



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 US

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 along Route 9W

NO ADDITIONAL LIGHTING PROCESSES

HOURS OF OPERATION: 24 hours/day
7 days/ week

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

<h2 style="text-align: center;">OWNER'S CERTIFICATION</h2>	
<p>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 hereon.</p>	
<hr/> <p>Signature</p>	<hr/> <p>Date</p>

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 :

orized alteration or addition to a survey map bearing a
and Surveyor's Seal is a violation of Section 7209, Subdivision
New York State Education Law.

Copies from the original of this survey marked with an original
and Surveyor's inked seal or his/her embossed seal shall be
held to be valid true copies.

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

Subject to whatever state of facts a complete Search of Title may

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
Surveyors. Said certifications shall run only to the parties so
certified. Certifications are not transferable to additional institutions, their
agents and/or assigns, or subsequent owners.

Surface structures not visible or readily apparent are not shown
and their location and extent are not certified.

Boundaries shown based on NYS DOT S.H. 5001 Maps 1 and 2.

Nothing shown hereon served by underground utilities.

Served by municipal water.

Elevations based on field survey. Elevations are approximate NAVD88

MAP REFERENCE

al Map of Subdivision of Lands of Anthony & Mary Ann
"se" filed with the Ulster County Clerk's Office on 31 August,
s Filed Map No. 07-284.

al Map of Subdivision Prepared for Joseph P. Russo" filed with
ter County Clerk's Office on 30 August, 2004 as Filed Map
-1114.

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

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

o Prepared for Joseph Russo" filed with the Ulster County
Office on 11 February 1985 as Filed Map No. 5610.

DEEP REFERENCE

DEED REFERENCE :
Ulster Savings Bank
– to –
Twin Pond Enterprises, Inc.
Deed Liber 6054 Page 223

RECORD OWNER :

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

