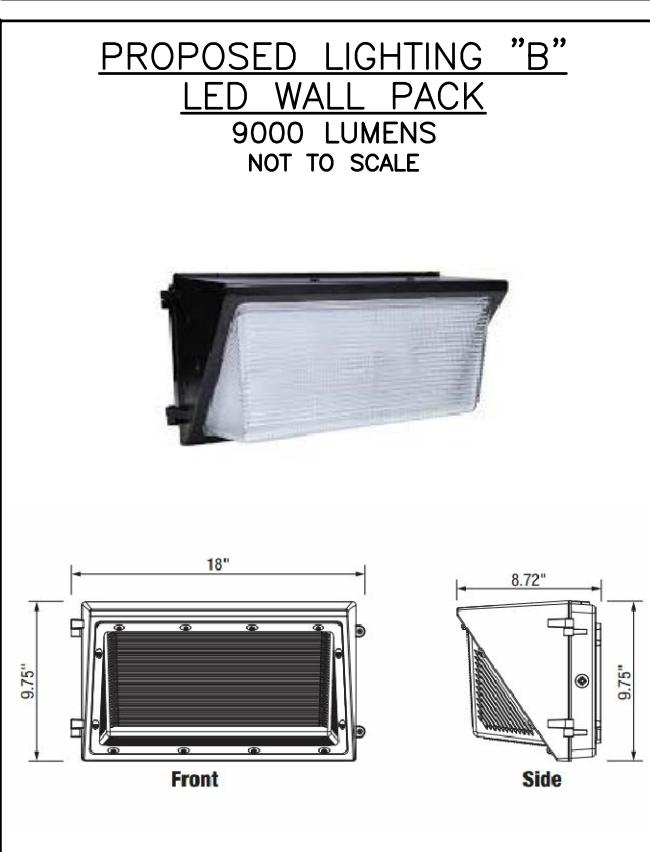
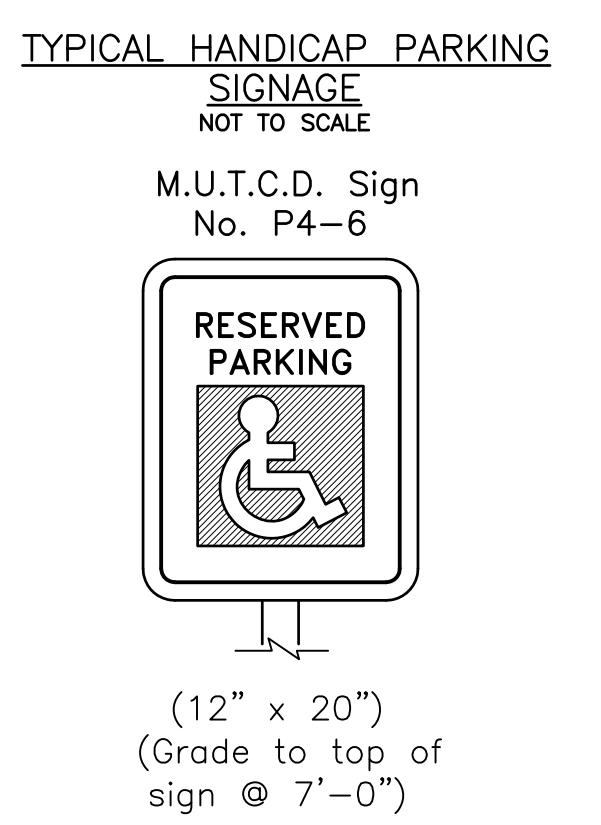


PARKING REQUIREMENTS:

ESTABLISHMENT	CLASSIFICATION	REQUIRED	PROVIDED
PROPOSED "ULSTER FIREARMS"	RETAIL STORE	1 PER 300 SQ FT OF FLOOR AREA (4 SPACES)	4 SPACES
EXISTING "SALSA MARIA REST."	RESTAURANT	1 FOR EVERY 3 SEATS (21 SEATS = 7 SPACES)	7 SPACES
EXISTING "LAKESIDE LICKS"	RESTAURANT	1 FOR EVERY 3 SEATS (16 SEATS = 6 SPACES)	6 SPACES
PROPOSED "CSC AUTO"	RETAIL STORE	1 PER 300 SQ FT OF FLOOR AREA (2 SPACES)	8 SPACES
		TOTAL SPACES	25 SPACES
			25 SPACES



NOTE:
1. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE NYSDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES ("MUTCD") AND THE ICC/ANSI A117.1-1998 ("ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES".

