

**LEGEND**

- TRAFFIC SIGN
- MAILBOX
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- METAL PIPE
- REBAR
- UTILITY
- LIGHT POLE
- BUILDING LIGHT WALL PAD
- UTILITY POLE
- UTILITY LINE
- STONE WALL
- CHAIN LINK FENCE



Lands of  
**MARIE T. CHRISTENSEN, Trustee**  
**Joseph F. Russo Sr. Irrevocable**  
**Living Trust**  
Deed Liber 5162 Page 164  
Lot 2B UCCO FM #04-1114

Lands of  
**ANTHONY M. & MARY ANN**  
**MARCHESE**  
Deed Liber 2250 Page 082  
Lot 1 UCCO FM #07-284

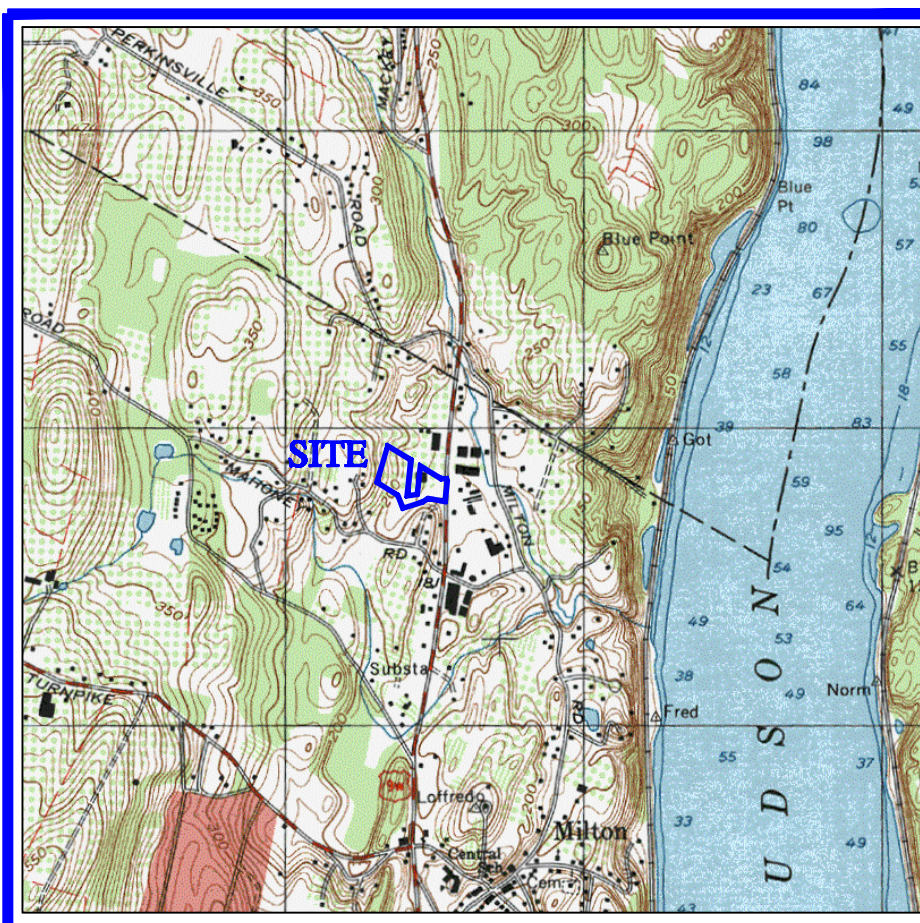
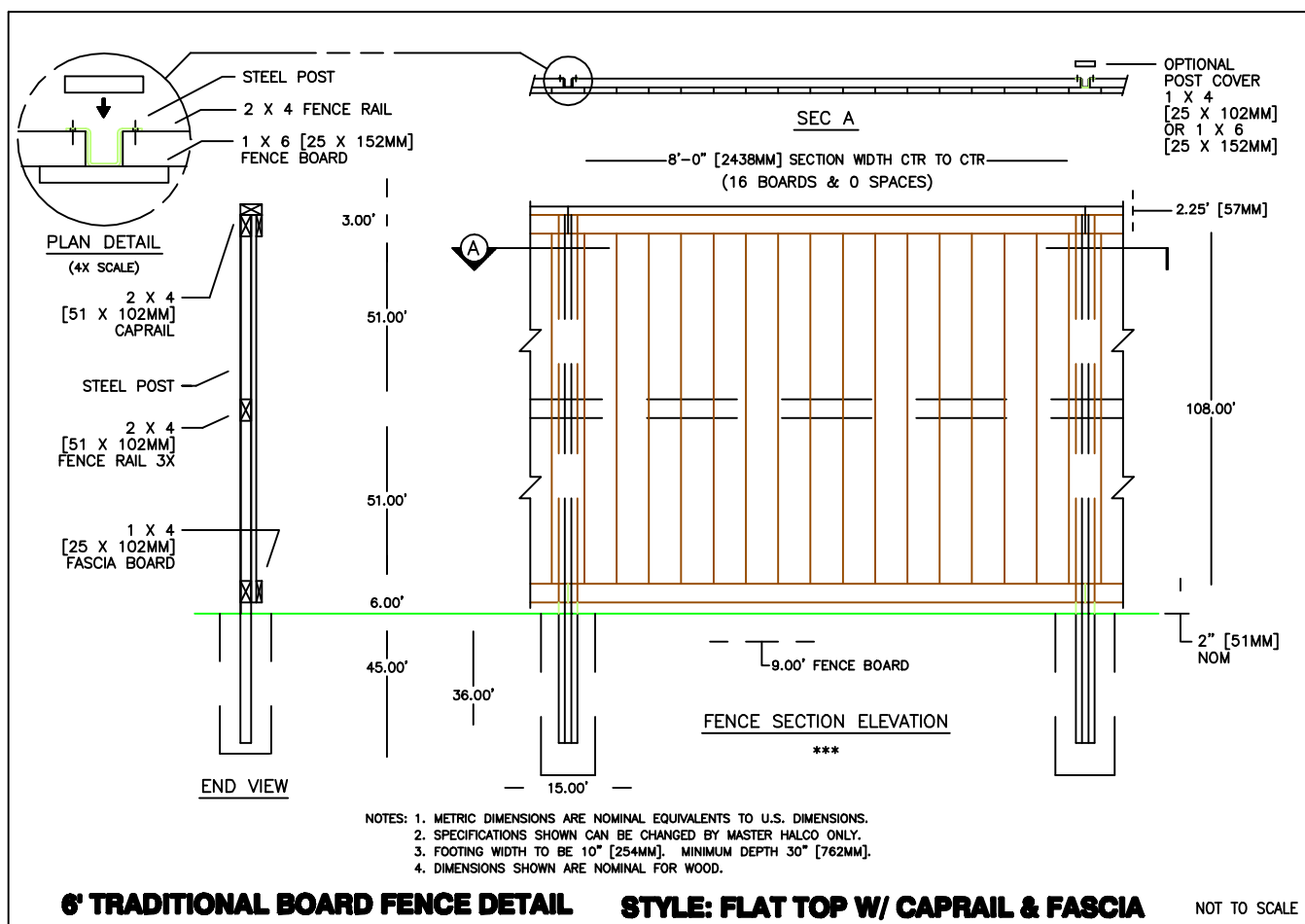
Lands of  
**ANTHONY M. & MARY ANN**  
**MARCHESE**  
Deed Liber 2250 Page 082  
Lot 2 UCCO FM #07-284

