

## TOWN ZONING INFORMATION

### DISTRICT: HD-HIGHWAY DEVELOPMENT DISTRICT

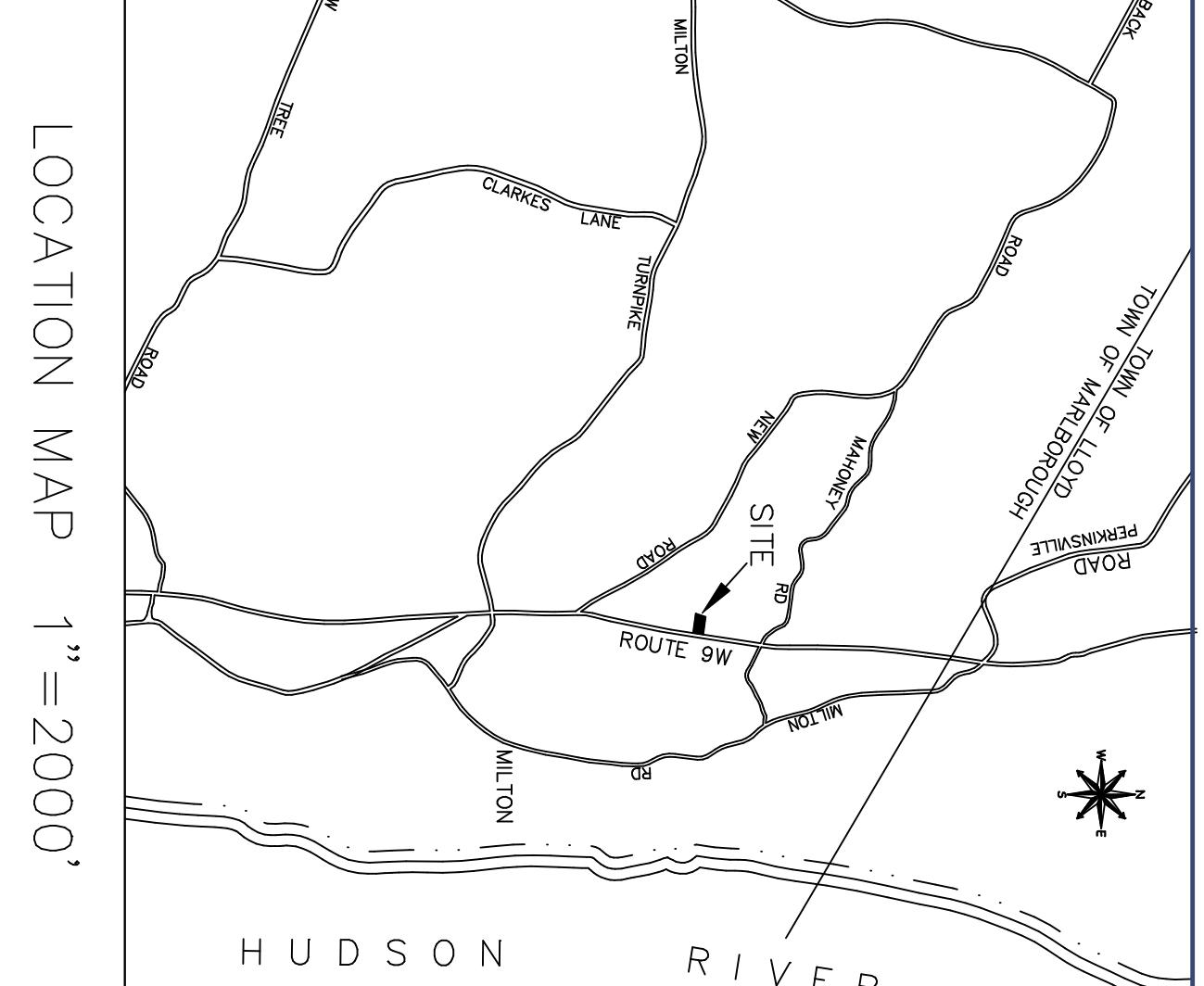
ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA:	2.00 AC.	0.56± AC.
MINIMUM LOT WIDTH:	200 FEET	116 FEET
MINIMUM LOT DEPTH:	200 FEET	197.61 FEET
MINIMUM SETBACKS: FRONT YARD:	75 FEET	75 FEET
SIDE YARD:	25 FEET	25 FEET
REAR YARD:	75 FEET	85.85 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET	<35 FEET
MAXIMUM LOT COVERAGE:	40 %	<40 %

### PROPOSED USE

155-12 HD Highway Development District  
155-12(2)(G) – Business and Professional Offices

### LOCATION MAP 1"=2000'

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	2640 SQ FT OF FLOOR AREA = 9 SPACES

### SURVEY NOTES

NOTES

1. Field location work performed on February 26, 2019, the Ulster County, Clerk's Office as noted herein and as in indicated possession.
2. Surveyed as per maps and deeds filed and recorded in the Ulster County, Clerk's Office as noted herein and as in indicated possession.
3. Subject to rights-of-way, easements, covenants and restrictions of record, if any, and any statement of facts are accurate and up-to-date examination of title may reveal.
4. Underground improvements or encroachments, if any, are not shown herein.
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.
6. Topographic Survey based on an actual field survey.

### 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



Lands of  
Top Seed Landscape Design, Inc.

1943 Route 9W  
Milton, NY 12547

Spencer S. Hall

Licensed Land Surveyor  
NYS Lic. No. 49138  
6244 Route 82  
Stanfordville, NY 12581  
(845) 868-1262

### 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.