

LEGEND

TRAFFIC SIGN

FIRE HYDRANT

WATER VALVE

CATCH BASIN

METAL PIPE

REBAR

UTILITY POLE

UTILITY LINE

WIRE FENCE

APPROXIMATE TAX MAP PARCEL LINE

ITEMS IN RED SHOWN HEREON ARE PROPOSED IMPROVEMENTS

PROPOSED CONTOURS

LOCATION MAPSCALE : 1"= 2000'

USGS QUADRANGLE: POUGHKEEPSIE

SECTION: 103.3, BLOCK: 1, LOT: 18.100

TAX MAPSCALE : 1"= 400'

TOTAL AREA : 3.87 ACRES

TABLE OF BULK REQUIREMENTS		
ZONING DISTRICT	HD	
MINIMUM LOT AREA	2 ACRES	
MINIMUM LOT WIDTH	200'	
MINIMUM LOT DEPTH	200'	
MINIMUM FRONT YARD SETBACK	75'	
MINIMUM SIDEYARD SETBACK	25'/50'	
MINIMUM REARYARD SETBACK	75'	
MAXIMUM BUILDING HEIGHT	35'	
(Up to 45' with visual analysis)		
MAXIMUM BUILDING COVERAGE	40%	

PROPOSED USE:
155-12 E.(2)(g) Business & Professional Offices
Offices and garage space for Oil Service
Business with potential for additional tenants.
*Lot to be serviced by Municipal Water

PLANNING BOARD ENDORSEMENT

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 hereon.

SignatureDate

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) Highway bounds based on Reference Map 1.
- 8) 2' Contours based on actual field survey. (May 2003 and June 2021)

2' Lidar Contours and Elevations based on NYS GIS 2014 Lidar dataset and 2015 topographic 1 meter DEM

REFERENCE MAP :
1) Parcel being New Tax Map Lot 18 as designated on a map entitled "Final Map of Lot Line Revision of Lands of Anthony Pascale" filed with the Ulster County Clerk's Office on 17 June, 2003 as Filed Map No. 03-1042.
2) "Realty Subdivision of Joseph Abbruzzese" filed with the Ulster County Clerk's Office on 27 November, 1967 as Filed Map No. 2427.

REFERENCE DEED :
Anthony M. Pascale
- to -
Cubbard Lane LLC
Deed Liber 6347 Page 203
Dated 21 September, 2018
Filed 05 October, 2018

RECORD OWNER :
Cubbard Lane LLC
28 Riverwood Drive
Marlboro, NY 12542

MAP OF SITEPLAN
OF LANDS OF
CUBBARD LANE LLC
PREPARED FOR
MAZZOLA OIL SERVICE
- SITUATE -
TOWN OF MARLBOROUGHULSTER COUNTY, NEW YORK

GRAPHIC SCALE (IN FEET)
1 inch = 30 ft.

BROOKS & BROOKS

LAND SURVEYORS, P.C.

SURVEYING · PLANNING · GIS

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1 HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field in March 2003 and updated June 2021 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 11-22-21 field 7-07-21
planning check closure check 7-06-21
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