Lands of  
**ANTHONY ROCCO**  
**PAVESE**  
Deed Liber 6032 Page 204

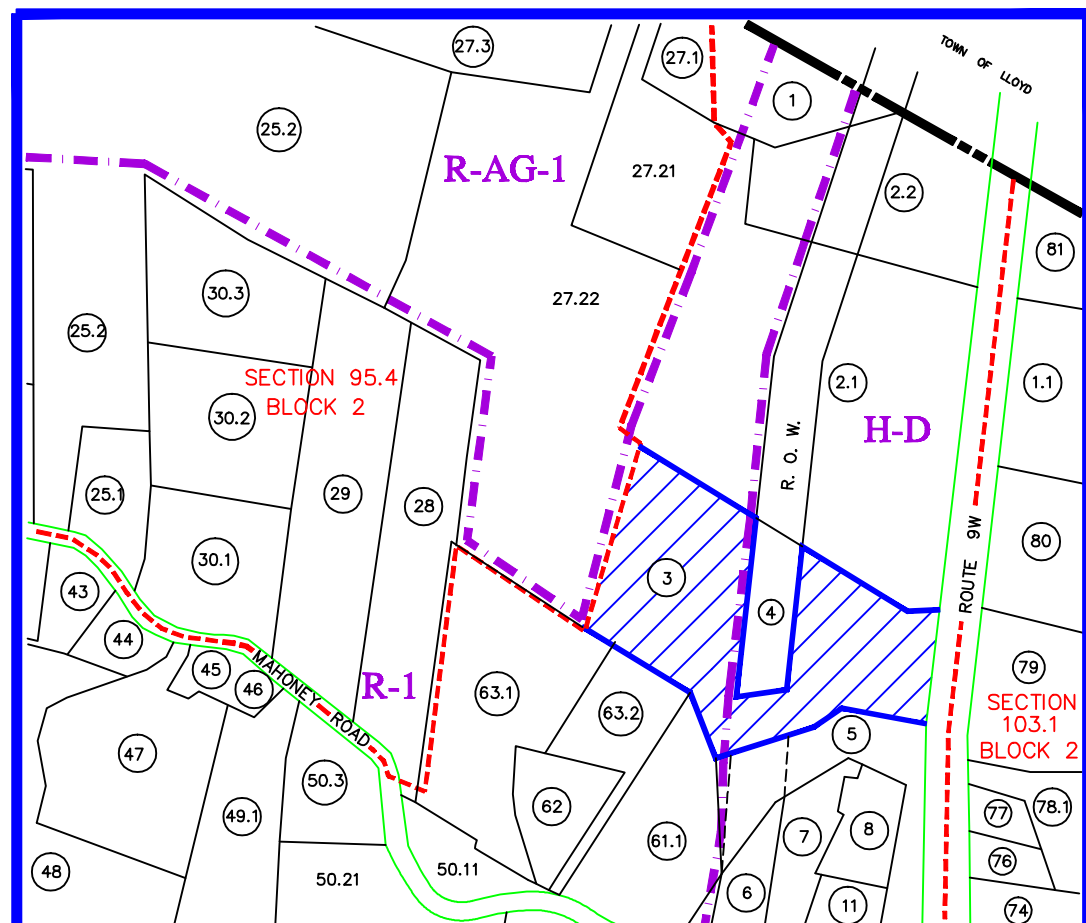
Lands of  
**CENTRAL HUDSON**  
**GAS & ELECTRIC CORP.**  
Deed Liber 1061 Page 433

Lands of  
**JOSEPH RUSSO**  
Deed Liber 1539 Page 048  
UCCO FM #5612

Lands of  
**LUVERA PROPERTIES, LLC**  
Deed Liber 6082 Page 184  
Map Reference 4



**LOCATION MAP** SCALE: 1"= 2000'  
**USGS QUADRANGLE: POUGHKEEPSIE**



**TAX MAP** SCALE: 1"= 400'  
SECTION : 103.1, BLOCK : 1, LOT : 3

**TOTAL AREA : 6.22 ACRES**

**TABLE OF BULK REQUIREMENTS**

ZONING DISTRICT	HD
MINIMUM LOT AREA	2 ACRES
MINIMUM LOT WIDTH	200'
MINIMUM LOT DEPTH	200'
MINIMUM FRONTYARD SETBACK	75'
MINIMUM SIDEYARD SETBACK	25'/50'
MINIMUM REARYARD SETBACK	75'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	40%

**TABLE OF BULK REQUIREMENTS**

ZONING DISTRICT	R-1
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	150'
MINIMUM LOT DEPTH	200'
MINIMUM FRONTYARD SETBACK	35'
MINIMUM SIDEYARD SETBACK	35'/70'
MINIMUM REARYARD SETBACK	50'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	20%

**PROPOSED USE:**

155-12 E (2) (a) Wholesale and accessory use storage establishment  
Open storage proposed to be fully enclosed by opaque fence six feet in height.