MAP REFERENCE
"MAP PREPARED FOR CARL M. & DEBORAH APPLER"
PREPARED BY ROBERT C. BURGHER, P.E. NO. 49029,
L.S. NO. 36689, DATED MARCH 29, 1999.

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Rights Reserved.
Unauthorized alteration or addition to a survey
map bearing a licensed land surveyor's seal is
a violation of Section 7209, Subdivision 2 of
the New York State Education Law.

The map may not be used in connection with a
"Survey Affidavit" or similar document, statement
or mechanism to obtain title insurance for any
subsequent owner or future grantees.

Only copies from the original of this survey
marked with an original of the surveyor's seal
shall be considered valid true copies.

The location of underground improvements or en-
croachments, if any exist or are shown hereon,
are not certified.

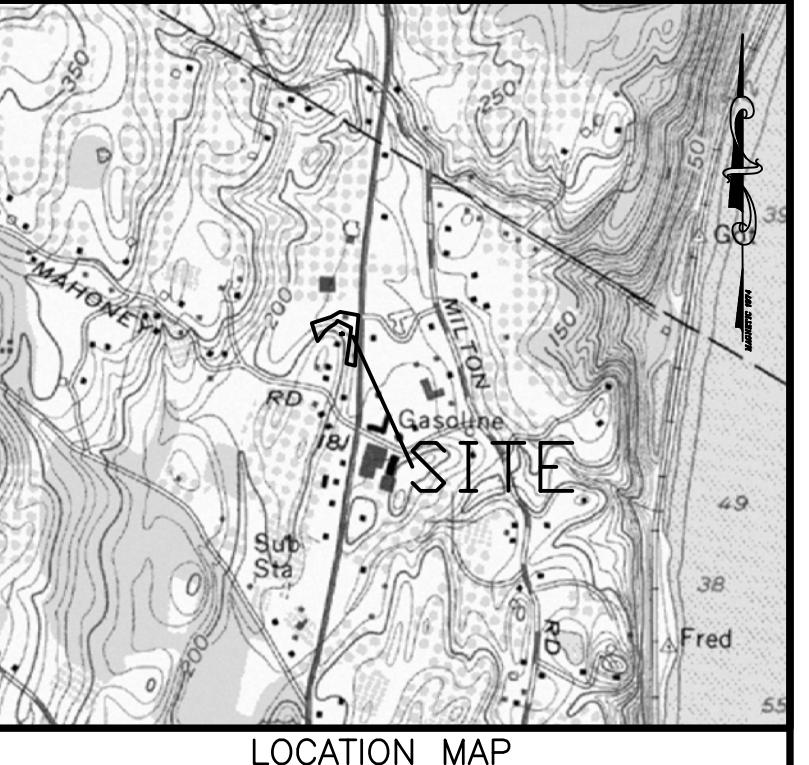
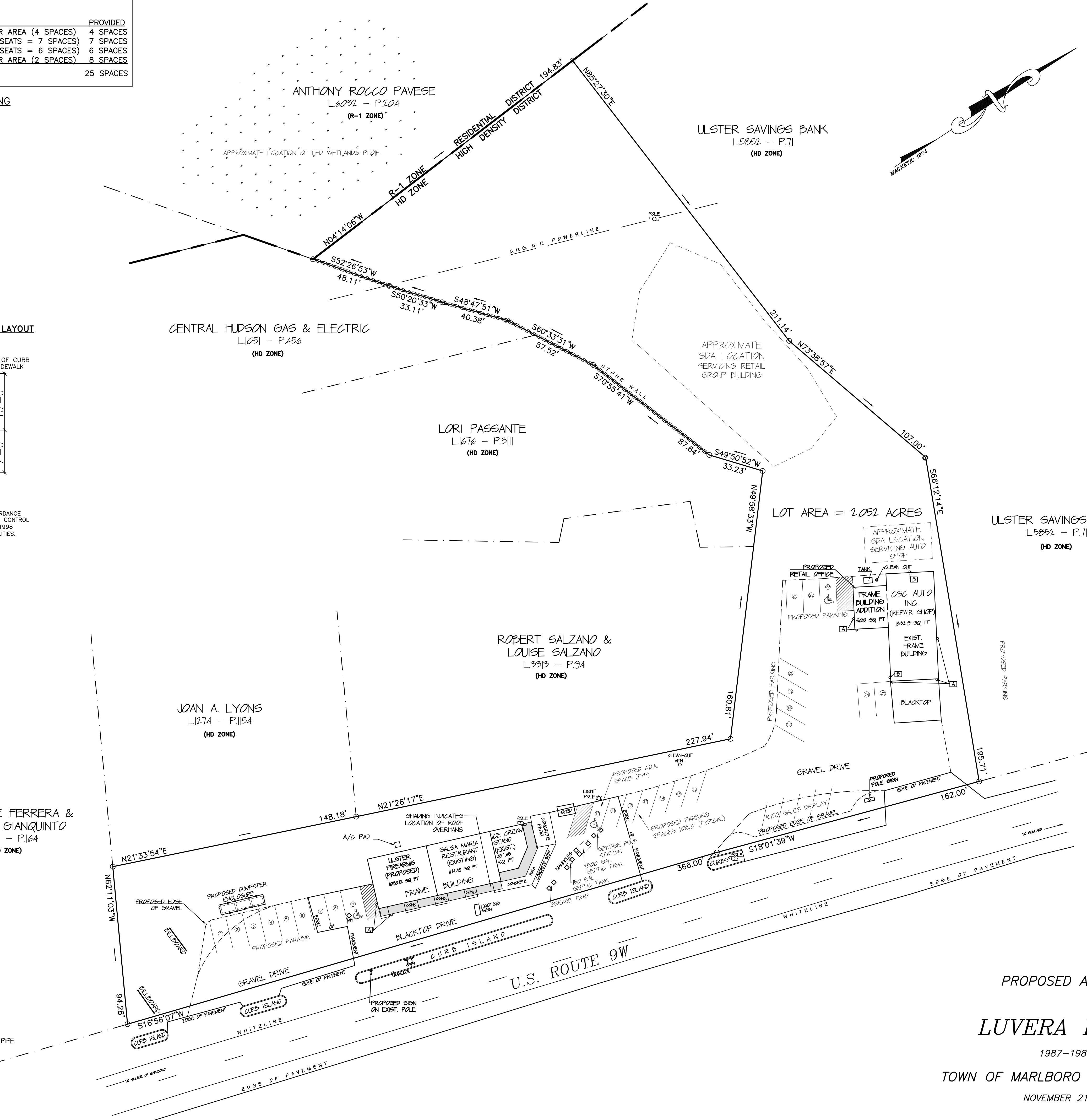
Certifications indicated hereon signify that this
survey was prepared in accordance with the
existing Code of Practice for Land Surveyors
adopted by the New York State Association of
Professional Land Surveyors, Inc. Said certi-
fication is made only by the person for whom
the survey is prepared and on his behalf to the
title company, governmental agency and lending
institution listed hereon and to the assignees of
the lending institution. Certifications are not
transferable to additional institutions or sub-
sequent owners.

