

TOWN ZONING INFORMATION		
DISTRICT: HD-HIGHWAY DEVELOPMENT DISTRICT		
ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA:	2.00 AC.	0.88± AC.
MINIMUM LOT WIDTH:	200 FEET	>200 FEET
MINIMUM LOT DEPTH:	200 FEET	112.70 FEET
MINIMUM SETBACKS:		
FRONT YARD:	75 FEET	75 FEET
SIDE YARD:	25 FEET	25 FEET
REAR YARD:	75 FEET	75 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET	<35 FEET
MAXIMUM LOT COVERAGE:	40 %	<40 %

PROPOSED USE	
155-12 E (4) (B) CAR SALES USE	
HOURS OF OPERATION: 7 DAYS A WEEK 8am - 8pm	
NUMBER OF EMPLOYEES: 2	

PARKING SCHEDULE: 155-27 (A) (2)	
RETAIL STORES, STORE GROUPS & SHOPS	
SPACES REQUIRED	SPACES PROVIDED
1 FOR EVERY 300 SQ FT OF FLOOR AREA	880 SQ FT OF FLOOR AREA= 3 SPACES

**SURVEY NOTES**

NOTES

1. Field location work performed on May 8, 2017.
2. Surveyed as per maps and deeds filed and recorded in the Ulster County Clerk's Office as noted hereon and as in indicated possession.
3. Subject to rights-of-way, easements, covenants and restrictions of record, if any, and any statement of facts on accurate and up-to-date examination of title may reveal.
4. Underground improvements or encroachments, if any, are not shown hereon.
5. 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.

**PROPOSED LIGHTING**

**LED WALL PACK**

**3200 LUMENS**

**NOT TO SCALE**

**EMP8 Series**

LED Traditional Style Wall Pack - Small

Replaces 100W PSMH

Some Overview

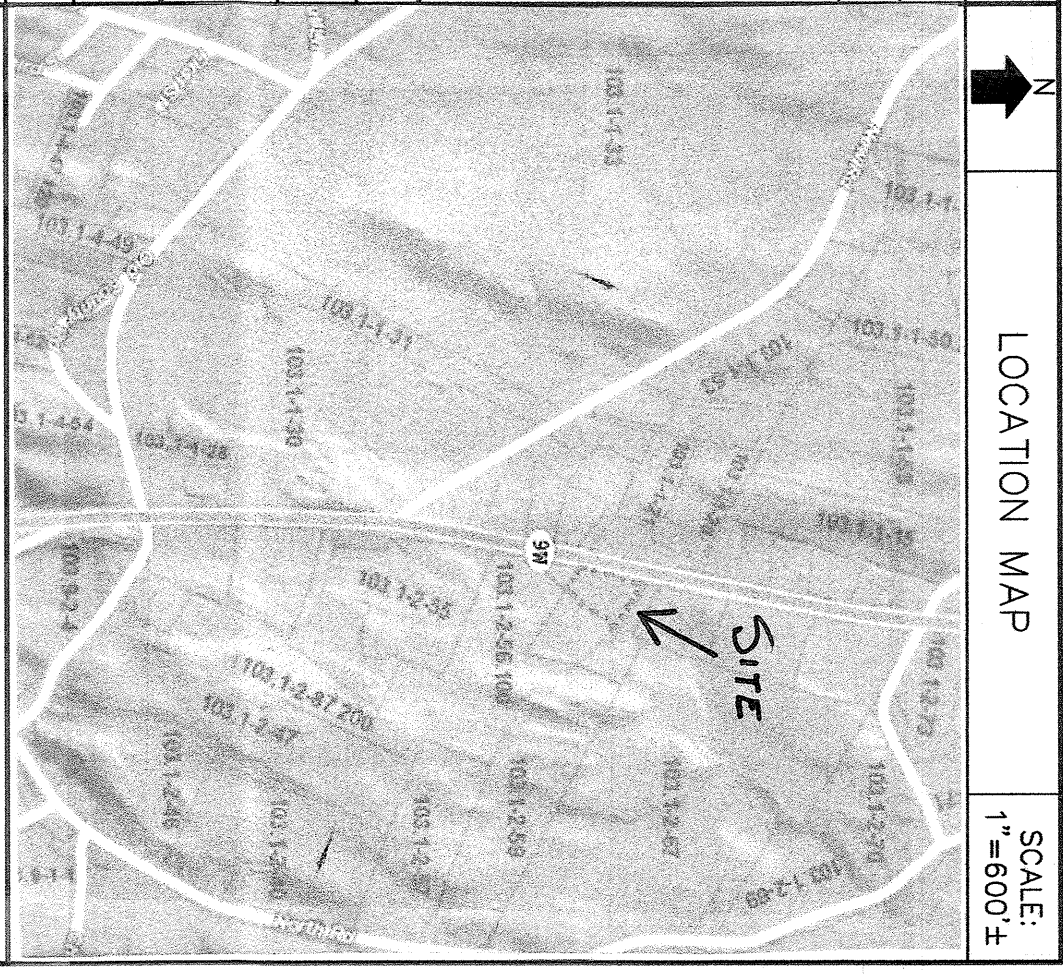
FEATURES	PROJECT	INSTALL	MAINTENANCE	SCALE
7'x2' B x 1 1/2" W x 5 1/4" H	85%*	8000lm*	11-13 years*	1:100

**Spencer S. Hall**

Licensed Land Surveyor  
NYS Lic. No. 49138  
6244 Route 82  
Stamfordville, NY 12581  
(845) 866-1262

**REVISION DATES:**

August 30, 2017 - Added Topography  
October 10, 2017 - Updated Site Plan



**PROPERTY INFORMATION**

BOOK AND PAGE:  
SECTION-BLOCK-LOT:  
ZONING DISTRICT:

L. 6120 P. 267  
103.3-2-61  
HD-HIGHWAY DEV. DIST.

OWNER:  
THOMAS CORCORAN  
6 CORCORAN DRIVE  
MILTON, NY 12547

**TOWN OF MARLBORO PLANNING BOARD**

**ENDORSEMENT**

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF MARLBORO, SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION.

ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL.

CHAIRMAN - TOWN PLANNING BOARD

DATE

**OWNERS ENDORSEMENT**

I HEREBY CONSENT TO THE INFORMATION EDPICTED ON THIS SITE PLAN AND ALL CONDITIONS NOTED THEREON AND I AGREE TO THE FILING OF THIS PLAN

OWNER (SIGNATURE)

DATE

BY: \_\_\_\_\_ (PRINT NAME & TITLE)

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME, OR UNDER MY DIRECT SUPERVISION ON OR BEFORE THE DATE SHOWN HEREON.

SPENCER S. HALL, NYS LIC. NO. 49138

DATE