155-12 E (4) (b) Continuation of car sales use

NO ADDITIONAL LIGHTING PROPOSED

HOURS OF OPERATION: 24 hours/day

NUMBER OF EMPLOYEES: 10-12

**PARKING SCHEDULE**

	SPACES REQUIRED	SPACES PROVIDED
WHOLESALE ESTABLISHMENT	6	16
	1 PER 2 EMPLOYEES	

**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 herein.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**PLANNING BOARD ENDORSEMENT**

Approved by resolution of the Planning Board of the Town of Marlborough, subject to all conditions and requirements of said resolution. Any change, erasure, modification, or revision of this plat as approved shall void this approval.

Chairperson - Town Planning Board \_\_\_\_\_ Date \_\_\_\_\_

**NOTES:**

1) 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.

2) Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.

3) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.

4) Subject to whatever state of facts a complete Search of Title may reveal.

5) Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the parties so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.

6) Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.

7) Road bounds shown based on NYS DOT S.H. 5001 Maps 1 and 2.

8) Building shown hereon served by underground utilities.

9) Parcel served by municipal water.

**MAP REFERENCE:**

1) "Final Map of Subdivision of Lands of Anthony & Mary Ann Marchese" filed with the Ulster County Clerk's Office on 31 August, 2007 as Filed Map No. 07-284.

2) "Final Map of Subdivision Prepared for Joseph P. Russo" filed with the Ulster County Clerk's Office on 30 August, 2004 as Filed Map No. 04-1114.

3) "Site Plan Map Prepared for Formisano Recycling Center, Inc." dated 26 June, 1990 by Roy H. Pauli, L.S.P.C.

4) "Map Prepared for Frank A. Salzano Jr." dated 25 June, 1985 by Robert C. Burgher L.S.P.E.

5) "Map Prepared for Joseph Russo" filed with the Ulster County Clerk's Office on 11 February, 1985 as Filed Map No. 5612.

**DEED REFERENCE:**

Ulster Savings Bank  
- to -  
Twin Pond Enterprises, Inc.  
Deed Liber 6054 Page 223  
Dated 06 September, 2016

**RECORD OWNER:**

Twin Pond Enterprises, Inc.  
c/o Dane Mannese  
155 Mahoney Road  
Milton, NY 12547

**MAP OF SITEPLAN  
OF LAND OF**

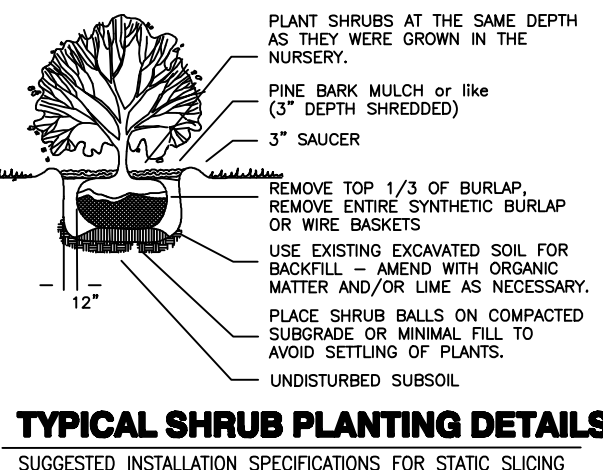
**TWIN POND  
ENTERPRISES, INC.**

— SITUATE —  
TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK



GRAPHIC SCALE ( IN FEET )  
1 inch = 50 ft.

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www.digsafelynewyork.com



**BROOKS & BROOKS**  
Land Surveyors, P.C.  
11 Main Street,  
Highland, NY 12528  
845-691-7339

Patricia Pauli Brooks, L.S. Registration No. 49795  
Richard C. Brooks, L.S. Registration No. 49600

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 25 October, 2016 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

By: Patricia Pauli Brooks, L.S. map check 11-09-16  
© Copyright 2016, by Brooks & Brooks, L.S.P.C. planning check 12-05-16  
01 November, 2016 JOB#8399, DRAWING#8399site.DWG closure check 11-10-16

REVISED: 04 April, 2017 - revise entrance, parking, landscaping  
REVISED: 28 February, 2017 - update  
REVISED: 08 December, 2016 - planning check