TAX MAP REFERENCE
Town of Marlboro, Section No. 103.001
Block 1, Lot 5

DEED REFERENCE
Liber 6082 of Deeds at Page 184



BRINNIER & LARIOS, P. C.



PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK

DATE: _____

MEMBER: _____

MEMBER: _____

OWNERS' CONSENT TO FILE

I HEREBY GRANT MY APPROVAL OF THIS PLAT
AND CONSENT TO THE FILING OF IT IN THE
ULSTER COUNTY CLERK'S OFFICE

TOWN ZONING INFORMATION

DISTRICT: HD HIGHWAY DEVELOPMENT DISTRICT

MINIMUM LOT AREA: 2.00 ACRES
MINIMUM LOT WIDTH: 200 FEET
MINIMUM LOT DEPTH: 200 FEET
MINIMUM SETBACKS: FRONT YARD: 75 FEET
SIDE YARD: 25 FEET
REAR YARD: 75 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM LOT COVERAGE: 40 %

PROPOSED AMENDMENT TO SITE PLAN
OF LANDS OF

LUVERA PROPERTIES LLC

1987-1989 U.S. ROUTE 9W - MILTON

TOWN OF MARLBOROUGH ULSTER COUNTY NEW YORK

NOVEMBER 21, 2016

SCALE: 1" = 30'

REVISED DECEMBER 8, 2016 TO REFLECT PLANNING BOARD COMMENTS

HME